

# ORDINANCE NO. 2024-2292

## 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-24-03, BY THE PROPERTY OWNER OF SAID**  
6           **ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL MULTI-**  
7           **FAMILY 1 (RMF-1) TO RESIDENTIAL MULTI-FAMILY-2 (RMF-2) OF**  
8           **CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE**  
9           **CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL**  
10           **ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

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

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

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

18           WHEREAS, the Planning and Zoning Board of City of Lake City, Florida, hereinafter referred to as  
19           the Planning and Zoning Board, has been designated as the Local Planning Agency of the City of  
20           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 Planning  
23           Agency, held the required public hearing, with public notice having been provided, on said  
24           application for an amendment, as described below, and at said public hearing, the Planning and  
25           Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments  
26           received during said public hearing and the Concurrency Management Assessment concerning  
27           said application for an amendment, as described below, and recommended to the City Council  
28           approval of said application for an amendment, as described below; and

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

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

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

40 1. Pursuant to an application, Z-24-03, submitted by Lance Jones, agent for Daniel Crapps as  
41 Trustee for Northwest Quadrant Land Trust, owner, to amend the Official Zoning Atlas of the  
42 Land Development Regulations by changing the zoning district of certain lands, the zoning  
43 district is hereby changed from RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to RESIDENTIAL  
44 MULTI-FAMILY 2 (RMF-2) on property described, as follows:

45 **PARCEL 34-3S-16-02463-147**

46 **A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16**  
47 **EAST, COLUMBIA COUNTY, Florida, BEING MORE PARTICULARLY DESCRIBES**  
48 **AS FOLLOWS:**

49 ***LOT(S) 47 AND 48 OF "FLORIDA'S GATEWAY CENTER NORTH" AS PER THE***  
50 ***PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 25 OF THE PUBLIC RECORDS***  
51 ***OF COLUMBIA COUNTY, FLORIDA.***

52 **Containing 1.62 acres, more or less.**

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

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

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

59 The effective date of this amendment, Z 24-03, to the Official Zoning Atlas shall  
60 be the same date as the effective date of Future Land Use Plan Map  
61 Amendment effecting tax parcel 34-3S-16-02463-147. If Future Land Use Plan  
62 Map Amendment effecting tax parcel 34-3S-16-02463-147 does not become  
63 effective, this amendment, Z 24-03, to the Official Zoning Atlas shall not  
64 become effective. No development orders, development permits or land uses  
65 dependent on this amendment, Z 24-03, to the Official Zoning Atlas may be  
66 issued or commence before it has become effective.

67 5. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida

**68** Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as  
**69** amended.

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

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

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