ORDINANCE NO. 2025-2339 1 2 **CITY OF LAKE CITY, FLORIDA** 3 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE 4 OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT 5 REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF TEN OR 6 MORE CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION BY 7 RICHARD COLE AND DANIEL CRAPPS AS AGENTS FOR PRICE CREEK, LLC, A 8 FLORIDA LIMITED LIABILITY COMPANY, THE PROPERTY OWNER OF SAID 9 ACREAGE; PROVIDING FOR REZONING FROM COUNTY 10 RESIDENTIAL (RR) TO CITY INDUSTRIAL (I) OF CERTAIN LANDS WITHIN 11 THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING 12 SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN 13 **EFFECTIVE DATE** 14 WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the 15 City of Lake City, Florida, (the "City Council"), to prepare, adopt and enforce land development 16 regulations; and 17 WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community 18 Planning Act, requires the City Council to prepare and adopt regulations concerning the use of 19 land and water to implement the comprehensive plan; and 20 WHEREAS, an application for an amendment, as described below, has been filed with the City; 21 22 WHEREAS, the Planning and Zoning Board of City of Lake City, Florida, (the "Board"), has been 23 designated as the Local Planning Agency of the City of Lake City, Florida, (the "LPA"); and 24 WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land 25 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 26 27 below, and at said public hearing, the Board, serving also as the LPA, reviewed and considered 28 all comments received during said public hearing and the Concurrency Management 29 Assessment concerning said application for an amendment, as described below, and 30 recommended to the City Council denial of said application for an amendment, as described 31 below; and 32 WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the required public hearing, with public notice having been provided, on said application for an 33 34 amendment, as described below, and at said public hearing, the City Council reviewed and 35 considered all comments received during said public hearing, including the recommendation of

- 36 the Board, serving also as the LPA, and the Concurrency Management Assessment concerning
- 37 said application for an amendment, as described below; and

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

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

- Pursuant to an application, Z 25-12, by Richard Cole and Daniel Crapps as agents for Price Creek, LLC, a Florida limited liability company, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from COUNTY RURAL RESIDENTIAL (RR) to CITY INDUSTRIAL (I) 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.
- The Subject Lands are identified by the Columbia County Property Appraiser on the 2025 tax
 roll by tax parcel number 02-4S17-07481-003.
- 68 3. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.
- 71 4. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.
- 5. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.

75 76 77 78 79 80		The effective date of this amendment, Z 25-12, to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 25-10. If Future Land Use Plan Map Amendment, CPA 25-10, does not become effective, this amendment, Z 25-12, to the Official Zoning Atlas shall not become effective. No development orders, development permits or land uses dependent on this amendment, Z 25-12, to the Official Zoning Atlas may be issued or commence before it has become effective.				
81 82 83	6.	 Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended. 				
84	PA	SSED upon first reading this day of		2025.		
85 86		SSED AND DULY ADOPTED, upon second a esent and voting, by the City Council this	da [,] BY	y of	•	
		TEST, BY THE CLERK OF THE CITY COUNCI THE CITY OF LAKE CITY, FLORIDA:		ah E. Walker,	. Mayor	
	 Au	drey E. Sikes, City Clerk				
	AP	PROVED AS TO FORM AND LEGALITY:				
87	Cla	ny Martin, City Attorney				