

ORDINANCE NO. 107

AN ORDINANCE OF THE VILLAGE OF GOLF, FLORIDA, AMENDING THE VILLAGE LAND DEVELOPMENT CODE ADOPTED BY ORDINANCE NO. 86., AS AMENDED BY ORDINANCES NO. 94, 103, 104 & 105, AT SECTION 1.05 DEFINITIONS. BY REPEALING AND ADOPTING A REVISED DEFINITION NO. 166 ENTITLED "LOT FRONTAGE" TO CLARIFY WHICH PORTION OF THE LOT WOULD BE CONSIDERED AS THE FRONT FOR PURPOSES OF DETERMINING YARD REQUIREMENTS; AMENDING SECTION 3.03 RESIDENTIAL. BY REPEALING THE ENTIRE SECTION AND READOPTING SECTION 3.03 TO PROVIDE FOR UPDATED AND REVISED REGULATIONS IN THE RESIDENTIAL LAND USE CATEGORY; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF ORDINANCE NO. 86., AS AMENDED BY ORDINANCES NO. 94, 103, 104, AND 105 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Golf desires to update the Land Development Code to provide for a revised definition and modifications to the entire Land Development Code section concerning the Residential zoning district; and

WHEREAS, the notice and hearing requirements provided for in the Village Code of Ordinances and state statutes have been satisfied where applicable; and

WHEREAS, the Village Council of the Village of Golf has determined that such amendments to the Land Development Code are in the best interests of the general welfare of the Village of Golf.

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

Section 1. Ordinance No. 86, as amended by Ordinances No. 94, 103, 104 & 105, is hereby amended at Section 1.05. Definitions. by repealing and readopting the definition of "Lot frontage; providing that this revised definition shall hereafter read as follows:

166. **Lot Frontage.** The front of a lot shall be construed to be the portion nearest the street which has the street address of the building facing that street. ~~For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "yards" in this section.~~

Section 2. Ordinance No. 86 as amended by Ordinances No. 94, 103, 104 & 105, is hereby amended at Section 3.03. Residential. by repealing the entire section and readopting it with modifications; providing that Section 3.03 shall hereafter read as follows:

3.03 RESIDENTIAL:

A. Within the residential land use category depicted on the Future Land Use Map of the Village of Golf Comprehensive Development Plan and zoning district of the same name, no building, structure, land or water shall be used except for one of the following uses:

1. Permitted Uses:

- a. Single-family dwellings including accessory structures, buildings, rental cottages, swimming pools and uses customarily incident to the above uses or approved special exception uses, not involving the conduct of business. All applications for use in the residential land use category shall adhere to the land development application requirements set forth in the Administrative Section of this Code.
- b. Adult Living Facilities of six (6) or fewer residents as defined, and in accordance with Chapter 419 F.S. regulations for community residential homes located north of Golf Road.

2. ~~Special Exception Uses:~~

- a. ~~Adult living facilities 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 herein at Sections 10.05~~
~~10.06.~~

3 2. Building and site regulations.

- a. Minimum lot area 1 acre* see below for nonconforming lots.
- b. Density Maximum density allowed in the Residential Zoning District is one (1) dwelling units per acre, located on a minimum one (1) acre lot. However, to prevent creating additional non-conformities, one (1) single-family unit may be built on each of the residential vacant lots existing as of June 27, 2007; and existing single-family dwelling units may be re-developed on the existing lot, even though the lot size may be non-conforming.
- c. Minimum Front Setback

50 feet; measured from the centerline of the street bordering the lot frontage of the property.

