

ORDINANCE NO. 2025-2334

CITY OF LAKE CITY, FLORIDA

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 25-08, BY CAROL CHADWICK, P.E., AS AGENT FOR MARY DOUGLAS-CARTER, THE PROPERTY OWNER OF SAID ACREAGES; PROVIDING FOR REZONING FROM RESIDENTIAL, MULTIPLE FAMILY-1 (RMF-1) AND RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) TO RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake City, Florida, (the "City Council"), to prepare, adopt and enforce land development regulations; and

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, requires the City Council to prepare and adopt regulations concerning the use of land and water to implement the comprehensive plan; and

WHEREAS, an application for an amendment, as described below, has been filed with the City; and

WHEREAS, the Planning and Zoning Board of City of Lake City, Florida, (the "Board"), has been designated as the Local Planning Agency of the City of Lake City, Florida, (the "LPA"); and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Board, serving also as the LPA, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Board, serving also as the LPA, reviewed and considered all comments received during said public hearing and the Concurrence Management Assessment concerning said application for an amendment, as described below, and recommended to the City Council approval of said application for an amendment, as described below; and

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the required public hearing, with public notice having been provided, on said application for an

amendment, as described below, and at said public hearing, the City Council reviewed and considered all comments received during said public hearing, including the recommendation of the Board, serving also as the LPA, and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

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

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

1. Pursuant to an application, Z 25-08, by Carol Chadwick, P.E., as agent for Mary Douglas-Carter, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from RESIDENTIAL, MULTIPLE FAMILY-1 (RMF-1) and RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) to RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) on property described, as follows:

A parcel of land lying in Section 28, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 28; thence North 00°58'19" West 520.00 feet, along the West line of the Northwest 1/4 of the Southwest 1/4 of said Section 28 to the Point of Beginning; thence continue North 00°58'19" West 552.85 feet, along the West line of the Northwest 1/4 of the Southwest 1/4 of said Section 28 to the Southwesterly right-of-way line of Northeast Bascom Norris Drive; thence South 46°49'09" East 250.31 feet, along the Southwesterly right-of-way line of said Northeast Bascom Norris Drive; thence South 89°11'41" West 46.56 feet; thence South 00°58'19" East 179.00 feet; thence North 89°11'41" East 135.00 feet to the West line of Gibbs Park, a subdivision as recorded in the Public Records of Columbia, County, Florida; thence South 00°58'19" East 200.00 feet, along said West line of Gibbs Park, a subdivision as recorded in the Public Records of Columbia, County, Florida; thence South 89°11'41" West 270.00 feet to the Point of Beginning.

AND

A parcel of land lying in Section 28, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Lots 2, 5, 6 and 7 of Gibbs Park, a subdivision as recorded in the Public Records of Columbia County, Florida, less the right-of-way of Northeast Bascom Norris Drive.

All said lands containing 2.42 acres, more or less.

2. Parcel Reference. The Subject Lands are identified by the Columbia County Property Appraiser on the 2025 tax roll by tax parcel number 00-00-00-11174-001.

3. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

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

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

The effective date of this amendment, Z 25-08, to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 25-06. If Future Land Use Plan Map Amendment, CPA 25-06, does not become effective, this amendment, Z 25-08, to the Official Zoning Atlas shall not become effective. No development orders, development permits or land uses dependent on this amendment, Z 25-08, to the Official Zoning Atlas may be issued or commence before it has become effective.

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

PASSED upon first reading this _____ day of _____ 2025.

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

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

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

Audrey E. Sikes, City Clerk
APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney