

34 required public hearing, with public notice having been provided, on said application for an
35 amendment, as described below, and at said public hearing, the City Council reviewed and
36 considered all comments received during said public hearing, including the recommendation of
37 the Board, serving also as the LPA, and the Concurrency Management Assessment concerning
38 said application for an amendment, as described below; and

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

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

43 1. Pursuant to an application, Z 25-02, by Jacob T. Cremer of Stearns Weaver Miller, as agent
44 for Seacoast National Bank f/k/a Drummond National Bank, to amend the Official Zoning
45 Atlas of the Land Development Regulations by changing the zoning district of certain lands,
46 the zoning district is hereby changed from COUNTY - COMMERCIAL, HIGHWAY
47 INTERCHANGE (CHI) to CITY - COMMERCIAL, HIGHWAY INTERCHANGE (CHI) on property
48 described, as follows:

49 **A parcel of land lying in Section 34, Township 3 South, Range 16 East,**
50 **Columbia County, Florida. Being more particularly described as follows:**
51 **Commence at the Southeast corner of said Section 34; thence South**
52 **88°55'37" West 1,227.60 feet, along the South line of said Section 34 to the**
53 **Easterly right-of-way of County Road 252B (SW Callahan Avenue); thence**
54 **North 03°37'44" East 99.54 feet, along the Easterly right-of-way of said**
55 **County Road 252B (SW Callahan Avenue); thence North 03°52'43" East**
56 **228.72 feet, along the Easterly right-of-way of said County Road 252B (SW**
57 **Callahan Avenue) to a point of curve; thence Northerly along said Easterly**
58 **right-of-way along the arc of said curve concave to the east having a radius**
59 **of 2,824.79 feet, a central angle of 06°24'00", a chord bearing and distance**
60 **of North 06°18'54" East 315.36 feet, an arc distance of 315.53 feet to the**
61 **Point of Beginning; thence continue along said Easterly right-of-way along**
62 **the arc of said curve concave to the East having a radius of 2,824.79 feet, a**
63 **central angle of 05°08'32", a chord bearing and distance of North 12°05'10"**
64 **East 253.43 feet, an arc distance of 253.51 feet; thence North 15°25'23"**
65 **East 182.88 feet, along the Easterly right-of-way of said County Road 252B**
66 **(SW Callahan Avenue); thence North 60°08'26" East 28.31 feet, along the**
67 **Easterly right-of-way of said County Road 252B (SW Callahan Avenue) to**
68 **the Southerly right-of-way of U.S. Highway 90 and a point on a curve;**
69 **thence Easterly along said Southerly right-of-way along the arc of said**
70 **curve concave to the northeast having a radius of 7,689.44 feet, a central**

71 **angle of 01°18'14", a chord bearing and distance of South 76°05'55" East**
72 **175.00 feet, an arc distance of 175.00 feet; thence South 15°25'23" West**
73 **460.65 feet; thence North 74°34'37" West 180.11 feet to the Point of**
74 **Beginning.**

75 **Containing 2.01 acres, more or less.**

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

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

81 4. Effective Date. Subject to the following, this ordinance shall become effective upon
82 adoption.

83 The effective date of this amendment, Ordinance Number 2025-2314 (Application Z 25-02),
84 to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use
85 Plan Map Amendment, Ordinance Number 2025-2313 (Application CPA 25-02). If Future
86 Land Use Plan Map Amendment, Ordinance Number 2025-2313 (Application CPA 25-02),
87 does not become effective, this amendment, Ordinance Number 2025-2314 (Application Z
88 25-02), to the Official Zoning Atlas shall not become effective. No development orders,
89 development permits or land uses dependent on this amendment, Ordinance Number
90 2025-2314 (Application Z 25-02), to the Official Zoning Atlas may be issued or commence
91 before it has become effective.

92 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,
93 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
94 amended.

95 **PASSED** upon first reading this _____ day of _____ 2025.

96 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
97 present and voting, by the City Council this _____ day of _____ 2025.

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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