

ORDINANCE NO. 2025-2329

CITY OF LAKE CITY, FLORIDA

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF MORE THAN 50 ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 25-05, BY CAROL CHADWICK, P.E., AS AGENT FOR REAL TERRACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGES, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLING UNITS PER ACRE) TO CITY COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; 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 implement a comprehensive plan; and

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the City Council to prepare, adopt, and implement a 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 the 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 Concurrency 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, the City Council held the required public hearings, with public notice having been provided, under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearings, the City Council reviewed and considered all comments received during said public hearings, including the recommendation of the Board, serving also as the LPA, and the Concurrence Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the City Council has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; 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, CPA 25-05, by Carol Chadwick, P.E., as agent for Real Terrace, LLC, a Florida limited liability company, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the land use classification is hereby changed from COUNTY RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLING UNITS PER ACRE) to CITY COMMERCIAL on property described, as follows:

A parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 35; thence North 89°15'31" East 1,249.62 feet, along the North line of said Section 35 to the Westerly right-of-way line of Northwest Bascom Norris Drive; thence, along said Westerly right-of-way line of Northwest Bascom Norris Drive, the following courses: South 06°45'28" West 63.94 feet; thence South 04°43'05" East 97.88 feet; thence South 17°04'09" East 88.82 feet; thence South 06°26'40" West 87.82 feet; thence South 17°35'04" West 47.93 feet; thence South 54°17'38" West 89.81 feet; thence South 38°49'11" East 76.21 feet; thence South 06°09'02" West 90.06 feet; thence South 25°28'08" West 33.57 feet; thence South 55°46'37" West 57.87 feet; thence South 42°45'12" West 95.51 feet; thence South 16°03'12" West 74.78 feet; thence South 38°41'18" West 88.42 feet; thence South 50°17'24" West 109.17 feet; thence South 23°53'24" West 61.21 feet; thence South 01°55'35" East 69.10 feet; thence North 78°47'28" East 104.91 feet; thence South 44°21'23" East 105.95 feet; thence South 25°19'18" West 92.86 feet; thence South 19°53'29" West 98.86

feet; thence South 14°28'17" West 80.85 feet; thence South 28°38'57" East 58.68 feet; thence South 34°50'27" West 90.47 feet; thence South 21°29'28" West 47.29 feet; thence South 01°07'24" West 89.57 feet; thence South 73°15'28" East 47.25 feet to a point on a non-tangent curve being concave to the East, having a radius of 1,240.92 feet and an included angle of 32°26'29"; thence Southerly, along the arc of said curve, an arc distance of 702.62 feet, said curve being subtended by a chord bearing and distance of South 00°26'33" West 693.27 feet to the end of said courses following the Westerly right-of-way line of Northwest Bascom Norris Drive and to the intersection of the Northerly right-of-way line of Northwest Real Terrace; thence South 19°48'29" West, along said Northerly right-of-way line of Northwest Real Terrace, 48.48 feet; thence South 56°02'19" West still, along said Northerly right-of-way line of Northwest Real Terrace, 901.24 feet; thence North 03°34'11" West 214.77 feet to the South line of the Northeast 1/4 of said Section 35; thence South 87°06'14" West 523.04 feet, along the South line of the Northeast 1/4 of said Section 35, to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 35; thence North 06°39'14" East 2,688.70 feet, along the West line of the East 1/2 of the Northeast 1/4 of said Section 35, to the Point of Beginning.

Containing 72.60 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 35; thence North 87°06'14" East 523.04 feet; thence North 03°34'11" West 85.01 feet; thence South 87°06'14" West 507.74 feet; thence South 06°39'14" West 89.16 feet to the Point of Beginning.

Containing 1.01 acre, more or less.

All said lands containing 71.59 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. It is the declared intent of the City Council that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

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 plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

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