

# ORDINANCE NO. 2024-2290

## CITY OF LAKE CITY, FLORIDA

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

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

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

22          WHEREAS, an application for an amendment, as described below, to the Future Land Use  
23          Plan Map of the City of Lake City's Comprehensive Plan has been filed with the City; and

24          WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, hereinafter  
25          referred to as the Planning and Zoning Board has been designated as the Local Planning  
26          Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning  
27          Agency; and

28          WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land  
29          Development Regulations, the Planning and Zoning Board, serving also as the Local  
30          Planning Agency, held the required public hearing, with public notice having been provided,  
31          on said application for an amendment, as described below, and at said public hearing, the  
32          Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and  
33          considered all comments received during said public hearing and the Concurrency  
34          Management Assessment concerning said application for an amendment, as described

35 below, to the Future Land Use Map of the City's Comprehensive Plan and recommended  
36 to the City Council approval of said application for amendment, as described below, to the  
37 Future Land Use Map of the City's Comprehensive Plan; and

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

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

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

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

52 1. Pursuant to an application submitted by Lance Jones, agent for Daniel Crapps, as  
53 Trustee for Northwest Quadrant Land Trust , to amend the Future Land Use Plan Map  
54 of the Comprehensive Plan by changing the future land use classification of certain  
55 lands, the area of such lands being 50 acres or less, such future land use classification  
56 on such lands is hereby changed from RESIDENTIAL, MEDIUM DENSITY (less than or  
57 equal to 8 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to  
58 20 dwelling units per acre) on property described, as follows:

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

60 **A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE**  
61 **16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY**  
62 **DESCRIBES AS FOLLOWS:**

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

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

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

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

72 4. This ordinance shall be effective upon adoption, subject to the following:

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

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

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

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

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