

RESOLUTION NO. PZ/LPA Z 24-05

PLANNING AND ZONING BOARD CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA APPROVAL OF AN AMENDMENT TO THE ZONING MAP OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS OF LESS THAN TEN (10) CONTIGUOUS ACRES OF LAND PURSUANT TO AN APPLICATION SUBMITTED BY CHARLES MILLAR AS AGENT FOR VYP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COMMERCIAL INTENSIVE COUNTY (CI Co) TO COMMERCIAL INTENSIVE CITY (CI City) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, (the “Land Development Regulations”), empower the Planning and Zoning Board of the City of Lake City, Florida, (the “Planning and Zoning Board”), to recommend approval or denial of amendments to the Land Development Regulations, to the City Council of the City of Lake City, Florida, (the “City Council”), in accordance with said code; and

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, (the “Local Planning Agency”), to recommend to the City Council, approval or denial of amendments to the Land Development Regulations, in accordance with said statute; and

WHEREAS, an application for an amendment, as described below, has been filed with the City by Charles Millar, agent for VYP, LLC, a Florida limited liability company, owner; and

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency; and

WHEREAS, pursuant to the Land Development Regulations, and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that recommending to the City Council the 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; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 15.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. The proposed change conforms to the Comprehensive Plan;
2. The proposed change conforms with the existing land use pattern;
3. The proposed change does not create an isolated district unrelated to adjacent and nearby districts;
4. The proposed change does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.;
5. The proposed change does not impact the existing district boundaries in relation to existing conditions on the property;
6. The proposed change does not negatively impact the living conditions in the neighborhood;
7. The proposed change will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities; and
8. The proposed change will be appropriate based on consideration of the applicable provisions and conditions contained in the Land Development Regulations and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City; now therefore

BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA:

Section 1. Pursuant to an application, Z 24-05, submitted by Charles Millar, agent for VYP, LLC, a Florida limited liability company, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Council that the zoning district be changed from COMMERCIAL INTENSIVE COUNTY (CI Co) TO COMMERCIAL INTENSIVE CITY (CI City) on property Containing 0.583 acres, more or less and described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of


the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.


PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 12th day of November, 2024.

PLANNING AND ZONING BOARD OF THE CITY
OF LAKE CITY, FLORIDA, SERVING ALSO AS THE
LOCAL PLANNING AGENCY OF THE CITY OF
LAKE CITY, FLORIDA



Christopher Lydick, Chairman

ATTEST, BY THE SECRETARY TO THE PLANNING
AND ZONING BOARD OF THE CITY OF LAKE CITY,
FLORIDA:



Robert Angelo, Secretary to the Planning and
Zoning Board

APPROVED AS TO FORM AND LEGALITY:



Clay Martin, City Attorney