

ORDINANCE NO. 2023-2243

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 MORE THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 23-01, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COUNTY RESIDENTIAL, SINGLE FAMILY-2 (RSF-2), COUNTY COMMERCIAL, INTENSIVE (CI) AND CITY COMMERCIAL, GENERAL (CG) TO CITY PLANNED RESIDENTIAL DEVELOPMENT (PRD) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, to prepare, adopt and enforce land development regulations;

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

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

WHEREAS, the Planning and Zoning Board of City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, 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 Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management 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;

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 Planning and Zoning Board, serving also as the Local Planning Agency, 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, AS FOLLOWS:

Section 1. Pursuant to an application, Z 23-01, by Gerry Dedenbach, AICP, of CHW Professional Consultants, as agent for George T. Hunter, John B. Hunter, Terry L. Hunter and Michael D. Pokitko Trustees of their successors in trust, under the John B. Hunter Revocable Trust, 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 COUNTY RESIDENTIAL, SINGLE FAMILY-2 (RSF-2), COUNTY COMMERCIAL, INTENSIVE (CI) and CITY COMMERCIAL, GENERAL (CG) to CITY PLANNED RESIDENTIAL DEVELOPMENT (PRD), in accordance with a preliminary development plan dated January 18, 2023, on property described, as follows:

A parcel of land lying in Section 6 and Section 7, Township 4 South Range 17 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southwest corner of said Section 6; thence North 00°29'55" West 1,414.39 feet, along the West line of said Section 6 to the South right-of-way line of Southwest Bascom Norris Drive; thence South 49°34'38" East 105.83 feet, along the South right-of-way line of said Southwest Bascom Norris Drive to the Point of Beginning; thence continue South 49°34'38" East 2,595.40 feet, along the South right-of-way line of said Southwest Bascom Norris Drive; thence South 23°13 '10" West 463.79 feet; thence North 89°36'24" West 311.88 feet; thence South 0°17'44" East 1,129.66 feet; thence North 89°52'19" West 1,453.69 feet; thence North 00°39'11" West 1,894.82 feet to the South line of said Section 6 also being the North line of said Section 7; thence North 00°29'55" West 1,338.75 feet to the Point of Beginning.

Containing 93.80 acres, more or less.

Section 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.

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

Section 4. Effective Date. This ordinance shall become effective upon adoption.

The effective date of this amendment, Z 23-01, to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 23-01. If Future Land Use Plan Map Amendment, CPA 23-01, does not become effective, this amendment, Z 23-01, to the Official Zoning Atlas shall not become effective. No development orders, development permits or land uses dependent on this amendment, Z 23-01, to the Official Zoning Atlas may be issued or commence before it has become effective.

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

PASSED upon first reading this 6th day of March 2023.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this 15th day of May 2023.

Attest:

CITY COUNCIL  
CITY OF LAKE CITY, FLORIDA

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Audrey Sikes, City Clerk

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Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:

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Thomas J. Kennon III, City Attorney