

# ORDINANCE NO. 2024-2299

## 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 24-05, SUBMITTED BY CHARLES MILLAR AS**  
6           **AGENT FOR VYP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE**  
7           **PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING**  
8           **FROM COMMERCIAL INTENSIVE COUNTY (CI Co)TO COMMERCIAL**  
9           **INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF**  
10          **THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY;**  
11          **REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN**  
12          **EFFECTIVE DATE**

13          **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City  
14          of Lake City, Florida, (the “City Council”), to prepare, adopt and enforce land development  
15          regulations; and

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

19          **WHEREAS**, an application for an amendment, as described below, has been filed with the City by  
20          Charles Millar as agent for VYP, LLC, a Florida limited liability company, the property owner; and

21          **WHEREAS**, the Planning and Zoning Board of City of Lake City, Florida, (the “Planning and Zoning  
22          Board”), has been designated as the Local Planning Agency of the City of Lake City, Florida, (the  
23          “Local Planning Agency”); and

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

32          **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the  
33          required public hearings, with public notice having been provided, on said application for an  
34          amendment, as described below, and at said public hearing, the City Council reviewed and  
35          considered all comments received during said public hearing, including the recommendation of

36 the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency  
37 Management Assessment concerning said application for an amendment, as described below;  
38 and

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

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

43 Pursuant to an application, Z 24-05, submitted by Charles Millar, agent for  
44 VYP, LLC, a Florida limited liability company, the property owner, to amend  
45 the Official Zoning Atlas of the Land Development Regulations by changing  
46 the zoning district of certain lands, the zoning district is hereby changed  
47 **COMMERCIAL INTENSIVE COUNTY (CI CO) TO COMMERCIAL INTENSIVE**  
48 **(CI)** on property containing 0.583 acres, more or less and described, as  
49 follows:

50 **A parcel of land lying in Section 36, Township 3 South, Range 16 East,**  
51 **Columbia County, Florida, being more particularly described as follows:**

52 **Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the**  
53 **map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public**  
54 **Records of Columbia County, Florida, a subdivision embracing a part of**  
55 **the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East,**  
56 **Columbia County, Florida, according to map of same prepared by C.W.**  
57 **Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the**  
58 **Official Records of the Columbia County Clerk of Circuit Courts on July 6,**  
59 **1926; less and except that portion heretofore acquired by the state of**  
60 **Florida for road Right-of-Ways.**

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

64 2. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed  
65 to the extent of such conflict.

66 3. This ordinance shall become effective upon adoption, subject to the following:

67 The effective date of this amendment, Z 24-05, to the Official Zoning Atlas shall  
68 be the same date as the effective date of Future Land Use Plan Map

69 Amendment, CPA 24-04. If Future Land Use Plan Map Amendment, CPA 24-  
70 04, does not become effective, this amendment, Z 24-05, to the Official Zoning  
71 Atlas shall not become effective. No development orders, development  
72 permits or land uses dependent on this amendment, Z 24-05, to the Official  
73 Zoning Atlas may be issued or commence before it has become effective.

74 4. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida  
75 Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as  
76 amended.

77 **APPROVED, UPON THE FIRST READING**, by a majority of a quorum of the City Council of the City of Lake  
78 City at a regular meeting, on the 2nd day of December, 2024.

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

81 **APPROVED AND ADOPTED UPON THE SECOND READING**, by an affirmative vote of a majority of a quorum  
82 present of the Lake City City Council, at a regular meeting this \_\_\_\_ day of \_\_\_\_\_, 2024.

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 Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Clay Martin, City Attorney