

ORDINANCE NO. 2019-01

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES, AMENDING THE CODE OF ORDINANCES BY SPECIFICALLY AMENDING THE LAND DEVELOPMENT CODE RELATIVE TO MAINTENANCE OF SWALES, PROVIDING FOR AN AMENDMENT TO SECTION 4.01.01 ENTITLED "DEFINITIONS" TO PROVIDE FOR A SPECIFIC DIMENSIONS OF SWALES AND AMENDMENT TO SECTION 4.01.04 ENTITLED "MINIMUM REQUIREMENTS APPLICABLE TO AFFECTED RESIDENCES NOT REQUIRING SITE PLAN APPROVAL" TO PROVIDE FOR A MODIFICATION TO THE AFFECTED PROPERTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Village Council takes legislative notice of the quality of life enjoyed by the residents of the Village due to its unique residential character; and

WHEREAS, the Village Council finds and determines that the quality of life unique to the Village of Sea Ranch Lakes can be and shall be preserved by requiring that the aesthetics of the Village are to be maintained and enhanced; and

WHEREAS, the Village Council deems it appropriate and in the best interests of the residents of the Village of Sea Ranch Lakes to amend its Land Development Code to establish landscaping preservation for the Village of Sea Ranch Lakes; and

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

SECTION 1. The foregoing "Whereas" clause is hereby ratified and confirmed as being true and correct is are hereby made a part of this Ordinance.

SECTION 2. The Village's Land Development Code is hereby amended by specifically amending -the following existing section in Article IV entitled "Resource Protection Standards":

**Sec. 4.01.01. - Definitions.**

(ff) Swales in general: ~~definition-~~ Swales shall be located in the front area of the subject lot and ~~The area~~ immediately adjacent to the edge of the paved road surface extending to the right-of-way line. ~~is defined as the swale area, and is~~ Swales are primarily intended for the drainage of the paved roadway by percolation of the water through the soil. Swale areas shall not be used for parking vehicles. Swale areas shall not be obstructed or altered in any manner except as permitted pursuant to this Code. Swales shall be maintained by abutting property owners. Maintenance to existing swales shall include the preservation of adequate

1 sod and adequate dimensions, defined as 6 feet in width and 4 inches in depth from the edge  
2 of the adjacent roadway~~lot or lots~~. All swales shall follow the location and line of existing  
3 swales on adjacent neighboring lots, if such swales exist.

4 (1) All swales shall not be modified without the approval of the Village Council and shall  
5 be maintained as set forth herein.

6 (2) Swales previously modified by the Beach Club on any lot or lots shall maintain the  
7 dimensions as modified unless previous approval is received by the Village Council.

8  
9 SECTION 3. The Village's Land Development Code is hereby amended by specifically  
10 amending the following section in Article IV entitled "Resource Protection Standards".  
11

12 **Sec. 4.01.04. - Minimum requirements applicable to affected residences not requiring site**  
13 **plan approval.**  
14

15 (a) Affected properties. Properties that will be affected by these standards are either  
16 of the following:

17 (1) Those requesting to remove trees with an eighteen-inch caliper or larger specimen  
18 trees existing single-family residential not requiring site plan approval.

19 (2) All new ~~single-family residences~~ construction, ~~or~~ modifications, or renovations  
20 (not including re-roofing) to any existing single-family residence exceeding fifteen (15)  
21 percent of the Just/Market Value as determined by the Broward County Property  
22 Appraiser's office;

23 ~~(3) — Any major renovation undertaken relative to landscaping which shall be defined~~  
24 ~~as any action undertaken other than replacement of a damaged tree or shrub~~

25  
26 SECTION 4. All prior ordinances or resolutions or parts thereof in conflict herewith are  
27 hereby repealed to the extent of such conflict.  
28

29 SECTION 5. If any section, sentence, clause or phrase of this Ordinance is held to be  
30 invalid or unconstitutional by any court or competent jurisdiction, then said holding shall in no  
31 way affect the validity of the remaining portions of this Ordinance.  
32

33 SECTION 6. It is the intention of the Village Council of the Village of Sea Ranch Lakes,  
34 Florida, that the provisions of this Ordinance shall become and be made a part of the Village of  
35 Sea Ranch Lakes Code of Ordinances; and that the sections of this ordinance may be renumbered  
36 or relettered and the word "ordinance" may be changed to "section," "article," or such other  
37 appropriate word or phrase in order to accomplish such intentions.  
38

39 SECTION 7. This Ordinance shall become effective immediately upon its passage and  
40 adoption by the Village Council of the Village of Sea Ranch Lakes.

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3 PASSED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES,  
4 FLORIDA, ON THE FIRST READING, THIS \_19th\_ DAY OF \_\_DECEMBER\_\_\_\_, 2018.

5  
6 PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA  
7 RANCH LAKES, FLORIDA, ON THE SECOND AND FINAL READING, THIS 20<sup>th</sup> DAY  
8 OF \_FEBRUARY, 2019.

9  
10 VILLAGE OF SEA RANCH LAKES, FLORIDA

11 BY: \_\_\_\_\_  
12 MAYOR ALEXANDER SOTO

13  
14  
15 NEAL absent\_  
16 DICAROLIS \_yes\_  
17 NELSON \_yes\_  
18 HODGSON \_yes\_  
19 BRYAN \_yes\_  
20 FULMER \_yes\_  
21 BELLINI absent\_  
22

23 ATTEST:

24 \_\_\_\_\_  
25 VILLAGE CLERK