
CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY

October 07, 2024 at 6:00 PM

Venue: City Hall

AGENDA

REVISED

**Revised: 10/4/2024: Item 1 Presentation added prior to Consent Agenda;
Resolution No. 2024-124 removed (previous agenda Item 13)**

This meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

Pledge of Allegiance

Invocation - Mayor Stephen Witt

Roll Call

Ladies and Gentlemen; The Lake City Council has opened its public meeting. Since 1968, the City Code has prohibited any person from making personal, impertinent, or slanderous remarks or becoming boisterous while addressing the City Council. Yelling or making audible comments from the audience constitutes boisterous conduct. Such conduct will not be tolerated. There is only one approved manner of addressing the City Council. That is, to be recognized and then speak from the podium.

As a reminder, persons are not to openly carry a handgun or carry a concealed weapon or firearm while the governing body is meeting.

Failure to abide by the rules of decorum will result in removal from the meeting.

Approval of Agenda

Proclamations - None

Public Participation - Persons Wishing to Address Council

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments

to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to submissions@lcfla.com no later than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

Presentations

1. Four Waters Engineering, Inc., Michael Klink, Gwen Lake Project Plan

Approval of Consent Agenda

2. Minutes - September 3, 2024 Regular Session
3. Minutes - September 16, 2024 Regular Session
4. Minutes - September 25, 2024 Emergency Called Council Meeting
5. City Council Resolution No. 2024-090 - A resolution of the City of Lake City, Florida, authorizing Task Assignment Number Two pursuant to the continuing contract with Four Waters Engineering, Inc, a Florida Corporation; providing for engineering services pertaining to the design, permitting and bidding assistance of Gwen Lake at a proposed price not to exceed \$305,225.00; making certain findings of fact in support of the City approving said Task Assignment; recognizing the authority of the Mayor to execute and bind the City to said Task Assignment; authorizing the City Manager with the consent of the City Attorney to make minor changes to the scope of work of the task assignment provided such changes do not increase the quoted price in the task assignment; repealing all prior resolutions in conflict; and providing an effective date.
6. City Council Resolution No. 2024-111 - A resolution of the City of Lake City, Florida, approving that certain job position and description for Grant Writer; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Description Manual; repealing all prior resolutions in conflict; and providing an effective date.
7. City Council Resolution No. 2024-114 - A resolution of the City of Lake City, Florida, approving that certain job position and description for HR Senior Administrative Assistant; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
8. City Council Resolution No. 2024-115 - A resolution of the City of Lake City, Florida, approving that certain job position and description for Director of Technologies; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position

and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.

9. City Council Resolution No. 2024-116 - A resolution of the City of Lake City, Florida, approving that certain job position and description for Assistant Director of Growth Management; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
10. City Council Resolution No. 2024-117 - A resolution of the City of Lake City, Florida, approving that certain job position and description for Building Inspector; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
11. City Council Resolution No. 2024-118 - A resolution of the City of Lake City, Florida, approving that certain job position and description for IT Public Safety Technician; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
12. City Council Resolution No. 2024-119 - A resolution of the City of Lake City, Florida approving that certain job position and description for Procurement Clerk; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
13. City Council Resolution No. 2024-120 - A resolution of the City of Lake City, Florida approving that certain job position and description for Senior SCADA Analyst; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
14. City Council Resolution No. 2024-125 - A resolution of the City of Lake City, Florida approving certain amendments to that certain agreement between the City and the professional fire fighters of Lake City, International Association of Fire Fighters Local 2288 dated October 1, 2023 and approved by the City of Lake City City Council pursuant to Resolution 2023-134; making certain findings of fact in support of the City approving said amendments; recognizing the authority of the Mayor to execute and bind the City to said amendments;

directing the Mayor to execute and bind the City to said amendments; repealing all prior resolutions in conflict; and providing an effective date.

Old Business

Ordinances

Open Quasi-Judicial Hearing

15. City Council Ordinance No. 2024-2293 (final reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 24-03 submitted by VYP, LLC, a Florida Limited Liability Company, formerly known as JCP-VVP, LLC, a Florida Limited Liability Company, the owner of said real property, relating to voluntary annexation; making finding of fact in support thereof; annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. This property is located on Highway 90 West across from CVS.

