

ORDINANCE NO. 2024-2263

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 DEVELOPMENT**
3 **REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF TEN OR LESS**
4 **CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 23-07, BY**
5 **THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING**
6 **FROM RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) AND RESIDENTIAL, MULTIPLE**
7 **FAMILY-1 (RMF-1) TO RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) OF CERTAIN**
8 **LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA;**
9 **PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND**
10 **PROVIDING AN EFFECTIVE DATE**

11 WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake
12 City, Florida, hereinafter referred to as the City Council, to prepare, adopt and enforce land
13 development regulations;

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

17 WHEREAS, an application for an amendment, as described below, has been filed with the City;

18 WHEREAS, the Planning and Zoning Board of City of Lake City, Florida, hereinafter referred to as the
19 Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Lake City,
20 Florida, hereinafter referred to as the Local Planning Agency;

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

29 WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the required
30 public hearings, with public notice having been provided, on said application for an amendment, as
31 described below, and at said public hearing, the City Council reviewed and considered all comments
32 received during said public hearing, including the recommendation of the Planning and Zoning Board,
33 serving also as the Local Planning Agency, and the matters of concurrency management concerning said
34 application for an amendment, as described below; and

35 WHEREAS, the City Council has determined and found that approval of said application for an

36 amendment, as described below, would promote the public health, safety, morals, order, comfort,
37 convenience, appearance, prosperity, or general welfare; now therefore,

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

39 Section 1. Pursuant to an application, Z 23-07, by David M. Winsberg, to amend the Official Zoning Atlas
40 of the Land Development Regulations by changing the zoning district of certain lands, the zoning district
41 is hereby changed from RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) and RESIDENTIAL, MULTIPLE FAMILY-1
42 (RMF-1) to RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) on property described, as follows:

43 From RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) to MULTIPLE FAMILY-2 (RMF-2):

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

50 Containing 5.30 acres, more or less.

51 From RESIDENTIAL, MULTIPLE FAMILY-1 (RMF-1) to MULTIPLE FAMILY-2 (RMF-2):

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

61 Containing 0.91 acre, more or less.

62 AND

63 A parcel of land lying in Section 30, Township 3 South, Range 17 East,
64 Columbia County, Florida. Being more particularly describes as follows:
65 Commence at the intersection of centerlines of Northwest Early Street
66 (formerly known as Fronnie Street) and Northwest Cray Way (formerly known
67 as South Carolina Street); thence North 89°02'37" East 25.02 feet; thence
68 North 02°26'28" East 444.20 feet; thence North 89°46'26" West 50.04 feet to
69 the Point of Beginning; thence South 02°26'28" West 331.85 feet; thence
70 South 89°02'37" West 214.94 feet; thence North 01°40'48" West 336.23 feet;
71 thence South 89°46'26" East 238.90 feet to the Point of Beginning

72 Containing 1.74 acres, more or less.

73 All said lands containing 7.95 acres, more or less.

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

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

79 Section 4. Effective Date of Ordinance. This ordinance shall become effective upon adoption.

80 Section 5. The effective date of this amendment, Z 23-07, to the Official Zoning Atlas shall be the same
81 date as the effective date of Future Land Use Plan Map Amendment, CPA 23-06. If Future Land Use Plan
82 Map Amendment, CPA 23-06, does not become effective, this amendment, Z 23-07, to the Official
83 Zoning Atlas shall not become effective. No development orders, development permits or land uses
84 dependent on this amendment, Z 23-07, to the Official Zoning Atlas may be issued or commence before
85 it has become effective.

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

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

89 DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Lake City, Florida, by the
90 City Clerk of the City of Lake City, Florida on the ____ day of _____, 2024.

91 PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present
92 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