

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 October, 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 October,
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