

## ORDINANCE NO. 2026-2363

### 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 LESS THAN TEN CONTIGUOUS ACRES OF LAND,  
5 PURSUANT TO AN APPLICATION, Z 26-02S, BY DANIEL CRAPPS, TRUSTEE  
6 OF C & W LAND TRUST, PROPERTY OWNER OF LOTS 1, 2 AND 3 OF THE  
7 C & W BUSINESS PARK SUBDIVISION AND AS AGENT FOR EASTPARK,  
8 LLC, A FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF  
9 LOT 7 OF THE C & W BUSINESS PARK SUBDIVISION; PREMIERE  
10 INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
11 PROPERTY OWNER OF, PROPERTY OWNER OF LOT 6 OF THE C & W  
12 BUSINESS PARK SUBDIVISION; AND CHAD R. STRAIT, PROPERTY OWNER  
13 OF LOTS 4 AND 5 OF THE C & W BUSINESS PARK SUBDIVISION, THE  
14 PROPERTY OWNERS OF SAID ACREAGE; PROVIDING FOR REZONING  
15 FROM COUNTY - COMMERCIAL, INTENSIVE (CI) AND COUNTY -  
16 RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO CITY - COMMERCIAL,  
17 INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF  
18 THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY;  
19 REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE  
20 DATE

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

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

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

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

31 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land

32 Development Regulations, the Board, serving also as the LPA, held the required public hearing,  
33 with public notice having been provided, on said application for an amendment, as described  
34 below, and at said public hearing, the Board, serving also as the LPA, reviewed and considered all  
35 comments received during said public hearing and the Concurrency Management Assessment  
36 concerning said application for an amendment, as described below, and recommended to the  
37 City Council approval of said application for an amendment, as described below; and

38 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the  
39 required public hearing, with public notice having been provided, on said application for an  
40 amendment, as described below, and at said public hearing, the City Council reviewed and  
41 considered all comments received during said public hearing, including the recommendation of  
42 the Board, serving also as the LPA, and the Concurrency Management Assessment concerning  
43 said application for an amendment, as described below; and

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

47 **BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:**

48 1. Pursuant to an application, Z 26-02S, by Daniel Crapps, as trustee of C & W Land Trust,  
49 property owner of Lots 1, 2 and 3 of the C & W Business Park Subdivision; and as Agent for  
50 EastPark, LLC, a Florida Limited Liability Company, property owner of Lot 7 of the C & W  
51 Business Park Subdivision; Premiere Investments, LLC, a Florida Limited Liability Company,  
52 property owner of Lot 6 of the C & W Business Park Subdivision; and Chad R. Strait, property  
53 owner of Lots 4 and 5 of the C & W Business Park Subdivision, to amend the Official Zoning  
54 Atlas of the Land Development Regulations by changing the zoning district of certain lands,  
55 the zoning district is hereby changed from COUNTY - COMMERCIAL, INTENSIVE (CI) and  
56 COUNTY - RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) to CITY - COMMERCIAL, INTENSIVE (CI)  
57 on property described, as follows:

58 **A parcel of land lying in Section 2, Township 4 South, Range 16 East, Columbia**  
59 **County, Florida. Being more particularly described as follows: Lots 1 thru 7 of**  
60 **the C & W Business Park Subdivision, as recorded in the Public Records of**  
61 **Columbia County, Florida.**

62 **Containing 9.46 acres, more or less.**

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

66 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby  
67 repealed to the extent of such conflict.

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- 68 4. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.  
69 The effective date of this amendment, Z 26-02S, to the Official Zoning Atlas shall be the same  
70 date as the effective date of Future Land Use Plan Map Amendment, CPA 26-04S. If Future  
71 Land Use Plan Map Amendment, CPA 26-04S, does not become effective, this amendment, Z  
72 26-02S, to the Official Zoning Atlas shall not become effective. No development orders,  
73 development permits or land uses dependent on this amendment, Z 26-02S, to the Official  
74 Zoning Atlas may be issued or commence before it has become effective.
- 75 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,  
76 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as  
77 amended.
- 78 **PASSED** upon first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2026.
- 79 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum  
80 present and voting, by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

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

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney