

ARCHITECTURAL REVIEW COMMITTEE

Sea Ranch Lakes Beach Club

Below please find a list of items the Beach Club should suggest to the Village Code of Ordinances to present at the Workshop, for them to study to incorporate into the SRL's Code of Ordinances.

All of these items are intended to assist in preserving the intentions of the Revived Restrictive Covenants, and to keep the character of our community as a 'low density, high quality, residential' development.

1. LOT COVERAGE

- a. The SRL Code currently restricts development in the commercial parcels to a Lot Coverage of 35%. The intention was to prevent the development from becoming too massive and unsightly.
- b. I believe the original requirement for no street front garages, aside from generating a particular character for our neighborhood, was also intended to control lot coverage, as driveways had to maintain open area within the buildable area, and helped reduced density. The Variances provided to some have unfairly provided them with additional lot coverage, not allowed to others that developed within the rules of our Code.
- c. I believe the Beach Club should support the same for the residential development, to prevent uncontrolled development density, which would change the character of our neighborhood.
- d. ACTION:
 - i. Limit residential development to 35% of lot area.
 1. Example: A 14,000 SF lot would allow the first floor of the residence to be 4,900 SF.
 2. Obviously, Owners that desire larger houses, can purchase two lots.
 - ii. Define the limit to include both conditioned, and unconditioned, covered areas.

2. FLOOR TO AREA RATIO

- a. The Floor-to-Area (FAR) Ratio is used by almost every Code to limit the uncontrolled development that may result in very large houses that increase the density of the neighborhood removing the open quality, and experience, of our Village.
- b. Suggest we use 60% of lot area for FAR Ratio limit.
 - i. Example: A 14,000 SF lot would allow the overall area of the residence to be 8,400 SF.
 - ii. In addition, to provide variation in the volumetric design of the residences, and prevent massive looking two story residences. Establish a limit of the second floor to 75% of first floor.
 - iii. Obviously, Owners that desire larger houses, can purchase two lots.

3. HEIGHT LIMITS

- a. The height limits at the Village are comparable to many other communities. They are intended to prevent the development of very tall residences that both overwhelm the neighbor's privacy, and block views and sunshine.
- b. There have been complaints from developers on the parameters, to define the measuring of height. The current Code indicated "from grade".
- c. A suggestion from the Beach Club could be to define height limit to start above FEMA Flood Plain.
 - i. Establish a limit to start measuring to 12" above FEMA's Floor Plain.
 - ii. Flood Zone X can be measured from 'average' grade.
- d. Crown of road is arbitrary compared to FEMA, which establishes equality for everyone, based on flood risks.
- e. We should maintain the 22 feet to top of building currently in our Code, but based on FEMA's standards for flood.
- f. Keep the existing Code criteria to reach the 35 feet limit, which requires an additional 12" side setback for every 12" of additional height above the 22 feet. This is a very common planning practice in many communities, to prevent large vertical construction volumes, preventing the neighbors from having sunshine and views to the surroundings, and the horizon.
- g. Height limits, as well as setbacks, are intended to enhancing the exterior spaces that surround our homes, and make our community appear less dense and hospitable.

4. DRIVEWAYS

- a. The Beach Club should suggest the Code be enhanced to limit the width of paved driveways that crosses the Beach Club's Right-of-Way (ROW), as it belongs to all, and should be protected for everyone's enjoyment in our community.
- b. Limit widths of driveways allowed to a maximum of 20 feet for each lot to cross the ROW. Developers can divide into two entrances of 10 feet each.

- i. As is starting to happen, developers are abusing the ROW crossing with wider and more numerous 'driveways'. The result could make the Beach Club's ROW become more and more paved, which would imply that residents could park in the ROW belonging to all the shareholders.
- c. Also, the Code should create a setback for a driveway from the side property line, to prevent the driveway to encroach into the neighbor's privacy.
- d. The only paved surface allowed across the Beach Club's Right-of-Way should be the driveway.
- e. Edge of driveway at road asphalt to have reinforced concrete curb at driveways.

5. PARKING

- a. Parking needs to be limited to paved areas within title property limits.
- b. It is not fair, or appealing, for the community to have vehicles parked in the ROW. No parking should be allowed on ROW at any time.
- c. In addition, many communities surrounding SRL have Ordinances prohibiting the parking on the grass, regardless of location, including on title land.
- d. Our Code already states no parking is allowed on the ROW's grassed swales (this need to be enforced by the Village).

6. PAVED AREA

- a. Again, to preserve the right to privacy of the neighbors, a 5 feet setback from front side property lines should be added to the Code. It already exists to the rear property line.

7. PERCOLATION AND DRAINAGE

- a. Determine how much rainwater each lot must maintain within its boundaries.
- b. In addition:
 - i. FRONT YARD 60% green space (within the front setback).
 - ii. REAR YARD 50% (pool can count 50% only), within the rear setback.

8. OVERHANGS

- a. The overhang definition and limits is part of the design vocabulary that defines communities. Designers need to limit their ideas to work within the parameters established for each community. SRL's has established such parameter for our community.
- b. SUGGESTIONS:
 - i. Continue with the definition of overhang as it is in the current Code, "...from the wall".
 - ii. Extend the limits from 30" to 36" to allow for flexibility
 - iii. In front and rear overhangs can extend up to 5 feet, as long as they do not extend over the setback line more than 36".
- c. No carports allowed, to prevent developers from enclosing in future and expanding Lot Coverage and FAR.

9. EXTERIOR LIGHTING

- a. Limit exterior lighting to protect the neighbor's right to enjoy sunset and nighttime privacy.
- b. SRL's Code should establish foot candles' maximum at property lines to prevent disturbing neighbors' privacy. Owners and designers that add exterior lighting will need to submit a photometric study for Permit to establish their design meets the allowed Code requirement.
- c. No lights shining towards neighbors' property, and/or lakes.
- d. Exterior light to be shielded.
- e. Tree up lights to be limited.