

ORDINANCE NO. 2025-2318

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 TO THE FUTURE LAND USE MAP OF 50 OR LESS
5 ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 25-03,
6 SUBMITTED BY CAROL CHADWICK, P.E., AS AGENT FOR TJL
7 ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE
8 PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT
9 PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH
10 163.3248, FLORIDA STATUTES, AS AMENDED; IDENTIFYING SAID
11 LANDS BY THE 2025 COLUMBIA COUNTY TAX PARCEL
12 IDENTIFICATION NUMBER 01-4S-16-02703-014; PROVIDING FOR
13 CHANGING THE FUTURE LAND USE CLASSIFICATION FROM
14 RESIDENTIAL MEDIUM, ALLOWING UP TO EIGHT (8) DWELLING
15 UNITS PER ACRE TO COMMERCIAL OF CERTAIN LANDS WITHIN
16 THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA;
17 PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN
18 CONFLICT; AND PROVIDING AN EFFECTIVE DATE

19 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of
20 the City of Lake City, Florida, (the "City Council"), to prepare, adopt and implement a
21 Comprehensive Plan; and

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

25 **WHEREAS**, an application, CPA 25-03, for an amendment, as described below, to the Future
26 Land Use Plan Map of the City of Lake City's Comprehensive Plan has been filed with the
27 City; and

28 **WHEREAS**, the Planning and Zoning Board of the City of Lake City, Florida, (the "Board")
29 has been designated as the Local Planning Agency of the City of Lake City, Florida, (the
30 "LPA"); and

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

and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan and recommended the City Council approve said application for amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan; and

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

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

WHEREAS, the City Council has determined and found that 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; now, therefore,

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

1. Pursuant to an application, CPA 25-03, submitted by Carol Chadwick P.E., as agent for TJL Associates, LLC, a Florida limited liability company, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification of certain lands, the area of such lands being 50 acres or less, such future land use classification on such lands is hereby changed from **RESIDENTIAL MEDIUM, ALLOWING UP TO EIGHT (8) DWELLING UNITS PER ACRE TO COMMERCIAL** on property described, as follows:

A parcel of land lying in Section 01, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

PARCEL: 01-4S-16-02703-014

DESCRIPTION:

COMMENCE AT THE NE CORNER OF SE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.87°40'51"W., ALONG THE NORTH LINE OF SAID SE 1/4 A DISTANCE OF

208.75 TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°40'51"W.,
ALONG SAID NORTH LINE A DISTANCE OF 331.73 FEET; THENCE
N.60°19'18"W., 83.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW
SISTERS WELCOME ROAD; THENCE S.28°51'19"W., ALONG SAID EASTERLY
RIGHT-OF-WAY LINE A DISTANCE OF 24.05 FEET; THENCE S.60°48'21"E.,
57.95 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF
240.00 FEET, AND AN INTERNAL ANGLE OF 22°58'25"; THENCE RUN
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF
96.23 FEET TO A POINT OF A REVERSE CURVE TO THE LEFT HAVING A
RADIUS OF 300.00 FEET AND AN INTERNAL ANGLE OF 54°22'41"; THENCE
RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE
OF 284.72 FEET; THENCE N.87°41'12"E., 43.86 FEET; THENCE N.00°20'48"E.,
197.90 FEET TO THE POINT OF BEGINNING. CONTAINING 2.13 ACRES MORE
OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES,
DRAINAGE, INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS
FOLLOWS: COMMENCE AT THE NE CORNER OF SE 1/4, SECTION 1,
TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND
RUN S.00°02'48"E., ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF
535.67 FEET; THENCE N.61°59'33"W., 806.97 FEET TO THE EASTERLY RIGHT-
OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE N.28°51'19"E.,
ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 149.90 FEET TO
THE POINT OF BEGINNING; THENCE S.60°48'21"E., 57.95 FEET TO A POINT
OF CURVE TO THE RIGHT HAVING A RADIUS OF 213.00 FEET AND AN
INTERNAL ANGLE OF 22°58'27"; THENCE RUN SOUTHEASTERLY ALONG THE
ARC OF SAID CURVE AN ARC DISTANCE OF 85.41 FEET TO A POINT OF
REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 327.00 FEET AND AN
INTERNAL ANGLE OF 54°16'36"; THENCE RUN SOUTHEASTERLY ALONG THE
ARC OF SAID CURVE AN ARC DISTANCE OF 309.77 FEET TO A POINT OF
REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND AN
INTERNAL ANGLE OF 70°41'09"; THENCE RUN SOUTHEASTERLY ALONG THE
ARC OF SAID CURVE AN ARC DISTANCE OF 18.51 FEET TO A POINT OF
CURVE TO THE LEFT, SAID CURVE BEING A CUL-DE-SAC, AND HAVING A
RADIUS OF 43.00 FEET AND AN INTERNAL ANGLE OF 245°09'01"; THENCE
RUN SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY, ALONG THE ARC
OF SAID CURVE AN ARC DISTANCE OF 183.99 FEET, SAID CURVE BEING
SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.25°50'41"E., 72.47
FEET; THENCE S.87°41'12"W., 46.77 FEET TO A POINT OF CURVE TO THE

RIGHT HAVING A RADIUS OF 273.00 FEET AND AN INTERNAL ANGLE OF 54°35'23"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 260.11 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET AND AN INTERNAL ANGLE OF 16°50'58"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.52 FEET; THENCE S.87°40'51"W., 4.07 FEET; THENCE N.60°19'18"W., 83.11 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE S.28°51'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 51.05 FEET TO THE POINT OF BEGINNING.

Containing 1.24 acres, more or less

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

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

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

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

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

144 **APPROVED, UPON THE FIRST READING,** by the City Council of the City of Lake City at a
145 regular meeting, on the 2nd day of June, 2025.

146 **PUBLICLY NOTICED,** in a newspaper of general circulation in the City of Lake City, Florida,
147 by the City Clerk of the City of Lake City, Florida on the ____ day of _____,
148 2025.

149 **APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE,** by an
150 affirmative vote of a majority of a quorum present of the Lake City City Council, at a regular
151 meeting this ____ day of _____, 2025.

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