

# ORDINANCE NO. 2026-2348

## CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE TEXT  
2 OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS  
3 AMENDED, PURSUANT TO AN APPLICATION, LDR 25-04, BY THE GROWTH  
4 MANAGEMENT DEPARTMENT OF THE CITY OF LAKE CITY, FLORIDA;  
5 PROVIDING FOR AMENDING SECTION 4.9.8 ENTITLED "RMF" RESIDENTIAL,  
6 MULTIPLE FAMILY, MAXIMUM HEIGHT OF STRUCTURES, SECTION 4.10.8  
7 ENTITLED "RO" RESIDENTIAL/OFFICE, MAXIMUM HEIGHT OF STRUCTURES  
8 AND SECTION 4.14.8 ENTITLED "C-CBD" COMMERCIAL, CENTRAL BUSINESS  
9 DISTRICT, MAXIMUM HEIGHT OF STRUCTURES BY LIMITING THE HEIGHT OF  
10 SINGLE FAMILY DWELLINGS AND DUPLEX DWELLINGS TO 35 FEET AND ALL  
11 OTHER STRUCTURES TO 85 FEET; PROVIDING FOR AMENDING SECTION 4.12.8  
12 ENTITLED "CG" COMMERCIAL, GENERAL, MAXIMUM HEIGHT OF  
13 STRUCTURES, SECTION 4.13.8 ENTITLED "CI" COMMERCIAL, INTENSIVE,  
14 MAXIMUM HEIGHT OF STRUCTURES, SECTION 4.15.8 ENTITLED "CHI"  
15 COMMERCIAL, HIGHWAY INTERCHANGE, MAXIMUM HEIGHT OF  
16 STRUCTURES, SECTION 4.16.8 ENTITLED "ILW" INDUSTRIAL, LIGHT AND  
17 WAREHOUSING, MAXIMUM HEIGHT OF STRUCTURES, AND SECTION 4.17.8  
18 ENTITLED "I" INDUSTRIAL, MAXIMUM HEIGHT OF STRUCTURES, BY LIMITING  
19 THE HEIGHT OF STRUCTURES TO 85 FEET; PROVIDING FOR AMENDING  
20 SECTION 4.15.6 ENTITLED "CHI" COMMERCIAL, HIGHWAY INTERCHANGE,  
21 MINIMUM LOT REQUIREMENT BY DELETING THE MINIMUM AREA AND  
22 WIDTH REQUIREMENTS; PROVIDING FOR AMENDING SECTION 15.7 ENTITLED  
23 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE, MINIMUM LOT YARD  
24 REQUIREMENT BY REDUCING THE FRONT YARD REQUIREMENT FROM 30 FEET  
25 TO 20 FEET AND BY DELETING THE SIDE AND REAR YARD REQUIREMENTS;  
26 PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT;  
27 PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

46 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the  
47 required public hearings, with public notice having been provided, on said application for an  
48 amendment, as described below, and at said public hearings, the City Council reviewed and  
49 considered all comments received during said public hearings, including the recommendation of  
50 the Planning and Zoning Board, serving also as the Local Planning Agency, of said application for  
51 an amendment, as described below; and

52 **WHEREAS**, the City Council has determined and found that a need and justification exist for the  
53 approval of said application for an amendment, as described below; and

54 **WHEREAS**, the City Council has determined and found that approval of said application for an  
55 amendment, as described below, is consistent with the purposes and objectives of the  
56 comprehensive planning program and the Comprehensive Plan; and

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

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

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

65 1. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City  
66 of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.9.8  
67 entitled "RMF" Residential, Multiple Family, Maximum Height of Structures: No Portion Shall  
68 Exceed is hereby amended to read, as follows:

69 SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

70 4.9.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also  
71 Section 4.2 for exceptions)

72 **35 feet**

73 a. **Single Family Dwellings**  
74 **and Duplex Dwellings** **Thirty-five (35) feet**

75                   b. All other structures                   Eighty-five (85) feet unless development is  
76                   contiguous to a single-family zoning district,  
77                   then structures shall not exceed thirty-five  
78                   (35) feet in height unless a buffer or  
79                   screening is provided and approved by the  
80                   Land Development Regulations  
81                   Administrator.

82       2. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City  
83       of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.10.8  
84       entitled "RO" Residential/Office, Maximum Height of Structures: No Portion Shall Exceed is  
85       hereby amended to read, as follows:

86                   SECTION 4.10 "RO" RESIDENTIAL/OFFICE

87       4.10.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also  
88       Section 4.2 for exceptions)

89                   35 feet

90       a. Single Family Dwellings                   Thirty-five (35) feet  
91                   and Duplex Dwellings

92       b. All other structures                   Eighty-five (85) feet unless development is  
93                   contiguous to a single-family zoning district,  
94                   then structures shall not exceed thirty-five  
95                   (35) feet in height unless a buffer or  
96                   screening is provided and approved by the  
97                   Land Development Regulations  
98                   Administrator.

