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3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF SEA  
4 RANCH LAKES, FLORIDA AMENDING THE VILLAGE'S LAND  
5 DEVELOPMENT CODE AT SECTION 4.01.01 PROVIDING FOR A  
6 DEFINITION OF SPECIMEN TREE; AMENDING SECTION 4.01.06  
7 ENTITLED TREE PRESERVATION TO REMOVE CERTAIN CRITIRIA FOR  
8 PERMIT ELIGIBILITY, TO INCLUDE RELOCATION EVALUATIONS, AND  
9 TO REQUIRE BONDING REQUIREMENTS AND APPRAISAL  
10 EVALUATIONS, CREATING SECTION 4.01.14 TO PROVIDE FOR STOP  
11 WORK ORDERS, AND AMENDING ARTICLE IV APPENDIX I TO REMOVE  
12 CERTAIN INVASIVE SPECIES; PROVIDING FOR CONFLICTS;  
13 CODIFICATION; SEVERABILITY; AND AN EFFECTIVE DATE.  
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16 WHEREAS, the Village Council of the Village of Sea Ranch Lakes, Florida hereby finds  
17 and declares that the adoption of this ordinance is appropriate, and in the public interest of this  
18 community.  
19

20 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE  
21 OF SEA RANCH LAKES, FLORIDA:  
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23 **Section 1.** Each "WHEREAS" clause set forth above is true and correct and herein  
24 incorporated by this reference.  
25

26 **Section 2.** The Village of Sea Ranch Lakes, Florida hereby creates Article IV Section  
27 4.01.01(nn) of the Village's Land Development Code as follows:  
28

29 (nn) Specimen tree means any tree that has a diameter breast height of eighteen (18)  
30 inches or greater with a condition rating of sixty percent (60%) or greater in accordance  
31 with the condition rating guidelines as specified in the Guide for Plant Appraisal, as  
32 amended, except for the following:

33 (a) Nonnative fruit trees that are cultivated or grown for the specific purpose of producing  
34 edible fruit, including, but not limited to: mangos, avocados, or citrus.

35 (b) Species of the genus Ficus except F. aurea (strangler fig), F. laevigata (short leaf fig),  
36 F. rubiginosa (rusty fig or rusty leaf fig), F. jacquinifolia;

37 (c) All multi-trunk palms.

38 (d) Trees that are in poor condition or form as determined by the Village.  
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40 **Section 3.** The Village of Sea Ranch Lakes, Florida hereby amends Article IV Section  
41 4.01.06(b)(6) of the Village's Land Development Code as follows:  
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43 (6) Permit Eligibility. An applicant may be eligible to receive a tree removal permit if the  
44 following considerations are present:

45 a. If a proposed single family residence cannot be located on the site without tree removal;  
46 and if the proponent has made every reasonable effort to incorporate existing trees in the  
47 development project and to minimize the number of trees removed; or

48 b. If a tree proposed to be removed is of poor quality and condition; or

- 1 c. If a tree proposed to be removed is obstructing safe vehicular cross visibility; or
- 2 d. If a tree proposed to be removed is damaging existing improvements and every  
3 reasonable effort to cease further damage through proper arboricultural and horticultural  
4 practices has been exhausted; or
- 5 e. If a tree proposed to be removed is creating ongoing safety problems for existing single  
6 family residence; or
- 7 f. If the growth of a tree proposed to be removed is being suppressed by dominant tree  
8 canopy that inhibits the natural growth and development of the affected tree(s); or
- 9 ~~g. Other circumstances as may be determined by the Village Council from time to time.~~

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11 **Section 4.** The Village of Sea Ranch Lakes, Florida hereby amends Article IV Section  
12 4.01.06(b)(7) of the Village's Land Development Code as follows:

13 (7) Permit Conditions. The Village Council shall issue a tree removal/relocation permit  
14 when the applicant for such permit has agreed to fulfill one (1) of the following conditions:

15 a. That the tree, if transplanted, will be moved, established and maintained using proper  
16 arboricultural and horticultural practices accepted by the industry in South Florida. New  
17 location shall provide adequate space to allow the tree to attain its natural growth  
18 characteristics. The replacement size and planting location shall be designated by the  
19 Village Council and guaranteed by the property owner for one (1) year from the planting (or  
20 replanting) date.

21 b. That the tree(s), if destroyed, be substituted with an equivalent replacement or  
22 replacements, approved by the Village Council, planted on the site from which the  
23 destroyed tree(s) were removed. The replacement size and planting location shall be  
24 designated by the Village Council and guaranteed by the property owner for one (1) year  
25 from the planting (or replanting) date.

26 c. That the tree(s), if destroyed, will be replaced by equivalent replacement trees, approved  
27 by the Village Council. The replacement size and planting location shall be designated by the  
28 Village Council and guaranteed by the donor for one (1) year from the planting (or  
29 replanting) date.

30 d. Swale Trees. The removal or relocation of certain species of swale trees, that are  
31 determined to be in good condition and health by the Village Council at the adjacent  
32 property owner's request because of the existence of adverse secondary effects such as leaf  
33 staining, root protrusion, etc. The property owner will bear all removal or relocation costs  
34 on approval of a tree removal permit or relocation permit. Mitigation will be based on the  
35 area of the canopy that is removed. Replacement tree species approved by the Village  
36 Council and appropriate for the planting site will be required to be replanted in the swale  
37 from where trees were removed.

38 e. Trees Damaged By Natural Events. All reasonable efforts should be made to preserve  
39 trees damaged by a hurricane, windstorm, flood, or like event. All trees required by code or  
40 approved site plan that are destroyed and/or removed due to such event shall be replaced  
41 in accordance with the tree replacement requirements set forth herein in Section A.

42 f. Relocation Evaluation. A tree that meets the removal criteria specified herein, as may be  
43 further amended, shall be relocated, unless the applicant demonstrates that relocation is  
44 not a viable alternative for a particular tree. If relocation is not a viable alternative, the  
45 applicant shall replace a removed tree pursuant to the requirements set forth herein.

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2 **Section 5.** The Village of Sea Ranch Lakes, Florida hereby amends Article VI Section  
3 4.01.06(A)(5)-(7) of the Village's Land Development Code as follows:  
4

5 (A) Tree Replacement Requirements.

6 (1) Except as provided herein, all trees must be replaced based on tree canopy replacement.

7 (2) The tree canopy coverage of a site shall be determined using any combination of the  
8 following methods:

9 a. Review of aerial photography;

10 b. On-site inspection; and/or

11 c. Review of a tree survey.

12 (3) The number of required replacement trees shall be based upon the size of the canopy  
13 removed and the category of replacement trees selected by the applicant. The following  
14 table shall be used to determine the number of required replacement trees:

Replacement Tree Category	Replacement Canopy Area Credit
(See Appendix 1)	(In Square Feet)
Category 1 Tree	300
Category 2 Tree	150
Category 3 Tree	100
Category 4 Tree	50

15  
16 (4) Minimum size specifications of replacement trees where no site plan approval was  
17 required shall be as follows;

18 a. Category 1—Minimum of twelve (12) feet in height, five-foot spread, and three-inch  
19 caliper at time of planting.

20 b. Category 2—Minimum of ten (10) feet in height, three-foot spread and one and one-half  
21 (1½) inches of caliper.

22 c. Category 3—Minimum of six (6) feet in height, three (3) foot spread and one and one half-  
23 inch (1½) of caliper.

24 d. Category 4—Minimum of twelve (12) feet overall height.

25 ~~(5) Notwithstanding the foregoing, the Village Council may issue a tree removal permit with~~  
26 ~~a reduction to the canopy replacement or without replacement(s), provided the tree~~  
27 ~~removal permit applicant's property meets or exceeds the minimum tree requirements of~~  
28 ~~this Article, after the proposed removal~~

29 (5) Tree Relocation Bond Requirements:

30 (1) Unless otherwise exempted by this article, any person conducting tree relocation  
31 activities involving specimen trees must post a bond to insure the survival of specimen  
32 trees designated for preservation. Said bond shall meet the approval of the Village and  
33 may be in the form of a letter of credit drawn upon banks or savings and loan institutions

1 legally doing business in the State of Florida, cash bonds issued by an insurance company  
2 legally doing business in Florida or other acceptable means as approved by the Village  
3 Attorney's Office. This bond shall be in addition to any other bond that may be required  
4 by any other governmental entity.

5 (2) Determination of the bond amount shall be computed based upon the most current  
6 version of the Guide for Plant Appraisal, published by the International Society of  
7 Arboriculture.

8 (3) Release of Bonds:

9 a. Tree relocation bonds will be released upon successful tree relocation as set forth  
10 herein and the written approval by the Village. Bonds involving specimen trees shall be  
11 released upon completion of construction activities if the Village determines that the  
12 tree(s) is/are not effectively destroyed.

13 b. Bonds may be released by the Village when a tree removal license is transferred. The  
14 Village may condition the release of the bond upon the posting of a new bond by the  
15 subsequent licensee.

16 (4) Drawing on Bonds: If the Village determines that a tree has been effectively destroyed  
17 within one (1) year from the date of relocation, the bond shall be drawn upon and funds  
18 will be deposited by the Village.

19 (5) Tree Replacement for Specimen Trees:

20 a. The Village will perform a tree appraisal to determine the dollar value of any specimen  
21 tree the Villages approves for removal as provided herein. This appraisal shall be  
22 pursuant to the Guide for Plant Appraisal, 10th Edition, as amended, by the Council of  
23 Tree and Landscape Appraisers.

24 b. The Village will then calculate the number of replacement trees required to equal the  
25 appraised value of the specimen tree removed. This calculation shall include the purchase  
26 price of the replacement tree, plus installation costs. The applicant will be required to  
27 compensate the number of replacement trees indicated by the Village for the removal of  
28 the specimen tree(s).

29  
30 **Section 6.** The Village of Sea Ranch Lakes, Florida hereby amends Article IV of the  
31 Village's Land Development Code to add Section 4.01.14 as follows:  
32

33 **4.01.14. Stop Work Order**

34 Whenever any work is being done by a person not in compliance with this article, the  
35 Village may order that work be stopped and such persons performing such work shall  
36 immediately cease such work. The work may not resume until such time as the person is in  
37 compliance with this article.

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39 **Section 7.** The Village of Sea Ranch Lakes, Florida hereby amends Article IV Appendix I of  
40 the Village's Land Development Code as follows:  
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Shade Trees	
Bald Cypress	Taxodium distichum
Bridal Veil	Caesalpinia granadillo

Rusty Back Fig	<i>Ficus rubiginosa</i>
Gumbo Limbo	<i>Bursera simaruba</i>
Indian Tamarind	<i>Tamarindus indica</i>
Live Oak/Laurel Oak	<i>Quercus virginiana</i>
Mahogany	<i>Swietenia mahagoni</i>
Mastic	<i>Mastichodendron foetidissimum</i>
Paradise Tree	<i>Simarouba glauca</i>
Pitch Apple	<i>Clusia rosea</i>
Podocarpus	<i>Podocarpus macrocarpus</i>
Pond Cypress	<i>Taxodium ascendens</i>
Red Bay	<i>Persea borbonia</i>
Red Mulberry	<i>Morus rubra</i>
Sausage Tree	<i>Kigelia pinnata</i>
Sea Grape	<i>Coccoloba uvifera</i>
Shortleaf Fig	<i>Ficus citrifolia</i>
Soapberry	<i>Sapindus saponaria</i>
South Florida Slash Pine	<i>Pinus elliottii</i>
Spanish Cherry	<i>Mimusops elengi</i>
Strangler Fig	<i>Ficus aurea</i>
Sugarberry	<i>Celtis laevigata</i>
Sweetbay	<i>Magnolia virginiana</i>
Sycamore	<i>Plantanus occidentalis</i>
Wild Tamarind	<i>Lysiloma latisiliqua</i>
Willow Busic	<i>Dipholis salicifolia</i>
Flowering Trees	
Copperpod	<i>Peltophorum pterocarpum</i>
Flame Bottle Tree	<i>Brachychiton acerifolius</i>
Floss Silk Tree	<i>Chorisia speciosa</i>
Golden Rain Tree	<i>Koelreuteria formosana</i>
Jacaranda	<i>Jacaranda mimosifolia</i>
Kapok Tree	<i>Ceiba pentandra</i>
Red Silk Cotton Tree	<i>Bombax ceiba</i>
Royal Poinciana	<i>Delonix regia</i>
Shaving Brush Tree	<i>Pseudobombax ellipticum</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Yellow Poinciana	<i>Peltophorum pterocarpum</i>
Verawood	<i>Bulnesia arborea</i>

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Category 2

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Replacements will be ten-foot minimum height, 1½-inch caliper at time of planting.

Shade Trees	
<i>Black</i> Calabash	<i>Amphitechne latifolia</i>
<i>Black</i> Sapote	<i>Diospyros digyna</i>
Brazil Beautyleaf	<i>Calophyllum brasiliense</i>
Buttonwood (Green)	<i>Conocarpus erectus</i>
Buttonwood (silver)	<i>Conocarpus erectus sericeus</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Crabwood	<i>Gymanthes lucida</i>
Dahoon Holly	<i>Ilex cassine</i>
Fern Tree	<i>Filicium decipiens</i>
Fiddlewood	<i>Citharexylum fruticosum</i>
Guiana Plum	<i>Drypetes lateriflora</i>
Krug's Holly	<i>Ilex krugiana</i>
Lancewood	<i>Nectandra coriacea</i>
Longan	<i>Euphoria longan</i>
Loquat	<i>Eriobotrya japonica</i>
Lychee	<i>Litchi chinensis</i>
Madagascar <i>Olive</i>	<i>Noronhia emarginata</i>
Persimmon	<i>Diospyros virginiana</i>
Pigeon Plum	<i>Coccoloba diversifolia</i>
Pond Apple	<i>Annona glabra</i>
Red Maple	<i>Acer rubrum</i>
Sand Pine	<i>Pinus clausa</i>
Satinleaf	<i>Chrysophyllum oliviforme</i>
Southern Red Cedar	<i>Juniperus silicicola</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Wild Tamarind	<i>Lysiloma sabcu</i>
Flowering Trees	
African Tulip Tree	<i>Spathodea campanulata</i>
<del>Bottlebrush</del>	<del>Callistemon spp.</del>
Crape Myrtle	<i>Lagerstroemia cultivars</i>
Curly Pod	<i>Caesalpinia mexicana</i>
Frangipani	<i>Plumeria spp.</i>
Golden Trumpet	<i>Tabebuia chrysotricha</i>
Jamaican Dogwood	<i>Piscidia piscipula</i>

Florida Lilac	Lonchocarpus
Pink Trumpet Tree	Tabebuia heterophylla
Queen's Crape Myrtle	Lagerstroemia speciosa
Orange Geiger	Cordia sebestena
Tree of Gold	Tabebuia caraiba
White Geiger	Cordia boisseri

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### Category 3

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Replacements will be eight-foot minimum height, 1½-inch caliper at the time of planting.

Shade Trees	
Allspice	Pimenta dioica
Beach Acacia	Acacia cyanophylla
<i>Black</i> Ironwood	Krugiodendron ferreum
Brush Cherry	Syzygium paniculatum
Glossy Privet	Ligustrum lucidum
Jamaica Caper	Capparis cynophallophora
Ligustrum	Ligustrum japonicum
Macadamia	Macadamia spp.
Redberry Stopper	Eugenia confusa
Simpson Stopper	Myrcianthes fragrans
Snailseed	Cocculus laurifolius
Spanish Stopper	Eugenia foetida
Wax Myrtle	Myrica cerifera
Wild Lime	Zanthoxylum fagara
Flowering Trees	
Cassia	Senna surattensis
Coral Bean	Erythrina spp.
Crape-Myrtle	Lagerstroemia indica
Desert Cassia	Senna polyphylla
Dwarf Poinciana	Caesalpinia pulcherrima
Hibiscus	Hibiscus spp.
Jatropha	Jatropha integerrima
Weeping Bottlebrush	Callistemon viminalis

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### Category 4—Palm Trees

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Replacements will be a minimum of twelve (12) feet overall.

Small (under 20 feet)	
<del>Alexander Palm</del>	<del>Ptychosperma elegans</del>
Bottle Palm	Hyophorbe lagenicaulis
Christmas Palm	Adonidia merrillii
European Fan Palm	Chamaerops humilis
Pygmy Date Palm	Phoenix roebelenii
<del>Senegal Date Palm</del>	<del>Phoenix reclinata</del>
Thatch Palm	Thrinax radiata
Medium (between 20 and 50 feet)	
Cabada Palm	Dypsis cabadae
Cabbage Palm	Sabal palmetto
Canary Island Date Palm	Phoenix canariensis
Carpentaria	Carpentaria acuminata
<del>Chinese Fan Palm</del>	<del>Livistona chinensis</del>
Date Palm	Phoenix dactylifera
Florida Silver Palm	Coccothrinax argentata
Foxtail Palm	Wodyetia bifurcata
Hurricane/Princess Palm	Dictyosperma album
Kentia/Sentry Palm	Howea forsteriana
Latan Palm	Latania loddigesii
MacArthur Cluster Palm	Ptychosperma macarthuri
Majesty Palm	Ravenea rivularis
Paurotis Palm	Acoelorrhaphe wrightii
Pindo Palm	Butia capitata
<del>Queen Palm</del>	<del>Syagrus romanzoffiana</del>
Saw Cabbage Palm	Sabal palmetto
Solitaire Palm	Ptychosperma elegans
Spindle Palm	Hyophorbe verschafeltii
Teddy Bear Palm	Dypsis lastelliana
Triangle Palm	Dypsis decaryi
Veitchia	Veitchia montgomeryana
Large Palm Trees (over 50 feet)	
Bismark	Bismarkia nobilis
Malayan Coconut	Cocos nucifera
Royal Palm	Roystonea spp.
<del>Washington Palm</del>	<del>Washingtonia robusta</del>

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

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

8  
9 **Section 10.** Codification of this Ordinance is hereby directed and authorized.  
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1 PASSED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH LAKES, FLORIDA, ON  
2 THE FIRST READING, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

3 PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SEA RANCH  
4 LAKES, FLORIDA, ON THE SECOND AND FINAL READING, THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
5 2025.

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7  
8 VILLAGE OF SEA RANCH LAKES, FLORIDA

9 BY: \_\_\_\_\_  
10 MAYOR HERBERT YARDLEY

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12  
13 BRYAN \_\_\_\_\_  
14 VOLKERT \_\_\_\_\_  
15 HODGSON \_\_\_\_\_  
16 ROBICHAUX \_\_\_\_\_  
17 BORSCHUKOV \_\_\_\_\_  
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19  
20 ATTEST:

21 \_\_\_\_\_  
22 STARR PATON, VILLAGE CLERK