

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

**Community Development**

Building | Code Enforcement | Planning | Zoning

---

**AGENDA**

**BOARD OF ADJUSTMENTS MEETING**

**CITY COMMISSION CHAMBERS  
CITY HALL**

**April 12, 2016  
REGULAR MEETING 5:00 P.M.**

---

**CALL TO ORDER**

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**ROLL CALL: MAMIE DRANE, ADMINISTRATIVE ASSISTANT**

**APPROVAL OF MINUTES: NOVEMBER 19, 2015 MEETING**

**BUSINESS ITEMS**

**1) PUBLIC HEARING: CONSIDER A REQUEST FOR VARIANCE FROM SECTION 2.04.01(A) OF THE LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE RELATING TO GARAGE APARTMENTS, FILED BY ALAN CLOUD OWNER OF 360 E OAK STREET.**

**PUBLIC COMMENTS**

**BOARD MEMBER COMMENTS**

**ADJOURN**

*Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 291-5747.*

**LAKE ALFRED BOARD OF ADJUSTMENTS AGENDA  
APRIL 12, 2016**

**Business Item No. 1**

**PUBLIC HEARING: CONSIDER A REQUEST FOR VARIANCE FROM SECTION 2.04.01 (A) OF THE LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE RELATING TO GARAGE APARTMENTS, FILED BY ALAN CLOUD OWNER OF 360 E. OAK STREET.**

**VARIANCE REQUESTED:**

The applicant, Alan Cloud, is requesting a variance from Section 2.04.01(A) of the Lake Alfred Unified Land Development Code to convert an existing detached garage to an apartment in order to care for disabled family member.

**SITE INFORMATION:**

Address: 360 E. Oak Street  
 Legal: Lot 15, LESS the West 20 feet thereof and All of Lots 16 and 17, Block D, TWIN LAKES SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 90, Public Records of Polk County, Florida  
 Existing Land Use/Zoning: Low Density Residential/R-1A Single Family Dwelling District  
 Current Use: Residential  
 Last Sale: September 1995 to Alan Cloud

**EXCERPT FROM ULDC SECTION 2.04.01 (A):**

**Table of Land Uses, Table 2.04.01(A)**

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA**	R-1 A**	R-1B	R-1 **	R-2 **	C-1	C-2	C-3	C-4	M-1	I-1	I-2	PB	PR	CN	
<i>** Uses also apply to districts with C (cluster subdivision) suffix This table must be read with Sections 2.04.02 and Section 2.04.03 for specific information on base zoning and overlay districts</i>																				
<b>Agricultural Uses</b>																				
Groves, orchards, row crops, pasturing of livestock	P	P	P	P	P	P														
Ranching or farming	P																			
Limited agricultural uses	P	P	P	P	P	P														
Stables	P	P																P		
Horticulture with no wholesale or retail sales	P	P	P	P	P	P	P	P	P											
Horticulture with wholesale or retail sales	P									P	P	P		P	P	P				
Roadside stands to sell ag products grown on the site	P																			
<b>Single Family Residential Uses</b>																				
Single family, conventional construction	P	P	P	P	P	P	P	P	P											
Single family, manufactured	P	P	P	P	P	P	P	P	P											
Mobile home subdivision									D											
RV park									D	D	D									
Docks, piers and boathouses as a principal use																		P	P	P
<b>Multi-Family Residential Use</b>																				
Apartment building									P	P	P									
Boarding house									P	P										
Duplex(2 units)									P	P	P									
Dwelling unit in commercial										P	P	P		P	P					
Garage apartment									P	P	P	P								

**LAKE ALFRED BOARD OF ADJUSTMENTS AGENDA  
APRIL 12, 2016**

**ATTACHMENTS:**

- A.) Application with variance criteria
- B.) Aerial location map
- C.) Parcel ownership map
- D.) Staff Photos
- E.) Public Hearing Notice, published and mailed 3/28/16
- F.) Residents Notified of Public Hearing Map
- G.) Residents Notified of Public Hearing List
- H.) Excerpt from ULDC Section 2.04.01(A) and supporting documents

**BOARD MOTION OPTIONS:**

**Approval** – "I make a motion to grant the variance request presented after hearing competent substantial evidence that meets all the variance criteria set forth; and hereby authorize the Chairman to sign a Development Order to be recorded in Polk County Public Records"

**Denial** – "I make a motion to deny the variance request presented as the applicant provided insufficient evidence and the request does not meet all the variance criteria set forth and hereby authorize the Chairman to sign a Denial Order to be recorded in Polk County Public Records."

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850

Phone: (863) 298-2988  
Fax: (863) 298-2988  
[www](http://www.cityoflakealfred.com)



**Community Development**

Building | Code Enforcement | Planning | Zoning

**Application for Variance**

The following information is required for submission of a variance application. It is important that all information be complete and accurate when submitted to the City. Please print or type the required information below. Board of Adjustment hearings to consider variance requests are scheduled as needed. Applications must be accompanied by a survey copy of property, and a sketch of the request. Applications may be submitted electronically via email, however one (1) original signed application with attachments is required.

**Property Identification**

Property Address or General Location: 360 E Oak

Street

Present Use of the Property: Single Family Residence

(Homestead)

Existing Structures Located on the Site: 2 – Primary Residence and Detached

Garage

Total Acreage: \_\_\_\_\_ Parcel

I.D.#: 262732502500004150

Legal Description of the

Property:

Describe the variance which you are requesting: seeking a variance to convert existing

detached garage into a handicapped accessible apartment with a bathroom so that we may

care for physically and developmentally handicapped family member.

Variance from Code Section: 2.04.01(A) prohibiting garage apartments in R-

1A

***Applicant must use the criteria listed on pages 3 and 4 of this application to support the***

**request.**  
**(Use sheet that is provided, and attach additional sheets if necessary)**

I hereby depose and swear that all the above statements and information contained in all the exhibits transmitted herein are true.

Signature:  Print Name: ALAN D. CLOUD

Mailing Address: P.O. BOX 1177  
LAKE ALFRED, FL 33850

Email: K9Kimbo@hotmail.com Phone: 863-280-5523

City Use Only:

Date Received:

\$268.78

Notice 3/28/16

BOA Hearing Date:

Date: 4/12/16

Receive

City of Lake Alfred  
03/11/2016 08:33 ROBINSON

360 E OAK

CD3074547 AMOUNT  
FISH 360 E OAK 267.78

Put

PAYMENT RECEIVED AMOUNT  
CHECK: 5203 267.78  
TOTAL 267.78

The Lake Alfred Board of Adjustments has two functions:

1. To hear specific variance requests from appropriate provisions of the Unified Land Development Code, where literal enforcement would result in an unnecessary hardship for the applicant
2. To hear any appeals of administrative decisions where there is an alleged error in requirement or policy by the City staff.

**The Board shall make a decision or determination as deemed proper for each case, based on findings and facts. The basis for their review will be considered against the Criteria for Granting a Variance in Section 7.11.01 of the Unified Land Development Code (see page 3) and the following:**

1. **Unique Circumstances:** That there are unique and special circumstances or conditions applying to the property in question, to the intended use of the property that do not apply generally to other properties in the same district.
2. **Hardships not self-created:** That any alleged hardship is not self-created by any person

- (B) The special conditions and circumstances do not result from the actions of the applicant.
- (C) The requested variance, if approved, will not confer on the applicant any special privilege that is denied by the provisions of this Code to other lands or structures in the same land use classification.
- (D) Literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the identical land use classification and will constitute an unnecessary and undue hardship on the applicant.
- (E) That the variance granted is the minimum variance that will make possible a reasonable use of the land or structure.
- (F) That the granting of the variance will be in harmony with the general intent of this Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

For each variance granted, the Board of Adjustment shall approve, and the chairman shall sign, a resolution listing the above criteria and attesting that each has been satisfied.

Please explain how your request satisfies these criteria:

1. Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same land use classification. *(Example: There is a sinkhole on part of the property; or the lot is irregularly shaped)*

2. The special conditions and circumstances do not result from the actions of the applicant. *(Example: The property or structure was nonconforming when the applicant purchased it.)*

3. The requested variance, if approved, will not confer on the applicant any special privilege that is denied by the provisions of this code to other lands or structures in the same land use classification. *(Example: Allowing a three-story structure in a zone that only allows for two-story structures would confer a special privilege on the applicant)*

4. Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the identical land use classification and will constitute an unnecessary and undue hardship on the applicant. *(Example: Forcing setbacks on a parcel with a wetland so that the applicant cannot build their house)*

5. That the variance granted is the minimum variance that will make possible a reasonable use of the land

having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of this ordinance.

3. **Deprivation of reasonable use:** That strict application of the provisions of this ordinance would deprive the applicant of reasonable use of the property for which the variance is sought.

**SPEAKING LIMITATIONS:** All speakers shall be limited to no more than five (5) minutes, unless the speaker requests planning staff for additional time, no less than 48 hours prior to the public hearing. In the event speaker(s) request additional time, the determination of the amount of time to be allowed shall be at the discretion of the Chair, but in no event shall speaker be allowed to speak longer than 15 minutes. This time limitation shall not apply to presentations made by the city staff and/or their consultants.

**VERBATIM TRANSCRIPT MAY BE REQUIRED TO APPEAL:** Any person deciding to appeal any decision made by the Board of Adjustment, with respect to any matter considered at such meeting, will need a record of that proceeding, and for such purpose, may need to ensure that a verbatim record be made which record includes the testimony and evidence upon which the appeal is to be made.

**SPECIAL ACCOMMODATIONS:** In accordance with the American with Disabilities Act (ADA), any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk at [863-291-5747](tel:863-291-5747) at least four days prior to the meeting.

**APPEALS OF DECISIONS:** Should the Board of Adjustment deny the request, it is up to the applicant to apply to the circuit court within 30 days.

**City of Lake Alfred  
Unified Land Development Code**

**7.11.00 Variances**

Any person, firm or corporation owning property in the City of Lake Alfred may apply for a variance from specific provisions of this Code, excepting those relating to permitted land uses, concurrency and consistency with the Comprehensive Plan. Variances shall be granted only by the Board of Adjustment in a public hearing that has been advertised in accordance with Section 8.06.00 of this Code. Variances granted by the Board shall be the minimum necessary to provide a reasonable use of the property and may be approved subject to time limits or any other conditions that the Board deems appropriate.

**7.11.01 Criteria for Granting a Variance**

The granting of a variance shall be based on a determination by the Board of Adjustment that the request will not be contrary to the public interest and the intent of this Code, and that strict enforcement of the regulation in question would create an undue and unnecessary hardship for the applicant. Considerations of health, convenience or economics shall not be considered as justification for a variance. Approval of a variance shall be based solely on the following criteria, all of which must be fully satisfied:

- (A) Special conditions and circumstances exist that are peculiar to the land or structure involved and that are not applicable to other lands or structures in the same land use classification.

or structure. (Example: If a 5-foot variance to a setback will allow the homeowner to build, then a 10 foot variance will not be granted)

6. That the granting of the variance will be in harmony with the general intent of this code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. (Example: Allowing a 5 foot variance to the front setback is in harmony with the general intent of setbacks and will not cause injury to the area or be detrimental to the public welfare.)

**OWNER'S SIGNATURE PAGE**

(I) (We), Alan Cloud being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the City of Lake Alfred to process this application for Variance, in accordance with all adopted City rules and regulations, and in conformance with State law.

Further, the undersigned (has) (have) appointed and (does) (do) appoint as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept the signature of my agent(s) as representing my agreement of all terms and conditions of the approval process:

Further, (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

**OWNERS**

[Signature]

Owner's Signature/Print Title

3/10/16

Owner's Signature/Print Title

Alan D. Cloud

Printed Name of Owner

3/10/16

Printed Name of Owner

\_\_\_\_\_

**OWNER'S NOTARIZATION**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_,

who is personally known to me or who has produced as identification.

Notary Public  
Notarial Seal and Commission  
Expiration Date **AGENT OR LESSEE**

**SIGNATURE PAGE**

(I) \_\_\_\_\_ (We),  
being  
duly sworn, that (I) (we) serve as (agent or lessee) for the owner(s) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments on behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above belief.

**AGENT OR LESSEE SIGNATURE**

\_\_\_\_\_ /

\_\_\_\_\_  
Agent or Lessee's Signature/Print Title  
Title

\_\_\_\_\_  
Agent or Lessee's Signature/Print

\_\_\_\_\_  
Printed Name of Agent or Lessee

\_\_\_\_\_  
Printed Name of Agent or Lessee

\_\_\_\_\_  
Company's Name

\_\_\_\_\_  
Company's Name

\_\_\_\_\_  
Company's Address

\_\_\_\_\_  
Company's Address

\_\_\_\_\_  
**AGENT OR LESSEE(S) NOTARIZATION**

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2016 by Alan Dale Cloud,

who is personally known to me or who has produced  
as identification. FL, DL C430-004-123-457-0'



Notary Public

Notarial Seal and Commission

Expiration Date

A large, stylized handwritten signature in blue ink, written over the notary seal area.

**Valerie Ferrell**

---

**From:** Alan Cloud <k9kimbo@hotmail.com>  
**Sent:** Friday, March 04, 2016 2:13 PM  
**To:** Valerie Ferrell  
**Subject:** Process for Upgrading a Detached Garage

Ms. Ferrell,

I have an adult sister who is physically and developmentally handicapped. She has been living with my elderly mother outside the city however my mother no longer has the capacity to care for her.

We have a detached garage that we have thought of turning into an apartment for her but it would need a bathroom and it is my understanding that this may be against the building code.

What would be the process on seeking a variance to allow us turn the garage into a handicapped accessible apartment with a bathroom so that we may care for her?

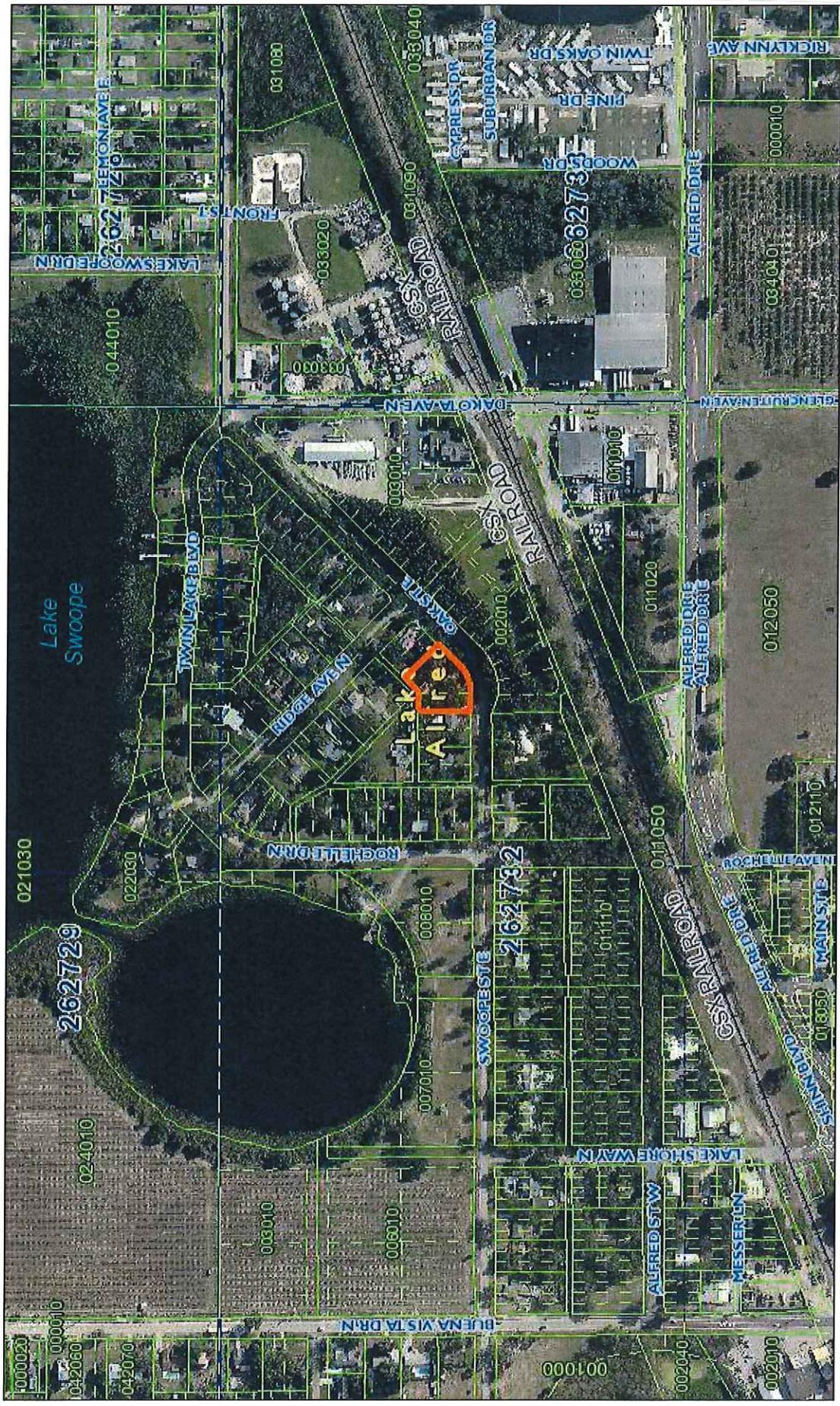
Thank you for any help you can give.

Sincerely,

Alan Cloud  
360 E. Oak Street  
863-280-5523

Sent from my iPad

# 360 E Oak St - Variance Request for Garage Apartment



0 210 420 840 Feet

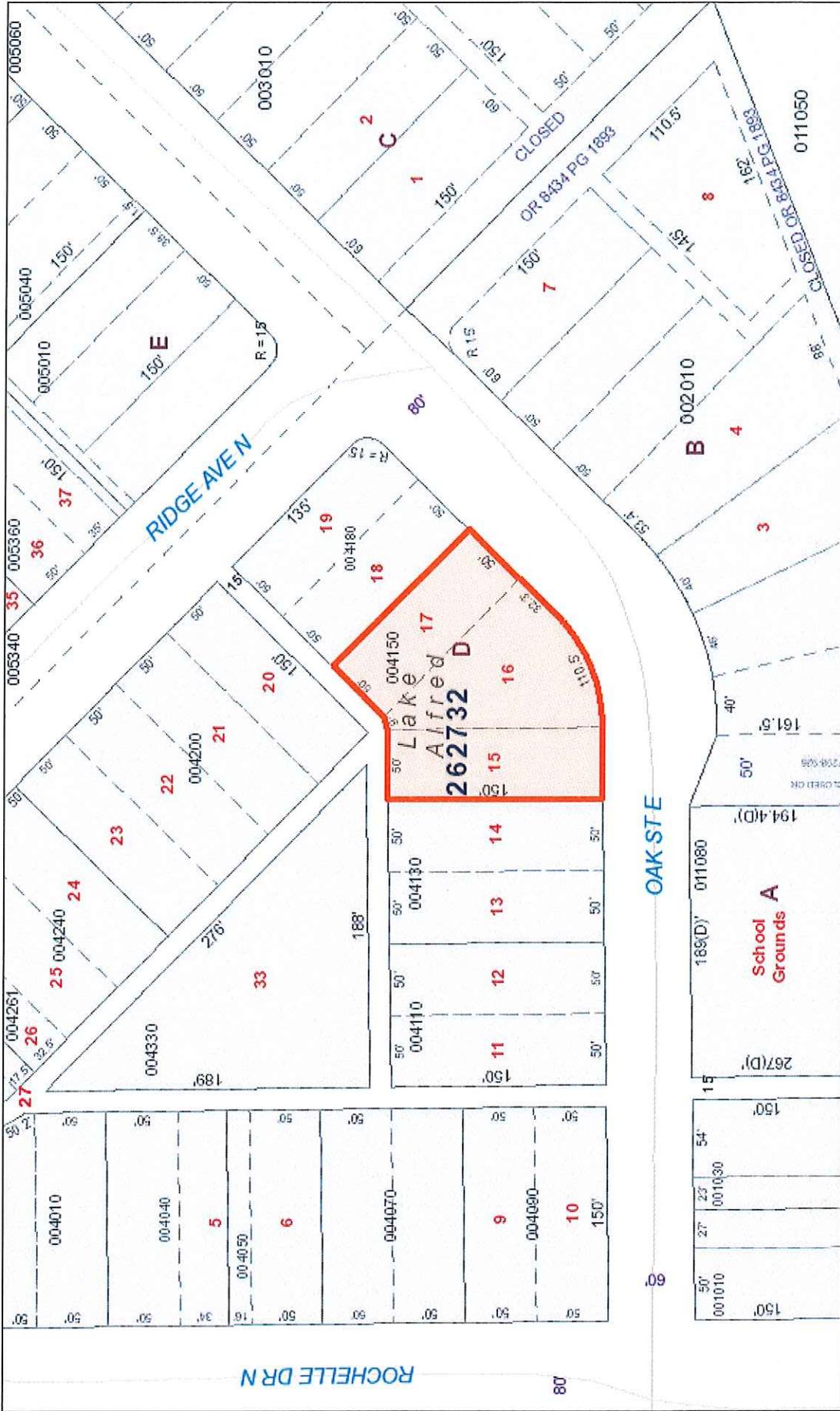
All maps are worksheets used for illustrative purposes only. They are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

Marsha M. Faux, CFA, ASA  
 Property Appraiser  
 Polk County, Florida  
 March 24, 2016

PROPERTY APPRAISER

■ Selected Parcel  
— Roads  
— Waterbodies  
□ Municipal Boundaries  
— Lot Lines  
□ Lot and Block Text  
— Railroads  
□ Tax  
□ Separated Right  
□ Surrounding Counties  
■ PLSS Townships  
■ PLSS Sections  
— PLSS Boundaries  
□ Gov't Lots  
■ Red: Band\_1  
■ Green: Band\_2  
■ Blue: Band\_3

# 360 E Oak St - Variance Request for Garage Apartment



**Legend:**

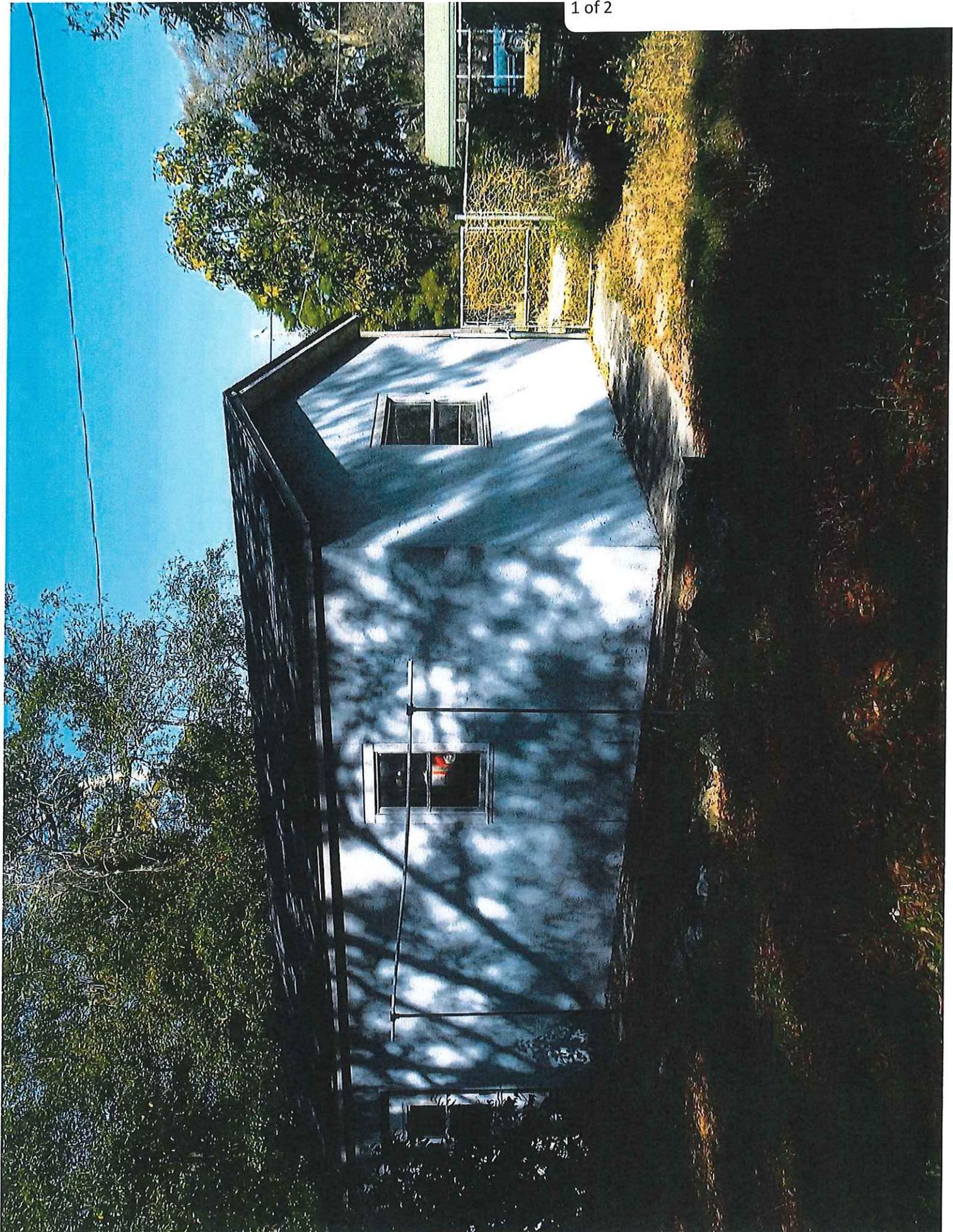
- Selected Parcel
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Roads
- Water lines
- Waterbodies
- Municipal Boundaries
- Lot Lines
- Lots
- Blocks
- Lot and Block Text
- Dimensions
- Dimensions
- Misc Text
- Railroads
- Arrows
- Tax
- Separated Right
- Surrounding Counties

**Scale:** 0 to 200 Feet

**Disclaimer:** All maps are worksheets used for illustrative purposes only they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

**Professional Information:**  
 Marsha M. Faux, CFA, ASA  
 Property Appraiser  
 Polk County, Florida  
 March 24, 2016





City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

**Community Development**

Building | Code Enforcement | Planning | Zoning

---

**PUBLIC HEARING NOTICE**

**VARIANCE REQUEST  
LAKE ALFRED BOARD OF ADJUSTMENT**

The Lake Alfred Board of Adjustment will hold a public hearing on Tuesday, April 12, 2016 at 5:00pm in the Lake Alfred City Hall, 120 E. Pomelo St, Lake Alfred, FL 33850 to consider the following variance request:

**Garage Apartment Variance Request – 360 E Oak Street**

Legal Description: Lot 15, LESS the West 20 feet thereof and All of Lots 16 and 17, Block D, TWIN LAKES SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 90, Public Records of Polk County, Florida

Parcel ID: 322726-502500-004150

Existing Land Use/Zoning: Low Density Residential/R-1A Single Family Dwelling District

Variance from Code Section: Section 2.04.01 (A) relating to garage apartments

General Description: Owner is seeking variance to convert existing detached garage to apartment in order to care for disabled family member

