

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 LOT 6 OF THE C & W BUSINESS PARK
12 SUBDIVISION; AND CHAD R. STRAIT, PROPERTY OWNER OF LOTS 4 AND
13 5 OF THE C & W BUSINESS PARK SUBDIVISION, THE PROPERTY OWNERS
14 OF SAID ACREAGE; PROVIDING FOR REZONING FROM COUNTY -
15 COMMERCIAL, INTENSIVE (CI) AND COUNTY - RESIDENTIAL, MULTIPLE-
16 FAMILY-1 (RMF-1) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN
17 LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY,
18 FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN
19 CONFLICT; PROVIDING AN EFFECTIVE DATE

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

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

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

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

30 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
31 Development Regulations, the Board, serving also as the LPA, held the required public hearing,

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

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

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

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

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

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

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

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

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

67 4. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.
68 The effective date of this amendment, Z 26-02S, to the Official Zoning Atlas shall be the same
69 date as the effective date of Future Land Use Plan Map Amendment, CPA 26-04S. If Future
70 Land Use Plan Map Amendment, CPA 26-04S, does not become effective, this amendment, Z
71 26-02S, to the Official Zoning Atlas shall not become effective. No development orders,
72 development permits or land uses dependent on this amendment, Z 26-02S, to the Official
73 Zoning Atlas may be issued or commence before it has become effective.

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

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

78 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
79 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