

## ORDINANCE NO. 2025-2325

### 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 25-06, BY CAROL CHADWICK, P.E., AS AGENT FOR LESLIE EARL PEELER AND RIVERWOOD INVESTMENTS OF JACKSONVILLE LLC, THE PROPERTY OWNERS OF SAID ACREAGES; PROVIDING FOR REZONING FROM RESIDENTIAL MOBILE HOME-3 (RMH-3) TO INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) 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 25-06, by Carol Chadwick, P.E., as agent for Leslie Earl Peeler and Riverwood Investments of Jacksonville 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 RESIDENTIAL MOBILE HOME-3 (RMH-3) to INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) on property described, as follows:

**A portion of a parcel of land lying in Section 1, Township 4 South, Range 16 East Columbia County, Florida. Being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of said Section 1; thence South 00°20'48" East 208.75 feet to the Point of Beginning; thence continue South 00°20'48" East 326.93 feet; thence North 61°59'33" West 553.92 feet; thence North 31°10'43" East 129.07 feet to a point on a curve concave to the North having a radius of 300.00 feet and an internal angle of 33°21'08"; thence Southeasterly, along the arc of said curve an arc distance of 174.63 feet, said curve being subtended by a chord bearing and distance of South 75°32'02" East, 172.18 feet; thence North 87°41'12" East 43.86 feet; thence South 00°20'48" East 10.14 feet; thence North 87°41'12" East 208.75 feet to the Point of Beginning.**

**Containing 2.22 acres, more or less.**

**AND**

**A parcel of land lying in Section 1, Township 4 South Range 16 East Columbia County, Florida. Being more particularly described as follows: Begin at the Northeast corner of the Southeast 1/4 of said Section 1; thence South 88°57'48" West 208.75 feet, along the North line of the Southeast 1/4 of said Section 1; thence South 00°34'56" West 208.75 feet; thence North 88°57'48" East 208.75 feet to the East line of said Section 1; thence North 00°34'56" East 208.75 feet, along the East line of said Section 1 to the Point of Beginning.**

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- 70                    **Containing 1.00 acre, more or less.**
- 71        2. Severability. If any provision or portion of this ordinance is declared by any court of  
72            competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining  
73            provisions and portions of this ordinance shall remain in full force and effect.
- 74        3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby  
75            repealed to the extent of such conflict.
- 76        4. Effective Date. Subject to the following, this ordinance shall become effective upon  
77            adoption.
- 78            The effective date of this amendment, Z 25-06, to the Official Zoning Atlas shall be the same  
79            date as the effective date of Future Land Use Plan Map Amendment, CPA 25-04. If Future  
80            Land Use Plan Map Amendment, CPA 25-04, does not become effective, this amendment, Z  
81            25-06, to the Official Zoning Atlas shall not become effective. No development orders,  
82            development permits or land uses dependent on this amendment, Z 25-06, to the Official  
83            Zoning Atlas may be issued or commence before it has become effective.
- 84        5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,  
85            Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as  
86            amended.
- 87        **PASSED** upon first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2025.
- 88        **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum  
89            present and voting, by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL  
OF THE CITY OF LAKE CITY, FLORIDA:

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney