

## ORDINANCE NO. 2026-2362

### CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE  
2 FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY  
3 COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN  
4 AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN  
5 APPLICATION, CPA 26-04S, BY DANIEL CRAPPS, TRUSTEE OF C & W  
6 LAND TRUST, PROPERTY OWNER OF LOTS 1, 2 AND 3 OF THE C & W  
7 BUSINESS PARK SUBDIVISION AND AS AGENT FOR EASTPARK, LLC, A  
8 FLORIDA LIMITED LIABILITY COMPANY, PROPERTY OWNER OF LOT 7  
9 OF THE C & W BUSINESS PARK SUBDIVISION; PREMIERE  
10 INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
11 PROPERTY OWNER OF LOT 6 OF THE C & W BUSINESS PARK  
12 SUBDIVISION; AND CHAD R. STRAIT, PROPERTY OWNER OF LOTS 4  
13 AND 5 OF THE C & W BUSINESS PARK SUBDIVISION, THE PROPERTY  
14 OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT  
15 PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH  
16 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR  
17 CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY  
18 RESIDENTIAL, MEDIUM/HIGH DENSITY (LESS THAN OR EQUAL TO 14  
19 DWELLING UNITS PER ACRE) AND COUNTY COMMERCIAL TO CITY  
20 COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS  
21 OF THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN  
22 SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL  
23 ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

24 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the  
25 City of Lake City, Florida, (the "City Council") to prepare, adopt and implement a  
26 comprehensive plan; and

27 **WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the  
28 Community Planning Act, empowers and requires the City Council to prepare, adopt, and  
29 implement a comprehensive plan; and

30 **WHEREAS**, an application for an amendment, as described below, has been filed with the city;

31 and

32 **WHEREAS**, the Planning and Zoning Board of the City of Lake City, Florida, (the “Board”) has  
33 been designated as the Local Planning Agency of the City of Lake City, Florida, (the “LPA”); and

34 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land  
35 Development Regulations, the Board, serving also as the LPA, held the required public hearing,  
36 with public notice having been provided, on said application for an amendment, as described  
37 below, and at said public hearing, the Board, serving also as the LPA, reviewed and considered  
38 all comments received during said public hearing and the Concurrency Management  
39 Assessment concerning said application for an amendment, as described below, and  
40 recommended to the City Council approval of said application for an amendment, as described  
41 below; and

42 **WHEREAS**, the City Council held the required public hearing, with public notice having been  
43 provided, under the procedures established in Sections 163.3161 through 163.3248, Florida  
44 Statutes, as amended, on said application for an amendment, as described below, and at said  
45 public hearing, the City Council reviewed and considered all comments received during said  
46 public hearing, including the recommendation of the Board, serving also as the LPA, and the  
47 Concurrency Management Assessment concerning said application for an amendment, as  
48 described below; and

49 **WHEREAS**, the City Council has determined and found said application for an amendment, as  
50 described below, to be compatible with the Land Use Element objectives and policies, and  
51 those of other affected elements of the Comprehensive Plan; and

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

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

- 56 1. Pursuant to an application, CPA 26-04S, by Daniel Crapps, as trustee of C & W Land Trust,  
57 property owner of Lots 1, 2 and 3 of the C & W Business Park Subdivision; and as agent  
58 for: EastPark, LLC, a Florida Limited Liability Company, property owner of Lot 7 of the C &  
59 W Business Park Subdivision; Premiere Investments, LLC, a Florida Limited Liability  
60 Company, property owner of Lot 6 of the C & W Business Park Subdivision; and Chad R.  
61 Strait, property owner of Lots 4 and 5 of the C & W Business Park Subdivision; to amend  
62 the Future Land Use Plan Map of the Comprehensive Plan by changing the land use  
63 classification of certain lands, the land use classification is hereby changed from COUNTY

64 RESIDENTIAL, MEDIUM/HIGH DENSITY (less than or equal to 14 dwelling units per acre)  
65 and COUNTY COMMERCIAL to CITY COMMERCIAL on property described, as follows:

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

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

71 2. Severability. It is the declared intent of the City Council that, if any section, sentence,  
72 clause, phrase, or provision of this ordinance is for any reason held or declared to be  
73 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such  
74 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this  
75 ordinance and the remainder of this ordinance, after the exclusion of such part or parts,  
76 shall be deemed to be valid.

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

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

81 The effective date of this plan amendment shall be thirty-one (31) days following the date  
82 of adoption of this plan amendment. However, if any affected person files a petition with  
83 the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida  
84 Statutes, as amended, to request a hearing to challenge the compliance of this plan  
85 amendment with Sections 163.3161 through 163.3248, Florida Statutes, as amended,  
86 within thirty (30) days following the date of adoption of this plan amendment, this plan  
87 amendment shall not become effective until the Florida Department of Commerce or the  
88 Florida Administration Commission, respectively, issues a final order determining this plan  
89 amendment is in compliance. No development orders, development permits or land uses  
90 dependent on this plan amendment may be issued or commence before it has become  
91 effective. If a final order of noncompliance is issued, this plan amendment may  
92 nevertheless be made effective by adoption of a resolution affirming its effective status, a  
93 copy of which resolution shall be sent to the Florida Department of Commerce, Division of  
94 Community Development, 107 East Madison Street, Caldwell Building, First Floor,  
95 Tallahassee, Florida 32399-4120.

96 5. Authority. This ordinance is adopted pursuant to the authority granted by Section  
97 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida  
98 Statutes, as amended.

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- 99 **PASSED** upon first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2026.  
100 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum  
101 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