

# ORDINANCE NO. 2024-2277

## CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE TEXT OF  
2 THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED,  
3 PURSUANT TO AN APPLICATION, LDR 24-03, BY THE CITY OF LAKE CITY,  
4 RELATION TO AN AMENDMENT TO THE TEXT OF THE LAND DEVELOPMENT  
5 REGULATIONS; PROVIDING FOR AMENDING SECTION 4.2 ENTITLED  
6 SUPPLEMENTARY DISTRICT REGULATIONS BY ADDING SECTION 4.2.15.16  
7 ENTITLED OFFSTREET PARKING REQUIREMENTS: FOR ALL ZONING DISTRICTS  
8 EXCEPT C-CBD COMMERCIAL-CENTRAL BUSINESS DISTRICT AND SECTION  
9 4.2.15.17 ENTITLED VARIANCE TO ABOVE MENTIONED PARKING  
10 REQUIREMENTS; PROVIDING FOR AMENDING SECTION 4.4.11 ENTITLED  
11 MINIMUM OFFSTREET PARKING REQUIREMENTS; PROVIDING FOR  
12 AMENDING SECTION 4.5.11 ENTITLED MINIMUM OFFSTREET  
13 PARKING REQUIREMENTS; PROVIDING FOR AMENDING SECTION 4.6.11  
14 ENTITLED MINIMUM OFFSTREET PARKING REQUIREMENTS; PROVIDING FOR  
15 AMENDING SECTION 4.7.11 ENTITLED MINIMUM OFFSTREET PARKING  
16 REQUIREMENTS; PROVIDING FOR AMENDING SECTION 4.8.11 ENTITLED  
17 MINIMUM OFFSTREET PARKING REQUIREMENTS; PROVIDING FOR  
18 AMENDING SECTION 4.9.11 ENTITLED MINIMUM OFFSTREET PARKING  
19 REQUIREMENTS; PROVIDING FOR AMENDING SECTION 4.10.11 ENTITLED  
20 MINIMUM OFFSTREET PARKING REQUIREMENTS; PROVIDING FOR  
21 AMENDING SECTION 4.11.11 ENTITLED MINIMUM OFFSTREET PARKING  
22 REQUIREMENTS; PROVIDING FOR AMENDING SECTION 4.12.11 ENTITLED  
23 MINIMUM OFFSTREET PARKING REQUIREMENTS; PROVIDING FOR  
24 AMENDING SECTION 4.13.11 ENTITLED MINIMUM OFFSTREET PARKING  
25 REQUIREMENTS; PROVIDING FOR AMENDING SECTION 4.15.11 ENTITLED  
26 MINIMUM OFFSTREET PARKING REQUIREMENTS; PROVIDING FOR  
27 AMENDING SECTION 4.16.11 ENTITLED MINIMUM OFFSTREET PARKING  
28 REQUIREMENTS PROVIDING FOR AMENDING SECTION 4.17.11 ENTITLED  
29 MINIMUM OFFSTREET PARKING REQUIREMENTS; PROVIDING SEVERABILITY;  
30 REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE  
31 DATE

32 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake  
33 City, Florida, hereinafter referred to as the City Council, to prepare, adopt and enforce land development  
34 regulations;

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

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

39 **WHEREAS**, the Planning and Zoning Board of City of Lake City, Florida, hereinafter referred to as the  
40 Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Lake City,  
41 Florida, hereinafter referred to as the Local Planning Agency;

42 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development  
43 Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required  
44 public hearing, with public notice having been provided, on said application for an amendment, as  
45 described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local  
46 Planning Agency, reviewed and considered all comments received during said public hearing and the  
47 Concurrency Management Assessment concerning said application for an amendment, as described  
48 below, and recommended to the City Council approval of said application for an amendment, as described  
49 below;

50 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the required  
51 public hearing, with public notice having been provided, on said application for an amendment, as  
52 described below, and at said public hearing, the City Council reviewed and considered all comments  
53 received during said public hearing, including the recommendation of the Planning and Zoning Board,  
54 serving also as the Local Planning Agency, and the Concurrency Management Assessment concerning said  
55 application for an amendment, as described below; and

56 **WHEREAS**, the City Council has determined and found that approval of said application for an  
57 amendment, as described below, would promote the public health, safety, morals, order, comfort,  
58 convenience, appearance, prosperity or general welfare.

59 **WHEREAS**, the City Council has determined and found that a need and justification exist for the approval  
60 of said application for amendment, as described below; now therefore,

61 **BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:**

62 **SECTION 1. ARTICLE IV, SECTION 4.2, SUBSECTION 4.2.15, SUBSECTION 4.2.15.16 OF THE LAND**  
63 **DEVELOPMENT REGULATIONS IS CREATED AS FOLLOWS:**

64 4.2.15.16 Offstreet Parking Requirements: For All Zoning Districts Except C-CBD  
65 Commercial-Central Business District

<u>Amusement or assembly places containing fixed seats</u>	<u>1 space for each 3 fixed seats provided for patron use, plus 1space per employee</u>
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<u>Amusement or assembly places without fixed seats (go-cart tracts, mini-golf courses, driving ranges and other similar outdoor uses)</u>	<u>1 space per each 3 patrons, plus 1 space per each employee</u>
<u>Apartments of three (3) dwelling units or more (efficiencies and one-bedroom)</u>	<u>1½ spaces for each dwelling unit</u>
<u>Apartments of three (3) dwelling units or more (two (2) and three (3) bedrooms)</u>	<u>2 spaces for each dwelling unit</u>
<u>Auto dealerships</u>	<u>1 space per every three hundred (300) square feet of gross floor area including showroom, sales offices and general offices.</u>
<u>Big box development</u>	<u>4 spaces for each 1,000 square feet of gross floor area, but not to exceed 5 spaces for each 1,000 square feet</u>
<u>Boardinghouses, lodging houses, and rooming- houses and assisted living facilities (such as senior living facilities),including nursing homes</u>	<u>1 space for each 2 bedrooms</u>
<u>Clubs, lodges, fraternities</u>	<u>1 space for each bedroom, plus 1 space for each 5 members</u>

<p><u>Day care centers and kindergartens</u></p>	<p><u>1 space for each 10 children, plus with a pickup and drop-off area one space for each 10 children or without a pick-up or drop-off area one space for each 5 children.</u></p>
<p><u>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, and all other general retail establishments of fifteen thousand (15,000) square feet gross floor area or less</u></p>	<p><u>1 space for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces</u></p>
<p><u>Hospitals, sanitariums, foster group homes, and similar institutions</u></p>	<p><u>2 spaces for each bedroom and office building criteria</u></p>
<p><u>Hotels, motels, tourist courts</u></p>	<p><u>1 space for each 1½ rooms, plus 1 space for each employee, plus restaurant and retail sales criteria must be met when applicable</u></p>
<p><u>Industrial uses, manufacturing and warehousing</u></p>	<p><u>1 space for each bay, plus 1 space for each 1,000 square feet</u></p>
<p><u>Kennels and veterinary clinics</u></p>	<p><u>1 space for each 300 square feet of office, animal shelter and run area</u></p>

<u>Mechanical garages</u>	<u>1 space for every employee, plus 1 space per bay or 1 space for each one thousand (1,000) square feet if no bays</u>
<u>Medical dental, optical clinics and offices</u>	<u>1 space for each employee, plus 2 spaces for each examination room</u>
<u>Mini-warehouses up to two hundred (200) units</u>	<u>4 spaces located at office/entrance area, plus minimum 25feet between buildings for driveway parking purposes</u>
<u>Mini-warehouses over two hundred (200) units</u>	<u>6 spaces located at office/entrance area, plus minimum 25feet between buildings for driveway parking purposes</u>
<u>Mortuaries</u>	<u>1 space for each 4 seats in chapel, plus 1 space for each commercial vehicle</u>
<u>Office building, including business, commercial and government</u>	<u>1 space for each 200 square feet of floor area used for office purposes</u>

<p><u>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, etc.</u></p>	<p><u>1 space for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces</u></p>
<p><u>Post office</u></p>	<p><u>1 space for each 4 employees, plus 1 space per governmental vehicle, plus 4 spaces per service window</u></p>
<p><u>Residential dwelling units, single-family and duplex</u></p>	<p><u>2 spaces for each dwelling unit</u></p>
<p><u>Restaurants, grills, bars, lounges, similar dining, and/or drinking establishments</u></p>	<p><u>1 space for each 4 seats provided for patron use, plus 1 space for each 75 square feet of floor area provided for patron use which does not contain seats; provided that no use shall have less than 4 spaces ; plus 1 space for each employee</u></p>
<p><u>Personal service establishments, retail establishments, banks, financing and lending institutions</u></p>	<p><u>1 space for each 100 square feet of first floor area, plus 1space for each 200 square feet of floor area above the first floor, excluding storage areas; 2 spaces for lobby</u></p>

<u>Schools (charter and private), including elementary, middle, K-8, high schools and academies, not including colleges, universities, or similar institutions. For schools (public), see the public school siting regulations at chapter 38, article XVIII.</u>	<u>1 space for each 4 seats in assembly hall, or 4 spaces per each instructional room plus 1 space for each 3 high school students, whichever is greater.</u>
<u>Shopping centers between fifteen thousand one (15,001) and fifty thousand (50,000) square feet gross floor area, food stores, supermarkets, and drugstores</u>	<u>5½ spaces for each 1,000 square feet of gross floor area; provided, however, no use shall have less than 5 spaces</u>
<u>Shopping centers over fifty thousand (50,000) square feet gross floor area</u>	<u>5 spaces for each 1,000 square feet of gross floor area</u>
<u>Student housing</u>	<u>1 space per bedroom.</u>
<u>Time share units</u>	<u>1.25 spaces for each unit plus .25 spaces for each lockout unit.</u>
<u>Universities, colleges and similar institutions</u>	<u>1 space for each 200 square feet of classroom and office space</u>

66 **SECTION 2. ARTICLE IV, SECTION 4.2, SUBSECTION 4.2.15, SUBSECTION 4.2.15.17 OF THE LAND**  
67 **DEVELOPMENT REGULATIONS IS CREATED AS FOLLOWS:**

68 4.2.15.17 Variance To Above Mentioned Parking Requirements

69 Land owners may petition the Board of Adjustments for a variance to  
70 the parking requirements in section 4.2.15.16, however the following  
71 criteria must be meet;

- 72 1. Parking Variance must be supported by a parking study;

- 73                                    2. All requirements for Variances in Section 11.3 of these Land  
74                                    Development Regulations must be met;  
75                                    3. Must comply with all State and Federal Laws for parking; and  
76                                    4. Shall create an environment which is at the best interest for the  
77                                    public’s safety, well-being, and health.

78 **SECTION 3. ARTICLE IV, SECTION 4.4; SUBSECTION 4.4.11 OF THE LAND DEVELOPMENT REGULATIONS**  
79 **IS AMENDED AS FOLLOWS:**

80                                    4.4.11        MINIMUM OFFSTREET PARKING REQUIREMENTS

81                                    (See Subsection 4.2.15.16 and Subsection 4.2.15.17)

82                                    (See also Section 4.2)

- 83                                    1. Residential dwelling units: two (2) spaces for each dwelling unit.  
84                                    2. Elementary and junior high schools: two (2) spaces for each  
85                                    classroom or office room, plus one (1) space for each three (3)  
86                                    seats in any auditorium or gymnasium.  
87                                    3. Senior high school: four (4) spaces for each classroom or office  
88                                    room, plus two (2) spaces for each three (3) seats in any auditorium  
89                                    or gymnasium.  
90                                    4. Churches or other houses of worship: one (1) space for each six (6)  
91                                    permanent seats in the main auditorium.  
92                                    5. Public buildings and facilities (unless otherwise specified): one (1)  
93                                    space for each two hundred (200) square feet of floor area.  
94                                    6. Private clubs and lodges: one (1) space for each three hundred  
95                                    (300) square feet of floor area.  
96                                    7. Adult and child care centers: one (1) space for each three hundred  
97                                    (300) square feet of floor area devoted to adult or child care  
98                                    activities and one (1) space for each employee.  
99                                    8. Group living facilities: one (1) space for each bedroom.  
100                                    9. Hospitals: one (1) space for each bed.  
101                                    10. Sanitariums and nursing homes: one (1) space for each two (2)  
102                                    beds.  
103                                    11. Residential home for the aged: one (1) space for each dwelling  
104                                    unit.  
105                                    12. Commercial and service establishments (unless otherwise  
106                                    specified): one (1) space for each one hundred fifty (150) square  
107                                    feet of non-storage floor area.  
108                                    13. Livestock or poultry slaughterhouse; saw mills and planing mills;



- 109 crematories; agricultural feed and grain packaging, blending,  
110 storage and sales; agricultural fertilizer storage and sales: one (1)  
111 space for each five hundred (500) square feet of floor area.
- 112 ~~14. Livestock auction arenas; agricultural equipment and related~~  
113 ~~machinery sales; agricultural fairs and fairground activities; drive-~~  
114 ~~in theaters; racetracks and speedways; golf and archery ranges;~~  
115 ~~rifle, shotgun, and pistol ranges; commercial kennels; veterinary~~  
116 ~~clinics; and animal shelters: one (1) space for each three hundred~~  
117 ~~fifty (350) square feet of floor area, plus, where applicable, one (1)~~  
118 ~~space for each one thousand (1,000) square feet of lot or ground~~  
119 ~~area outside buildings used for any type of sales, display, or~~  
120 ~~activity.~~
- 121 ~~15. Bed and breakfast inn; in addition to parking required for the~~  
122 ~~residence, one (1) parking space shall be provided for each guest~~  
123 ~~room. The Board of Adjustment may vary the parking requirement~~  
124 ~~for those properties listed on the City's historic landmark or site list~~  
125 ~~based upon site constraints including, but not limited to, small~~  
126 ~~yards, inadequate space for parking, and the availability of on-~~  
127 ~~street parking.~~
- 128 ~~16. For other special exceptions as specified herein: to be determined~~  
129 ~~by findings in the particular case.~~

130 **SECTION 4. ARTICLE IV, SECTION 4.5.11 OF THE LAND DEVELOPMENT REGULATIONS IS AMENDED AS**  
131 **FOLLOWS:**

- 132 4.5.11 MINIMUM OFFSTREET PARKING REQUIREMENTS  
133 (See Subsection 4.2.15.16 and Subsection 4.2.15.17)  
134 (See also Section 4.2)
- 135 1. ~~Each residential dwelling unit: two (2) spaces for each dwelling~~  
136 ~~unit.~~
- 137 2. ~~Elementary and junior high schools: two (2) spaces for each~~  
138 ~~classroom or office room, plus one (1) space for each three (3)~~  
139 ~~seats in any auditorium or gymnasium.~~
- 140 3. ~~Senior high school: four (4) spaces for each classroom or office~~  
141 ~~room, plus two (2) spaces for each three (3) seats in any auditorium~~  
142 ~~or gymnasium.~~
- 143 4. ~~Churches or other houses of worship: one (1) space for each six (6)~~  
144 ~~permanent seats in the main auditorium.~~
- 145 5. ~~Public buildings and facilities (unless otherwise specified): one (1)~~  
146 ~~space for each two hundred (200) square feet of floor area.~~
- 147 6. ~~Private clubs and lodges: one (1) space for each three hundred~~

- 148 ~~(300) square feet of floor area.~~
- 149 ~~7. Adult and child care centers: one (1) space for each three hundred~~
- 150 ~~(300) square feet of floor area devoted to adult or child care~~
- 151 ~~activities and one (1) space for each employee.~~
- 152 ~~8. Commercial greenhouses and plant nurseries: one (1) space for~~
- 153 ~~each one hundred fifty (150) square feet of non-storage floor area.~~
- 154 ~~9. Bed and breakfast inn; in addition to parking required for the~~
- 155 ~~residence, one (1) parking space shall be provided for each guest~~
- 156 ~~room. The Board of Adjustment may vary the parking requirement~~
- 157 ~~for those properties listed on the City's historic landmark or site list~~
- 158 ~~based upon site constraints including, but not limited to, small~~
- 159 ~~yards, inadequate space for parking, and the availability of on-~~
- 160 ~~street parking.~~
- 161 ~~10. For other special exceptions as specified herein: to be determined~~
- 162 ~~by findings in the particular case.~~

163 **SECTION 5. ARTICLE IV, SECTION 4.6.11 OF THE LAND DEVELOPMENT REGULATIONS IS AMENDED AS**

164 **FOLLOWS:**

165 4.6.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

166 (See Subsection 4.2.15.16 and Subsection 4.2.15.17)

167 (See also Section 4.2)

