

## ORDINANCE NO. 2026-2364

### CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE  
2 LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS  
3 AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND,  
4 PURSUANT TO AN APPLICATION, CPA 26-05S, BY BRIAN PITMAN, P.E., AS AGENT  
5 FOR EASTPARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY  
6 OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES  
7 ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES,  
8 AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE  
9 CLASSIFICATION FROM COUNTY RESIDENTIAL, MEDIUM/HIGH DENSITY (LESS  
10 THAN OR EQUAL TO 14 DWELLING UNITS PER ACRE) TO CITY COMMERCIAL OF  
11 CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY,  
12 FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING  
13 SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN  
14 EFFECTIVE DATE

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

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

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

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

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

32 **WHEREAS**, the City Council held the required public hearing, with public notice having been

33 provided, under the procedures established in Sections 163.3161 through 163.3248, Florida  
34 Statutes, as amended, on said application for an amendment, as described below, and at said  
35 public hearing, the City Council reviewed and considered all comments received during said  
36 public hearing, including the recommendation of the Board, serving also as the LPA, and the  
37 Concurrence Management Assessment concerning said application for an amendment, as  
38 described below; and

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

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

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

46 1. Pursuant to an application, CPA 26-05S, by Brian Pitman, P.E., as agent for EastPark, LLC, a  
47 Florida Limited Liability Company; to amend the Future Land Use Plan Map of the  
48 Comprehensive Plan by changing the land use classification of certain lands, the land use  
49 classification is hereby changed from COUNTY RESIDENTIAL, MEDIUM/HIGH DENSITY (less  
50 than or equal to 14 dwelling units per acre) to CITY COMMERCIAL on property described, as  
51 follows:

52 **A parcel of land lying in Section 2, Township 4 South, Range 16 East, Columbia**  
53 **County, Florida. Being more particularly described as follows: Commence at the**  
54 **Westernmost corner of Lot 7 of the C & W Business Park Subdivision, as recorded**  
55 **in the Public Records of Columbia County, Florida; thence South 18°13'57" East,**  
56 **along the Westerly line of said Lot 7, a distance of 257.92 feet the Southernmost**  
57 **corner of said Lot 7; thence South 71°46'03" West 386.00 feet; thence North**  
58 **18°13'57" West 206.25 feet; thence North 64°08'35" East 389.44 feet to the**  
59 **Point of Beginning.**

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

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

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

- 69 4. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.  
70 The effective date of this plan amendment shall be thirty-one (31) days following the date of  
71 adoption of this plan amendment. However, if any affected person files a petition with the  
72 Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as  
73 amended, to request a hearing to challenge the compliance of this plan amendment with  
74 Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days  
75 following the date of adoption of this plan amendment, this plan amendment shall not  
76 become effective until the Florida Department of Commerce or the Florida Administration  
77 Commission, respectively, issues a final order determining this plan amendment is in  
78 compliance. No development orders, development permits or land uses dependent on this  
79 plan amendment may be issued or commence before it has become effective. If a final order  
80 of noncompliance is issued, this plan amendment may nevertheless be made effective by  
81 adoption of a resolution affirming its effective status, a copy of which resolution shall be sent  
82 to the Florida Department of Commerce, Division of Community Development, 107 East  
83 Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-4120.
- 84 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,  
85 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as  
86 amended.

87 **PASSED** upon first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

88 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum  
89 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