

RESOLUTION NO 2026 - 036

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AUTHORIZING THE CITY TO PARTICIPATE IN THE FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM PROVIDED FOR IN AND AUTHORIZED BY THE "BROWNFIELDS REDEVELOPMENT ACT" CREATED UNDER THE PROVISIONS OF SECTIONS 376.77-376.85 FLORIDA STATUTES, AS AMENDED; DESIGNATING CERTAIN LANDS WITHIN THE CITY LOCATED AT 2932 N US HIGHWAY 441, LAKE CITY, FLORIDA, AND IDENTIFIED AS PROPERTY APPRAISER'S PARCEL NUMBER 17-3S-17-05000-003, AS A BROWNFIELD AREA FOR THE PURPOSE OF ENVIRONMENTAL REMEDIATION, REHABILITATION AND ECONOMIC DEVELOPMENT AS PROVIDED FOR IN THE ACT; PROVIDING FOR NOTIFICATION TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE CITY'S DECISION TO DESIGNATE A BROWNFIELD AREA FOR REHABILITATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Florida Brownfields Redevelopment Act, (the "Act") authorizes and provides for designation by resolution, of certain lands as a "Brownfield Area", and for the corresponding provision of environmental remediation, rehabilitation and economic development for such areas; and

WHEREAS, in December 2008 the City Council adopted Resolution 2008-082 designating the area therein as a brownfield area pursuant to the Act; and

WHEREAS, in November 2001 the City Council adopted Resolution 2011-095 designating the area therein as a brownfield area pursuant to the Act and

WHEREAS, the City of Lake City, Florida (the "City") has designated the land more particularly described in Exhibit "A" and as depicted on the map as Exhibit "B" attached hereto and incorporated herein by reference as a Brownfield Area; and

WHEREAS, on March 16, 2026, a public hearing was held near the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and other economic developments anticipated, neighborhood residents' considerations, and relevant local concerns in accordance with Section 376.80(2)(a), Florida Statutes; and

WHEREAS, the City has considered the criteria set forth in Section 376.80(2)(a), Florida Statutes,

as amended, namely:

- a. Whether the Brownfield area warrants economic development and has a reasonable potential for such activities; and
- b. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage; and
- c. Whether the area has potential to interest the private sector in participating in rehabilitation; and
- d. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes; and

WHEREAS, the City wishes to notify the Florida Department of Environmental Protection of its decision to designate a Brownfield Area for remediation, rehabilitation, and economic development for purposes set forth in the Act; and

WHEREAS, the procedures set forth in Section 376.80 of the Act, as amended, including the notice and public hearing requirements set forth in Section 376.80(2)(a) of the Act and Sections 166.041 and 166.041(3)(c)(2), Florida Statutes, as amended, have been complied with; now, therefore,

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. The recitals and findings set forth in the preamble to this Resolution are hereby adopted by reference thereto and incorporated herein as if fully set forth in this section.
2. The land described in Exhibit "A" and depicted on the map as Exhibit "B" attached hereto and incorporated herein by reference, located entirely within the incorporated area of the City, is hereby designated as a Brownfield Area for environmental remediation, rehabilitation, and economic development as set forth in the Act, under the following terms and conditions:
 - a. The designation of the Brownfield Area by this resolution does not render the City responsible for the costs and liabilities associated with site remediation, rehabilitation, economic development, or source removal, as those terms are defined in the Act.
 - b. Nothing in this resolution shall be deemed to prohibit, limit, or amend the authority and power of the City, otherwise legally available, to designate any other property or properties as a Brownfield Area, or to modify, amend, or withdraw the designation as established herein.
 - c. If a property owner within the Brownfield Area requests, in writing, to have his or her

property removed from the Brownfield Area, the City shall grant the request.

d. In accordance with Section 376.80(1), Florida Statutes, as amended, the City hereby directs the City Manager of the City to notify the Florida Department of Environmental Protection of the City's decision to designate this Brownfield Area for the purposes of remediation, rehabilitation, and economic development.

e. This resolution shall become effective upon its adoption.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of March, 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

EXHIBIT "A"
Lake City Fl Legal Description
2932 North US Highway 441

Parcel Number: 17-3S-05000-003

A parcel of land lying in Section 17, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southeast Corner of SW 1/4 of NW 1/4, Section 17, Township 3 South, Range 17 East, and run thence South 89°47' West along the South line of said SW 1/4 of NW 1/4, 66.6 feet to the West right-of-way line of U.S. Highway No. 441, thence run North 0°13' West along said West right-of-way line, 370 feet for a POINT OF BEGINNING; thence run South 89°47' West on a perpendicular to said West right-of-way line, 256.0 feet, thence run North 0°13' West parallel to said West right-of-way line, 215 feet, thence run North 89°47' East on a perpendicular, 256.0 feet to said right-of-way line of U.S. Highway No. 441, thence run South 0°13' East along said West right-of-way line, 215 feet to the POINT OF BEGINNING. Said lands lying in the E 1/2 of SW 1/4 of NW 1/4, Section 17, Township 3 South, Range 17 East, Columbia County, Florida.

Exhibit "B" LOCATION MAP

