

**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or general laws, or any part thereof, which conflict with any provision or provisions of this ordinance are hereby repealed: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 2000.

| <b><u>Date Adopted</u></b> | <b><u>Ordinance Number</u></b> | <b><u>General Description of Amendment(s)</u></b>                            | <b><u>Article(s) Amended</u></b> |
|----------------------------|--------------------------------|--|----------------------------------|
| 04/03/00                   | 939-00                         | Wellhead protection zones around potable water wells                         | 5                                |
| 05/01/00                   | 941-00                         | Vehicle Sales in C-3 and M-1 Districts only                                  | 2                                |
| 11/20/00                   | 966-00                         | Outdoor displays and sales in C-2 Districts                                  | 2, 9                             |
| 01/08/01                   | 979-00                         | Parking for semi-trucks and RVs  | 3                                |
| 04/02/01                   | 990-01                         | Creation of new zoning category R-1AAB                                       | 2                                |
| 06/03/02                   | 1013-02                        | Setbacks for accessory structures  | 2                                |
| 11/18/02                   | 1021-02                        | Exempt signs and On-site Commercial signs                                    | 4, 9                             |
| 05/05/03                   | 1032-03                        | Green Swamp Development Regulations  | 2, 3, 5, 9                       |
| 05/16/05                   | 1104-05                        | Street design and sidewalk standards   | 3                                |
| 12/05/05                   | 1129-05                        | Off-street parking; defining Chief Planning Official/Chief Building Official | 3, 8                             |
| 12/19/05                   | 1131-05                        | Street widths within Green Swamp   | 3                                |
| 02/06/06                   | 1135-06                        | Subdivision regulations  | 7                                |
| 05/15/06                   | 1150-06                        | Clarify buffer requirements in Green Swamp                                   | 3                                |
| 06/19/06                   | 1156-06                        | Separation of zoning districts; identifying cluster districts                | 2                                |

| <u>Date Adopted</u> | <u>Ordinance Number</u> | <u>General Description of Amendment(s)</u>                                      | <u>Article(s) Amended</u> |
|---------------------|-------------------------|---|---------------------------|
| 09/20/06            | 1171-06                 | Minimum number of units requiring 2 ingress points; access to Road Network Plan | 3                         |
| 09/20/06            | 1172-06                 | Repealing Code Enforcement Board and adding Code Enforcement Special Magistrate | 8                         |
| 11/20/06            | 1177-06                 | Proportionate fair-share mitigation of transportation impacts                   | 6                         |
| 03/19/07            | 1186-07                 | Storage of propane gas and size of tanks  | 2, 9                      |
| 03/16/07            | 1187-07                 | Subdivision regulations   | 7                         |
| 04/16/07            | 1191-07                 | Backup power supply for lift stations   | 3                         |
| 07/16/07            | 1196-07                 | Accessory structures and temporary storage units                                | 2                         |
| 09/18/07            | 1202-07                 | Clarifying maximum height of communication towers                               | 3                         |
| 04/07/08            | 1216-08                 | Public school facilities concurrency management                                 | 6                         |
| 06/16/08            | 1231-08                 | Accessory structure setbacks  | 2                         |
| 06/16/08            | 1233-08                 | Nonconforming use definition  | 9                         |
| 12/08/08            | 1243-08                 | Creation of new zoning categories I-1 and I-2                                   | 2, 4                      |
| 02/02/09            | 1249-09                 | Sidewalk cafes  | 2, 9                      |
| 01/19/10            | 1267-10                 | Flag lots   | 2, 9                      |
| 10/03/11            | 1300-11                 | Signs, adding definitions, increasing total signage allowed per site            | 4                         |
| 01/17/12            | 1302-12                 | Evaluation and Appraisal Report (EAR) based amendments                          | 2, 3, 7, 9                |
| 04/16/12            | 1308-12                 | Signs in residential areas  | 4                         |
| 11/05/12            | 1312-12                 | Agricultural uses in residential areas  | 2, 3, 9                   |
|                     |                         |   |                           |

| <u>Date Adopted</u> | <u>Ordinance Number</u> | <u>General Description of Amendment(s)</u>  | <u>Article(s) Amended</u> |
|---------------------|-------------------------|---|---------------------------|
| 12/03/12            | 1315-12                 | Floodplain management   | 5                         |
| 06/03/13            | 1319-13                 | Accessory structures, clarifying height, and allow open carports  | 2                         |
| 10/21/13            | 1327-13                 | Creating downtown overlay district with design standards  | 2, 9                      |
| 1/20/15             | 1347-15                 | Remove limitations on dogs, remove prohibition on bees, clarified captive wildlife to be permitted by FWC   | 2                         |
| 1/20/15             | 1348-15                 | Removing requirement sandwich signs and special event signs must be on-site with business being advertised, clarifying content neutrality                                 | 4                         |
| 7/20/15             | 1354-15                 | Street width reduction in Green Swamp with criteria, stating right-of-way width requirements in City  | 3                         |
| 11/20/16            | 1372-16                 | Floodplain management update to match Florida Department of Emergency Management Model floodplain ordinance; adopting Flood Insurance Rate Study Maps effective Dec. 2016 | 5                         |
| 2/20/2017           | 1379-17                 | Downtown Overlay update regarding architectural treatments, landscaping, and low impact development   | 2, 3, 9                   |