- 168 ~~1. Residential dwelling units: two (2) spaces for each dwelling unit.~~
- 169 ~~2. Elementary and junior high schools: two (2) spaces for each~~
- 170 ~~classroom or office room, plus one (1) space for each three (3)~~
- 171 ~~seats in any auditorium or gymnasium.~~
- 172 ~~3. Senior high schools: four (4) spaces for each classroom or office~~
- 173 ~~room, plus two (2) spaces for each three (3) seats in any auditorium~~
- 174 ~~or gymnasium.~~
- 175 ~~4. Churches or other houses of worship: one (1) space for each six (6)~~
- 176 ~~permanent seats in the main auditorium.~~
- 177 ~~5. Public buildings and facilities (unless otherwise specified): one (1)~~
- 178 ~~space for each two hundred (200) square feet of floor area.~~
- 179 ~~6. Adult and child care centers: one (1) space for each three hundred~~
- 180 ~~(300) square feet of floor area devoted to adult or child care~~
- 181 ~~activities and one (1) space for each employee.~~
- 182 ~~7. Private clubs and lodges: one (1) space for each three hundred~~
- 183 ~~(300) square feet of floor area.~~
- 184 ~~8. Commercial greenhouses and plant nurseries: one (1) space for~~

185 each one hundred fifty (150) square feet of non-storage floor area.

186 9. ~~Bed and breakfast inn; in addition to parking required for the~~  
187 ~~residence, one (1) parking space shall be provided for each guest~~  
188 ~~room. The Board of Adjustment may vary the parking requirement~~  
189 ~~for those properties listed on the City's historic landmark or site list~~  
190 ~~based upon site constraints including, but not limited to, small~~  
191 ~~yards, inadequate space for parking, and the availability of on-~~  
192 ~~street parking.~~

193 10. ~~For other special exceptions as specified herein; to be determined~~  
194 ~~by findings in the particular case.~~

195 **SECTION 6. ARTICLE IV, SECTION 4.7.11 OF THE LAND DEVELOPMENT REGULATIONS IS AMENDED AS**  
196 **FOLLOWS:**

197 4.7.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

198 (See Subsection 4.2.15.16 and Subsection 4.2.15.17)

199 (See also Section 4.2)

200 1. ~~Residential dwelling units: two (2) spaces for each dwelling unit.~~

201 2. ~~Elementary and junior high schools: two (2) spaces for each classroom~~  
202 ~~or office room, plus one (1) space for each three (3) seats in any~~  
203 ~~auditorium or gymnasium.~~

204 3. ~~Senior high schools: four (4) spaces for each classroom or office room,~~  
205 ~~plus two (2) spaces for each three (3) seats in any auditorium or~~  
206 ~~gymnasium.~~

207 4. ~~Churches or other houses of worship: one (1) space for each six (6)~~  
208 ~~permanent seats in the main auditorium.~~

209 5. ~~Public buildings and facilities (unless otherwise specified): one (1)~~  
210 ~~space for each two hundred (200) square feet of floor area.~~

211 6. ~~Private clubs and lodges: one (1) space for each three hundred (300)~~  
212 ~~square feet of floor area.~~

213 7. ~~Adult and child care centers: one (1) space for each three hundred~~  
214 ~~(300) square feet of floor area devoted to child care activities and one~~  
215 ~~(1) space for each employee.~~

216 8. ~~Commercial greenhouses and plant nurseries: one (1) space for each~~  
217 ~~one hundred fifty (150) square feet of non-storage floor area.~~

218 9. ~~Bed and breakfast inn; in addition to parking required for the~~  
219 ~~residence, one (1) parking space shall be provided for each guest~~  
220 ~~room. The Board of Adjustment may vary the parking requirement for~~  
221 ~~those properties listed on the City's historic landmark or site list based~~  
222 ~~upon site constraints including, but not limited to, small yards,~~

223                                   inadequate space for parking, and the availability of on-street parking.  
224                                   10. For other special exceptions as specified herein: to be determined by  
225                                   findings in the particular case.

226 **SECTION 7. ARTICLE IV, SECTION 4.8, SUBSECTION 4.8.11 OF THE LAND DEVELOPMENT REGULATIONS**  
227 **IS AMENDED AS FOLLOWS:**

228                           4.8.11       MINIMUM OFFSTREET PARKING REQUIREMENTS

229                                   (See Subsection 4.2.15.16 and Subsection 4.2.15.17)  
230                                   (See also Section 4.2)

- 231                           1. Residential dwelling units: two (2) spaces for each dwelling unit.  
232                           2. Elementary and junior high schools: two (2) spaces for each  
233                           classroom or office room, plus one (1) space for each three (3)  
234                           seats in any auditorium or gymnasium.  
235                           3. Senior high schools: four (4) spaces for each classroom or office  
236                           room, plus two (2) spaces for each three (3) seats in any auditorium  
237                           or gymnasium.  
238                           4. Churches or other houses of worship: one (1) space for each six (6)  
239                           permanent seats in the main auditorium.  
240                           5. Public buildings and facilities (unless otherwise specified): one (1)  
241                           space for each two hundred (200) square feet of floor area.  
242                           6. Adult and Child care centers: one (1) space for each three hundred  
243                           (300) square feet of floor area devoted to adult or child care  
244                           activities and one (1) space for each employee.  
245                           7. Private clubs and lodges: one (1) space for each three hundred  
246                           (300) square feet of floor area.  
247                           8. For other special exceptions as specified herein: to be determined  
248                           by findings in the particular case.

249 **SECTION 8. ARTICLE IV, SECTION 4.9, SUBSECTION 4.9.11 OF THE LAND DEVELOPMENT REGULATIONS**  
250 **IS AMENDED AS FOLLOWS:**

251                           4.9.11       MINIMUM OFFSTREET PARKING REQUIREMENTS

252                                   (See Subsection 4.2.15.16 and Subsection 4.2.15.17)  
253                                   (See also Section 4.2)

- 254                           1. Each residential dwelling unit: two (2) spaces for each dwelling  
255                           unit.  
256                           2. Elementary and junior high schools: two (2) spaces for each  
257                           classroom or office room, plus one (1) space for each three (3)  
258                           seats in any auditorium or gymnasium.

- 259 ~~3. Senior high schools: four (4) spaces for each classroom or office~~  
260 ~~room, plus two (2) spaces for each three (3) seats in any auditorium~~  
261 ~~or gymnasium.~~
- 262 ~~4. Churches or other houses of worship: one (1) space for each six (6)~~  
263 ~~permanent seats in the main auditorium.~~
- 264 ~~5. Public buildings and facilities (unless otherwise specified): one (1)~~  
265 ~~space for each two hundred (200) square feet of floor area.~~
- 266 ~~6. Adult and Child care centers: one (1) space for each three hundred~~  
267 ~~(300) square feet of floor area devoted to adult or child care~~  
268 ~~activities and one (1) space for each employee.~~
- 269 ~~7. Private clubs and lodges and conference centers: one (1) space for~~  
270 ~~each three hundred (300) square feet of floor area.~~
- 271 ~~8. Group living facilities: one (1) space for each bedroom.~~
- 272 ~~9. Nursing homes: one (1) space for each two (2) beds.~~
- 273 ~~10. Residential homes for the aged: one (1) space for each dwelling~~  
274 ~~unit.~~
- 275 ~~11. For other special exceptions as specified herein: to be determined~~  
276 ~~by findings in the particular case.~~

277 **SECTION 9. ARTICLE IV, SECTION 4.10, SUBSECTION 4.10.11 OF THE LAND DEVELOPMENT**  
278 **REGULATIONS IS AMENDED AS FOLLOWS:**

279 4.10.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

280 (See Subsection 4.2.15.16 and Subsection .4.2.15.17)

281 (See also Section 4.2)

- 282 ~~1. Each residential dwelling unit: two (2) spaces for each dwelling~~  
283 ~~unit.~~
- 284 ~~2. Medical or dental offices, clinics, and laboratories: one (1) space~~  
285 ~~for each one hundred fifty (150) square feet of floor area.~~
- 286 ~~3. Business and professional offices: one (1) space for each two~~  
287 ~~hundred (200) square feet of floor area.~~
- 288 ~~4. Public buildings and facilities (unless otherwise specified): one (1)~~  
289 ~~space for each two hundred (200) square feet of floor area.~~
- 290 ~~5. Art galleries: one (1) space for each three hundred (300) square~~  
291 ~~feet of floor area.~~
- 292 ~~6. Community or little theaters: one (1) space for each four (4) seats.~~
- 293 ~~7. Dance, art, and music studios: one (1) space for each three hundred~~  
294 ~~fifty (350) square feet of floor area.~~

- 
- 295 ~~8. Private clubs and lodges: one (1) space for each three hundred~~  
296 ~~(300) square feet of floor area.~~
- 297 ~~9. Churches and other houses of worship: one (1) space for each six~~  
298 ~~(6) permanent seats in the main auditorium.~~
- 299 ~~10. Funeral homes: one (1) space for each three (3) seats in the chapel.~~
- 300 ~~11. Elementary and junior high schools: two (2) spaces for each~~  
301 ~~classroom or office room, plus one (1) space for each three (3) seats~~  
302 ~~in any auditorium or gymnasium.~~
- 303 ~~12. Senior high school: four (4) spaces for each classroom or office~~  
304 ~~room, plus two (2) spaces for each three (3) seats in any auditorium~~  
305 ~~or gymnasium.~~
- 306 ~~13. Professional, business, and technical schools: one (1) space for~~  
307 ~~each two hundred (200) square feet of floor area.~~
- 308 ~~14. Hospitals: one (1) space for each bed.~~
- 309 ~~15. Nursing homes: one (1) space for each two (2) beds.~~
- 310 ~~16. Child care centers and overnight child care centers: one (1) space~~  
311 ~~for each three hundred (300) square feet of floor area devoted to~~  
312 ~~child care activities.~~
- 313 ~~17. Residential homes for the aged: one (1) space for each dwelling~~  
314 ~~unit.~~
- 315 ~~18. Recovery homes: one (1) space for each bedroom.~~
- 316 ~~19. Residential treatment facilities: one (1) space for each bed.~~
- 317 ~~20. Pharmacies: one (1) space for each one hundred fifty (150) square~~  
318 ~~feet of non-storage floor area.~~
- 319 ~~21. Adult care centers: one (1) space for each three hundred (300)~~  
320 ~~square feet of floor area devoted to adult care activities.~~
- 321 ~~22. Bed and breakfast inn; in addition to parking required for the~~  
322 ~~residence, one (1) parking space shall be provided for each guest~~  
323 ~~room. The Board of Adjustment may vary the parking requirement~~  
324 ~~for those properties listed on the City's historic landmark or site list~~  
325 ~~based upon site constraints including, but not limited to, small~~  
326 ~~yards, inadequate space for parking, and the availability of on-~~  
327 ~~street parking.~~
- 328 ~~23. For other special exceptions as specified herein: to be determined~~  
329 ~~by findings in the particular case.~~

330 **SECTION 10. ARTICLE IV, SECTION 4.11, SUBSECTION 4.11.11 OF THE LAND DEVELOPMENT**  
331 **REGULATIONS IS AMENDED AS FOLLOWS:**

332 4.11.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

333 (See Subsection 4.2.15.16 and Subsection .4.2.15.17)

334 (See also Section 4.2)

