

35 Statutes, as amended, on said application for an amendment, as described below, and at said
36 public hearing, the City Council reviewed and considered all comments received during said
37 public hearing, including the recommendation of the Board, serving also as the LPA, as described
38 below; and

39 **WHEREAS**, the City Council has determined and found said application for an amendment, as
40 described below, to be compatible with the Land Use Element objectives and policies, and those
41 of other affected elements of the Comprehensive Plan; and

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

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

- 46 1. Pursuant to an application, CPA 26-03T, by the Growth Management Department of the City
47 of Lake City, Florida, to amend the text of the Comprehensive Plan, Policy I.1.2 of the Future
48 Land Use Element is hereby amended to read, as follows:

49 **FUTURE LAND USE ELEMENT**

50 Policy I.1.2 The land development regulations of the City shall be based on
51 and be consistent with the following land use classifications and
52 corresponding standards for densities and intensities and shall
53 establish the following floor area ratio(s) to be applied to each
54 classification of land use:

55 **AGRICULTURAL**

56 Agriculturally classified lands are lands which are predominately
57 used for crop cultivation, livestock, specialty farms, silviculture
58 and dwelling units. In addition, the processing, storage and sale
59 of agricultural products and commodities which are not raised on
60 the premises, riding or boarding stables, commercial kennels,
61 veterinary clinics and animal shelters, group homes, child care
62 centers, home occupations, private clubs and lodges, off-site
63 signs, cemeteries and crematories, and other similar uses
64 compatible with agricultural uses may be approved as special
65 exceptions and be subject to an intensity of less than or equal to
66 1.0 floor area ratio.

67 Agricultural density shall be limited to less than or equal to 1
68 dwelling unit per 10 acres.

69 **CONSERVATION**

70 Lands classified as conservation use are lands devoted to the
71 conservation of the unique natural functions within these lands.

72 Conservation uses shall be limited to public access, native
73 vegetative community restoration, and residential and non-
74 residential uses necessary to manage such conservation lands
75 (i.e., ranger stations, research stations and park amenities).

76 PUBLIC

77 Lands classified as public consist of public buildings and grounds,
78 other public facilities (including sewer facilities, solid waste
79 facilities, drainage facilities and potable water facilities), public
80 health facilities, and educational uses.

81 Public uses shall be limited to an intensity of less than or equal to
82 1.0 floor area ratio.

83 RECREATION

84 Lands classified as recreation use consist of areas used for user
85 based and resource based recreation uses.

86 Recreation uses shall be limited to an intensity of less than or
87 equal to 0.25 floor area ratio.

88 RESIDENTIAL

89 Residential use classifications provide locations for dwelling units
90 at low, moderate medium, and high density within the city as
91 defined within this Comprehensive Plan. Public, charter, and
92 private elementary and middle schools are permitted within low
93 and moderate density residential land use classifications. Public,
94 charter, and private elementary, middle schools and high schools
95 are permitted in medium and high density residential land use
96 classifications. In addition, churches and other houses of worship,
97 golf courses, country clubs, racquet and tennis clubs, cemeteries
98 and mausoleums, private clubs and lodges, home occupations,
99 child care centers, group homes, commercial greenhouses and
100 plant nurseries, and other similar uses compatible with residential
101 uses may be approved as special exceptions and be subject to an
102 intensity of less than or equal to 0.50 floor area ratio.

103 Where a lot, parcel or development is located within more than
104 one residential density category the permitted density shall be

105 calculated separately for each portion of land within the separate
106 density categories.

107 Residential low density shall be limited to a density
108 of less than or equal to 2.0
109 dwelling units per acre.

110 Residential moderate density shall be limited to a density
111 of less than or equal to 4.0
112 dwelling units per acre.

113 Residential medium density shall be limited to a density
114 of less than or equal to 8.0
115 dwelling units per acre.

116 The medium density residential use classification can also provide
117 location for professional and business activities along arterial and
118 collector streets in transitional areas buffering residential
119 neighborhoods from intensive non-residential areas and such
120 activities shall be limited to an intensity of 1.0 floor area ratio.

121 Residential high density shall be limited to a density
122 of less than or equal to 20.0
123 dwelling units per acre.

124 COMMERCIAL

125 Lands classified as commercial use consist of areas used for the
126 sale, rental, and distribution of products or performance of
127 services, as well as public, charter and private elementary, middle
128 and high schools. In addition, off-site signs, churches and other
129 houses of worship, private clubs and lodges, residential dwelling
130 units, which existed within this category on the date of adoption
131 of this objective, and other similar uses compatible with
132 commercial uses may be approved as special exceptions and be
133 subject to an intensity of less than or equal to 0.25 floor area ratio
134 except within the (CG) Commercial, General, (CI) Commercial,
135 Intensive, (C-CBD) Commercial-Central Business District and (CHI)
136 Commercial, Highway Interchange districts being subject to an
137 intensity of less than or equal to 1.0 floor area ratio.

138 (CN) Commercial, Neighborhood uses shall be limited to an
139 intensity of less than or equal to 0.25 floor area ratio. (CG)
140 Commercial, General, (CI) Commercial, Intensive, (C-CBD)

141 Commercial-Central Business District and (CHI) Commercial,
142 Highway Interchange districts shall be limited to an intensity of
143 less than or equal to 1.0 floor area ratio.

