

CM/rrp  
04/15/2025

## **RESOLUTION NO 2025 - 062**

### **CITY OF LAKE CITY, FLORIDA**

**A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA IMPLEMENTING A MORATORIUM ON THE ACCEPTANCE AND CONSIDERATION FOR APPROVAL OF APPLICATIONS FOR MOBILE HOME OR MANUFACTURED HOME LAND USE ACTIONS OR PERMIT APPROVALS IN THE CITY OF LAKE CITY; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY APPROVING SAID MORATORIUM; RECOGNIZING THE AUTHORITY OF THE CITY TO APPROVE AND IMPLEMENT SAID MORATORIUM; DIRECTING THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS ADMINISTRATOR TO CEASE ACCEPTANCE OF NEW APPLICATIONS FOR MOBILE HOME OR MANUFACTURED HOME LAND USE ACTIONS OR PERMIT APPROVALS AS OF THE EFFECTIVE DATE HEREOF; DIRECTING THE CITY ATTORNEY, THE CITY CLERK, THE CITY MANAGER, AND THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OFFICIAL AND PLANNING STAFF TO COOPERATE TO PREPARE AN ORDINANCE IMPLEMENTING SUCH MORATORIUM; SPECIFYING A DURATION FOR SUCH MORATORIUM; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Chapter 163, Part II, Florida Statutes (the "Act") requires the City of Lake City (the "City") to adopt a single code of development regulations which is consistent with the City's adopted Comprehensive Plan; and

WHEREAS, in compliance with the Act the City has adopted the City of Lake City Land Development Regulations (the "LDR") as its single code of development regulations; and

WHEREAS, the LDR was initially adopted in April 1996 and has been minimally updated since it's adoption; and

WHEREAS, the LDR contains certain definitions and provisions providing for certain regulations for mobile homes and manufactured homes; and

WHEREAS, the LDR has not been evaluated in recent years to consider changes to the Florida Building Code, Florida Administrative Code, Manufactured Home Construction and Safety

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Standards, and impacts, fees, available personnel and experts to evaluate applications, fees, and charges, and data available for analysis in land use decisions, among other things; and

WHEREAS, ceasing the acceptance and consideration of applications for mobile home and manufactured home Land Use Actions or Permits in the City is in the public interest and for the public welfare to ensure the continued orderly and managed growth and development of the City and to minimize the public costs of such growth and development to the City and its residents; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Ceasing the acceptance and consideration of applications for mobile home and manufactured home Land Use Actions or Permits is in the public or community interest and for public welfare; and
2. The City of Lake City Land Development Regulations Administrator is directed to cease acceptance of applications for mobile home and manufactured home Land Use Actions or Permits as of the effective date hereof; and
3. In furtherance thereof, the City Council of the City of Lake City directs the City Attorney, the City Clerk, the City Manager, and the City of Lake City Land Development Regulations Administrator and Planning Staff to cooperate to prepare an ordinance implementing a moratorium on the acceptance and consideration of applications for mobile home and manufactured home Land Use Actions or Permits; and
4. The effective date of the moratorium in such ordinance shall be the date hereof; and
5. The duration of the moratorium shall be one year from the effective date hereof; and
6. The ordinance contemplated herein shall be presented to the City of Lake City Planning and Zoning Board at the earliest possible time for a recommendation by such board to the City Council concerning such ordinance; and
7. The City Attorney, the City Clerk, the City Manager, and the City of Lake City Land Development Regulations Administrator shall cooperate to engage consultants and contractors with the knowledge, time, resources and experience to guide the City Council through an evaluation of those portions of the LDR effecting mobile home and manufactured home Land Use Actions or Permits; and
8. All prior resolutions of the City Council of the City of Lake City in conflict with this

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resolution are hereby repealed to the extent of such conflict; and

9. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

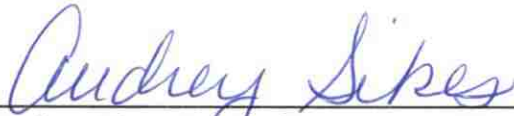
APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this 24<sup>th</sup> day of April, 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA



Noah Walker, 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

<b>MEETING DATE</b>
4/21/25

# CITY OF LAKE CITY

## Report to Council

COUNCIL AGENDA	
<b>SECTION</b>	
<b>ITEM NO.</b>	

**SUBJECT:**

**DEPT / OFFICE:**

<b>Originator:</b> Scott Thomason		
<b>City Manager</b> Don Rosenthal	<b>Department Director</b> Scott Thomason	<b>Date</b> 4/15/25
<b>Recommended Action:</b> Approval of Resolution 2025-062		
<b>Summary Explanation &amp; Background:</b> Growth Management has been working on revising our Land Development Regulations to address placement of mobile and manufactured homes. Due to a recent influx of both we find it necessary and reasonable to request a moratorium.		
<b>Alternatives:</b>		
<b>Source of Funds:</b> NA		
<b>Financial Impact:</b> NA		
<b>Exhibits Attached:</b> Resolution 2025-062		