

ORDINANCE NO. 2026-2391

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 TEN OR MORE ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-07L, BY RMC 47 & 242A LLC, THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COUNTY - COMMERCIAL, INTENSIVE (CI) TO CITY - COMMERCIAL, INTENSIVE (CI) 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

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 enforce land development regulations; and

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; and

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

WHEREAS, the Planning and Zoning Board of 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, 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 26-07L, by RMC 47 & 242A LLC, 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 - COMMERCIAL, INTENSIVE (CI) to CITY - COMMERCIAL INTENSIVE (CI) 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.

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. Subject to the following, this ordinance shall become effective upon adoption.

The effective date of this amendment, Z 26-07L, to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 26-09S. If Future Land Use Plan Map Amendment, CPA 26-09S, does not become effective, this amendment, Z 26-07L, to the Official Zoning Atlas shall not become effective. No development orders, development permits or land uses dependent on this amendment, Z 26-07L, to the Official Zoning Atlas may be issued or commence before it has become effective.

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