

ORDINANCE NO. 2024-2294

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING**
2 **THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY**
3 **COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN**
4 **AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN**
5 **APPLICATION, CPA 23-03, BY LANCE JONES AS AGENT FOR THE**
6 **LAW OFFICES OF TRAVIS KOON THE PROPERTY OWNER OF SAID**
7 **ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED**
8 **IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES,**
9 **AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND**
10 **USE CLASSIFICATION FROM RESIDENTIAL, MODERATE DENSITY**
11 **(ALLOWING UP TO 4 DWELLING UNITS PER ACRE) AND/OR**
12 **(RESIDENTIAL MEDIUM, ALLOWING UP TO EIGHT DWELLING**
13 **UNITS PER ACRE) TO COMMERCIAL OF CERTAIN LANDS WITHIN**
14 **THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA;**
15 **PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN**
16 **CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

17 WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of
18 the City of Lake City, Florida, (the “City Council”), to prepare, adopt and implement a
19 Comprehensive Plan; and

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

23 WHEREAS, an application, CPA 24-03, for an amendment to the Future Land Use Plan Map
24 of the City of Lake City’s Comprehensive Plan, as described below, has been filed with the
25 City of Lake City (the “City”) by Lance Jones as agent for The Law Offices of Travis Koon the
26 property owner; and

27 WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, (the “Planning
28 and Zoning Board”) has been designated as the Local Planning Agency of the City of Lake
29 City, Florida, (the “Local Planning Agency”); and

30 WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
31 Development Regulations, the Planning and Zoning Board, serving also as the Local
32 Planning Agency, held the required public hearing, with public notice having been provided,
33 on said application for an amendment, as described below, and at said public hearing, the
34 Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and

35 considered all comments received during said public hearing and the Concurrency
36 Management Assessment concerning said application for an amendment, as described
37 below, to the Future Land Use Map of the City’s Comprehensive Plan and recommended
38 to the City Council’s approval of said application for amendment, as described below, to
39 the Future Land Use Map of the City’s Comprehensive Plan; and

40 WHEREAS, the City Council held the required public hearings, with public notice having
41 been provided, under the procedures established in Sections 163.3161 through 163.3248,
42 Florida Statutes, as amended, on said application for an amendment, as described below,
43 and at said public hearings, the City Council reviewed and considered all comments
44 received during said public hearing, including the recommendation of the Planning and
45 Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management
46 Assessment concerning said application for an amendment, as described below; and

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

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

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

54 1. Pursuant to an application, CPA 24-03, submitted by Lance Jones of Jones Engineering
55 and Consulting, LLC, as agent for The Law Offices of Travis Koon, PLLC, to amend the
56 Future Land Use Plan Map of the Comprehensive Plan by changing the future land use
57 classification of certain lands, the area of such lands being 50 acres or less, such future
58 land use classification on such lands is hereby changed from RESIDENTIAL, MODERATE
59 DENSITY (ALLOWING UP TO 4 DWELLING UNITS PER ACRE) AND/OR (RESIDENTIAL MEDIUM,
60 ALLOWING UP TO EIGHT DWELLING UNITS PER ACRE) TO COMMERCIAL on property
61 described, as follows:

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

63 **LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION**
64 **ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE**
65 **104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

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

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

73 **ALSO**

74 **BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12"**
75 **E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48"**
76 **E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT**
77 **OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS**
78 **INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED**
79 **DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID**
80 **CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG**
81 **SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS**
82 **INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3;**
83 **THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA**
84 **ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL**
85 **PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL**
86 **PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.**

87 **PARCEL 2:**

88 **COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER**
89 **HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS**
90 **RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF**
91 **COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH**
92 **LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT;**
93 **THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE**
94 **PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E,**
95 **88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N**
96 **77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO**
97 **BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST**
98 **STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD**
99 **#25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST**
100 **RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N**

101 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE
102 MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE
103 A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE
104 NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15"
105 W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A
106 CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA
107 ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE
108 VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE
109 OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

110 LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF
111 WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK
112 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE
113 PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

114 PARCEL 3:

115 LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION
116 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE
117 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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

136 DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

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

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

142 4. This ordinance shall be effective upon adoption, subject to the following:

143 The effective date of this plan amendment shall be thirty-one (31) days
144 following the date of adoption of this plan amendment. However, if any
145 affected person files a petition with the Florida Division of Administrative
146 Hearings pursuant to Section 120.57, Florida Statutes, as amended, to
147 request a hearing to challenge the compliance of this plan amendment
148 with Sections 163.3161 through 163.3248, Florida Statutes, as amended,
149 within thirty (30) days following the date of adoption of this plan
150 amendment, this plan amendment shall not become effective until
151 Florida Commerce or the Florida Administration Commission,
152 respectively, issues a final order determining this plan amendment is in
153 compliance. No development orders, development permits or land uses
154 dependent on this plan amendment may be issued or commence before
155 it has become effective. If a final order of noncompliance is issued, this
156 plan amendment may nevertheless be made effective by adoption of a
157 resolution affirming its effective status, a copy of which resolution shall
158 be sent to Florida Commerce, Division of Community Development, 107
159 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida
160 32399-4120.

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

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

166 **PUBLICLY NOTICED,** in a newspaper of general circulation in the City of Lake City, Florida,
167 by the City Clerk of the City of Lake City, Florida on the ____ day of _____,
168 2024.

169 **APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE,** by an
170 affirmative vote of a majority of a quorum present of the Lake City City Council, at a regular
171 meeting this ____ 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