ORDINANCE NO. 2025-2338

CITY OF LAKE CITY, FLORIDA

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF MORE THAN 50 ACRES OF LAND, PURSUANT TO AN APPLICATION BY_RICHARD COLE AND DANIEL CRAPPS AS AGENTS FOR PRICE CREEK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY RESIDENTIAL, VERY LOW DENSITY (1 DWELLING UNIT PER ACRE) TO CITY INDUSTRIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

- 16 WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the
- 17 City of Lake City, Florida, (the "City Council") to prepare, adopt and implement a
- 18 comprehensive plan; and
- 19 WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community
- 20 Planning Act, empowers and requires the City Council to prepare, adopt, and implement a
- 21 comprehensive plan; and
- WHEREAS, an application for an amendment, as described below, has been filed with the City;
- 23 and

1

2

3

4

5

6

7

8

9

10

11

12

13

1415

- 24 WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, (the "Board") has
- been designated as the Local Planning Agency of the City of Lake City, Florida, (the "LPA"); and
- 26 WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
- 27 Development Regulations, the Board, serving also as the LPA, held the required public hearing,
- with public notice having been provided, on said application for an amendment, as described
- below, and at said public hearing, the Board, serving also as the LPA, reviewed and considered
- 30 all comments received during said public hearing and the Concurrency Management
- 31 Assessment concerning said application for an amendment, as described below, and
- 32 recommended to the City Council denial of said application for an amendment, as described
- 33 below; and
- 34 **WHEREAS**, the City Council held the required public hearings, with public notice having been
- 35 provided, under the procedures established in Sections 163.3161 through 163.3248, Florida
- 36 Statutes, as amended, on said application for an amendment, as described below, and at said
- 37 public hearings, the City Council reviewed and considered all comments received during said

- public hearings, including the recommendation of the Board, serving also as the LPA, and the
- 39 Concurrency Management Assessment concerning said application for an amendment, as
- 40 described below; and

47

48

49

50

51

52

53

54

55

56

57

58 59

60

61 62

63

64

65

66

67

68 69

70

71

72

73

- 41 **WHEREAS**, the City Council has determined and found said application for an amendment, as
- 42 described below, to be compatible with the Land Use Element objectives and policies, and
- 43 those of other affected elements of the Comprehensive Plan; and
- 44 WHEREAS, the City Council has determined and found that approval of said application for an
- 45 amendment, as described below, would promote the public health, safety, morals, order,
- 46 comfort, convenience, appearance, prosperity or general welfare; now therefore

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

 Pursuant to an application, CPA 25-10, by Richard Cole and Daniel Crapps as agents for Price Creek, LLC, a Florida limited liability company, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the land use classification is hereby changed from COUNTY RESIDENTIAL, VERY LOW DENSITY (1 dwelling unit per acre) to CITY INDUSTRIAL on property described, as follows:

A parcel of land lying in Section 2 and 11, Township 4 South, Range 17 East, Being more particularly described, as follows: Columbia County, Florida. Commence at the Southwest corner of said Section 2; thence South 00°30'20" West 50.60 feet, along the West line of said Section 11; thence North 89°53'18" East 71.01 feet to the East right-of-way line of County Road 245 (Price Creek Road) for the Point of Beginning; thence North 00°03'43" East 886.66 feet, along the East right-of-way line of said County Road 245 (Price Creek Road); thence North 89°40'56" East 420.21 feet; thence North 00°31'39" West 622.17 feet; thence North 89°41'56" East 328.15 feet; thence South 01°19'19" East 117.78 feet; thence South 88°21'17" East 3,047.22 feet; thence South 02°49'21" West 203.84 feet; thence South 03°48'37" West 955.64 feet; thence North 89°05'56" East 67.70 feet to the Westerly right-of-way line of County Road 245A; thence Southerly, along the arc of a curve to the left of the Westerly right-of-way line of said County Road 245A, having a radius of 2,904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to the intersection with the South line of said Section 2; thence South 89°05'56" West 968.40 feet, along the South line of said Section 2; thence South 00°13'21" West 50.60 feet; thence South 89°53'18" West 2,801.78 feet to the Point of Beginning.

Containing 110.46 acres, more or less.

- 2. The Subject Lands are identified by the Columbia County Property Appraiser on the 2025 tax roll by tax parcel number 02-4S17-07481-003.
- 3. Severability. It is the declared intent of the City Council that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this

78 79		ordinance and the remainder of this ordinal shall be deemed to be valid.	nance, after the exclusion of such part or parts,	
80 81	4.	 Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict. 		
82 83	5.	Effective Date. Subject to the following adoption.	g, this ordinance shall become effective upon	
84 85 86 87 88 89		be thirty-one (31) days after the state land that the plan amendment package is compl amendment shall become effective on the	if the amendment is not timely challenged, shall planning agency notifies the local government ete. If the amendment is timely challenged, this date the state land planning agency or the order determining this adopted amendment to be	
90 91 92	6.	•	ant to the authority granted by Section 166.021, 163.3161 through 163.3248, Florida Statutes, as	
93	PASSED upon first reading this day of 2025.			
94 95		SSED AND DULY ADOPTED, upon second an esent and voting, by the City Council this	d final reading, in regular session with a quorum day of 2025.	
			BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA	
			Noah E. Walker, Mayor	
		TEST, BY THE CLERK OF THE CITY COUNCIL THE CITY OF LAKE CITY, FLORIDA:		
	Au	drey E. Sikes, City Clerk		
	AP	PROVED AS TO FORM AND LEGALITY:		