

ORDINANCE NO. 2024-2291

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**
4 **LESS CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 24-**
5 **02, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR**
6 **REZONING FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL**
7 **INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE**
8 **CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL**
9 **ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

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

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

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

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

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

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

35 Agency, and the Concurrency Management Assessment concerning said application for an
36 amendment, as described below; and

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

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

41 1. Pursuant to an application, Z 24-02, submitted by Todd Sampson, agent for Blow
42 Ryderwood LLC, to amend the Official Zoning Atlas of the Land Development
43 Regulations by changing the zoning district of certain lands, the zoning district is hereby
44 changed from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on
45 property described, as follows:

46 **PARCEL 05-4S-17-07642-001**

47 **A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH,**
48 **RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE**
49 **PARTICULARLY DESCRIBES AS FOLLOWS:**

50 **COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF**
51 **WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS**
52 **NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF**
53 **"BARDIN TERRACE" AS RECORDED IN PLAT BOOK 2, PAGE 102 OF**
54 **PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT**
55 **BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS**
56 **OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES,**
57 **02 MINUTES, 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC**
58 **OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE 55.28**
59 **FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING;**
60 **THENCE SOUTH 77 DEGREES, 48 MINUTES, 20 SECONDS EAST**
61 **30.88 FEET TO A CONCRETE MONUMENT; SAID POINT BEING ON**
62 **THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS**
63 **OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES, 36**
64 **MINUTES, 11 SECONDS; THENCE SOUTHEASTERLY ALONG THE**
65 **ARC OF SAID CURVE 84.92 FEET TO A CONCRETE MONUMENT;**
66 **THENCE SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST**
67 **56.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 66**
68 **DEGREES, 37 MINUTES, 08 SECONDS WEST 29.44 FEET TO A**
69 **CONCRETE MONUMENT AT ITS INTERSECTION WITH SAID**

70 **EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, STATE**
71 **ROAD NO. 25; AND SAID CURVE HAVING A RADIUS OF 11,509.20**
72 **FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND**
73 **SAID CURVE 76.67 FEET TO POINT OF BEGINNING.**

74 **Containing .151 acres, more or less.**

75 **AND;**

76 **PARCEL 05-4S-17-07643-000**

77 **A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH,**
78 **RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE**
79 **PARTICULARLY DESCRIBES AS FOLLOWS:**

80 **ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 4, BARDIN**
81 **TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC**
82 **RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE**
83 **PARTICULARLY DESCRIBED AS FOLLOWS:**

84 **COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF**
85 **WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 25) AS NOW**
86 **EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4 OF BARDIN**
87 **TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC**
88 **RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING**
89 **ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF**
90 **11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES 02**
91 **MINUTES 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF**
92 **SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 131.95 FEET**
93 **TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY**
94 **ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF**
95 **WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF SAID CURVE,**
96 **THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST**
97 **ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE**
98 **SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE**
99 **SOUTH LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73**
100 **DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE**
101 **OF SAID LOT 10, 39.30 FEET, SAID POINT BEING ON THE ARC OF A**
102 **CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 580.23 FEET**
103 **AND A TOTAL CENTRAL ANGLE OF 8 DEGREES 36 MINUTES 11**

104 ***SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID***
105 ***CURVE (BEING THE EASTERLY LINE OF SAID LOT 10), 90.15 FEET;***
106 ***THENCE SOUTH 85 DEGREES 27 MINUTES 06 SECONDS WEST,***
107 ***56.03 FEET; THENCE NORTH 66 DEGREES 37 MINUTES 08 SECONDS***
108 ***WEST, 29.44 FEET, TO THE POINT OF BEGINNING.***

109 **Containing .247 acres, more or less.**

110 **AND;**

111 **PARCEL 05-4S-17-07637-001**

112 **A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH,**
113 **RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE**
114 **PARTICULARLY DESCRIBES AS FOLLOWS:**

115 ***LOTS 11, 12 AND 13 OF BLOCK 4 OF BARDIN TERRACE, A***
116 ***SUBDIVISION PER PLAT THEREOF, RECORDED IN PLAT BOOK 2,***
117 ***PAGE 102, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,***
118 ***FLORIDA, SUBJECT TO THE RIGHT OF WAY PURCHASES FOR***
119 ***HIGHWAY WIDENING ALONG THE WEST LINE THEREOF AND A***
120 ***PIPELINE EASEMENT IN THE SOUTHWEST COMER THEREOF.***

121 **Containing .739 acres, more or less.**

122 **All said lands containing 1.137 acres, more or less.**

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

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

128 4. This ordinance shall become effective upon adoption.

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

132 **APPROVED, UPON THE FIRST READING,** by the City Council of the City of Lake City at a
133 regular meeting, on the 7th day of October, 2024.

134 **PUBLICLY NOTICED**, in a newspaper of general circulation in the City of Lake City, Florida,
135 by the City Clerk of the City of Lake City, Florida on the ____ day of _____,
136 2024.

137 **APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE**, by an
138 affirmative vote of a majority of a quorum present of the Lake City City Council, at a regular
139 meeting this ____ day of _____, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Stephen M. Witt, 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