

ORDINANCE NO. ____

PROPOSED ORDINANCE NO. 25-046

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC25-004 TO ARTICLE 4 (GENERAL SITE DEVELOPMENT STANDARDS), SECTION 4.4 (FENCES AND WALLS) OF THE LAND DEVELOPMENT CODE TO ESTABLISH STANDARDS FOR SECURITY FENCING ON VACANT, UNDEVELOPED PROPERTY; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance 5425, adopted on December 16, 2013, the City Commission of the City of Lakeland, Florida adopted the Land Development Code for the City of Lakeland; and

WHEREAS, the Planning and Zoning Board held a public hearing on October 21, 2025, to consider Text Amendment LDC25-004 to Article 4 (General Site Development Standards), Section 4.4 (Fences and Walls) of the Land Development Code to establish standards for security fencing on vacant, undeveloped property; and

WHEREAS, the Planning and Zoning Board, at the conclusion of its regular meeting on November 18, 2025, approved and recommended to the City Commission that Text Amendment LDC25-004 to the Land Development Code be adopted; and

WHEREAS, the City Commission, after conducting a duly-advertised public hearing at which all interested persons were afforded the opportunity to be heard, finds that it is in furtherance of the public health, safety and welfare of the citizens of the City of Lakeland to adopt Text Amendment LDC25-004 as described above;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF
THE CITY OF LAKE LAND, FLORIDA:**

SECTION 1. The foregoing findings are true and correct and are incorporated herein by reference and made a part hereof.

SECTION 2. Text Amendment LDC25-004 to the Land Development Code, as set forth in Attachment "A," attached hereto and made a part hereof, is hereby adopted and made a part of the City's Land Development Code.

SECTION 3. The City Commission does hereby expressly find that the provisions of this Ordinance are in conformity with the Comprehensive Plan of the City of Lakeland, and that all procedures for the enactment of this Ordinance have been complied with.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any word, sentence, clause, phrase or provision of this Ordinance, for any reason, is held to be unconstitutional, void or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

SECTION 6. This Ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 15th day of December,
A.D. 2025.

**CITY COMMISSION OF THE
CITY OF LAKELAND, FLORIDA**

By: _____
H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT "A"

ARTICLE 4: GENERAL SITE DEVELOPMENT STANDARDS

4.4 – FENCES AND WALLS

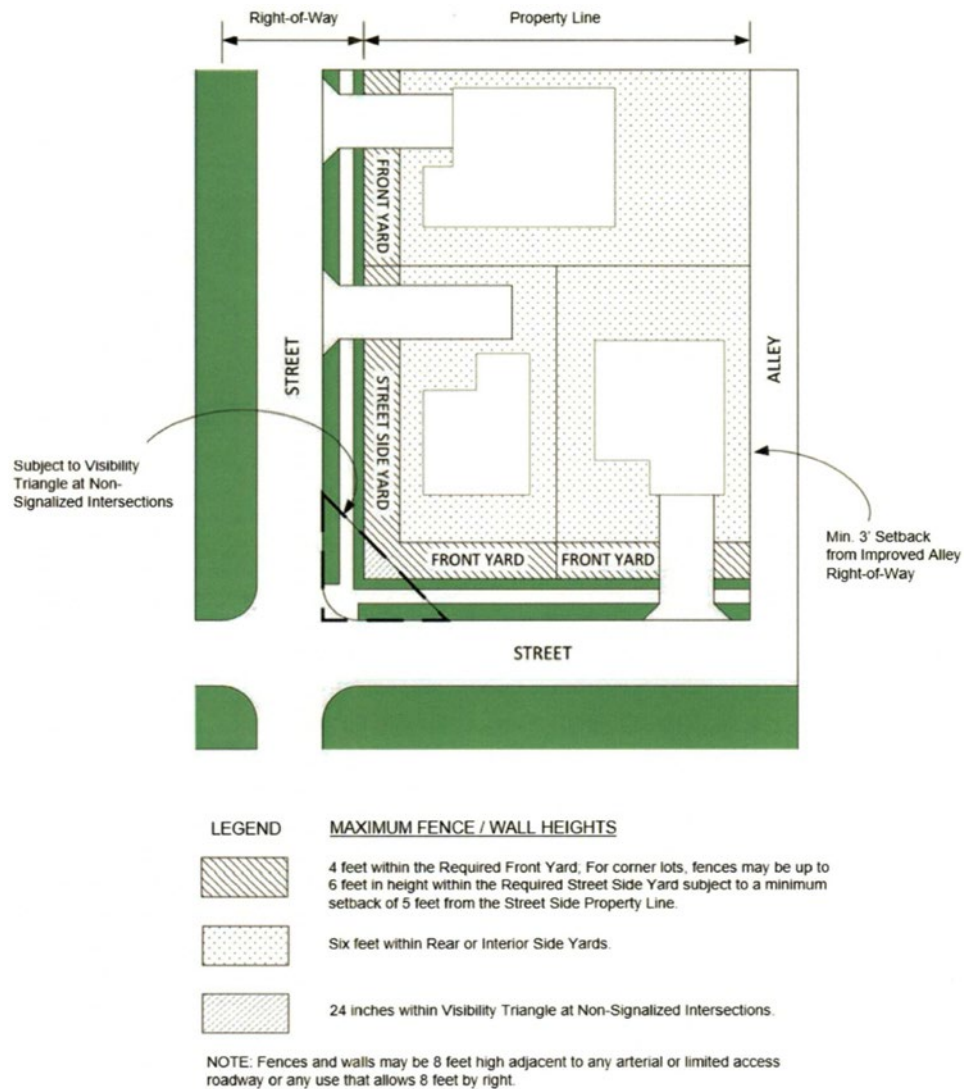
...

4.4.4 OPTIONAL FENCES AND WALLS

a. Single-Family, Two-Family, and Multi-Family Residential Zoning Districts

Standards for the location and height of optional fences and walls in single-family, two-family and multi-family residential zoning districts shall be as set forth in Figure 4.4-1.

Figure 4.4-1 Residential Fences and Walls



b. Mobile Home and Recreational Vehicle Parks and Non-Residential Zoning Districts

1. Optional fences or walls erected in areas zoned for mobile home and recreational vehicle parks, office/commercial uses or in the I-1 zoning district shall not exceed eight feet in height, except that in required front yards, the portion of such fences or walls that extends above four feet in height shall be made of pickets, wrought iron, chain link or similar open construction having no greater than 50 percent view blockage when viewed from an angle perpendicular to the face of the fence or wall.
2. Optional fences or walls erected in I-2 or I-3 zoning districts shall not exceed eight feet in height.

c. Security Fencing on Vacant Property

Security fencing may be erected on any vacant, undeveloped properties zoned for residential or non-residential uses. Such fencing shall not exceed six feet in height and shall be made of chain link, metal picket or other similar style of fencing which has no greater than 50 percent view blockage when viewed from an angle perpendicular to the face of the fence. Security fencing may be erected on or within all property boundary lines, including front and street-side property lines, subject to the sight visibility triangle requirements of Section 4.12 and a three-foot setback from improved alleys. Security fencing may remain on the property until developed, at which time security fencing shall be removed and any new fencing shall adhere to the standards for residential, mobile home and recreational vehicle parks, or non-residential zoning districts, whichever is applicable.



Planning & Zoning Board Recommendation

Date:	December 1, 2025	Reviewer:	Audrey McGuire
Project No:	LDC25-004	Applicant:	City of Lakeland
P&Z Hearing:	October 21, 2025	P&Z Final Decision:	November 18, 2025
Request:	Changes to Article 4 (General Site Development Standards), Section 4.4 (Fences and Walls) to establish standards for security fencing on vacant, undeveloped property.		

1.0 Background

Periodically, various amendments to the Land Development Code (LDC) are proposed in response to changing circumstances and to address unforeseen consequences of regulations. The proposed changes to Article 4, Section 4.4 (Fences and Walls) are intended to allow for the installation of security fencing on vacant undeveloped lots.

1.1 Attachments

Attachment A: Proposed Changes to Article 4, Section 4.4, Sub-Section 4.4.4 (Optional Fences and Walls)

2.0 Discussion

Staff is proposing to revise the standards for optional fences and walls to allow for the installation of security fencing on vacant, undeveloped property. Under the proposed changes, security fences may be installed along property lines, subject to any visibility triangles at unsignalized intersections, and must be constructed of chain link, metal picket, or other similar style fence which does not impede visibility.

The city currently allows for temporary security fencing associated with construction activities when there is an active building permit on the development site; all other fencing is required to meet the design standards for residential or non-residential fences. When located in a residential zoning district, fences greater than four feet in height are required to be a minimum setback distance from the front and street-side property lines. In the case of the front property line, this setback may range from 15 to 25 feet depending on the zoning / context district, and abutting street classification.

For several years, the City has received inquiries from property owners seeking to install six-foot high fences along the front and street-side property lines of vacant, undeveloped property to secure the property from trespassers and prevent illegal dumping. Staff is proposing changes to the optional fence and wall standards to allow for security fencing to be installed along the property lines of vacant, undeveloped property without the need for a variance. However, once the property is developed, the security fencing will be required to be removed, and any new fencing must adhere to the applicable design standards for residential or non-residential properties.

3.0 Recommendation

3.1 Community & Economic Development Staff

The Community & Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan. No public comment was received concerning this request.

The Community & Economic Development Department reviewed this request and recommends the proposed changes to the Land Development Code.

3.2 Planning & Zoning Board

The recommendation was approved by a 6—0 vote of the Board.

Recommendation

It is recommended that the proposed changes to Article 4 of the Land Development Code, as described in Attachment “A,” be approved.

ATTACHMENT "A"

ARTICLE 4: GENERAL SITE DEVELOPMENT STANDARDS

4.4 – FENCES AND WALLS

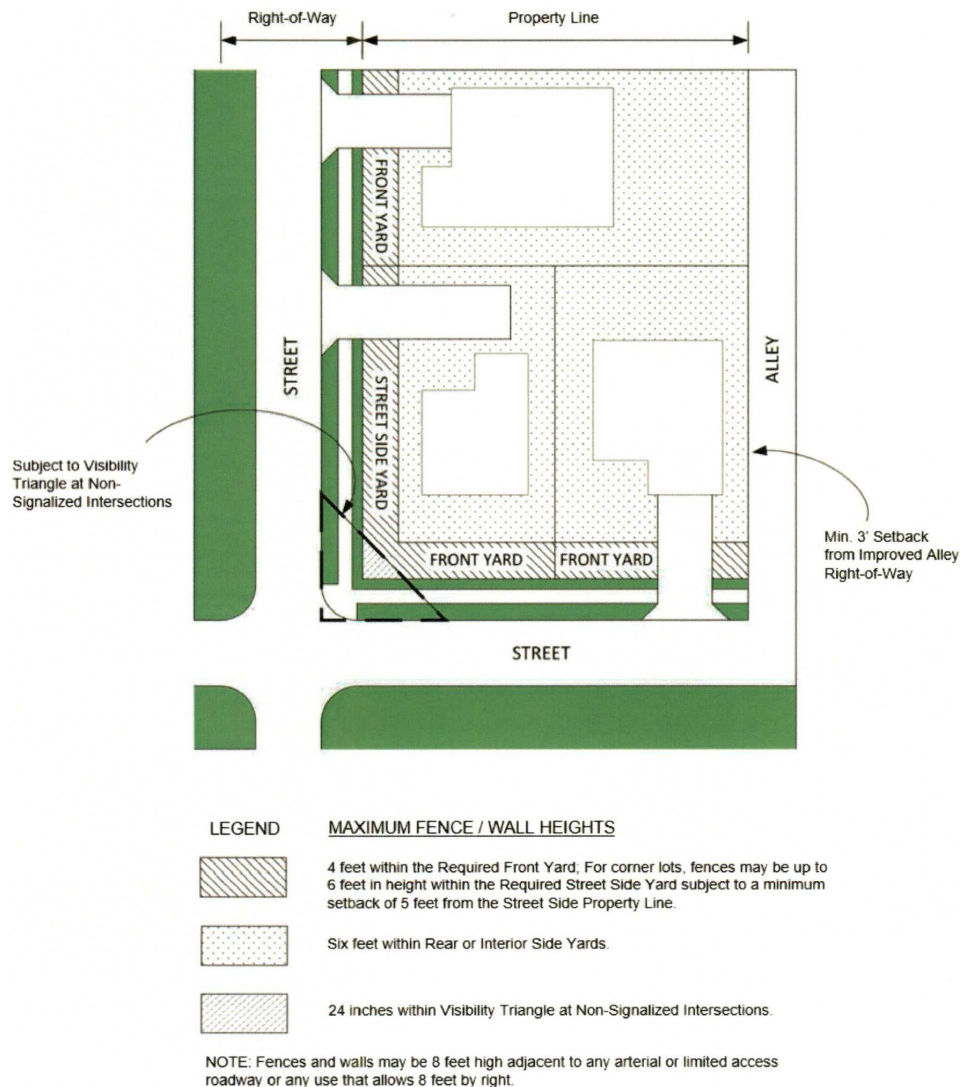
...

4.4.4 OPTIONAL FENCES AND WALLS

a. Single-Family, Two-Family, and Multi-Family Residential Zoning Districts

Standards for the location and height of optional fences and walls in single-family, two-family and multi-family residential zoning districts shall be as set forth in Figure 4.4-1.

Figure 4.4-1 Residential Fences and Walls



b. Mobile Home and Recreational Vehicle Parks and Non-Residential Zoning Districts

- Optional fences or walls erected in areas zoned for mobile home and recreational vehicle parks, office/commercial uses or in the I-1 zoning district shall not exceed eight feet in height, except that in required front yards, the portion of such fences or walls that extends above four feet in height shall be made of pickets, wrought

iron, chain link or similar open construction having no greater than 50 percent view blockage when viewed from an angle perpendicular to the face of the fence or wall.

2. Optional fences or walls erected in I-2 or I-3 zoning districts shall not exceed eight feet in height.

c. Security Fencing on Vacant Property

Security fencing may be erected on any vacant, undeveloped properties zoned for residential or non-residential uses. Such fencing shall not exceed six feet in height and shall be made of chain link, metal picket or other similar style of fencing which has no greater than 50 percent view blockage when viewed from an angle perpendicular to the face of the fence. Security fencing may be erected on or within all property boundary lines, including front and street-side property lines, subject to the sight visibility triangle requirements of Section 4.12 and a three-foot setback from improved alleys. Security fencing may remain on the property until developed, at which time security fencing shall be removed and any new fencing shall adhere to the standards for residential, mobile home and recreational vehicle parks, or non-residential zoning districts, whichever is applicable.