

## ORDINANCE NO. 2026-2373

### CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE  
2 FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE  
3 PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES  
4 OF LAND, PURSUANT TO AN APPLICATION, CPA 26-06S, BY DAVID M.  
5 WINSBERG, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE  
6 AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161  
7 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR  
8 CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL  
9 MEDIUM DENSITY (LESS THAN OR EQUAL TO 8 DWELLING UNITS PER ACRE)  
10 TO RESIDENTIAL HIGH DENSITY (LESS THAN OR EQUAL TO 20 DWELLING  
11 UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF  
12 THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT  
13 THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN  
14 CONFLICT; PROVIDING AN EFFECTIVE DATE

15 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City  
16 of Lake City, Florida, (the "City Council") to prepare, adopt and implement a comprehensive plan;  
17 and

18 **WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community  
19 Planning Act, empowers and requires the City Council to prepare, adopt, and implement a  
20 comprehensive plan; and

21 **WHEREAS**, an application for an amendment, as described below, has been filed with the city;  
22 and

23 **WHEREAS**, the Planning and Zoning Board of the City of Lake City, Florida, (the "Board") has been  
24 designated as the Local Planning Agency of the City of Lake City, Florida, (the "LPA"); and

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

32 **WHEREAS**, the City Council held the required public hearing, with public notice having been  
33 provided, under the procedures established in Sections 163.3161 through 163.3248, Florida  
34 Statutes, as amended, on said application for an amendment, as described below, and at said  
35 public hearing, the City Council reviewed and considered all comments received during said  
36 public hearing, including the recommendation of the Board, serving also as the LPA, and the  
37 Concurrence Management Assessment concerning said application for an amendment, as  
38 described below; and

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

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

45 **BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:**

46 1. Pursuant to an application, CPA 26-06S, by David M. Winsberg; to amend the Future Land Use  
47 Plan Map of the Comprehensive Plan by changing the land use classification of certain lands,  
48 the land use classification is hereby changed from RESIDENTIAL MEDIUM DENSITY (less than  
49 or equal to 8 dwelling units per acre) to RESIDENTIAL HIGH DENSITY (less than or equal to 20  
50 dwelling units per acre) on property described, as follows:

51 **A parcel of land lying in Section 30, Township 3 South, Range 17 East,**  
52 **Columbia County, Florida. Being more particularly described as follows:**  
53 **Commence at the Northwest corner of West 1/2 of Block O, Northwestern**  
54 **Division, City of Lake City, Florida; thence South 89°46'26" East, along the**  
55 **North line of said Block O, Northwestern Division, 238.90 feet; thence South**  
56 **02°26'28" West 331.85 feet; thence South 89°02'37" West 214.94 feet to the**  
57 **West line of said Block O, Northwestern Division; thence North 01°40'48"**  
58 **West 336.23 feet to the Point of Beginning.**

59 **AND**

60 **A parcel of land lying in Section 30, Township 3 South, Range 17 East,**  
61 **Columbia County, Florida. Being more particularly described as follows:**  
62 **Commence at the Northwest corner of West 1/2 of Block O, Northwestern**  
63 **Division, City of Lake City, Florida; thence South 89°46'26" East, along the**  
64 **North line of said Block O, Northwestern Division, 288.94 feet to the Point of**  
65 **Beginning; thence South 89°46'26" East, still along the said North line of Block**  
66 **O, Northwestern Division, 109.89 feet; thence South 02°26'28" West 356.89**

---

67            **feet; thence South 89°02'37" West 110.00 feet; thence North 02°26'28" East**  
68            **359.16 feet to the Point of Beginning.**  
69            **Containing 2.65 acres, more or less.**

70    2. Severability. It is the declared intent of the City Council that, if any section, sentence, clause,  
71    phrase, or provision of this ordinance is for any reason held or declared to be  
72    unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such  
73    holding of invalidity or unconstitutionality shall not affect the remaining provisions of this  
74    ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall  
75    be deemed to be valid.

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

78    4. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.

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

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

---

96 **PASSED** upon first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

97 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum  
98 present and voting, by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

---

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL  
OF THE CITY OF LAKE CITY, FLORIDA:

---

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

---

Clay Martin, City Attorney