99       3. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City  
100       of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.12.8  
101       entitled "CG" Commercial, General, Maximum Height of Structures: No Portion Shall Exceed is hereby  
102       amended to read, as follows:

103                   SECTION 4.12       "CG" COMMERCIAL, GENERAL

104       4.12.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also  
105       Section 4.2 for exceptions)

106                   35Eighty-five (85)-feet

107       4. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City  
108       of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.13.8  
109       entitled "CI" Commercial, Intensive, Maximum Height of Structures: No Portion Shall Exceed is hereby  
110       amended to read, as follows:

111                   SECTION 4.13       "CI" COMMERCIAL, INTENSIVE

112 4.13.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also  
113 Section 4.2 for exceptions)

114 **35****Eighty-five (85)**-feet

115 5. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City  
116 of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.14.8  
117 entitled "C-CBD" Commercial, Central Business District, Maximum Height of Structures: No Portion  
118 Shall Exceed is hereby amended to read, as follows:

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

120 4.14.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also  
121 Section 4.2 for exceptions)

122 **35****feet**

123 a. **Single Family Dwellings**  
124 **and Duplex Dwellings** **Thirty-five (35) feet**

125 b. **All other structures** **Eighty-five (85) feet unless development is**  
**contiguous to a single-family zoning district,**  
**then structures shall not exceed thirty-five**  
**(35) feet in height unless a buffer or screening**  
**is provided and approved by the Land**  
**Development Regulations Administrator.**

131 6. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City  
132 of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.15.6  
133 entitled "CHI" Commercial, Highway Interchange, Minimum Lot Requirements is hereby amended to  
134 read, as follows:

135 SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

136 4.15.6 MINIMUM LOT REQUIREMENTS (area, width)

137 1. All permitted uses (unless otherwise specified):

138 Minimum site area **1 acre** **None**

139 Minimum lot width **200 feet** **None**

140 7. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City  
141 of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.15.7  
142 entitled "CHI" Commercial, Highway Interchange, Minimum Yard Requirements is hereby amended  
143 to read, as follows:

144 SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

145 4.15.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side  
146 yards)

147 1. All permitted uses (unless otherwise specified):

148      Front    ~~30 feet~~ 20 feet

149      Side    ~~30 feet~~ None, except where a side yard is provided, then a side

150                yard of at least five (5) feet must be provided.

151      Rear    ~~30 feet~~

152 8. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City

153 of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.15.8

154 entitled "CHI" Commercial, Highway Interchange, Maximum Height of Structures: No Portion Shall

155 Exceed is hereby amended to read, as follows:

156      SECTION 4.15    "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

157      4.15.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also

158                Section 4.2 for exceptions)

159                ~~35~~Eighty-five (85)-feet

160 9. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City

161 of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.16.8

162 entitled "ILW" Industrial, Light and Warehousing, Maximum Height of Structures: No Portion Shall

163 Exceed is hereby amended to read, as follows:

164      SECTION 4.16    "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING

165      4.16.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also

166                Section 4.2 for exceptions)

167                Except as varied by the Board of Adjustment, the maximum height of structures

168                in this zoning district shall be ~~sixty-five (65)~~Eighty-five (85)-feet.

169 10. Pursuant to an application, LDR 25-04, by the Growth Management Department of the City

170 of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.17.8

171 entitled "I" Industrial, Maximum Height of Structures: No Portion Shall Exceed is hereby amended to

172 read, as follows:

173      SECTION 4.17    "I" INDUSTRIAL

174      4.17.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also

175                Section 4.2 for exceptions)

176                Except as varied by the Board of Adjustment, the maximum height of structures

177                in this zoning district shall be ~~sixty-five (65)~~Eighty-five (85)-feet.

178 11. Severability. If any provision or portion of this Ordinance is declared by any court of

179 competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining

180 provisions and portions of this ordinance shall remain in full force and effect.

181 12. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the

182 extent of such conflict.

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

184

185 14. Effective Date. This Ordinance shall become effective upon adoption.

186 15. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021,

187 Florida Statutes, as amended, and Sections 163.3161, through 163.3248, Florida Statutes, as

188 amended.

189 **PASSED UPON FIRST READING** on the \_\_\_\_ day of January 2026.

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

191 quorum present and voting, by the City Council this \_\_\_\_ day of January 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

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

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney