

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA AMENDING SECTIONS 4.03.02(C) AND 4.03.09(35) OF THE VILLAGE'S LAND DEVELOPMENT CODE TO UPDATE THE DATE OF THE FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS; PROVIDING FOR A REVISED DEFFINITION OF MARKET VALUE; PROVIDING FOR CONFLICTS; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Village of Sea Ranch Lakes participates in the National Flood Insurance Program and the Village Council of the Village of Sea Ranch Lakes desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, the Federal Emergency Management Agency has revised and reissued the Flood Insurance Study for Broward County, Florida and Incorporated Areas, with an effective date of July 31, 2024; and

WHEREAS, the Village Council of the Village of Sea Ranch Lakes, Florida hereby finds and declares that the adoption of this ordinance is appropriate, and in the public interest of this community to identify the effective date of the revised Flood Insurance Study and Flood Insurance Rate Maps.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA:

Section 1. Each "WHEREAS" clause set forth above is true and correct and herein incorporated by this reference.

Section 2. The Village of Sea Ranch Lakes, Florida hereby amends Article IV Section 4.03.02(c) of the Village's Land Development Code as follows:

(c) *Basis For Establishing Flood Hazard Areas.* The Flood Insurance Study for Broward County, Florida and Incorporated Areas dated July 31, 2024 ~~August 18, 2014~~, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this section and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Office of the Building Official.

Section 3. The Village of Sea Ranch Lakes, Florida hereby amends Article IV Section 4.03.09(35) of the Village's Land Development Code as follows:

~~(35) *Market value.* The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both~~

1 ~~having reasonable knowledge of relevant facts. As used in this section, the term refers to~~
2 ~~the market~~ The value of buildings and structures, excluding the land and other
3 improvements on the parcel. Market value ~~may be established by a qualified independent~~
4 ~~appraiser, is the~~ Actual Cash Value (in-kind replacement cost depreciated for age, wear
5 and tear, neglect, and quality of construction) ~~determined by a qualified independent~~
6 ~~appraiser,~~ or tax assessment value adjusted to approximate market value by a factor
7 provided by the Broward County Property Appraiser.

8
9 **Section 4.** If any clause, section or other part of this Ordinance shall be held by any court
10 of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid
11 part shall be construed as eliminated and shall in no way affect the validity of the remaining
12 portions of this Ordinance.

13
14 **Section 5.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed
15 to the extent of such conflict.

16
17 **Section 6.** Codification of this Ordinance is hereby directed and authorized.

18
19 PASSED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA, ON
20 THE FIRST READING, THIS __5TH__ DAY OF __JUNE__, 2024.

21 PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH
22 LAKES, FLORIDA, ON THE SECOND AND FINAL READING, THIS __10TH__ DAY OF __JULY__,
23 2024.

24
25
26 VILLAGE OF SEA RANCH LAKES, FLORIDA

27 BY: _____
28 MAYOR HERBERT YARDLEY

31 TOMLINSON	__yes__
32 WEBER	__yes__
33 HODGSON	absent
34 ROBICHAUX	__yes__
35 BORSHCHUKOV	__yes__

36
37
38 ATTEST:

39 _____
40 STARR PATON, VILLAGE CLERK