



VILLAGE OF SEA RANCH LAKES

1 Gatehouse Road. Sea Ranch Lakes, FL 33308

Phone: 954 943-8862 Fax: 954 943-5808

VARIANCE APPLICATION FORM

1. Date of Application:

2. Name of Applicant: Peggy Dayhoff

3. Address: 2 Winona Lane Sea Ranch Lakes, FL 33308

4. Telephone: 561-271-0952

5. Describe your request here:

To complete the front yard with Synthetic turf.

6. Attach a sketch describing your request for this application

7. Date of Hearing:

8. All property owners within 300 feet must be notified of hearing.

I do hereby attest that all the information on this application is true and all facts presented are represented accurately.

Signature of Applicant: _____

Peggy Dayhoff

Recommendation of Village Council:

Special Conditions imposed are:

Starr Paton

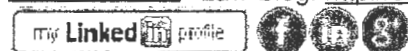
From: Alex Soto <Alex@sotolawgroup.com>
Sent: Tuesday, May 31, 2022 2:32 PM
To: Starr Paton
Cc: jeffreyvnelson@gmail.com; Donald J. Doody; Sean M. Swartz; Melissa Augustin
Subject: RE: synthetic turf at 2 Winona Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks. SRLBC has approved in swale if Village does grant variance.



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COVID-19 Notice:

Our commitment to our clients is to provide unstoppable service. We are continuing our business operations but are taking preventative measures consistent with CDC, federal and state government recommendations/orders. We continue to work diligently to respond to our clients' needs seamlessly via telephone, e-mail and video-conference. You can count on us.

All the best to you and yours.

From: Starr Paton <spaton@vsrl.us>
Sent: Tuesday, May 31, 2022 2:05 PM
To: Alex Soto <Alex@sotolawgroup.com>
Cc: jeffreyvnelson@gmail.com; Donald J. Doody <DDoody@gorencherof.com>; Sean M. Swartz <SSwartz@gorencherof.com>; Melissa Augustin <MAugustin@gorencherof.com>
Subject: RE: synthetic turf at 2 Winona Lane

Hi Alex:

Attached is the new ordinance that addresses the synthetic turf. FYI Peggy Dayhoff's contractor did not pull a permit for the work.

S

Starr Paton, Village Clerk

Village of Sea Ranch Lakes
1 Gatehouse Road
Sea Ranch Lakes, Florida 33308
(954) 943-8862 - Main

ORDINANCE NO. 2021-02

1
2
3 AN ORDINANCE OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA;
4 AMENDING THE LAND DEVELOPMENT CODE BY SPECIFICALLY AMENDING
5 ARTICLE IV SECTION 4.01.02 ENTITLED "LANDSCAPING MATERIALS AND
6 STANDARDS," TO PROVIDE STANDARDS FOR SYNTHETIC TURF, ARTICLE
7 V ENTITLED "DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS,"
8 TO PROVIDE FOR ADDITIONAL HEIGHT STANDARDS AND
9 MEASUREMENTS AND REQUIRED LAWN SPACE, AND ARTICLE VI SECTION
10 6.01.06 ENTITLED "WALLS, FENCES, HEDGES, AND SEAWALLS" TO
11 PROVIDE FOR MINIMUM SEAWALL HEIGHT AND ENFORCMENT AND FOR
12 FENCE AND WALL INSTALLATION STANDARDS; PROVIDING DEFINITIONS;
13 PROVIDING FOR CODIFICATION OF THE ORDINANCE; PROVIDING FOR
14 THE REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR
15 SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.
16

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

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

22 WHEREAS, pursuant to the Broward County Land Use Plan, Policy 2.21.7 all local
23 governments are required to adopt an ordinance implementing the regional standard to
24 mitigate high tide flooding by February 13, 2022; and

25 WHEREAS, the Village Council of the Village of Sea Ranch Lakes, Florida hereby finds
26 and declares that the adoption of this ordinance is appropriate, and in the public interest of this
27 community.
28

29 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE
30 OF SEA RANCH LAKES, FLORIDA:
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32 **Section 1.** Each "WHEREAS" clause set forth above is true and correct and herein
33 incorporated by this reference.
34

35 **Section 2.** The Village of Sea Ranch Lakes, Florida hereby amends Article IV Section 4.01.02
36 of the Village's Land Development Code entitled "Landscaping Materials and Standards" as
37 follows:
38

39 **4.01.02 - Landscape Materials and Standards.**

40 ~~(l) Use of artificial grass shall be permitted only within the confines of a driveway or in a~~
41 ~~backyard which shall comply with Rule 64E-6 of the Florida Administrative Code governing~~
42 ~~septic tanks. Any additional use of artificial grass shall require the prior approval of the~~
43 ~~Village Council.~~

44 **(k) Synthetic Turf.**

45 (1) Synthetic turf may be permitted on all residential lots, shall comply with
46 Rule 64E-6 of the Florida Administrative Code governing septic tanks, as may be
47 amended, and shall be subject to the requirements and procedures set forth in this
48 section.

1 (2) Synthetic Turf shall be counted towards the minimum required landscaped
2 areas, buffers, foundation plantings or landscape islands.

3 (3) Synthetic turf shall comply with all of the following design standards and
4 shall:

5 i. Simulate the appearance of live turf, organic turf, grass, sod or lawn, and
6 shall have a minimum eight-year "no fade" warranty.

