

ORDINANCE NO. 2024-2282

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE**
2 **OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND**
3 **DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE**
4 **REZONING OF TEN OR LESS CONTIGUOUS ACRES OF LAND, PURSUANT**
5 **TO AN APPLICATION, Z 24-01, BY THE PROPERTY OWNER OF SAID**
6 **ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE**
7 **FAMILY-2 (RSF-2) TO RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) OF**
8 **CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE**
9 **CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL**
10 **ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

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

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

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

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

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

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

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

38 **BE IT ENACTED** BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

39 Section 1. Pursuant to an application, Z 24-01, submitted by Carol Chadwick, as agent for MHP JR, LLC, to
40 amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of
41 certain lands, the zoning district is hereby changed from RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to

42 RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) on property described, as follows:

43 From RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to MULTIPLE FAMILY-2 (RMF-2):

44 A parcel of land lying in Section 06, Township 4 South, Range 17 East, Columbia County,
45 Florida. Being more particularly describes as follows: All that tract or parcel of land
46 situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County,
47 Florida and being more particularly described as follows:

48 For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of
49 Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a
50 point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said
51 Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete
52 monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042
53 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete
54 monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete
55 monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete
56 monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap
57 "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

58 ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as
59 follows:

60 For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of
61 Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a
62 point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance
63 of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52"
64 E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point;
65 thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of
66 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N
67 01°11'41" W a distance of 20.03' to the Point of Beginning.

68 Containing 2.33 acres, more or less.

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

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

74 **Section 4. Effective Date.** This ordinance shall become effective upon adoption. Notwithstanding, the
75 effective date of this amendment, Z 24-01, to the Official Zoning Atlas shall be the same date as the
76 effective date of Future Land Use Plan Map Amendment, CPA 24-01. If Future Land Use Plan Map
77 Amendment, CPA 24-01, does not become effective, this amendment, Z 24-01, to the Official Zoning Atlas
78 shall not become effective. No development orders, development permits or land uses dependent on this
79 amendment, Z 24-01, to the Official Zoning Atlas may be issued or commence before it has become
80 effective.

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

83 PASSED upon first reading this 6th day of May, 2024.

84 PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk
85 of the City of Lake City, Florida on the ____ day of _____, 2024.
86 PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present
87 and voting, by the City Council this ____ day of _____, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Stephen M. Witt, Mayor

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

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney