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2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF SEA
4 RANCH LAKES, FLORIDA AMENDING SECTIONS 4.03.02(C) AND
5 4.03.09(35) OF THE VILLAGE’S LAND DEVELOPMENT CODE TO UPDATE
6 THE DATE OF THE FLOOD INSURANCE STUDY AND FLOOD INSURANCE
7 RATE MAPS; PROVIDING FOR A REVISED DEFFINITION OF MARKET
8 VALUE; PROVIDING FOR CONFLICTS; SEVERABILITY; AND AN
9 EFFECTIVE DATE.

10
11 WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida
12 Statutes, conferred upon local governments the authority to adopt regulations designed to
13 promote the public health, safety, and general welfare of its citizenry; and
14

15 WHEREAS, the Village of Sea Ranch Lakes participates in the National Flood
16 Insurance Program and the Village Council of the Village of Sea Ranch Lakes desires to
17 continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and
18 60, necessary for such participation; and
19

20 WHEREAS, the Federal Emergency Management Agency has revised and reissued
21 the Flood Insurance Study for Broward County, Florida and Incorporated Areas, with an
22 effective date of July 31, 2024; and
23

24 WHEREAS, the Village Council of the Village of Sea Ranch Lakes, Florida hereby finds
25 and declares that the adoption of this ordinance is appropriate, and in the public interest of this
26 community to identify the effective date of the revised Flood Insurance Study and Flood
27 Insurance Rate Maps.
28

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

31
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
36 4.03.02(c) of the Village’s Land Development Code as follows:
37

38 (c) *Basis For Establishing Flood Hazard Areas.* The Flood Insurance Study for Broward
39 County, Florida and Incorporated Areas dated July 31, 2024 ~~August 18, 2014~~, and all
40 subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps
41 (FIRM), and all subsequent amendments and revisions to such maps, are adopted by
42 reference as a part of this section and shall serve as the minimum basis for establishing
43 flood hazard areas. Studies and maps that establish flood hazard areas are on file at the
44 Office of the Building Official.

45
46 **Section 3.** The Village of Sea Ranch Lakes, Florida hereby amends Article IV Section
47 4.03.09(35) of the Village’s Land Development Code as follows:
48

49 ~~(35)Market value. The price at which a property will change hands between a willing~~
50 ~~buyer and a willing seller, neither party being under compulsion to buy or sell and both~~
51 ~~having reasonable knowledge of relevant facts. As used in this section, the term refers to~~
52 ~~the market~~ The value of buildings and structures, excluding the land and other
53 improvements on the parcel. Market value ~~may be established by a qualified independent~~
54 ~~appraiser, is the Actual Cash Value (in-kind replacement cost depreciated for age, wear~~

1 and tear, neglect, and quality of construction) determined by a qualified independent
2 appraiser, or tax assessment value adjusted to approximate market value by a factor
3 provided by the Broward County Property Appraiser.

4
5 **Section 4.** If any clause, section or other part of this Ordinance shall be held by any court
6 of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid
7 part shall be construed as eliminated and shall in no way affect the validity of the remaining
8 portions of this Ordinance.

9
10 **Section 5.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed
11 to the extent of such conflict.

12
13 **Section 6.** Codification of this Ordinance is hereby directed and authorized.

14
15 PASSED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA, ON
16 THE FIRST READING, THIS ____ DAY OF _____, 2024.

17 PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH
18 LAKES, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF _____,
19 2024.

20
21
22 VILLAGE OF SEA RANCH LAKES, FLORIDA

23 BY: _____
24 MAYOR HERBERT YARDLEY

25
26
27 TOMLINSON _____
28 WEBER _____
29 HODGSON _____
30 ROBICHAUX _____
31 BORSHCHUKOV _____

32
33
34 ATTEST:

35 _____
36 STARR PATON, VILLAGE CLERK