

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA AMENDING THE LAND DEVELOPMENT CODE BY SPECIFICALLY AMENDING ARTICLE II SECTION 2.00.02 ENTITLED "DEFINITIONS," TO PROVIDE FOR THE DEFINITION OF "GRADE", ARTICLE IV SECTION 4.01.01 AND SECTION 4.03.05 TO AMEND THE DEFINITION OF "PERVIOUS AREA", AND TO PROVIDE FOR SUBMISSION OF PROPOSED ELEVATIONS ALONG PROPERTY LINES, ARTICLE V SECTION 5.01.01 AND SECTION 5.01.02, TO AMEND THE REQUIREMENTS FOR PERVIOUS AREA FOR RESIDENTIAL DEVELOPMENT, TO AMEND THE SETBACKS FOR ROOF OVERHANGS, AND CREATING SECTION 5.03.03 ENTITLED "GRADING" TO PROVIDE FOR MAXIMUM ELEVATIONS FOR DEVELOPMENT; PROVIDING FOR CODIFICATION OF THE ORDINANCE; PROVIDING FOR THE REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

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.

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 II Section 2.00.02 of the Village's Land Development Code as follows:

2.00.02 - Definitions.

...
h. Grade. The natural elevation of the ground, when compared to abutting properties, or the grade as established as relative to the required minimum base floor elevation by the flood insurance map published by the U.S. Department of Housing and Urban Development for the applicable coastal flood zone designated by the current Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRMs), or in the extreme cases of varied elevations within the same site or varied elevations between adjacent lots, grade shall be established by the Director of Building and Zoning.

Section 3. The Village of Sea Ranch Lakes, Florida hereby amends Article IV Section 4.01.01 and Section 4.03.05 of the Village's Land Development Code as follows:

4.01.01 - Definitions.

...
(w) Pervious area. That surface area of land that allows passage of air and water to the subsurface area, which shall consist of natural sod and landscaping or artificial turf that permits the same.

4.03.05. - Site Plans and Construction Documents.

...

- 1 (a) *Information for Development in Flood Hazard Areas.* The site plan or construction  
2 documents for any development subject to the requirements of this section shall be  
3 drawn to scale and shall include, as applicable to the proposed development:

4 ...

5 (10) Proposed elevations along property boundaries, matching those of adjacent  
6 lands.

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10 **Section 4.** The Village of Sea Ranch Lakes, Florida hereby amends Article V Section 5.01.01  
11 and Section 5.01.02, and creates Section 5.03.03 entitled "Grading" of the Village's Land  
12 Development Code as follows:

13  
14 **5.01.01. Minimum Lot Area Requirements and Other Site Considerations.**

15 A. *Requirements for All Developments.* All developments shall have a total land area  
16 sufficient to meet all development design standards in this Code including, but not  
17 limited to, land required to provide setbacks from abutting rights-of-way, buffers,  
18 stormwater management, off-street parking and circulation, protection of  
19 environmentally sensitive lands, and any other provisions which may require land area  
20 to be set aside.

21 B. *Specific Requirements for Residential Development.*

22 (1) No Building shall be allowed on any lot except one detached single dwelling house  
23 for the use of one family only, and no lot shall be used except for residential  
24 purposes exclusively for one family. No accessory building shall be allowed, built  
25 or used. No temporary residence shall be permitted on any lot. No business of any  
26 kind shall be conducted from a residential use.

27 (2) *Building Site Area.* The minimum building site area shall be 1 lot as shown on the  
28 Plat. The ground floor area of the main structure on any lot (exclusive of 1 story  
29 open porches and garages) shall not be less than 1200 square feet in the case of a  
30 1 story structure, nor less than 1000 square feet in the case of a structure having  
31 more than 1 story. A residential site may consist of 1 or more lots, all of 1 lot and  
32 part of another or of contiguous parts on more than 1 lot or any other combination  
33 of contiguous parts of lots which will form an integral unit of land suitable for use  
34 as a site for a residence and extending from the street serving the same to the rear  
35 or waterfront boundary. No resubdivision as aforesaid or otherwise shall be  
36 permitted unless the total area shall be at least equal to the smallest lot as shown  
37 on the Plat.

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

41 (4) ~~Law~~ *Pervious Area.* A lot shall consist of a minimum of thirty percent (30%) of  
42 pervious area. The area between the front lot line and the main structure and the  
43 area between the rear lot line and the main structure must include a portion of this  
44 pervious area in sod, and the area between the side lot lines and the main structure  
45 shall be sodded or landscaped with a minimum greenspace area of 30%. The area  
46 between the side lot lines and the main structure shall include a minimum three-  
47 (3) foot-wide buffer area consisting of landscaping and may include any fences or  
48 walls. This buffer area shall be inclusive of the thirty percent (30%) pervious area  
49 requirement.

1 ~~All lawns~~The portion of pervious area adjacent to streets must be sodded to the  
2 paved area of the street. No paved or pebbled parking strips shall be permitted on  
3 any lot adjacent [to] or abutting any street.

4 (5) *Driveways.* Driveways must allow for drainage on swale at street and they must be  
5 level with and form a perfect joint with said street.

6 (6) *Garage doors.* Garage doors shall not open directly to a street. Each residence  
7 constructed in the Residential District shall have a garage with a minimum area of  
8 450 square feet. A garage shall be used exclusively for the shelter of motor vehicles  
9 and may not be converted to another use, except that if a garage is converted to  
10 another use, then another garage must be built for the shelter of motor vehicles.

11 (7) *Filling in.* No lot or parcel shall be increased in size by filling in the waters on which  
12 it abuts.

13 ...  
14 **5.01.02. Building Setback Requirements**

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

34 In addition to the foregoing setback requirements, roof over-hangs shall not extend  
35 more than ~~thirty inches~~ twenty-four inches (24") beyond any wall into a side yard  
36 setback.

37 ...  
38 **5.03.00 Stormwater Management**

39 ...  
40 **5.03.03 Grading.**

41 The grading of all properties shall be designed so that the average grade elevation of the  
42 lot, other than the building's footprint, shall not exceed the average elevation along the  
43 center line of the street pavement on which it fronts, unless the base floor elevation  
44 established by FEMA is higher than the centerline of the street. Proposed elevations  
45 along property boundaries on any site plan shall match the adjacent lands, and cause no  
46 storm water runoff to flow across any of the property's boundaries.

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49 **Section 5.** If any clause, section or other part of this Ordinance shall be held by any court of  
50 competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part

1 shall be construed as eliminated and shall in no way affect the validity of the remaining portions  
2 of this Ordinance.

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4 **Section 6.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed  
5 to the extent of such conflict.

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7 **Section 7.** Codification of this Ordinance is hereby directed and authorized.

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9 PASSED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA, ON  
10 THE FIRST READING, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

11 PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES,  
12 FLORIDA, ON THE SECOND AND FINAL READING, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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14  
15 VILLAGE OF SEA RANCH LAKES, FLORIDA

16 BY: \_\_\_\_\_  
17 MAYOR JEFFREY NELSON

18  
19  
20 BRYAN \_\_\_\_\_  
21 MIRON \_\_\_\_\_  
22 BRUENER \_\_\_\_\_  
23 NEAL \_\_\_\_\_  
24 VOLKERT \_\_\_\_\_  
25 FULMER \_\_\_\_\_  
26 TOMLINSON \_\_\_\_\_

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28 ATTEST:  
29 \_\_\_\_\_  
30 STARR PATON, VILLAGE CLERK  
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