

# 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

**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 exist 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 25-04, by the Growth Management Department of the City of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.9.8 entitled "RMF" Residential, Multiple Family, Maximum Height of Structures: No Portion Shall Exceed is hereby amended to read, as follows:

SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

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

~~35 feet~~

a. Single Family Dwellings  
and Duplex Dwellings

Thirty-five (35) feet

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.

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

SECTION 4.10 "RO" RESIDENTIAL/OFFICE

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

~~35 feet~~

a. Single Family Dwellings  
and Duplex Dwellings

Thirty-five (35) feet

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.

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

SECTION 4.12 "CG" COMMERCIAL, GENERAL

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

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

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

SECTION 4.13 "CI" COMMERCIAL, INTENSIVE

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

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

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

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

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

~~35 feet~~

a. Single Family Dwellings  
and Duplex Dwellings

**Thirty-five (35) feet**

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.**

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

SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses (unless otherwise specified):

Minimum site area **1-acre None**

Minimum lot width **200-feet None**

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

SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side  
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

extent of such conflict.

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

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

15. 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 January 2026.

**APPROVED AND ADOPTED UPON SECOND AND FINAL READING**, in regular session with a quorum present and voting, by the City Council this \_\_\_\_ day of January 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