

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

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

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

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

36 and

37 WHEREAS, the City Council has determined and found that approval of said application for an  
38 amendment, as described below, would promote the public health, safety, morals, order,  
39 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 Ryderwood  
42 LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the  
43 zoning district of certain lands, the zoning district is hereby changed from COMMERCIAL  
44 GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property described, as follows:

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

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

49 **COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY**  
50 **LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS NOW EXISTS**  
51 **AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF "BARDIN TERRACE" AS**  
52 **RECORDED IN PLAT BOOK 2, PAGE 102 OF PUBLIC RECORDS OF**  
53 **COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE**  
54 **CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A**  
55 **TOTAL CENTRAL ANGLE OF 11 DEGREES, 02 MINUTES, 00 SECONDS AND**  
56 **RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY**  
57 **RIGHT OF WAY LINE 55.28 FEET TO A 1/2 INCH IRON PIPE AND THE**  
58 **POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 48 MINUTES, 20**  
59 **SECONDS EAST 30.88 FEET TO A CONCRETE MONUMENT; SAID POINT**  
60 **BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A**  
61 **RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES,**  
62 **36 MINUTES, 11 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC**  
63 **OF SAID CURVE 84.92 FEET TO A CONCRETE MONUMENT; THENCE**  
64 **SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST 56.03 FEET TO A**  
65 **CONCRETE MONUMENT; THENCE NORTH 66 DEGREES, 37 MINUTES, 08**  
66 **SECONDS WEST 29.44 FEET TO A CONCRETE MONUMENT AT ITS**  
67 **INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S.**  
68 **HIGHWAY NO. 41, STATE ROAD NO. 25; AND SAID CURVE HAVING A**  
69 **RADIUS OF 11,509.20 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF**  
70 **WAY LINE AND SAID CURVE 76.67 FEET TO POINT OF BEGINNING.**

71           Containing .151 acres, more or less.

72           **AND;**

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

74           **A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE**  
75           **17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY**  
76           **DESCRIBES AS FOLLOWS:**

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

81           ***COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY***  
82           ***LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 25) AS NOW EXISTS AND***  
83           ***THE EASTERLY LINE OF LOT 9, BLOCK 4 OF BARDIN TERRACE AS***  
84           ***RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF***  
85           ***COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE***  
86           ***CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A***  
87           ***TOTAL CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 00 SECONDS AND***  
88           ***RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY***  
89           ***RIGHT OF WAY LINE, 131.95 FEET TO THE POINT OF BEGINNING, THENCE***  
90           ***CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID***  
91           ***EASTERLY RIGHT OF WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF***  
92           ***SAID CURVE, THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS***  
93           ***WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE***  
94           ***SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE SOUTH***  
95           ***LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73 DEGREES 34***  
96           ***MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10,***  
97           ***39.30 FEET, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO***  
98           ***THE RIGHT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL***  
99           ***ANGLE OF 8 DEGREES 36 MINUTES 11 SECONDS; THENCE***  
100           ***NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE***  
101           ***EASTERLY LINE OF SAID LOT 10), 90.15 FEET; THENCE SOUTH 85***  
102           ***DEGREES 27 MINUTES 06 SECONDS WEST, 56.03 FEET; THENCE NORTH***  
103           ***66 DEGREES 37 MINUTES 08 SECONDS WEST, 29.44 FEET, TO THE POINT***  
104           ***OF BEGINNING.***

105           Containing .247 acres, more or less.

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- 106                    **AND;**
- 107                    **PARCEL 05-4S-17-07637-001**
- 108                    **A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE**  
109                    **17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY**  
110                    **DESCRIBES AS FOLLOWS:**
- 111                    ***LOTS 11, 12 AND 13 OF BLOCK 4 OF BARDIN TERRACE, A SUBDIVISION***  
112                    ***PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 102, OF THE***  
113                    ***PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBJECT TO THE***  
114                    ***RIGHT OF WAY PURCHASES FOR HIGHWAY WIDENING ALONG THE***  
115                    ***WEST LINE THEREOF AND A PIPELINE EASEMENT IN THE SOUTHWEST***  
116                    ***COMER THEREOF.***
- 117                    **Containing .739 acres, more or less.**
- 118                    **All said lands containing 1.137 acres, more or less.**
- 119                    2. If any provision or portion of this ordinance is declared by any court of competent jurisdiction  
120                    to be void, unconstitutional or unenforceable, then all remaining provisions and portions of  
121                    this ordinance shall remain in full force and effect.
- 122                    3. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed  
123                    to the extent of such conflict.
- 124                    4. This ordinance shall become effective upon adoption.
- 125                    5. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida  
126                    Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as  
127                    amended.
- 128                    **APPROVED, UPON THE FIRST READING,** by the City Council of the City of Lake City at a regular  
129                    meeting, on the 7th day of October, 2024.
- 130                    **PUBLICLY NOTICED,** in a newspaper of general circulation in the City of Lake City, Florida, by the  
131                    City Clerk of the City of Lake City, Florida on the \_\_\_\_ day of October, 2024.
- 132                    **APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE,** by an affirmative  
133                    vote of a majority of a quorum present of the Lake City City Council, at a regular meeting this  
134                    \_\_\_\_ day of October, 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  
COUNCIL OF THE CITY OF LAKE CITY,  
FLORIDA:

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Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney