

# ORDINANCE NO. 2025-2319

## 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 25-04, SUBMITTED BY CAROL CHADWICK, P.E.,  
6        AS AGENT FOR TJL ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY  
7        COMPANY, THE PROPERTY OWNER OF SAID ACREAGE; IDENTIFYING  
8        SAID LANDS BY THE 2025 COLUMBIA COUNTY TAX PARCEL  
9        IDENTIFICATION NUMBER 01-4S-16-02703-014; PROVIDING FOR  
10       REZONING FROM RESIDENTIAL MOBILE HOME 3 (RMH-3) TO  
11       COMMERCIAL INTENSIVE (CI) OF SAID LANDS WITHIN THE CORPORATE  
12       LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY;  
13       REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN  
14       EFFECTIVE DATE

15       **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City  
16       of Lake City, Florida, (the "City Council"), to prepare, adopt and enforce land development  
17       regulations; and

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

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

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

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

31       **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the  
32       required public hearings, with public notice having been provided, on said application for an  
33       amendment, as described below, and at said public hearing, the City Council reviewed and  
34       considered all comments received during said public hearing, including the recommendation of  
35       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 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, Z 25-04, submitted by Carol Chadwick, P.E., agent for TJL Associates, LLC, a Florida limited liability company, the owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed **RESIDENTIAL MOBILE HOME 3 (RMH-3) TO COMMERCIAL INTENSIVE (CI)** 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 become effective upon adoption, subject to the following:

The effective date of this amendment, Z 25-03, to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 25-03. If Future Land Use Plan Map Amendment, CPA 25-

107 03, does not become effective, this amendment, Z 25-04, to the Official Zoning  
108 Atlas shall not become effective. No development orders, development  
109 permits or land uses dependent on this amendment, Z 25-04, to the Official  
110 Zoning Atlas may be issued or commence before it has become effective.

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

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

116 **PUBLICLY NOTICED**, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk  
117 of the City of Lake City, Florida on the \_\_\_\_ day of \_\_\_\_\_, 2025.

118 **APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE**, by an affirmative vote of  
119 a majority of a quorum present of the Lake City City Council, at a regular meeting this \_\_\_\_ day of  
120 \_\_\_\_\_, 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