

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

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

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

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

- 49 1. Pursuant to an application, CPA 25-05, by Carol Chadwick, P.E., as agent for Real Terrace,
50 LLC, a Florida limited liability company, to amend the Future Land Use Plan Map of the
51 Comprehensive Plan by changing the land use classification of certain lands, the land use
52 classification is hereby changed from COUNTY RESIDENTIAL, LOW DENSITY (LESS THAN OR
53 EQUAL TO 2 DWELLING UNITS PER ACRE) to CITY COMMERCIAL on property described, as
54 follows:

55 **A parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia**
56 **County, Florida. Being more particularly described as follows: Commence at**
57 **the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 35;**
58 **thence North 89°15'31" East 1,249.62 feet, along the North line of said Section**
59 **35 to the Westerly right-of-way line of Northwest Bascom Norris Drive; thence,**
60 **along said Westerly right-of-way line of Northwest Bascom Norris Drive, the**
61 **following courses: South 06°45'28" West 63.94 feet; thence South 04°43'05"**
62 **East 97.88 feet; thence South 17°04'09" East 88.82 feet; thence South**
63 **06°26'40" West 87.82 feet; thence South 17°35'04" West 47.93 feet; thence**
64 **South 54°17'38" West 89.81 feet; thence South 38°49'11" East 76.21 feet;**
65 **thence South 06°09'02" West 90.06 feet; thence South 25°28'08" West 33.57**
66 **feet; thence South 55°46'37" West 57.87 feet; thence South 42°45'12" West**
67 **95.51 feet; thence South 16°03'12" West 74.78 feet; thence South 38°41'18"**
68 **West 88.42 feet; thence South 50°17'24" West 109.17 feet; thence South**
69 **23°53'24" West 61.21 feet; thence South 01°55'35" East 69.10 feet; thence**
70 **North 78°47'28" East 104.91 feet; thence South 44°21'23" East 105.95 feet;**
71 **thence South 25°19'18" West 92.86 feet; thence South 19°53'29" West 98.86**

72 feet; thence South 14°28'17" West 80.85 feet; thence South 28°38'57" East
73 58.68 feet; thence South 34°50'27" West 90.47 feet; thence South 21°29'28"
74 West 47.29 feet; thence South 01°07'24" West 89.57 feet; thence South
75 73°15'28" East 47.25 feet to a point on a non-tangent curve being concave to
76 the East, having a radius of 1,240.92 feet and an included angle of 32°26'29";
77 thence Southerly, along the arc of said curve, an arc distance of 702.62 feet,
78 said curve being subtended by a chord bearing and distance of South 00°26'33"
79 West 693.27 feet to the end of said courses following the Westerly right-of-
80 way line of Northwest Bascom Norris Drive and to the intersection of the
81 Northerly right-of-way line of Northwest Real Terrace; thence South 19°48'29"
82 West, along said Northerly right-of-way line of Northwest Real Terrace, 48.48
83 feet; thence South 56°02'19" West still, along said Northerly right-of-way line
84 of Northwest Real Terrace, 901.24 feet; thence North 03°34'11" West 214.77
85 feet to the South line of the Northeast 1/4 of said Section 35; thence South
86 87°06'14" West 523.04 feet, along the South line of the Northeast 1/4 of said
87 Section 35, to the Southwest corner of the East 1/2 of the Northeast 1/4 of said
88 Section 35; thence North 06°39'14" East 2,688.70 feet, along the West line of
89 the East 1/2 of the Northeast 1/4 of said Section 35, to the Point of Beginning.

90 Containing 72.60 acres, more or less.

91 **LESS AND EXCEPT**

92 A parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia
93 County, Florida. Being more particularly described as follows: Commence at
94 the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 35;
95 thence North 87°06'14" East 523.04 feet; thence North 03°34'11" West 85.01
96 feet; thence South 87°06'14" West 507.74 feet; thence South 06°39'14" West
97 89.16 feet to the Point of Beginning.

98 Containing 1.01 acre, more or less.

99 All said lands containing 71.59 acres, more or less.

- 100 2. Parcel Reference. The Subject Lands are identified by the Columbia County Property
101 Appraiser on the 2025 tax roll by tax parcel number 00-00-00-11174-001.
- 102 3. Severability. It is the declared intent of the City Council that, if any section, sentence,
103 clause, phrase, or provision of this ordinance is for any reason held or declared to be
104 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such
105 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this
106 ordinance and the remainder of this ordinance, after the exclusion of such part or parts,
107 shall be deemed to be valid.

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

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

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

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

121 **PASSED** upon first reading this _____ day of _____ 2025.

122 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
123 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