7 ii. Be of a type known as cut pile infill with pile fibers of a minimum height
8 of 1.75 inches and a maximum height of 2.5 inches.

9 iii. Have a minimum face weight of 75 ounces per square yard.

10 iv. Be manufactured from polyethylene monofilament, and dual yarn system.

11 v. Be permeable.

12 vi. Be lead free and flame retardant.

13 (4) Synthetic turf shall comply with all of the following installation standards
14 and shall:

15 i. Be installed by a state-licensed general contractor or specialty licensed
16 contractor in a manner prescribed by the manufacturer.

17 ii. Be installed over a subgrade prepared to provide positive drainage and
18 an evenly graded, porous crushed rock aggregate material that is a
19 minimum of three inches in depth.

20 iii. Be anchored at all edges and seams consistent with the manufacturer's
21 specifications.

22 iv. Not have visible seams between multiple panels.

23 v. Have seams that are joined in a tight and secure manner.

24 vi. Have an infill medium consisting of clean silica sand or other mixture,
25 pursuant to the manufacturer's specifications that shall:

26 1. Be brushed into the fibers to ensure that the fibers remain in an
27 upright position;

28 2. Provide ballast that will help hold the turf in place; and

29 3. Provide a cushioning effect.

30 (5) Synthetic turf shall comply with all of the following additional standards:

31 i. Areas of living plant material shall be installed and/or maintained in
32 conjunction with the installation of synthetic turf. Living plant material shall
33 be provided per the minimum code requirements.

34 ii. Synthetic turf shall be separated from planter areas and tree wells by a
35 concrete mow strip, bender board or other barrier to prevent the intrusion
36 of living plant material into the synthetic turf.

37 iii. Irrigation systems proximate to the synthetic turf shall be directed so
38 that no irrigation affects the synthetic turf.

39 (6) Synthetic turf shall comply with all of the following maintenance standards
40 and shall:

41 i. Be maintained in an attractive and clean condition, and shall not contain
42 holes, tears, stains, discoloration, seam separations, uplifted surfaces or
43 edges, heat degradation or excessive wear.

44 ii. Be maintained in a green fadeless condition and free of weeds, debris, and
45 impressions.

46 (7) The following uses are prohibited:

47 i. Synthetic turf in the public rights-of-way or swales.

48 ii. Synthetic turf shall not be used as a screening material where screening
49 is required by this Code.

50 (8) All uses of synthetic turf shall require a building permit. The building permit
51 application shall include, at a minimum, all of the following information:

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- i. A complete landscape plan showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas. Minimum landscape requirements shall be required.
 - ii. Details regarding existing or proposed irrigation proximate to the synthetic turf.
 - iii. Brand and type of synthetic turf, including all manufacturer specifications and warranties.
 - iv. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.
 - v. A survey of the property with a signed affidavit from the property owner that no changes have occurred since the date of the survey.

14 **Section 3.** The Village of Sea Ranch Lakes, Florida hereby amends Article V of the Village's
15 Land Development Code entitled "Development Design and Improvements Standards" as
16 follows:
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18 **5.01.01 - Minimum Lot Area Requirements and Other Site Considerations.**

19 (3) *Building Height.* The height of any building shall be no more than 35 feet above
20 grade measured to the highest structural component of the structure such as roof
21 ridge, parapet wall, spire, or screen.

22 (4) *Lawn Area.* The area between the front lot line and the main structure and the
23 area between the rear lot line and the main structure and the area between the side
24 lot lines and the main structure shall be sodded or landscaped with a minimum
25 greenspace area of 30% except for a driveway to the garage.

26 **5.01.02 - Building Setback Requirements.**

27 *A. Residential District.* On all lots, other than those fronting upon the Waterfront
28 boundary, no structure or any part thereof, including garages, porches and carports
29 shall be erected any closer to the front property line than twenty-five feet (25') or
30 a distance which is twenty percent (20%) of the dimension of the lot from the front
31 property line to the rear property line, whichever is the lesser. All lots fronting upon
32 the Waterfront boundary, no structure or any part thereof, including garages,
33 porches and carports, shall be erected any closer than twenty-five (25) feet to the
34 street line. On all lots no structure or any part thereof, shall be erected any closer
35 than twelve feet (12') to either side property line except in the case of corner lots
36 in which event the setback line on that side facing the street shall be fifteen feet
37 (15') from said street line. Notwithstanding the foregoing, where a structure
38 exceeds twenty-two feet (22') in height that portion of the structure above twenty-
39 two feet (22') in height shall be set back an additional one foot (1') per foot of
40 additional height. On all lots except those lots fronting upon the Waterfront
41 boundary, no structure or part thereof, shall be erected any closer than fifteen feet
42 (15') to the rear property line. On all lots fronting upon the Intracoastal Waterway,
43 no structure or any part thereof, shall be erected any closer than fifteen feet (15')
44 from the rear property line~~water line~~ and on all lots fronting upon the interior lakes,
45 no structure or any part thereof, shall be erected any closer than twenty-five feet
46 (25') from the rear property line~~lake line~~.

47 In addition to the foregoing setback requirements, roof over-hangs shall not extend more
48 than thirty inches beyond any wall.