

ORDINANCE NO. 2025-2315

CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING
2 THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND
3 DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE
4 REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND,
5 PURSUANT TO AN APPLICATION, Z 25-03, BY CAROL CHADWICK,
6 P.E., AS AGENT FOR FLORIDA FIRST COAST INVESTMENT CORP.,
7 INC., THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR
8 REZONING FROM RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) TO
9 COMMERCIAL, NEIGHBORHOOD (CN) OF CERTAIN LANDS WITHIN
10 THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA;
11 PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN
12 CONFLICT; PROVIDING AN EFFECTIVE DATE

13 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the
14 City 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
17 Community Planning Act, requires the City Council to prepare and adopt regulations
18 concerning the use of 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;
20 and

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

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

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 Board, serving also as the LPA, 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:

1. Pursuant to an application, Z 25-03, by Carol Chadwick, P.E., as agent for Florida First Coast Investment Corp., Inc., 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 RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) to COMMERCIAL, NEIGHBORHOOD (CN) on property described, as follows:

A parcel of land lying in Section 31, Township 3 South, Range 17 East, Columbia County. Being more particularly described, as follows: Lots 3, 4 and 7 of Block 3 of the McFarlane Park subdivision, as recorded in the Public Records of Columbia County, Florida.

Containing 0.43 acre, more or less.

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.
3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.
4. Effective Date. This ordinance shall become effective upon adoption.

57 5. Authority. This ordinance is adopted pursuant to the authority granted by Section
58 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida
59 Statutes, as amended.

60 **PASSED** upon first reading this _____ day of December, 2025.

61 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
62 present and voting, by the City Council this _____ day of January, 2025.

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