144 INDUSTRIAL

145 Lands classified as industrial consist of areas used for the
146 manufacturing, assembly, processing, or storage of products, as
147 well as public, charter and private schools teaching industrial arts
148 curriculum. In addition, off site signs, truck stops and automobile
149 service stations, and other similar uses compatible with industrial
150 uses may be approved as special exceptions.

151 Industrial uses shall be limited to an intensity of less than or equal
152 to 1.0 floor area ratio.

153 MIXED USE

154 The mixed use land use classification is appropriate in locations
155 where central water and wastewater facilities are available or
156 planned to be available and shall be along arterial or collector
157 roads where adequate capacity is available to meet the impacts
158 of the proposed development as defined in the Concurrency
159 Management System.

160 The purpose of the mixed use land use classification is to allow for
161 development of an integrated mix of uses and to provide for the
162 expansion of the City's economic base, while providing for
163 affordable workforce housing opportunities in close proximity to
164 places of employment.

165 A mixed use land use classification shall be comprised of non-
166 residential, residential and open space/conservation uses as
167 follows:

168	USES	MINIMUM %	MAXIMUM %
169	Non-Residential	50 <u>15</u>	85
170	Residential	5	40 <u>75</u>
171	Open Space	10	<u>If development is</u>
172			<u>under two (2) acres,</u>
173			<u>then no open space is</u>
174			<u>required. The space</u>
175			<u>required for open</u>

176 space can be used for
177 residential or non-
178 residential if
179 development is under
180 two (2) acres.

181 The minimum and maximum percentages identified above shall
182 be based on gross acreage of any proposed mixed use land use
183 classification.

184 Non-Residential

185 Non-residential uses within the mixed use land use classifications
186 may include the following; Light or Heavy Industrial, General
187 Commercial, Office, Public Facilities or Infrastructure. Within the
188 non-residential component of the Mixed Use land use
189 classification, a minimum of fifty percent shall be industrial. Non-
190 residential uses shall be limited to an intensity of no more than
191 1.0 floor area ratio.

192 Residential

193 Housing options may include single family detached and attached
194 units to multi-family units. Residential density shall not exceed
195 ~~ten~~ forty (40) dwelling units per acre based on gross acreage of
196 the overall residential portion of the proposed mixed use land use
197 classification. The clustering of residential units and housing
198 types is permitted and desired in order to maximize open space
199 and to make efficient use of infrastructure as long as the overall
200 gross density of ~~ten~~ forty (40) dwelling units per acre is not
201 exceeded.

202 Open Space

203 Open space may include wetlands, upland buffers, passive
204 recreational or landscape areas or linear open space, which may
205 include such features as walkways, bike paths, plazas or other
206 similar amenities. At least ten percent of the required open space
207 shall be uplands. One-half of the required upland open space
208 shall be useable for residents and employees of said
209 development.

210 Development Standards

211 Central potable water and wastewater utilities can be provided
212 by a public or private entity. Should central potable water and
213 wastewater utilities not be available to the site at the time of a
214 development permit being issued, then the development shall be
215 limited to densities that prevent degradation of groundwater
216 quality, as follows;

217 1. Non-residential uses are limited to those as specifically
218 listed as principal uses and structures within the Commercial
219 General and Industrial, Light and Warehousing zoning districts as
220 defined within the Land Development Regulations;

221 2. Residential density does not exceed an overall gross density
222 of two dwelling units per acre; and

223 3. The disposal of industrial, hazardous or toxic waste into
224 septic tanks is prohibited in accordance with Chapter 381, Florida
225 Statutes, as amended.

226 Where the installation, use and proper maintenance of
227 technologically advanced wastewater treatment or septic
228 systems are shown to be effective in maintaining groundwater
229 quality, higher intensities and densities may be permitted.

230 The mixed use land use classification shall not be allowed in areas
231 identified as environmentally sensitive area.

232 All development shall have access to paved roads. All internal
233 roads shall be paved to City standards. Primary ingress/egress
234 from the development area to external roadways shall be
235 required to be improved in accordance to City standards, and
236 centralized in order to minimize the number of access points to
237 external roadways.

238 Residential and non-residential portions of the development shall
239 be linked internal to the development by streets, sidewalks, and
240 in some cases by separate systems of pedestrian, bike and/or golf
241 cart paths.

242 All development shall comply with all other applicable
243 requirements of this Comprehensive Plan and the Land
244 Development Regulations.

245 2. Severability. It is the declared intent of the City Council that, if any section, sentence, clause,
246 phrase, or provision of this ordinance is for any reason held or declared to be

247 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such
248 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this
249 ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall
250 be deemed to be valid.

251 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby
252 repealed to the extent of such conflict.

253 4. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.
254 The effective date of this plan amendment, if the amendment is not timely challenged, shall
255 be thirty-one (31) days after the state land planning agency notifies the local government
256 that the plan amendment package is complete. If the amendment is timely challenged, this
257 amendment shall become effective on the date the state land planning agency or the
258 Administration Commission enters a final order determining this adopted amendment to be
259 in compliance.

260 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,
261 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
262 amended.

263 **PASSED** upon first reading this _____ day of _____ 2026.

264 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
265 present and voting, by the City Council this _____ day of _____ 2026.

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