

ORDINANCE NO. 2025-23-08

CITY OF LAKE CITY, FLORIDA

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE TEXT OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, LDR 25-01, BY THE CITY COUNCIL; PROVIDING FOR AMENDING SECTION 4.12.2 ENTITLED PERMITTED PRINCIPAL USES AND STRUCTURES TO PERMIT CHURCHES AND OTHER HOUSES OF WORSHIP AS A PERMITTED PRINCIPAL USE AND STRUCTURE WITHIN THE “CG” COMMERCIAL, GENERAL ZONING DISTRICT; PROVIDING FOR AMENDING SECTION 4.12.5 ENTITLED SPECIAL EXCEPTIONS BY DELETING CHURCHES AND OTHER HOUSES OF WORSHIP AS A USE PERMITTED BY SPECIAL EXCEPTION WITHIN THE “CG” COMMERCIAL, GENERAL ZONING DISTRICT; PROVIDING FOR AMENDING SECTION 4.13.5 ENTITLED SPECIAL EXCEPTIONS BY DELETING CHURCHES AND OTHER HOUSES OF WORSHIP AS A USE PERMITTED BY SPECIAL EXCEPTION WITHIN THE “CI” COMMERCIAL, INTENSIVE ZONING DISTRICT; PROVIDING FOR AMENDING SECTION 4.14.5 ENTITLED SPECIAL EXCEPTIONS BY DELETING CHURCHES AND OTHER HOUSES OF WORSHIP AS A USE PERMITTED BY SPECIAL EXCEPTION WITHIN THE “C-CBD” COMMERCIAL-CENTRAL BUSINESS ZONING DISTRICT; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

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

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

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

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

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, 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 Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the City Council approval of said application for an amendment, as described below; and

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the required public hearings, with public notice having been provided, on said application for an amendment, as described below, and at said public hearings, the City Council reviewed and

considered all comments received during said public hearings, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, of said application for an amendment, as described below; and

WHEREAS, the City Council has determined and found that a need and justification exists for the approval of 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, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations and actions designed to implement the Comprehensive Plan; 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, as follows:

1. Pursuant to an application, LDR 25-01, by the City Council, to amend the text of the Land Development Regulations, Section 4.12.2 entitled Commercial, General (CG) Permitted Principal Uses and Structures is hereby amended to read, as follows:

SECTION 4.12 "CG" COMMERCIAL, GENERAL

4.12.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationery, leather goods and luggage, paint, glass, wallpaper, jewelry (including repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, optical goods, television and radio (including repair incidental to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards), and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, hardware, second-hand merchandise in completely enclosed buildings, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, and similar uses.

4. Service establishments such as radio or television station (but not television or radio towers or antennae); funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and professional offices.
7. Newspaper offices.
8. Banks and financial institutions.
9. Professional, business, and technical schools.
10. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.
12. Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
13. Art galleries.
14. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
15. Recovery homes.
16. Residential treatment facilities.
17. Automotive self service station. (See Section 4.2 for special design standards for automotive self-service stations)

18. Churches and other houses of worship.

Unless otherwise specified, the above uses are subject to the following limitations:

1. Sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than thirty (30) percent of floor space to be devoted to storage;
2. Products to be sold only at retail; and
3. Site and development plan approval (see Article 13) is required for all commercial developments.

2. Pursuant to an application, LDR 25-01, by the City Council, to amend the text of the Land Development Regulations, Section 4.12.5, entitled Commercial, General (CG) Special Exceptions is hereby amended to read, as follows:

SECTION 4.12 "CG" COMMERCIAL, GENERAL

4.12.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
4. Hospitals and nursing homes.
5. Motor bus or other transportation terminals.
6. Child care centers and overnight child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
7. Public buildings and facilities.
8. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.

~~9. Churches and other houses of worship.~~

~~9.10.~~ Private clubs and lodges.

~~10.11.~~ Bed and breakfast inns (see Section 4.2).

~~11.12.~~ Adult care centers.

~~12.13.~~ Residences for destitute people (see section 4.2.35).

3. Pursuant to an application, LDR 25-01, by the City Council, to amend the text of the Land Development Regulations, Section 4.13.5 entitled Commercial, Intensive (CI) Special Exceptions is hereby amended to read, as follows:

SECTION 4.13 "CI" COMMERCIAL, INTENSIVE

4.13.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
2. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
3. Off-site signs (see also Section 4.2)
4. Truck stops and automotive service stations (see Section 4.2 for special design standards for automotive service stations).
5. Service establishments such as crematory.
6. Agricultural fairs and fairground activities, livestock auction arenas.
7. Commercial tourist attractions.

8. Building trades contractor with on premises storage yard for materials and equipment.
9. Public buildings and facilities.
10. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.

~~**11. Churches and other houses of worship.**~~

~~**11. 12.**~~ Private clubs and lodges.

~~**12. 13.**~~ Bed and breakfast inns (see Section 4.2).

~~**13. 14.**~~ Travel trailer parks or campgrounds.

4. Pursuant to an application, LDR 25-01, by the City Council, to amend the text of the Land Development Regulations, Section 4.14.5 entitled Commercial, Central Business District (C-CBD) Special Exceptions is hereby amended to read, as follows:

SECTION 4.14 "C-CBD" COMMERCIAL, CENTRAL BUSINESS DISTRICT

4.14.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service sections).
2. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
3. Public buildings and facilities (see Section 4.2).
- ~~**4. Churches and other houses of worship.**~~
- ~~**4. 5.**~~ Private clubs and lodges.
- ~~**5. 6.**~~ Bed and breakfast inns (see Section 4.2).
- ~~**6. 7.**~~ Residences for destitute people (see section 4.2.35).
- ~~**7. 8.**~~ Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
 - a. Auction must be conducted entirely within an enclosed structure.
 - b. Must be licensed as required by the City Code of Ordinances.
 - c. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate offstreet parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in a Commercial Business District (C-CBD) zoning district.
 - d. Structure must provide minimum requirements for assembly buildings as

provided by Life Safety Codes and Building Codes.

5. 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.

6. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

7. Codifier. All text shown in ~~bold and strike through~~ is to be deleted. All text shown in **bold and underline** is adopted.

8. Effective Date. This ordinance shall become effective upon adoption.

9. 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.

PASSED UPON FIRST READING on the _____ day of _____ 2025.

APPROVED AND ADOPTED UPON SECOND AND FINAL READING, in regular session with a quorum 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