d. Minimum Rear Yard Setback

(1) Buildings and Structures

- (a) Golf Course Lots- 40 feet for vacant property; however, if 51% of the total exterior wall area of the structure, or 51% of the footage of the exterior footprint of the building, measured on a linear basis around the footprint of the structure is requested to be demolished, then the structure shall be classified as a new structure, and must conform to the current setback of 40 feet unless this action is as a result of a natural disaster, such as a hurricane or fire, in which case the structure may be rebuilt as it stood previous to the natural disaster.
- (b) Golf Course Lot Additions- An addition to an existing structure on a Golf Course lot may be constructed utilizing the rear setback of the existing structure in place as of the effective date of this Ordinance, if the addition utilizes at least two walls of the existing structure. ~~and does not extend beyond the outside walls of the house. Any addition that extends beyond the outside walls of the house must meet the 40-foot set back.~~
- (c) All other lots and special circumstances- All structures, new or additions, must meet a 20-foot setback. Where lots whose rear yard abut a lake, pond or other water body, a minimum rear yard of twenty (20) feet from the closest edge of water to the nearest point of the building footprint as identified on a current lot survey shall be required.

(2) Hardscape 10 feet, i.e. for open area such as patios or porches without a roof.

(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.~~ Determination of location approval will only be made after submittal of a plot site plan, a survey, a physical inspection by staff and an affirmative vote of the Village Council.

e. Minimum Side Setback

- (1) Buildings and Structures. 20 feet each side for one (1) story buildings and 30 feet for two (2) story buildings; and, in no instance shall the second story of a dwelling exceed 60% of the total area of the first story. (No building shall be nearer than 40 feet from any other building on the adjoining lot).
- (2) Hardscape 10 feet, i.e. for open area such as patios or porches without a roof.
- (3) Swimming Pools 20 feet, except for Golf Course lots which shall undergo site plan review by the Village Council. All other lots and special circumstances- All structures, new or additions, must meet a 20-foot setback. Where lots whose rear yard abut a lake, pond or other water body, a minimum rear yard of twenty (20) feet from the closest edge of water to the nearest point of the building footprint as identified on a current lot survey shall be required.

f. Maximum structure height

(1) Golf Course lots:

Homes on these lots shall not exceed one-story. One story homes shall not exceed 25 feet in height measured from the finished floor elevation to the peak or ridge of the roof. Chimneys, decorative cupolas or other decorative features shall not extend more than 5 feet above the peak or ridge of the roof. Renovations or additions to existing homes shall not exceed the height of the home existing as of the effective date of Ordinance Number 50, (March 24, 1999) or twenty-five feet (25') whichever is less. All renovations or additions shall utilize the same architecture, roof pitch and style as the existing home.

(2) All other lots:

Homes may be one-story or two-story on all other lots within the Village. If a home is one-story, the maximum height shall not exceed 25 feet measured from the finished floor elevation to the peak or ridge of the roof. Chimneys, decorative cupolas, or other decorative features shall not extend more than 5 feet above the peak or ridge of the roof. If a home is two-story, the maximum height shall be 35 feet measured from the finished floor elevation to the peak or ridge of the roof. Renovations and/or additions to existing structures shall not exceed the height of the structure existing as of the effective date of Ordinance Number 94, (January 19, 2011) or twenty-five feet (25') for single story homes, whichever is less. Two story renovations and/or additions to homes on Turtle Grove Lane may be permitted after the effective date of Ordinance Number 94, (January 19, 2011). All renovations or additions shall utilize the same architecture, roof pitch and style as the existing home.

4.3. Other Regulations

a. Fences, walls and hedges

The installation of a fence, wall or continuous hedge must be approved by the Village prior to installation. No fence, wall or hedge may be constructed within any easement for streets or public utility. Nothing shall be constructed or placed on the front of any easements for streets or public utilities. This applies to fences, walls, hedges, pillars, light poles, etc. ~~-(13)-~~ Entry piers shall be setback a minimum thirteen (13') feet from the edge of road pavement to the edge of entry piers and proportionally correct. All fences must be landscaped to screen them from public view and all walls must be landscaped to be aesthetically compatible with the surrounding area. All chain link fences must be coated with ~~brown~~ black or green coating and must be fully landscaped and screened at the time of installation. The maximum height of a fence or wall is six (6) feet, except that a maximum height of eight (8') feet is allowed for walls and fences at the following locations: on the rear lot line of Lots 18 through ~~33~~ 34, Unit 1, Country Road; on the rear lot line of Lots 7 through 17, Unit 2, Country Road; on property adjacent to Golf Road and north of Country Road owned either by the Village of Golf or The Country Club of Florida, Inc.; on the side lot lines adjacent to Golf Road for Lot 1, Unit 1 and Lots 5, 6, and D, Unit 2; and a maximum height of only four (4) feet is allowed on lot lines adjacent to Golf Course property. All fences and walls allowed at

