



35 provided, under the procedures established in Sections 163.3161 through 163.3248, Florida  
36 Statutes, as amended, on said application for an amendment, as described below, and at said  
37 public hearing, the City Council reviewed and considered all comments received during said  
38 public hearing, including the recommendation of the Board, serving also as the LPA, and the  
39 Concurrence Management Assessment concerning said application for an amendment, as  
40 described below; and

41 **WHEREAS**, the City Council has determined and found said application for an amendment, as  
42 described below, to be compatible with the Land Use Element objectives and policies, and  
43 those of other affected elements of the Comprehensive Plan; and

44 **WHEREAS**, the City Council has determined and found that approval of said application for an  
45 amendment, as described below, would promote the public health, safety, morals, order,  
46 comfort, convenience, appearance, prosperity or general welfare; now therefore

47 **BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:**

48 1. Pursuant to an application, CPA 25-07, by Carol Chadwick, P.E., as agent for Northwest  
49 Quadrant Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan  
50 by changing the land use classification of certain lands, the land use classification is hereby  
51 changed from COMMERCIAL to RESIDENTIAL, HIGH DENSITY (LESS THAN OR EQUAL TO 20  
52 DWELLING UNITS PER ACRE) on property described, as follows:

53 **A parcel of land lying in Section 34, Township 3 South, Range 16 East, Columbia**  
54 **County, Florida. Being more particularly described as follows: Lots 15, 17, 18,**  
55 **19, 20, 21, 22 and 23 of Florida’s Gateway Center North, a subdivision as**  
56 **recorded in the Public Records of Columbia County, Florida.**

57 **Containing 18.75 acres, more or less.**

58 2. Parcel Reference. The Subject Lands are identified by the Columbia County Property  
59 Appraiser on the 2025 tax roll by tax parcel number 34-3S-16-02463-115.

60 3. Severability. It is the declared intent of the City Council that, if any section, sentence,  
61 clause, phrase, or provision of this ordinance is for any reason held or declared to be  
62 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such  
63 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this  
64 ordinance and the remainder of this ordinance, after the exclusion of such part or parts,  
65 shall be deemed to be valid.

66 4. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby  
67 repealed to the extent of such conflict.

68 5. Effective Date. Subject to the following, this ordinance shall become effective upon  
69 adoption.

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70 The effective date of this plan amendment shall be thirty-one (31) days following the date  
71 of adoption of this plan amendment. However, if any affected person files a petition with  
72 the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes,  
73 as amended, to request a hearing to challenge the compliance of this plan amendment with  
74 Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days  
75 following the date of adoption of this plan amendment, this plan amendment shall not  
76 become effective until the Florida Department of Commerce or the Florida Administration  
77 Commission, respectively, issues a final order determining this plan amendment is in  
78 compliance. No development orders, development permits or land uses dependent on this  
79 plan amendment may be issued or commence before it has become effective. If a final  
80 order of noncompliance is issued, this plan amendment may nevertheless be made effective  
81 by adoption of a resolution affirming its effective status, a copy of which resolution shall be  
82 sent to the Florida Department of Commerce, Division of Community Development, 107  
83 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-4120.

84 6. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,  
85 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as  
86 amended.

87 **PASSED** upon first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

88 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum  
89 present and voting, by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL  
OF THE CITY OF LAKE CITY, FLORIDA:

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney