

ORDINANCE NO. 50

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, AMENDING ORDINANCE NO. 46. LAND DEVELOPMENT REGULATIONS. AT SECTION 1.05. DEFINITIONS. BY DELETING NINE (9) DEFINITIONS AND ADDING THREE (3) NEW DEFINITIONS; AMENDING SECTION 3.03. RESIDENTIAL. TO PROVIDE FOR A GREATER MINIMUM REQUIRED LOT AREA, LOWER DENSITY, AMENDED SETBACKS AND FOR UPDATED REGULATIONS; AMENDING SECTION 3.07 AGRICULTURE. TO REVISE THE PERMITTED USE SECTION AS WELL AS THE BUILDING AND SITE REGULATIONS; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUB-SECTION OF ORDINANCE 46. LAND DEVELOPMENT REGULATIONS. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Village of Golf is approaching build-out, with approximately eighty percent (80%) of the property currently developed; and

WHEREAS, the Village of Golf has developed a unique residential character over the past forty (40) years which is based on a harmonious relationship between residences and the natural environment, including the open space of the Golf Course; and

WHEREAS, the Village Council wishes to preserve the low density, small scale neighborhood and quality of life presently in existence within the Village; and

WHEREAS, the Village Council wishes to preserve the open space by minimizing the mass of single family structures and by minimizing the visual impact of any single residence in relation to the adjacent residences and in relation to the overall community, specifically the Golf Course; and

WHEREAS, while acknowledging that redevelopment will occur, the Village Council desires to impose design guidelines to preserve and perpetuate the current unique character of the Village; and

WHEREAS, the Village of Golf has researched site specific data regarding the current residences within the Village and has held numerous public meetings with the citizens of the community to allow for citizen input in developing these guidelines.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, THAT:

Section 1: Ordinance 46. Land Development Regulations. is hereby amended at Section 1.05 Definitions. by the deletion of the following definitions:

- (17) Area, Minimum Building.
- (31) Buildable Area.
- (64) Contiguous.
- (111) Floor.
- (126) Ground Floor Area.
- (127) Ground Coverage. see "Lot Coverage"
- (141) Kitchen.
- (153) Lot Coverage.
- (183) Net Floor Area.

(all definitions shall be re-numbered accordingly)

Section 2: Ordinance 46. Land Development Regulations. is hereby amended at Section 1.05 Definitions. by the addition of the following definitions, which shall be renumbered so as to be alphabetical with the remaining definitions:

- (1) Floor Area Ratio The gross floor area of all buildings or structures on a lot divided by the total lot area. Buildings shall include garages, any covered terrace, breezeway, porch or patio. Pools and uncovered patios are not included in the Floor Area Ratio.
- (2) Golf Course Lots Residential Lots within the Village of Golf shall be deemed "Golf Course Lots" when all or a portion of the residential property abuts or is contiguous to property owned by The Country Club of Florida, its successors and assigns, (except for the property south of Country Road South on which the maintenance facility is located) as well as Lots 4, 5 and 8B of Unit 2A.
- (3) Hardscape Any surface which serves as a ground covering such as decking, patios, paverbricks, concrete or asphalt. Landscaping is not to be considered as hardscape.

Section 3: Ordinance 46. Land Development Regulations. is hereby amended at Section 3.03

Residential. by deleting the first sentence of the section and adopting the following sentence in its place:

Sec. 3.03 Residential.

“Maximum density allowed in the Residential Zoning District is two (2) dwelling units per acre.”

Section 4: Ordinance 46. Land Development Regulations. is hereby amended at Section 3.03 Residential. by the deleting the current language in paragraphs 2, 3 and 4, in their entirety and adopting the following new paragraphs 2, 3 and 4 which shall hereafter read as follows:

Sec. 3.03 Residential.

1. (Shall remain the same as previously amended herein)
2. Building and Site Regulations.
 - a. Minimum lot area 20,000 square feet
 - b. Minimum Front setback 50 feet; measured from the centerline of the street bordering the lot frontage of the property.
 - c. Minimum Rear setback:
 - (1) Structures
 - (a) Golf Course lots 40 feet for vacant property; however if an existing structure is renovated or repaired, or if an addition is constructed, the new structure setback shall be equal to the existing setback of the building or structure in existence as of the effective date of this ordinance, or 40 feet, whichever is less.
 - (b) All other lots 20 feet
 - (2) Hardscape 10 feet, i.e. for open area such as patios or porches without a roof.

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| (3) | Swimming pools | 20 feet, except for Golf Course lots which shall undergo site plan review by the Village Council in accordance with standards relating to proximity to the Golf Course. |
| d. | Minimum side setback | 20 feet each side (No building shall be nearer than 40 feet from any other building on the adjoining lot.) |
| e. | Maximum structure height | |
| (1) | Golf Course lots | 25 feet in height, excluding chimneys not to exceed 1 story. * |
| (2) | All other lots | 35 feet in height, including chimneys not to exceed 2 ½ stories. |

* Renovations and/or additions to existing structures shall not exceed the height of the structure existing as of the effective date of the ordinance or twenty-five feet (25'), whichever is less.. All renovations and/or additions shall utilize the same architecture, roof pitch and style as the existing structure.

3. Other Regulations

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| a. | Fences | All Fences must be landscaped and screened from view. Chain link fences must be coated with green or brown material and must be fully landscaped at time of installation. The Maximum height of a fence shall be 6 feet. No walls or fences shall be constructed within any easement for streets or public utilities. No fences, or walls may be constructed within the rear yards of lots 47 through 55, Unit 1, Pine Lane West. |
| b. | Screening | No screened pools or screened roofed patios shall be constructed on Golf Course lots. Pools may be screened on non-Golf Course lots, however they must be landscaped so as not to be visible from the road and must be screened from view of the adjoining |

properties.

c. **Mechanical Equipment**

All mechanical equipment (air conditioning, pool filters and pumps, etc.) shall be setback a minimum of 20 feet from the rear property line and must be screened from view of adjoining properties.

d. **Construction** All construction shall conform to the Standard Building Code.

e. **Separate Structures**

All guest homes, detached garages or other separate structures on a lot must be connected visually to the main home, either by a wall, hedge or other decorative permanent feature, approved as part of the site plan.

f. **Non-Conforming Structures**

Homes not meeting the requirements of this Zoning Code, as of the effective date of this ordinance shall be considered legal non-conforming structures and shall be allowed to remain as is and may be repaired. Complete replacement structures, except as a result of a natural disaster, must conform to the current Code.

g. **Subdivision; Platting**

No property or portion of property may be combined, subdivided, resubdivided or platted without prior approval from the Village Council.

4. **Special Exception Uses**

Special exception uses and their related accessory uses shall be permitted only after Site Plan approval by the Village Council and compliance with the regulations set forth in Section 10.06 of ordinance No. 46.

Section 5: Ordinance 46. Land Development Regulations. is hereby amended at Section 3.03 Residential. by the addition of a new paragraph entitled "Floor Area Ratio" to be numbered 5, and which shall hereafter read as follows:

Sec. 3.03 Residential.

(paragraphs 1 through 4 shall remain the same as previously amended herein)

5. Floor Area Ratio (FAR)

FAR is a measure of land use intensity, expressing the mathematical relationship between the floor area of a building, including covered terraces, porches, outdoor patios, and recreation areas (but not open patios) and the gross area of the property. It is calculated by dividing the gross floor area of all buildings on a lot by the gross area of that lot. The following FAR formula shall be applied to all lots within the Village of Golf to determine the maximum floor area of all buildings on a lot which shall be permitted to be constructed:

Lot Size:	Maximum FAR
First 21,780 square feet:	.20
Square footage in excess of 21,781 square feet:	.10

In addition to the above FAR, there shall be a maximum size cap of 12,000 square feet of building (s) on a single family lot regardless of lot size.

Section 6: Ordinance 46. Land Development Regulations. Section 3.07. Agriculture. is hereby amended by deleting paragraphs 1 and 2 and substituting new paragraphs 1 and 2 which shall hereafter read as follows:

Sec. 3.07 Agriculture.

1. Uses permitted

Within any agriculture land use category depicted on the Land Use Map of the Village of Golf Comprehensive Plan, no building, structure or land use shall be allowed except one or more of the following:

- a. Horse stable for the breeding, training, raising and training of saddle and harness horses for sale.
- b. Buildings such as attendant residency, equipment shelters and the like whose use is incidental to an approved agricultural use.
- c. Preservation or conservation uses intended to maintain the general open space or vegetation on the land for environmental, educational or open space reasons, without any commercial activity.

2. Building and Site Regulations

Density	Maximum of one (1) dwelling unit per 9.5 acres.
Minimum lot size	9 acres
Maximum Structure Height	35 feet in height, not to exceed two and one-half (2 ½) stories.

Section 7: Each and every other section and subsection of Ordinance No. 46. Land Development Regulations. shall remain in full force and effect as previously enacted.

Section 8: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

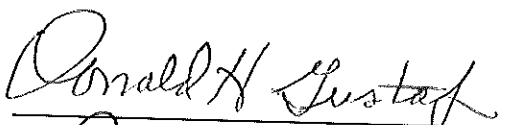
Section 9: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

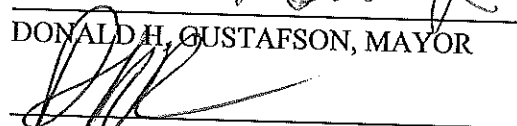
Section 10: Specific authority is hereby granted to codify this Ordinance.

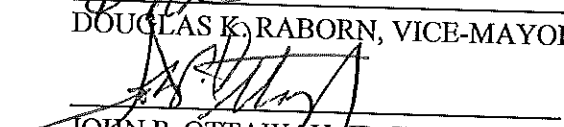
Section 11: This Ordinance shall take effect immediately upon passage.

FIRST READING this 28th day of October , 1998.

SECOND AND FINAL READING this 24th day of March, 1999.


DONALD H. GUSTAFSON, MAYOR

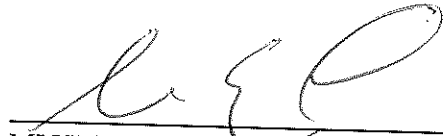

DOUGLAS K. RABORN, VICE-MAYOR


JOHN P. OTTAWAY, JR. TREASURER


aye

aye

aye


MICHAEL E. BOTOS, COUNCILMAN

aye


ERIK E. JOH, COUNCILMAN

aye

ATTEST:


VILLAGE CLERK

(SEAL)

APPROVED AS TO FORM AND SUFFICIENCY


VILLAGE ATTORNEY

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September 28, 1998