

ORDINANCE NO. 2022-2234

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF TEN OR MORE CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 22-06, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COMMERCIAL, GENERAL (CG) TO RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. Pursuant to an application, Z 22-06, by Dalton Kurtz of North Florida Professional Services, as agent for The Grand Reserve at Pelham LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from COMMERCIAL, GENERAL (CG) to RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) on property described, as follows:

A parcel of land lying within Section 34, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the intersection of the North line of said Section 34 and the Westerly right-of-way line of Interstate 75 (State Road 93) for the Point of Beginning; thence South 23°13'24" East 1,150.12 feet, along said Westerly right-of-way line of Interstate 75 (State Road 93) to the Northerly right-of-way line of Hall of Fame Drive; thence South 66°46'36" West 60.00 feet, along said Northerly right-of-way line of Hall of Fame Drive to a point on

the arc of a curve concave to the West having a radius of 100.00 feet and a central angle of 90°00'00", said curve also having a chord bearing and distance of South 21°46'36" West 141.42; thence Southerly and Southwesterly, along the arc of said curve, being also said Northerly right-of-way line of Hall of Fame Drive 157.08 feet to the point of tangency of said curve; thence South 66°46'36" West still, along said Northerly right-of-way line of Hall of Fame Drive 273.47 feet to the point of curve of a curve concave to the Southeast having a radius of 507.46 feet and a central angle of 03°36'39", said curve also having a chord bearing and distance of South 65°02'39" West 31.98 feet; thence Southwesterly, along the arc of said curve, being also said Northerly right-of-way line of Hall of Fame Drive 31.98 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 34; thence continue Southwesterly, along the arc of said curve, through a chord bearing and distance of South 53°56'16" West 164.58 feet, being also said Northerly right-of-Way line of Hall of Fame Drive 165.31 feet; thence North 75°16'59" West 409.97 feet to the intersection of the South line of the North 1/2 of the Northeast 1/4 of said Section 34 and the Easterly right-of-way line of Hill Circle; thence North 08°10'10" East 1,341.68 feet, along said Easterly right-of-way line of Hill Circle, to the North line of said Section 34; thence South 89°30'43" East, along said North line of Section 34, a distance of 272.81 feet to the Point of Beginning.

Containing 19.30 acres, more or less.

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

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

Section 4. Effective Date. This ordinance shall become effective upon adoption.

The effective date of this amendment, Z 22-06, to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 22-07. If Future Land Use Plan Map Amendment, CPA 22-07, does not become effective, this amendment, Z 22-06, to the Official Zoning Atlas shall not become effective. No development orders, development permits or land uses dependent on this amendment, Z 22-06, to the Official Zoning Atlas may be issued or commence before it has become effective.

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

PASSED upon first reading this 7th day of November 2022.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this 17th day of January 2023.

Attest:

CITY COUNCIL
CITY OF LAKE CITY, FLORIDA

Audrey Sikes, City Clerk

Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:

Thomas J. Kennon III, City Attorney