

# ORDINANCE NO. 2024-2283

## CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE  
2 FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY  
3 COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT  
4 OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA  
5 24-01, BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER  
6 THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS  
7 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED;  
8 PROVIDING FOR CHANGING THE FUTURE LAND USE  
9 CLASSIFICATION FROM RESIDENTIAL, LOW DENSITY (LESS THAN OR  
10 EQUAL TO 2 DWELLING UNITS PER ACRE) TO RESIDENTIAL, HIGH  
11 DENSITY (LESS THAN OR EQUAL TO 20 DWELLING UNITS PER ACRE)  
12 OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY  
13 OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL  
14 ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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

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

20 **WHEREAS**, an application, CPA 24-01, for an amendment, as described below, to the Future Land Use Plan  
21 Map of the City of Lake City's Comprehensive Plan has been filed with the City;

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

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

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

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

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

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

48 **Section 1. Future Land Use Map Amended.** Pursuant to an application, CPA 24-01, submitted by  
49 Carol Chadwick, for MHP JR, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive  
50 Plan by changing the land use classification of certain lands, the land use classification totaling 50 acres or  
51 less is hereby changed from RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre)  
52 to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) on property described,  
53 as follows:

54 A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia County,  
55 Florida. Being more particularly describes as follows: All that tract or parcel of land  
56 situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County,  
57 Florida and being more particularly described as follows:

58 For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of  
59 Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a  
60 point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said  
61 Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete  
62 monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042  
63 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete  
64 monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete  
65 monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete  
66 monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap  
67 "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

68 ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as  
69 follows:

70 For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of  
71 Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a  
72 point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance  
73 of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52"  
74 E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point;  
75 thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of  
76 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N  
77 01°11'41" W a distance of 20.03' to the Point of Beginning.

78 Containing 2.33 acres, more or less.

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

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

84 **Section 4. Effective Date.** This ordinance shall be effective upon adoption. The effective date of this plan  
85 amendment shall be thirty-one (31) days following the date of adoption of this plan amendment.  
86 However, if any affected person files a petition with the Florida Division of Administrative Hearings  
87 pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the  
88 compliance of this plan amendment with Sections 163.3161 through 163.3248, Florida Statutes, as  
89 amended, within thirty (30) days following the date of adoption of this plan amendment, this plan  
90 amendment shall not become effective until Florida Commerce or the Florida Administration Commission,  
91 respectively, issues a final order determining this plan amendment is in compliance. No development  
92 orders, development permits or land uses dependent on this plan amendment may be issued or  
93 commence before it has become effective. If a final order of noncompliance is issued, this plan  
94 amendment may nevertheless be made effective by adoption of a resolution affirming its effective status,  
95 a copy of which resolution shall be sent to Florida Commerce, Division of Community Development, 107  
96 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-4120.

97 **Section 5. Authority.** This ordinance is adopted pursuant to the authority granted by Section 166.021,  
98 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

99 PASSED upon first reading this 6th day of May, 2024.

100 PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk  
101 of the City of Lake City, Florida on the \_\_\_\_ day of \_\_\_\_\_, 2024.

102 PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present  
103 and voting, by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

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Stephen M. Witt, Mayor

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

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney