

# ORDINANCE NO. 2024-2260

## CITY OF LAKE CITY, FLORIDA

1           **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE**  
2           **LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS**  
3           **AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND,**  
4           **PURSUANT TO AN APPLICATION, CPA 23-06, BY THE PROPERTY OWNER OF**  
5           **SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN**  
6           **SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED;**  
7           **PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM**  
8           **RESIDENTIAL, MEDIUM DENSITY (LESS THAN OR EQUAL TO 8 DWELLING UNITS**  
9           **PER ACRE) TO RESIDENTIAL, HIGH DENSITY (LESS THAN OR EQUAL TO 20**  
10           **DWELLING UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE**  
11           **LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY;**  
12           **REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE**  
13           **DATE**

14           WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake  
15           City, Florida, hereinafter referred to as the City Council, to prepare, adopt and implement a  
16           Comprehensive Plan;

17           WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning  
18           Act, empowers and requires the City Council to prepare, adopt and implement a Comprehensive Plan;

19           WHEREAS, an application, CPA 23-06, for an amendment, as described below, to the Future Land Use Plan  
20           Map of the City of Lake City's Comprehensive Plan has been filed with the City;

21           WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the  
22           Planning and Zoning Board has been designated as the Local Planning Agency of the City of Lake City,  
23           Florida, hereinafter referred to as the Local Planning Agency;

24           WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development  
25           Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required  
26           public hearing, with public notice having been provided, on said application for an amendment, as  
27           described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local  
28           Planning Agency, reviewed and considered all comments and documents received during said public  
29           hearing including matters of concurrency management concerning said application for an amendment, as  
30           described below, to the Future Land Use Map of the City's Comprehensive Plan and recommended to the  
31           City Council's approval of said application for amendment, as described below, to the Future Land Use  
32           Map of the City's Comprehensive Plan;

33           WHEREAS, the City Council held the required public hearings, with public notice having been provided,  
34           under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended,  
35           on said application for an amendment, as described below, and at said public hearings, the City Council

36 reviewed and considered all comments received during said public hearing, including the  
37 recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the  
38 matters of concurrency management concerning said application for an amendment, as described below;

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

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

45 BE IT ENACTED by the People of the City of Lake City, Florida, as follows:

46 Section 1. Future Land Use Map Amended. Pursuant to an application, CPA 23-06, by David M. Winsberg,  
47 to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification  
48 of certain lands, the land use classification totaling 50 acres or less is hereby changed from RESIDENTIAL,  
49 MEDIUM DENSITY (less than or equal to 8 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less  
50 than or equal to 20 dwelling units per acre) on property described, as follows:

51 A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia  
52 County, Florida. Being more particularly describes as follows: The East 1/2 of  
53 the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 30, North  
54 of Magnolia Heights Subdivision as recorded in the Public Records of Columbia  
55 County, Florida, and less the right-of-way of Northwest Early Street (formerly  
56 known as Fronnie Street).

57 Containing 5.30 acres, more or less.

58 AND

59 A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia  
60 County, Florida. Being more particularly describes as follows: Commence at the  
61 intersection of the centerlines of Northwest Early Street (formerly known as  
62 Fronnie Street) and Northwest Cray Way (formerly known as South Carolina  
63 Street); thence North 89°02'37" East 25.02 feet; thence North 02°26'28" East  
64 85.04 feet to the Point of Beginning; thence continue North 02°26'28" East  
65 359.16 feet; thence South 89°46'26" East 109.89 feet; thence South 02°26'28"  
66 West 356.89 feet; thence South 89°02'37" West 110.00 feet to the Point of  
67 Beginning.

68 Containing 0.91 acre, more or less.

69 AND

70 A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia

71 County, Florida. Being more particularly describes as follows: Commence at the  
72 intersection of centerlines of Northwest Early Street (formerly known as Fronnie  
73 Street) and Northwest Cray Way (formerly known as South Carolina Street);  
74 thence North 89°02'37" East 25.02 feet; thence North 02°26'28" East 444.20  
75 feet; thence North 89°46'26" West 50.04 feet to the Point of Beginning; thence  
76 South 02°26'28" West 331.85 feet; thence South 89°02'37" West 214.94 feet;  
77 thence North 01°40'48" West 336.23 feet; thence South 89°46'26" East 238.90  
78 feet to the Point of Beginning  
79 Containing 1.74 acres, more or less.  
80 All said lands containing 7.95 acres, more or less.

81 Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent  
82 jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of  
83 this ordinance shall remain in full force and effect.

84 Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby  
85 repealed to the extent of such conflict.

86 Section 4. Effective Date of Ordinance. This ordinance shall be effective upon adoption.

87 Section 5. Effective Date of Implementation of Plan Amendment. The effective date of this plan  
88 amendment shall be thirty-one (31) days following the date of adoption of this plan amendment.  
89 However, if any affected person files a petition with the Florida Division of Administrative Hearings  
90 pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the  
91 compliance of this plan amendment with Sections 163.3161 through 163.3248, Florida Statutes, as  
92 amended, within thirty (30) days following the date of adoption of this plan amendment, this plan  
93 amendment shall not become effective until Florida Commerce or the Florida Administration Commission,  
94 respectively, issues a final order determining this plan amendment is in compliance. No development  
95 orders, development permits or land uses dependent on this plan amendment may be issued or  
96 commence before it has become effective. If a final order of noncompliance is issued, this plan  
97 amendment may nevertheless be made effective by adoption of a resolution affirming its effective status,  
98 a copy of which resolution shall be sent to Florida Commerce, Division of Community Development, 107  
99 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-4120.

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

PASSED upon first reading this 1st day of April 2024.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Lake City, Florida,  
by the City Clerk of the City of Lake City, Florida on the \_\_\_\_ day of \_\_\_\_\_, 2024.

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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 April 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

\_\_\_\_\_  
Stephen M. Witt, Mayor

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

\_\_\_\_\_  
Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Clay Martin, City Attorney

First Reading Only