Passed on first reading on 9/16/24

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

- A. Brief introduction of ordinance by city staff.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**

H. Closing comments by parties.**I. Instruction on law by attorney.****J. Discussion and action by City Council.****Close Quasi-Judicial Hearing**

Adopt City Council Ordinance No. 2024-2293 on final reading

Resolutions - None

Other Items

16. Discussion and Possible Action: Sweetwater Apartments Phase II - Modification of letter changing the number of units to 48 from 84 (Council Member Jake Hill, Jr.)

New BusinessOrdinances**Open Quasi-Judicial Hearing**

17. City Council Ordinance No. 2024-2290 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application submitted by the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the future land use classification from Residential, Medium Density (less than or equal to 8 dwelling units per acre) to Residential, High Density (less than or equal to 20 dwelling units per acre) of certain lands within the corporate limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. This is for Heritage Oak Apartments and is located at the corner of Huntsboro Street and Hall of Fame Drive.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

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- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Close Quasi-Judicial Hearing

Adopt City Council Ordinance No. 2024-2290 on first reading

Open Quasi-Judicial Hearing

18. City Council Ordinance No. 2024-2292 (first reading) - 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 less contiguous acres of land, pursuant to an application, Z 24-03, by the property owner of said acreage; providing for rezoning from Residential Multi-family-1 (RMF-1) to Residential Multi-family-2 (RMF-2) of certain lands within the corporate limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. This is for Heritage Oak Apartments and is located at the corner of Huntsboro Street and Hall of Fame Drive.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

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- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Close Quasi-Judicial Hearing

Adopt City Council Ordinance No. 2024-2292 on first reading

Open Quasi-Judicial Hearing

19. City Council Ordinance No. 2024-2291 (first reading) - 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 less contiguous acres of land, pursuant to an application, Z 24-02, by the property owner of said acreage; providing for rezoning from Commercial General (CG) to Commercial Intensive (CI) of certain lands within the corporate limits of the City of Lake City, Florida, providing severability; repealing all ordinances in conflict; and providing an effective date. This is for BRW Main Boulevard and is located at the corner of Happiness Lane and Main Boulevard.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

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- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Close Quasi-Judicial Hearing

Adopt City Council Ordinance No. 2024-2291 on first reading

Resolutions - None

Open Quasi-Judicial Hearing

20. City Council Resolution No. 2024-031 - A resolution of the City Council of the City of Lake City, Florida, conditionally approving the final plat of Muffin's Cove, a minor subdivision, pursuant to plat application SD 23-03 submitted by Twentyeight Fourteen, LLC, a Florida Limited Liability Company; providing conditions; providing direction to the City Manager, City Clerk, and City Attorney; providing for recording; providing for resolution of conflicts; providing for severability; and providing an effective date.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

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- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Close Quasi-Judicial Hearing

Adopt City Council Resolution No. 2024-031

21. City Council Resolution No. 2024-126 - A resolution of the City Council of the City of Lake City, Florida, approving and certifying a maintenance map identifying and describing that certain street in the City known as NE Bowden Drive and thereby vesting ownership in the City in accordance with Section 95.361, Florida Statutes; making certain findings of fact in support of the City approving said maintenance map; recognizing the authority of the Mayor and City Clerk to execute said maintenance map in accordance with Florida Statute; directing the Mayor and City Clerk to execute said maintenance map in accordance with Florida Statute; authorizing and directing the filing thereof in the office of the Clerk of Court of Columbia County, Florida; repealing all prior resolutions in conflict; and providing an effective date.

Other Items - None

Departmental Administration - None

Comments by Council Members

Council Member James Carter

Council Member Jake Hill, Jr.

Council Member Ricky Jernigan

Council Member Chevella Young

Mayor Stephen Witt

Adjournment

YouTube Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, *the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

SPECIAL REQUIREMENTS: *Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in these meetings should contact the **City Manager's Office at (386) 719-5768.***