335 1. ~~Commercial and service establishments (unless otherwise~~  
336 ~~specified): one (1) space for each one hundred fifty (150) square~~  
337 ~~feet of non-storage floor area.~~

338 2. ~~Adult care centers and child care centers and overnight child care~~  
339 ~~centers: one (1) space for each three hundred (300) square feet of~~  
340 ~~floor area devoted to adult or child care activities.~~

341 3. ~~Public buildings and facilities (unless otherwise specified): one (1)~~  
342 ~~space for each two hundred (200) square feet of floor area.~~

343 4. ~~Banks and financial institutions: one (1) space for each one~~  
344 ~~hundred fifty (150) square feet of non-storage floor area.~~

345 5. ~~Each residential dwelling unit: two (2) spaces for each dwelling~~  
346 ~~unit.~~

347 6. ~~Bed and breakfast inn; in addition to parking required for the~~  
348 ~~residence, one (1) parking space shall be provided for each guest~~  
349 ~~room. The Board of Adjustment may vary the parking requirement~~  
350 ~~for those properties listed on the City's historic landmark or site list~~  
351 ~~based upon site constraints including, but not limited to, small~~  
352 ~~yards, inadequate space for parking, and the availability of on-~~  
353 ~~street parking.~~

354 7. ~~For other special exceptions as specified herein: to be determined~~  
355 ~~by findings in the particular case.~~

356 Note: Offstreet loading required (see Section 4.2).

357 **SECTION 11. ARTICLE IV, SECTION 4.12, SUBSECTION 4.12.11 OF THE LAND DEVELOPMENT**  
358 **REGULATIONS IS AMENDED AS FOLLOWS:**

359 4.12.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

360 (See Subsection 4.2.15.16 and Subsection .4.2.15.17)

361 (See also Section 4.2)

362 1. ~~Commercial and service establishments (unless otherwise~~  
363 ~~specified): one (1) space for each one hundred fifty (150) square~~  
364 ~~feet of non-storage floor area.~~

365 2. ~~Commercial establishments selling home furnishings and major~~  
366 ~~appliances, and office equipment and furniture: one (1) space for~~

- 367 each five hundred (500) square feet of non-storage floor area.
- 368 ~~3. Restaurants, cocktail lounges, bars, and taverns: one (1) space for~~  
369 ~~each three (3) seats in public rooms.~~
- 370 ~~4. Funeral homes: one (1) space for each three (3) seats in the~~  
371 ~~chapel.~~
- 372 ~~5. Medical or dental offices, clinics, or laboratories: one (1) space~~  
373 ~~for each one hundred fifty (150) square feet of floor area.~~
- 374 ~~6. Business and professional offices: one (1) space for each two~~  
375 ~~hundred (200) square feet of floor area.~~
- 376 ~~7. Newspaper office: one (1) space for each three hundred fifty~~  
377 ~~(350) square feet of floor area.~~
- 378 ~~8. Public buildings and facilities (unless otherwise specified): one (1)~~  
379 ~~space for each two hundred (200) square feet of floor area.~~
- 380 ~~9. Banks and financial institutions: one (1) space for each one~~  
381 ~~hundred fifty (150) square feet of non-storage floor area.~~
- 382 ~~10. Professional, business, and technical schools: one (1) space for~~  
383 ~~each two hundred (200) square feet of floor area.~~
- 384 ~~11. Community and little theaters, indoor motion picture theaters:~~  
385 ~~one (1) space for each four (4) seats.~~
- 386 ~~12. Hotels and motels: one (1) space for each sleeping room, plus~~  
387 ~~two (2) spaces for the owner or manager, plus required number~~  
388 ~~of spaces for each accessory use such as restaurant, bar, etc. as~~  
389 ~~specified.~~
- 390 ~~13. Dry cleaning and laundry package plants: one (1) space for each~~  
391 ~~one hundred fifty (150) square feet of non-storage floor area.~~
- 392 ~~14. Each residential dwelling unit: two (2) spaces for each dwelling~~  
393 ~~unit.~~
- 394 ~~15. Churches and houses of worship: one (1) space for each six (6)~~  
395 ~~permanent seats in main auditorium.~~
- 396 ~~16. Art galleries: one (1) space for each three hundred (300) square~~  
397 ~~feet of floor area.~~
- 398 ~~17. Dance, art, and music studios: one (1) space for each three~~  
399 ~~hundred fifty (350) square feet of floor area.~~
- 400 ~~18. Private clubs and lodges: one (1) space for each three hundred~~  
401 ~~(300) square feet of floor area.~~
- 402 ~~19. Hospitals: one (1) space for each bed.~~
- 403 ~~20. Nursing homes: one (1) space for each three (3) beds.~~



- 404 ~~21. Telephone exchange, motor bus or other transportation~~  
405 ~~terminals: one (1) space for each three hundred fifty (350) square~~  
406 ~~feet of floor area.~~
- 407 ~~22. Adult care centers and child care centers and overnight child care~~  
408 ~~centers: one (1) space for each three hundred (300) square feet~~  
409 ~~of floor area devoted to child care activities.~~
- 410 ~~23. For other special exceptions as specified herein: to be~~  
411 ~~determined by findings in the particular case.~~

412 **SECTION 12. ARTICLE IV, SECTION 4.13, SUBSECTION 4.13.11 OF THE LAND DEVELOPMENT**  
413 **REGULATIONS IS AMENDED AS FOLLOWS:**

414 4.13.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

415 ~~(See Subsection 4.2.15.16 and Subsection .4.2.15.17)~~

416 ~~(See also Section 4.2)~~

- 417 ~~1. For uses specifically listed under CG: As for CG OFFSTREET~~  
418 ~~PARKING REQUIREMENTS.~~
- 419 ~~2. Commercial or service establishments (unless otherwise~~  
420 ~~specified); agricultural fairs and fairgrounds; livestock auction~~  
421 ~~arena: one (1) space for each three hundred fifty~~  
422 ~~(350) square feet of floor area, plus, where applicable, one (1)~~  
423 ~~space for each one thousand (1,000) square feet of lot or ground~~  
424 ~~area outside buildings used for any type of sales, display, or~~  
425 ~~activity.~~
- 426 ~~3. Express or parcel delivery office, motor bus or other~~  
427 ~~transportation terminal: one (1) space for each three hundred~~  
428 ~~fifty (350) square feet of floor area.~~
- 429 ~~4. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one~~  
430 ~~(1) space for each two hundred (200) square feet of floor area.~~
- 431 ~~5. Wholesale establishments: one (1) space for each five hundred~~  
432 ~~(500) square feet of floor area.~~
- 433 ~~6. Warehouse or storage use only: one (1) space for each one~~  
434 ~~thousand five hundred (1,500) square feet of floor area.~~
- 435 ~~7. Each existing residential dwelling unit: two (2) spaces for each~~  
436 ~~dwelling unit.~~
- 437 ~~8. Public buildings and facilities.~~
- 438 ~~9. Churches and houses of worship.~~
- 439 ~~10. Private clubs and lodges.~~
- 440 ~~11. Bed and breakfast inn; in addition to parking required for the~~

441 residence, one (1) parking space shall be provided for each guest  
442 room. The Board of Adjustment may vary the parking  
443 requirement for those properties listed on the City's historic  
444 landmark or site list based upon site constraints including, but  
445 not limited to, small yards, inadequate space for parking, and the  
446 availability of on-street parking.

447 ~~12. For other special exceptions as specified herein: to be~~  
448 ~~determined by findings in the particular case.~~

449 Note: Offstreet loading required (see Section 4.2).

450 **SECTION 13. ARTICLE IV, SECTION 4.15, SUBSECTION 4.15.13 OF THE LAND DEVELOPMENT REGULATIONS**  
451 **IS AMENDED AS FOLLOWS:**

452 4.15.13 MINIMUM OFFSTREET PARKING REQUIREMENTS

453 (See Subsection 4.2.15.16 and Subsection .4.2.15.17)

454 (See also Section 4.2)

455 ~~1. Commercial (and service establishments (unless otherwise~~  
456 ~~specified): one (1) space for each one hundred fifty (150) square~~  
457 ~~feet of non-storage floor area, plus, where applicable, one (1)~~  
458 ~~space for each one thousand (1,000) square feet of lot or ground~~  
459 ~~area outside buildings used for any type of sales, display, or~~  
460 ~~activity.~~

461 ~~2. Restaurants, cocktail lounges, bars, and taverns: one (1) space for~~  
462 ~~each three (3) seats in public rooms.~~

463 ~~3. Hotels and motels: one (1) space for each sleeping room, plus~~  
464 ~~two (2) spaces for the owner or manager, plus required number~~  
465 ~~of spaces for each accessory use such as restaurant, bar, etc. as~~  
466 ~~specified.~~

467 ~~4. Warehousing and storage only: one (1) space for each one~~  
468 ~~thousand five hundred (1,500) square feet of floor area.~~

469 ~~5. Public buildings and facilities.~~

470 ~~6. Bed and breakfast inn; in addition to parking required for the~~  
471 ~~residence, one (1) parking space shall be provided for each guest~~  
472 ~~room. The Board of Adjustment may vary the parking~~  
473 ~~requirement for those properties listed on the City's historic~~  
474 ~~landmark or site list based upon site constraints including, but~~  
475 ~~not limited to, small yards, inadequate space for parking, and the~~  
476 ~~availability of on-street parking.~~

477 ~~7. For other special exceptions as specified herein: to be~~  
478 ~~determined by findings in the particular case.~~

479 Note: Offstreet loading required (see Section 4.2)

480 **SECTION 14. ARTICLE IV, SECTION 4.16, SUBSECTION 4.16.11 OF THE LAND DEVELOPMENT REGULATIONS**  
481 **IS AMENDED AS FOLLOWS:**

482 4.16.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

483 (See Subsection 4.2.15.16 and Subsection .4.2.15.17)

484 (See also Section 4.2)

485 ~~1. Warehousing and storage only: one (1) space for each one~~  
486 ~~thousand five hundred (1,500) square feet of floor area.~~

487 ~~2. Retail commercial establishments for sale, repair, and service of~~  
488 ~~new and used automobiles, motorcycles, trucks and tractors,~~  
489 ~~mobile homes, boats, heavy machinery and equipment, and farm~~  
490 ~~equipment; motor vehicle body shops; retail establishments for~~  
491 ~~sale of farm supplies, lumber and building supplies, monuments,~~  
492 ~~and automotive vehicle parts and accessories; crematories; and~~  
493 ~~similar uses: one (1) space for each three hundred fifty (350)~~  
494 ~~square feet of floor area, plus, where applicable, one (1) space~~  
495 ~~for each one thousand (1,000) square feet of lot or ground area~~  
496 ~~outside buildings used for any type of sales, display, or activity.~~

497 ~~3. Restaurants: one (1) space for each three (3) seats in public~~  
498 ~~rooms.~~

499 ~~4. Miscellaneous uses such as express or parcel delivery office,~~  
500 ~~telephone exchange, motor bus or truck or other transportation~~  
501 ~~terminal: one (1) space for each three hundred fifty (350) square~~  
502 ~~feet of floor area.~~

503 ~~5. For uses specifically listed under CI: As for CI OFFSTREET PARKING~~  
504 ~~REQUIREMENTS.~~

505 ~~6. Other permitted uses (unless otherwise specified): one (1) space~~  
506 ~~for each five hundred (500) square feet of floor area.~~

