

**LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE**

**ARTICLE 1**

**GENERAL PROVISIONS**

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## ARTICLE 1

### GENERAL PROVISIONS

#### **1.01.00 Title**

This document shall be referred to as the "Unified Land Development Code of the City of Lake Alfred" and may be referred to herein as the "Code."

#### **1.02.00 Authority**

This Land Development Code is enacted pursuant to the requirements and authority of Ch. 163.3202, Florida Statutes (the Local Government Comprehensive Planning and Land Development Regulation Act), the City Charter, and the general powers enumerated in Ch. 166, Florida Statutes (City Government).

#### **1.03.00 Applicability.**

##### **1.03.01 General Applicability**

With the exceptions listed below, all development in Lake Alfred shall be subject to the provisions of this Code, and no development shall be undertaken without prior authorization pursuant to this Code.

##### **1.03.02 Exceptions**

- (A) *Previously Issued Development Orders.* A development project with an approved site development plan or subdivision plat may proceed under regulations in effect at the time of approval provided that:
  - (1) the development order has not expired at the time of adoption of this Code or amendment thereto; and
  - (2) development activity has begun or will begin according to the time limits under which the development was originally approved.
- (B) If the development order expires or is otherwise invalidated, any further development activity on the development site shall conform to the requirements of this Code or amendment thereto.
- (C) *Previously Issued Development Permits.* The provisions of this Code and any amendments thereto shall not affect the validity of any lawfully issued and effective development permit provided that:
  - (1) the development permit was issued prior to adoption of this Code and

development activity has begun or will begin within six (6) months of the date of issuance of the development permit; and

- (2) development activity continues without interruption until the development is complete. If the development permit expires, any further development shall conform to the requirements of this Code or any amendments thereto.

**1.04.00 Repeal of Conflicting Local Laws**

The following ordinances, as well as any and all other City ordinances, resolutions, or general laws, or any part thereof, which conflict with any provision or provisions of this ordinance are hereby repealed:

Ordinance 192	3-2-59	Trailers, Tourist and Trailer Camps
Ordinance 308	3-2-59	" " "
Ordinance 309	3-2-59	" " "
Ordinance 327	9-6-60	Swimming Pools
Ordinance 387	2-13-67	Planning Board
Ordinance 422	6-14-71	Planning Board
Ordinance 466	3-13-72	Zoning
Ordinance 521	4-12-76	Planning Board
Ordinance 614	8-3-84	Code Enforcement Board
Ordinance 625	7-8-85	Satellite Dishes and Antennas
Ordinance 629	12-9-85	Planning Board
Ordinance 669-87		
Section 2(4)	1-11-88	Alcoholic Beverages

**1.05.00 Interpretation**

The provisions of this Code will be held to be the minimum requirements adopted for the promotion of the public health, safety and welfare and to implement the Comprehensive Plan of the City of Lake Alfred.

**1.06.00 Penalties for Violation**

It shall be unlawful for any person to violate the provisions of this Code or to use land or structures in violation of any provision of this Code. Persons found guilty of violating this Code shall be deemed guilty of a misdemeanor and shall be subject to a fine not exceeding \$500.00 for each day that a violation exists, or by imprisonment for a period not exceeding 60 days, or both.

**1.07.00 Severability**

If any section, subsection, paragraph, sentence, clause, or phrase of this Code is for any reason held by any court of competent jurisdiction to be unconstitutional or otherwise invalid, the validity of the

remaining portions of this Code shall continue in full force and effect.

### **1.08.00 Effective Date and Revisions**

These regulations shall be effective upon adoption of Ordinance 742-93, August 1993. Listed below are the revisions made since 1999.

1. Article 2, 3, 5 and 9, Green Swamp Provisions, Ord. 910-99.
2. Article 5, Section 5.02.00, Wellhead Protection, change the zone of protection around potable water wells from 400 feet to 500 feet, May 2002.
3. Article 2, Section 2.04.01(A), Table of Land Uses, allow vehicle sales in C-3 and M-1, Ord. 941-00
4. Article 2 and 9, Section 2.04.02.10, add new section regarding outdoor displays and sales in C-2 district; and add definitions for outdoor displays and outdoor storage, Ord. 966-00.
5. Article 3, Section 3.03.00, add provisions for parking semi-trucks and RVs, Ord. 979-00.
6. Article 2, add a new zoning category R1-AA-B, Ord. 990-01.
7. Article 2, Section 2.05.00 (J), add provision for setbacks of accessory bldgs., Ord. 1013-02.
8. Article 4, Signs: Sections 4.02.00; 4.02.00(B), change text for Exempted Signs; 4.04.01 (B) and (C) 1-7, change text for On-Site Commercial Signs; Ord. 1021.02.
9. Article 9, Definitions: add or change definitions for “Sign, Sandwich or Sidewalk”, “Sign, Reader Board”, “Clear Visibility Triangle”, and “Solid Base Signs”; Ord. 1021.02.
10. Article 2: first paragraph 2.01.00, add wording for Green Swamp; 2.02.07 add wording for Green Swamp in (D); 2.03.02, add new zoning categories RR & RE into (A)(1); 2.04.00, add new zoning categories into Table RR, RE, PRES; Table of Uses 2.04.01(A), add in new zoning categories RR, RE and PRES; Tale of Development Standards 2.04.01(B) replace with new table; 2.04.02, add in descriptions of three new zoning districts RR, RE and PRES; 2.05.03 (D), add in RE & RR to list. Ord. 1032-03, adopted 5-5-03.
11. Article 3, Landscaping regulations 3.07.00(F), 3.07.02 (B), 3.07.03(E), 3.07.04(B) add wording for Green Swamp; add new section 3.07.07 Xeriscaping; add new section 3.07.08 Upland Buffers Required in Green Swamp. Ord. 1032-03, adopted 5-5-03.
12. Article 3, Green Swamp Regulations added as Section 3.08.00. Ord. 1032-03, adopted 5-

5-03.

13. Article 5: Section 5.01.01, 5.03.01 and 5.04.01, add in sentence regarding the Green Swamp; add new section 5.07.00. Ord. 1032-03, adopted 5-5-03.
14. Article 9, Definitions. Add definitions for the Green Swamp regulations. Ord. 1032-03, adopted 5-5-03.
15. Article 3: Section 3.02.03 and 3.02.04, revised street design and sidewalk and bikeway criteria. Ord. 1104-05, adopted 5-16-05.
16. Article 3: Section 3.03.01 and 3.03.02, revised off-street parking requirements. Ord. 1129-05, adopted 12-5-05.
17. Article 8: Section 8.01.00 and Section 8.02.00; add Chief Planning Official and separate functions, responsibilities, and administrative authority between Chief Planning Official and Chief Building official. Ord. 1125-05, adopted 12-5-05.
18. Article 3: Section 3.08.03; to apply the Development Standards relating to street widths within the Green Swamp Area of Critical State Concern. Ord. 1131-05, adopted 12-19-05.
19. Article 7: Section 7.06.00; to modify the subdivision regulations provisions codified in section 7.06.00. Ord. 1135-06, adopted 02-06-06.
20. Article 3: Section 3.08.03; to clarify buffer requirements in the Green Swamp ACSC. Ord. 1150-06, adopted 05-15-06.
21. Article 2: Sections 2.04.00, 2.04.01 and 2.04.02; to include a separation of all zoning categories for clustering. Ord. 1156-06, adopted 06-19-06.
22. Article 3, Section 3.02.05; adding subsection (D) providing for minimum number of units for a development to provide 2 ingress and egress points, as well as access to the North Lake Alfred Road Network Plan. Ord. 1171-06, adopted 09-20-06
23. Article 8, Section 8.03.03; repealing the Code Enforcement Board and adding provision of Code Enforcement Special Magistrate. Ord. 1172-06, adopted 09/20/06

*[RESERVED]*