

ORDINANCE NO. 2026-2379

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 DEVELOPMENT**
3 **REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF LESS THAN**
4 **TEN ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-05S, BY**
5 **ELIZABETH STEELY, THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING**
6 **FOR REZONING FROM COUNTY - COMMERCIAL, INTENSIVE (CI) TO CITY -**
7 **COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE**
8 **CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING**
9 **SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN**
10 **EFFECTIVE DATE**

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

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

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

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

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

28 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the
29 required public hearing, with public notice having been provided, on said application for an
30 amendment, as described below, and at said public hearing, the City Council reviewed and
31 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 26-05S, by Elizabeth Steely, 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:

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. 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 26-05S, to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 26-07S. If Future

Land Use Plan Map Amendment, CPA 26-07S, does not become effective, this amendment, Z 26-05S, to the Official Zoning Atlas shall not become effective. No development orders, development permits or land uses dependent on this amendment, Z 26-05S, 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 _____ 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