

ORDINANCE NO. 2026-2390

CITY OF LAKE CITY, FLORIDA

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 26-09S, BY RMC 47 & 242A LLC, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY - COMMERCIAL TO CITY - COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

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

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

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

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

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Board, serving also as the LPA, 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 Board, serving also as the LPA, 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; and

WHEREAS, the City Council held the required public hearing, with public notice having been provided, under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, 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 said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; 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, CPA 26-09S, by RMC 47 & 242A LLC; to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the land use classification is hereby changed from COUNTY - COMMERCIAL to CITY - COMMERCIAL on property described, as follows:

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGE 2908, AND BOOK 1389, PAGE 2629, CONSISTING OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 809, PAGE 2414, AND BOOK 856, PAGE 109 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, THENCE SOUTH 01°34'07" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "CHW, INC LB 5075" AND THE POINT OF BEGINNING; THENCE SOUTH 01°34'07" EAST, ALONG SAID EAST LINE A DISTANCE OF 914.00 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, AND THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 01°37'17" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 360.53 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE RELOCATION OF COUNTY ROAD NO. 242, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAPS OF STATE ROAD NO.47 (SECTION 29020-2501), SAID POINT LYING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 465.88 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°19'34" WEST, 72.44 FEET; THENCE

NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°55'03", AN ARC LENGTH OF 72.51 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 01°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE NORTH 01°34'07" WEST, A DISTANCE OF 125.05 FEET; THENCE NORTH 89°54'21" WEST, A DISTANCE OF 217.26 FEET; THENCE SOUTH 01°28'24" EAST, A DISTANCE OF 3.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 141.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 27°33'03" WEST, 137.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°02'53", AN ARC LENGTH OF 143.36 FEET TO THE END OF SAID CURVE, ALSO BEING THE NORTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629, AND THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908; THENCE SOUTH 59°03'00" WEST, A DISTANCE OF 96.00 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE RELOCATION OF COUNTY ROAD NO. 242; THENCE NORTH 30°48'37" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 57.70 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE CONTINUE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 31°18'47" WEST, A DISTANCE OF 51.36 FEET; (2) NORTH 59°01'16" EAST, A DISTANCE OF 9.91 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 446.19 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°31'47" WEST, 179.97 FEET; (3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°16'13", AN ARC LENGTH OF 181.22 FEET TO THE END OF SAID CURVE; (4) NORTH 54°07'52" WEST, A DISTANCE OF 97.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 32.81 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 19°36'05" WEST, 37.34 FEET; (5) NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°21'19", AN ARC LENGTH OF 39.72 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.47 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501), AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,030.28 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 09°49'57" EAST, 563.68 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING

TWO (2) COURSES: (1) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°40'24", AN ARC LENGTH OF 564.50 FEET TO THE END OF SAID CURVE; (2) NORTH 04°23'17" EAST, A DISTANCE OF 76.36 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PINE KNOLL, AND A 5/8" IRON ROD AND CAP STAMPED "CHW, INC LB 5075"; HENCE NORTH 89°13'50" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 572.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 12.60 ACRES, MORE OR LESS.

Containing 12.73 acres, more or less.

2. Severability. It is the declared intent of the City Council that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.
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. Subject to the following, this ordinance shall become effective upon adoption.
The effective date of this plan amendment shall be thirty-one (31) days following the date of adoption of this plan amendment. However, if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the compliance of this plan amendment with Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days following the date of adoption of this plan amendment, this plan amendment shall not become effective until the Florida Department of Commerce or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance. No development orders, development permits or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Commerce, Division of Community Development, 107 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-4120.
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 _____ day of October 2026.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this _____ day of November 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