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

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, comfort, convenience, appearance, prosperity or general welfare; now therefore

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

1. 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, Columbia County, Florida. Being more particularly described, as follows: 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. 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.
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 The effective date of this amendment, Z 25-12, to the Official Zoning Atlas shall be the same
76 date as the effective date of Future Land Use Plan Map Amendment, CPA 25-10. If Future
77 Land Use Plan Map Amendment, CPA 25-10, does not become effective, this amendment, Z
78 25-12, to the Official Zoning Atlas shall not become effective. No development orders,
79 development permits or land uses dependent on this amendment, Z 25-12, to the Official
80 Zoning Atlas may be issued or commence before it has become effective.

81 6. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,
82 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
83 amended.

84 **PASSED** upon first reading this _____ day of _____ 2025.

85 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
86 present and voting, by the City Council this _____ day of _____ 2025.

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