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ORDINANCE NO. 2023-03

AN ORDINANCE OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA AMENDING THE LAND DEVELOPMENT CODE BY SPECIFICALLY AMENDING ARTICLE IV SECTION 4.01.02(K)(7) PROVIDING FOR SYNTHETIC TURF APPLICABILITY IN RIGHTS-OF-WAY AND SWALES; AMENDING SECTION 4.01.04 ENTITLED "MINIMUM REQUIREMENTS APPLICABLE TO AFFECTED RESIDENCES NOT REQUIRING SITE PLAN APPROVAL," TO INCLUDE THE APPLICATION OF THE VILLAGE'S TREE REQUIREMENTS TO ADDITIONAL PROPERTIES BY A DATE CERTAIN, SECTION 4.01.09 TO PROHIBIT THE PLANTING OF WEEPING FIG TREES OR HEDGES AND THE EXISTENCE OF WEEPING FIG IN THE VILLAGE BEYOND A DATE CERTAIN; AMENDING ARTICLE V SECTION 5.04.02 TO PROHIBIT THE OBSTRUCTION OF STREETS BY LANDSCAPING OR OTHER STRUCTURES; AMENDING ARTICLE XIII SECTION 13.00.03 TO PROHIBIT PORTABLE TOILETS WITHIN EIGHT FEET OF ANY PROPERTY LINE; AND AMENDING SECTION 16-8 OF THE VILLAGE'S CODE OF ORDINANCES TO REQUIRE THE TRIMMING OF COCONUT PALMS WITH COCONUTS EXCEEDING SIX INCHES IN DIAMETER; 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 IV Section 4.01.02(k)(7) of the Village's Land Development Code as follows:

(7) The following uses are prohibited:

a. Synthetic turf in the public rights-of-way or swales, without right-of-way or swale owner's consent.

Section 3. The Village of Sea Ranch Lakes, Florida hereby amends Article IV Section 4.01.04(a) & creates Section 4.01.04(a)(3) of the Village's Land Development Code as follows:

(a) Affected Properties. Properties that will be affected by these standards are ~~either~~ any of the following:

(3) All residential lots within the Village by July 1, 2025.

Section 4. The Village of Sea Ranch Lakes, Florida hereby amends Article IV Section 4.01.09 of the Village's Land Development Code as follows:

1 (a) No person shall plant or cause to be planted anywhere within the Village limits, any
2 Black Olive, Australian Pine (*Casuarina spp.*), Melaleuca (*Melaleuca quinquenervia*),
3 Florida Holly (*Schinus terebinthifolius*), Bischofia (*Bischofia javanica*), Earleaf
4 Acacia (*Acacia auriculaeformis*), Carrotwood (*Cupaniopsis anacardiopsis*) or Lead
5 Tree (*Leucaena leucocephala*) except where specifically and conditionally approved.
6 Weeping Fig (*Ficus Benjamina*) shall be prohibited to be planted or caused to be
7 planted anywhere within the Village limits. All Weeping Fig trees or hedges shall be
8 cut down and removed from all residential lots and commercial parcels located
9 within the Village by July 1, 2025, unless an extension is approved by the Village
10 Council. Any extension approved by the Village Council shall not exceed one (1) year.

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13 **Section 5.** The Village of Sea Ranch Lakes, Florida hereby amends Article V Section
14 5.04.02(F)(4) of the Village's Land Development Code as follows:
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16 (4) No obstruction to visibility ~~at~~ to streets, street intersections or access easement
17 intersections, or obstruction to traffic control devices, either in the form of landscaping or
18 shrubbery or fence or other structure, shall be permitted at any time.

19
20 **Section 6.** The Village of Sea Ranch Lakes, Florida hereby amends Article XIII Section
21 13.00.03 by creating Section 13.00.03(H) of the Village's Land Development Code as follows:
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23 (H) No portable toilets shall be located within eight feet (8') of any property line.
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25 **Section 7.** The Village of Sea Ranch Lakes, Florida hereby amends Section 16-8(b) of the
26 Village's Code of Ordinances as follows:

27 (b) It shall be unlawful to maintain a coconut ~~palm tree~~ between June 1 and November 1
28 of each year which has coconuts which exceed two inches in diameter, and it shall be
29 unlawful to maintain a coconut palm which has coconuts which exceed six inches in
30 diameter at any time during the year.

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32 **Section 8.** If any clause, section or other part of this Ordinance shall be held by any court
33 of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid
34 part shall be construed as eliminated and shall in no way affect the validity of the remaining
35 portions of this Ordinance.
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37 **Section 9.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed
38 to the extent of such conflict.
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40 **Section 10.** Codification of this Ordinance is hereby directed and authorized.
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50 PASSED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA, ON
51 THE FIRST READING, THIS ____ DAY OF _____, 2023.

1 PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH
2 LAKES, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF _____,
3 2023.

4
5 VILLAGE OF SEA RANCH LAKES, FLORIDA

6 BY: _____
7 MAYOR JEFFREY NELSON

8
9
10 BRYAN _____
11 MIRON _____
12 BRUENER _____
13 NEAL _____
14 VOLKERT _____
15 FULMER _____
16 TOMLINSON _____

17
18 ATTEST:
19 _____
20 STARR PATON, VILLAGE CLERK