

ORDINANCE NO. 2024-2295

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE**
2 **OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND**
3 **DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE**
4 **REZONING OF TEN OR LESS CONTIGUOUS ACRES OF LAND, PURSUANT**
5 **TO AN APPLICATION, Z 24-04, BY LANCE JONES AS AGENT FOR THE LAW**
6 **OFFICES OF TRAVIS KOON THE PROPERTY OWNER OF SAID ACREAGE;**
7 **PROVIDING FOR REZONING FROM RESIDENTIAL SINGLE FAMILY-2 (RSF-**
8 **2) AND/OR RESIDENTIAL OFFICE (RO) TO COMMERCIAL GENERAL (CG)**
9 **OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF**
10 **LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL**
11 **ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

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

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

18 WHEREAS, an application for an amendment, as described below, has been filed with the City of
19 Lake City, Florida(the "City") by Lance Jones as agent for The Law Offices of Travis Koon the
20 property owner; and

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

24 WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
25 Development Regulations, the Planning and Zoning Board, serving also as the Local Planning
26 Agency, held the required public hearing, with public notice having been provided, on said
27 application for an amendment, as described below, and at said public hearing, the Planning and
28 Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments
29 received during said public hearing and the Concurrency Management Assessment concerning
30 said application for an amendment, as described below, and recommended to the City Council
31 approval of said application for an amendment, as described below; and

32 WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the
33 required public hearings, with public notice having been provided, on said application for an
34 amendment, as described below, and at said public hearing, the City Council reviewed and
35 considered all comments received during said public hearing, including the recommendation of

36 the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency
37 Management Assessment concerning said application for an amendment, as described below;
38 and

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

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

43 1. Pursuant to an application, Z 24-04, submitted by Lance Jones, agent for The Law Offices of
44 Travis Koon, PLLC, owner, to amend the Official Zoning Atlas of the Land Development
45 Regulations by changing the zoning district of certain lands, the zoning district is hereby
46 changed **RESIDENTIAL SINGLE FAMILY-2 (RSF-2) AND/OR RESIDENTIAL OFFICE (RO) TO**
47 **COMMERCIAL GENERAL (CG)** on property described, as follows:

48 **PARCEL 13898-000 (FROM DEED):**

49 **LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A**
50 **SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN**
51 **PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA**
52 **COUNTY, FLORIDA.**

53 **PARCELS 13905-000, 13906-000, AND 14072-001 (FROM**
54 **SURVEYOR):**

55 **LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART**
56 **OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32,**
57 **TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT**
58 **THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC**
59 **RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE**
60 **RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).**

61 **ALSO**

62 **BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S**
63 **26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2;**
64 **THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID**
65 **LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25;**

66 **THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE**
67 **NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S**
68 **79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE**
69 **PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG**
70 **SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS**
71 **INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION**
72 **NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE**
73 **VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH**
74 **LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID**
75 **SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF**
76 **BEGINNING.**

77 **PARCEL 2:**

78 **COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3,**
79 **BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17**
80 **EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC**
81 **RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48"**
82 **W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A**
83 **CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE**
84 **SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF**
85 **BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH**
86 **EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET**
87 **STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE**
88 **WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET);**
89 **THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25**
90 **A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST**
91 **RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT;**
92 **THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A**
93 **CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID**
94 **RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE**
95 **MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION,**
96 **BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH**
97 **LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING**
98 **ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N**
99 **00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO.**
100 **3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE**
101 **PAVED DITCH AND TO THE POINT OF BEGINNING.**

102 LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN
103 RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL
104 RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896,
105 PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
106 FLORIDA.

107 PARCEL 3:

108 LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A
109 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN
110 PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA
111 COUNTY, FLORIDA.

112 LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS
113 BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY
114 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER
115 OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION
116 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2,
117 PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
118 FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE
119 OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE
120 CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO
121 THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID
122 WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE
123 S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN
124 SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE
125 EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF
126 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W,
127 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF
128 REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF
129 SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00
130 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND
131 DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF
132 92.05 FEET TO THE POINT OF BEGINNING.

133 2. If any provision or portion of this ordinance is declared by any court of competent jurisdiction
134 to be void, unconstitutional or unenforceable, then all remaining provisions and portions of

135 this ordinance shall remain in full force and effect.

136 3. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed
137 to the extent of such conflict.

138 4. This ordinance shall become effective upon adoption, subject to the following:

139 The effective date of this amendment, Z 24-04, to the Official Zoning Atlas shall
140 be the same date as the effective date of Future Land Use Plan Map
141 Amendment, CPA 24-03. If Future Land Use Plan Map Amendment, CPA 24-
142 03, does not become effective, this amendment, Z 24-04, to the Official Zoning
143 Atlas shall not become effective. No development orders, development
144 permits or land uses dependent on this amendment, Z 24-04, to the Official
145 Zoning Atlas may be issued or commence before it has become effective.

146 5. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida
147 Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
148 amended.

149 **APPROVED, UPON THE FIRST READING**, by the City Council of the City of Lake City at a regular
150 meeting, on the 18th day of November, 2024.

151 **PUBLICLY NOTICED**, in a newspaper of general circulation in the City of Lake City, Florida, by the
152 City Clerk of the City of Lake City, Florida on the ____ day of _____, 2024.

153 **APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE**, by an affirmative
154 vote of a majority of a quorum present of the Lake City City Council, at a regular meeting this
155 ____ day of _____, 2024.

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 Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney