

ORDINANCE NO. 2026-2365

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 ACRES OF LAND, PURSUANT TO AN**
5 **APPLICATION, Z 26-03S, BY BRIAN PITMAN, P.E., AS AGENT FOR**
6 **EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE**
7 **PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING**
8 **FROM COUNTY - RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO CITY -**
9 **COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE**
10 **CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING**
11 **SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING**
12 **AN EFFECTIVE DATE**

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

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

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

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

23 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
24 Development Regulations, the Board, serving also as the LPA, held the required public hearing,
25 with public notice having been provided, on said application for an amendment, as described
26 below, and at said public hearing, the Board, serving also as the LPA, reviewed and considered all
27 comments received during said public hearing and the Concurrency Management Assessment
28 concerning said application for an amendment, as described below, and recommended to the
29 City Council approval of said application for an amendment, as described below; and

30 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the
31 required public hearing, with public notice having been provided, on said application for an

32 amendment, as described below, and at said public hearing, the City Council reviewed and
33 considered all comments received during said public hearing, including the recommendation of
34 the Board, serving also as the LPA, and the Concurrency Management Assessment concerning
35 said application for an amendment, as described below; and

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

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

40 1. Pursuant to an application, Z 26-03S, by Brian Pitman, P.E., as agent for EastPark, LLC, a Florida
41 Limited Liability Company, to amend the Official Zoning Atlas of the Land Development
42 Regulations by changing the zoning district of certain lands, the zoning district is hereby
43 changed from COUNTY - RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) to CITY - COMMERCIAL,
44 INTENSIVE (CI) on property described, as follows:

45 **A parcel of land lying in Section 2, Township 4 South, Range 16 East, Columbia**
46 **County, Florida. Being more particularly described as follows: Commence at the**
47 **Westernmost corner of Lot 7 of the C & W Business Park Subdivision, as recorded**
48 **in the Public Records of Columbia County, Florida; thence South 18°13'57" East,**
49 **along the Westerly line of said Lot 7, a distance of 257.92 feet the Southernmost**
50 **corner of said Lot 7; thence South 71°46'03" West 386.00 feet; thence North**
51 **18°13'57" West 206.25 feet; thence North 64°08'35" East 389.44 feet to the**
52 **Point of Beginning.**

53 **Containing 2.04 acres, more or less.**

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

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

59 4. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.
60 The effective date of this amendment, Z 26-03S, to the Official Zoning Atlas shall be the same
61 date as the effective date of Future Land Use Plan Map Amendment, CPA 26-05S. If Future
62 Land Use Plan Map Amendment, CPA 26-05S, does not become effective, this amendment, Z
63 26-03S, to the Official Zoning Atlas shall not become effective. No development orders,
64 development permits or land uses dependent on this amendment, Z 26-03S, to the Official
65 Zoning Atlas may be issued or commence before it has become effective.

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

69 **PASSED** upon first reading this _____ day of _____ 2026.

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