

ORDINANCE NO. 2026-2378

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE**
2 **FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY**
3 **COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT**
4 **OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA**
5 **26-07S, BY ELIZABETH STEELY, THE PROPERTY OWNER OF SAID**
6 **ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN**
7 **SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS**
8 **AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE**
9 **CLASSIFICATION FROM COUNTY - COMMERCIAL TO CITY -**
10 **COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF**
11 **THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN**
12 **SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL**
13 **ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE**

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

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

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

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

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

31 **WHEREAS**, the City Council held the required public hearing, with public notice having been
32 provided, under the procedures established in Sections 163.3161 through 163.3248, Florida
33 Statutes, as amended, on said application for an amendment, as described below, and at said
34 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 26-07S, by Elizabeth Steely; 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:

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 33; thence North 05°50'28" East, along the East line of said Section 33, being also the centerline of Turner Road, 150.61 feet; thence North 89°21'20" West 30.12 feet to the Westerly right-of-way line of said Turner Road and the Point of Beginning; thence continue North 89°21'20" East 285.00 feet; thence North 05°25'44" East 162.82 feet; thence South 84°09'32" East 285.00 feet to the Westerly right-of-way line of said Turner Road; thence South 05°50'28" West, along said Westerly right-of-way line of said Turner Road, 137.00 feet to the Point of Beginning.

Containing 0.98 acre, more or less.

Being commonly referenced on the 2026 Columbia County Property Appraiser records as Parcel Number 33-3S-16-02440-003 and being generally located in the 300 block of NW Turner Avenue, Lake City, Florida.

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 _____ 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 _____ 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