507 ~~7. For other special exceptions as specified herein: to be~~  
508 ~~determined by findings in the particular case.~~

509 Note: Offstreet loading required (see Section 4.2).

510 **SECTION 15. ARTICLE IV, SECTION 4.17, SUBSECTION 4.17.11 OF THE LAND DEVELOPMENT REGULATIONS**  
511 **IS AMENDED AS FOLLOWS:**

512 4.17.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

513 (See Subsection 4.2.15.16 and Subsection .4.2.15.17)

514 (See also Section 4.2)

- 
- 515                                   1. ~~Warehousing and storage only: one (1) space for each one~~  
516                                   ~~thousand five hundred (1,500) square feet of floor area.~~
- 517                                   2. ~~Retail commercial establishments for sale, repair, and service of~~  
518                                   ~~new and used automobiles, motorcycles, trucks and tractors,~~  
519                                   ~~mobile homes, boats, heavy machinery and equipment, and~~  
520                                   ~~farm equipment; motor vehicle body shops; retail establishments~~  
521                                   ~~for sale of farm supplies, lumber and building supplies,~~  
522                                   ~~monuments, and automotive vehicle parts and accessories;~~  
523                                   ~~wrecking yards; and similar uses: one (1) space for each three~~  
524                                   ~~hundred fifty (350) square feet of floor area, plus where~~  
525                                   ~~applicable, one~~  
526                                   ~~(1) space for each one thousand (1,000) square feet of lot or~~  
527                                   ~~ground area outside buildings used for any type of sales, display,~~  
528                                   ~~or activity.~~
- 529                                   3. ~~Restaurants: one (1) space for each three (3) seats in public~~  
530                                   ~~rooms.~~
- 531                                   4. ~~Miscellaneous uses such as express or parcel delivery office,~~  
532                                   ~~telephone exchange, motor bus or truck or other transportation~~  
533                                   ~~terminal: one (1) space for each three hundred fifty (350) square~~  
534                                   ~~feet of floor area.~~
- 535                                   5. ~~For uses specifically listed under ILW: As for ILW OFFSTREET~~  
536                                   ~~PARKING REQUIREMENTS.~~
- 537                                   6. ~~Other permitted uses (unless otherwise specified): one (1) space~~  
538                                   ~~for each five hundred (500) square feet of floor area.~~
- 539                                   7. ~~For other special exceptions as specified herein: to be~~  
540                                   ~~determined by findings in the particular case.~~

541                                   Note: Offstreet loading required (see Section 4.2).

542   **SECTION 16. SEVERABILITY.** If any provision or portion of this ordinance is declared by any court of  
543   competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and  
544   portions of this ordinance shall remain in full force and effect.

545   **SECTION 17. CONFLICT.** All ordinances or portions of ordinances in conflict with this ordinance are  
546   hereby repealed to the extent of such conflict.

547   **SECTION 18. EFFECTIVE DATE.** This ordinance shall become effective upon adoption.

548   **SECTION 19. AUTHORITY.** This ordinance is adopted pursuant to the authority granted by Section  
549   166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as  
550   amended.

**APPROVED, UPON THE FIRST READING,** by the City Council of the City of Lake City at a regular meeting,

on the 15<sup>th</sup> day of April, 2024.

**PUBLICLY NOTICED**, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk of the City of Lake City, Florida on the \_\_\_\_ day of April, 2024.

**APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE**, by an affirmative vote of a majority of a quorum present of the City Council of Lake City, Florida, at a regularly scheduled meeting this \_\_\_\_ day of May, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

\_\_\_\_\_  
Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COMMISSION  
OF THE CITY OF LAKE CITY, FLORIDA:

\_\_\_\_\_  
Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Clay Martin, City Attorney

# Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2277- Amending the Text of the Land Development Regulations of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

**File Attachments for Item:**

20. City Council Ordinance No. 2024-2283 - (first reading) 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 50 or less acres of land, pursuant to an application, CPA 23-01, by 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 Residential, Low Density (less than or equal to 2 dwelling units per acre) to Residential, High Density (less than or equal to 20 dwelling units per acre) of certain lands within the corporate limits of the City of Lake City, Florida; providing for severability; repealing all ordinances in conflict; and providing for an effective date. (Sugarmill Apartments Phase 2)

# ORDINANCE NO. 2024-2283

## CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE  
2 FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY  
3 COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT  
4 OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA  
5 23-01, BY THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE  
6 AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161  
7 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING  
8 FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM  
9 RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLING  
10 UNITS PER ACRE) TO RESIDENTIAL, HIGH DENSITY (LESS THAN OR  
11 EQUAL TO 20 DWELLING UNITS PER ACRE) OF CERTAIN LANDS WITHIN  
12 THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA;  
13 PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT;  
14 AND PROVIDING AN EFFECTIVE DATE

15 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake  
16 City, Florida, hereinafter referred to as the City Council, to prepare, adopt and implement a  
17 Comprehensive Plan;

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

20 **WHEREAS**, an application, CPA 24-01, for an amendment, as described below, to the Future Land Use Plan  
21 Map of the City of Lake City's Comprehensive Plan has been filed with the City;

22 **WHEREAS**, the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the  
23 Planning and Zoning Board has been designated as the Local Planning Agency of the City of Lake City,  
24 Florida, hereinafter referred to as the Local Planning Agency;

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

34 **WHEREAS**, the City Council held the required public hearings, with public notice having been provided,  
35 under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended,  
36 on said application for an amendment, as described below, and at said public hearings, the City Council  
37 reviewed and considered all comments received during said public hearing, including the  
38 recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the  
39 Concurrency Management Assessment concerning said application for an amendment, as described  
40 below;