

ORDINANCE NO. 2025-2315

CITY OF LAKE CITY, FLORIDA

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 LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 25-03, BY CAROL CHADWICK, P.E., AS AGENT FOR FLORIDA FIRST COAST INVESTMENT CORP., INC., THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) TO COMMERCIAL, NEIGHBORHOOD (CN) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

41 1. Pursuant to an application, Z 25-03, by Carol Chadwick, P.E., as agent for Florida First Coast
42 Investment Corp., Inc., to amend the Official Zoning Atlas of the Land Development
43 Regulations by changing the zoning district of certain lands, the zoning district is hereby
44 changed from RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) to COMMERCIAL, NEIGHBORHOOD
45 (CN) on property described, as follows:

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

50 **Containing 0.43 acre, more or less.**

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

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

56 4. **Effective Date.** This ordinance shall become effective upon adoption.

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

60 **PASSED** upon first reading this _____ day of _____ 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 _____ 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