Documents pertaining to the above referenced items may be reviewed at City Hall, Monday-Friday 8:00am to 4:30pm. In accordance with the Sunshine Law of Florida, this meeting is open to the public. Section 286.0105, Florida Statutes, states that if a person decides to appeal any decision by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability, as defined by the ADA, needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact the City Clerk at 863-291-5747.



parcel_id	name	addr_1	addr_2	addr_3	dor_cd	dor_dscr
26-27-32-502500-004150	ALMEIDA WANDA	555 N RIDGE AVE		LAKE ALFRED FL 33850-2111		100 SFR up to 2.49 AC
26-27-32-513620-005320	ALWARD RICHARD	340 E SWOOPPE ST		LAKE ALFRED FL 33850-2126		100 SFR up to 2.49 AC
26-27-32-502500-004130	ANDREWS ROBERT L	530 N RIDGE AVE		LAKE ALFRED FL 33850-2112		100 SFR up to 2.49 AC
26-27-32-502500-004200	BAEZ JULIO	535 N ROCHELLE DR		LAKE ALFRED FL 33850-2141		100 SFR up to 2.49 AC
26-27-32-502500-004040	BUTCHER PAUL A	515 N ROCHELLE DR		LAKE ALFRED FL 33850-2141		100 SFR up to 2.49 AC
26-27-32-502500-001010	CABRERA ALEXANDRA	325 E OAK ST		LAKE ALFRED FL 33850-2104		100 SFR up to 2.49 AC
26-27-32-502500-002010	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE		LAKE ALFRED FL 33850-2130		1000 Vacant Commercial
26-27-32-513610-003010	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE		LAKE ALFRED FL 33850-2130		4100 Light Manufacturing
26-27-32-502500-004050	CARROLL JEANNIE M	525 N ROCHELLE DR		LAKE ALFRED FL 33850-2141		100 SFR up to 2.49 AC
26-27-32-000000-011050	CSX CORPORATION	500 WATER ST	S/C 1160	JACKSONVILLE FL 32202-4445		9800 Centrally Assessed Railroad Land
26-27-32-000000-011080	FOSTER JOSEPH MICHAEL	339 E OAK ST		LAKE ALFRED FL 33850-2104		100 SFR up to 2.49 AC
26-27-32-502500-004240	FOUNTAIN IKE D	PO BOX 1211		LAKE ALFRED FL 33850-2121		100 SFR up to 2.49 AC
26-27-32-502500-004330	GREEN JAMES ENNIS	320 E OAK ST		LAKE ALFRED FL 33850-2105		100 SFR up to 2.49 AC
26-27-32-513620-005010	HERNANDEZ HEATHER A	585 N RIDGE AVE		LAKE ALFRED FL 33850-2111		100 SFR up to 2.49 AC
26-27-32-513620-005340	IRVEN DINA R	545 N RIDGE AVE		LAKE ALFRED FL 33850-2111		100 SFR up to 2.49 AC
26-27-32-502500-004180	RAWLS LISA W	580 N RIDGE AVE		LAKE ALFRED FL 33850-2112		100 SFR up to 2.49 AC
26-27-32-502500-004010	ROCHELLE FAMILY TRUST	7548 S US HIGHWAY 1		PORT SAINT LUCIE FL 34952-1450		100 SFR up to 2.49 AC
26-27-32-513620-005360	SIEDENSTRANG WILLIAM A	535 N RIDGE AVE		LAKE ALFRED FL 33850-2111		100 SFR up to 2.49 AC
26-27-32-502500-004110	TUTEN DANNY L	PO BOX 1421		LAKE ALFRED FL 33850-1421		100 SFR up to 2.49 AC
26-27-32-502500-001030	WARWICK LAUREE JEAN	335 E OAK ST		LAKE ALFRED FL 33850-2104		100 SFR up to 2.49 AC
26-27-32-502500-004090	WEIERBACH MARK A	505 N ROCHELLE DR		LAKE ALFRED FL 33850-2141		100 SFR up to 2.49 AC

Table of Land Uses, Table 2.04.01(A)

Category/Use	RR	RE	R-1 AAA **	R-1 AA-B	R-1 AA**	R-1 A**	R-1B	R-1 **	R-2 **	C-1	C-2	C-3	C-4	M-1	I-1	I-2	PB	PR	CN
<i>** Uses also apply to districts with C (cluster subdivision) suffix</i>																			
<i>This table must be read with Sections 2.04.02 and Section 2.04.03 for specific information on base zoning and overlay districts</i>																			
<b>Agricultural Uses</b>																			
Groves, orchards, row crops, pasturing of livestock	P	P	P	P	P	P													
Ranching or farming	P																		
Limited agricultural uses	P	P	P	P	P	P													
Stables	P	P																P	
Horticulture with no wholesale or retail sales	P	P	P	P	P	P													
Horticulture with wholesale or retail sales	P									P	P	P			P	P			
Roadside stands to sell ag products grown on the site	P																		
<b>Single Family Residential Uses</b>																			
Single family, conventional construction	P	P	P	P	P	P	P	P	P										
Single family, manufactured	P	P	P	P	P	P	P	P	P										
Mobile home subdivision								D											
RV park										D	D								
Docks, piers and boathouses as a principal use																	P	P	P
<b>Multi-Family Residential Use</b>																			
Apartment building								P	P	P	P								
Boarding house								P	P										
Duplex(2 units)								P	P	P	P								
Dwelling unit in commercial								P	P	P	P	P							
<b>Garage apartment</b>								P	P	P	P	P							

Table 2.04.01(B), Table of Development Standards

	Zoning District	Max. Density (residential units per acre)	Min. Lot Size (s.f.)	Min. Lot Width (feet)	Min. Floor Area (s.f.)	Floor Area Ratio	Setback (feet)			Max. Impervious Surface (% of lot)	Max. Lot Coverage (% of lot)	Max. Building Height (feet)
							Front	Rear	Side			
1	RR*	1 du/ 10 ac	10 acres	200	1,500	--	50	100	50	25,000 s.f.	15,000 s.f.	35 except farm buildings
2	RE*	1.0	1 acre	100	2,000	--	30	20	10	40%	30%	35 except farm buildings
3	RE-C* SF detached See Article 7, Section 7.07.00	1.0	10,000	80	1,600	--	20	20	10	45%	35%	35 except farm buildings
4	R-1AAA *	3	14,000	100	1,900	--	30	20	10	40%	30%	35
5	R-1AAA-C* SF detached See Article 7, Section 7.07.00/ For Green Swamp See Section 3.08.02.02 and 3.08.02.03	5 net/ 3 gross	8,000	70	1,200	--	20	20	10	40%	30%	35
6	R-1AA-B	3	14,000	100	1,400	--	30	20	10	45%	35%	35
7	R-1AA	3.6	12,000	90	1,500	--	30	20	10	40%	30%	35
8	R-1AA-C SF detached See Article 7, Section 7.07.00	3.6	8,000	70	1,500	--	20	20	10	45%	35%	35
9	R-1A	4.2	10,000	80	1,200	--	30	15	10	40%	30%	35
10	R-1A-C SF detached See Article 7, Section 7.07.00	4.2	7,000	60	1,200	--	20	15	10	50%	40%	35
11	R-1B	6.0	--	50	960	--	20	20	5	40%	30%	35

**2.04.02.06 R-1A and R-1A-C Single Family Dwelling**

- (A) *FLUM Designation:* Low Density Residential (LD) Classification.
- (B) *Purpose:* The purpose of this district is to provide areas for a higher density, less restrictive residential development, along with the necessary and incidental accessory uses, and uses characteristic and accepted with, but not detrimental to, the principal uses.
- (C) *Permitted Principal Uses & Structures:* Uses permitted in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Permitted uses are designated by the letter "P". Uses designated by the letter "D" are also permitted, but require the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
- (1) Limited agricultural uses (see Article 9 for definition of Limited Agricultural Uses) are allowed so long as there are no infrastructure improvements installed for approved development and no primary residential use has been established.
  - (2) Permitted in this district are newly annexed parcels with agricultural uses that have been previously qualified for the agricultural tax exemption as defined by F.S. 193.461, "which includes, but is not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee, pisciculture, when the land is used principally for the production of tropical fish; aquaculture; sod farming; and all forms of farm products and farm production." (See 2.02.07(C)) The agricultural use is permitted to continue so long as there are no infrastructure improvements installed for approved development and no primary residential use has been established.
- (D) *Accessory Uses:* Permitted are accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.
- (1) Private boat ramps, docks, boat houses, and piers, subject to the provisions of Article 5.
- (E) *Special Exception Uses:* Uses permitted as Special Exceptions in this district are detailed in the Table of Land Uses in Section 2.04.01(A). Such uses are designated by the letter "S". Special Exception uses require the submission of an application and approval by the Board of Adjustment prior to application for a Development Permit. Review of an application for approval of a Special Exception is governed by Article 7.

- (F) *Development Standards:* Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height.
- (G) *Other Requirements:*
- (1) **Bed and Breakfast:** Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent. This use requires the submission and approval of a Site Development Plan prior to application for a Development Permit. Review of an application for approval of a Site Development Plan is governed by Article 7.
  - (2) **Home Occupation:** An activity conducted in a residential dwelling unit that employs only members of the immediate family residing there. The activity may not occupy more than 500 square feet of the dwelling nor may it display anything that will indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling. Specific regulations are contained in Section 7.10.00 of this Code.