the height of eight (8) feet must be fully landscaped and screened from public view. No fence or wall may be constructed within the rear yards of Lots 47 through 55, Unit 1, Pine Lane West. Gates to enclose any fence, wall, or hedge may only be installed in the rear or side yard, or in the front yard at a setback equal to the front wall of the main home. No gate shall be installed under the following circumstances: a gate that extends the front yard beyond the wall of the main home; a gate installed on a residential Lot line along Golf Road; or a gate installed to close off a driveway. There shall be no freestanding gates permitted in any location.

- b. Screening** No screened pools enclosures 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, fence or other decorative permanent feature, approved as part of the site plan.~~

ef. Non-Conforming Structures or Lots

Homes not meeting the requirement 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 of structures as a result of a natural disaster, must conform to the current Code; however, existing single-family dwelling units may be redeveloped on the existing lot even though the lot size may be non-conforming and residential platted vacant non-conforming lots existing as of June 27, 2007 may be utilized for single-family dwelling units so long as the other requirements of the Zoning Code are met;

see Section 3.03.A.3.b shall be allowed. Nothing in this Section Chapter shall be taken to prevent the restoration of a building destroyed to the extent of not more than fifty (50) percent of its assessed value by flood, fire, explosion or other natural disaster casualty, or act of God or the public enemy, nor the continued occupancy of use of such building or part thereof which existed at the time of such partial destruction. The restoration of a building destroyed more than fifty (50) percent of its assessed value by flood, fire, explosion or other natural disaster casualty that was not self-inflicted or self-imposed, or act of God, or the public enemy shall be allowed to re-construct to 100 percent of its original size and dimensions. Restoration under this section must be started within ninety (90) days. No continued occupancy should be allowed in building that have been destroyed more than fifty (50%) percent of value until a Certificate of Occupancy is issued. Notwithstanding the above, an existing single family may be replaced on an existing platted lot even though the lot size may be or remain non-conforming.

fg. Subdivision; Platting

No property or portion of property may be combined, subdivided, re-subdivided or platted without prior approval from the Village Council. See Section 2.01 et seq.

gh. Permitted floor slab heights

For all homes, the floor slab shall be a minimum of 18 inches above the crown of the road and a maximum of 24 inches above the crown, unless site conditions or FEMA warrant otherwise. For floor slabs not meeting this requirement, engineering justification must be submitted.

hi. Lawn Accroutements

Any lawn accoutrements located on a lot are prohibited from being viewed from the street and must be approved by Village Council. Such accroutements are to be consistent with surrounding properties.

4. Floor Area Ratio (FAR)

- Aa. Definition: 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.

- Bb. Formula Used; Residential: The following FAR formula shall be applied to all residential 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

- C. Maximum Size Cap: 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.

~~D. Formula Used; Non-Residential:~~
~~Non-residential FAR = 1.0~~

5. Design Guidelines.

While the Village of Golf has a variety of architectural styles, the preferred styles are Bermuda, British or Dutch Colonial, Traditional Mediterranean, French Country, or Traditional however, existing buildings and structures with architectural designs and features that do not meet these preferred styles will be allowed for as long as the use continues. The following design guidelines are established to set forth parameters to apply to all residential construction within the Village of Golf to promote the goals of consistency of neighborhood character and consistency of color and materials. ~~The design standards are either mandatory or discretionary. The use of the terms "preferred" or "discouraged" are discretionary. The preferred items are design elements that whenever possible should be used in order to maintain the desired existing character of the Village. Discouraged items are design elements that should not be used in order to maintain the desired existing character of the Village. These items are not typically found in the Village and incorporating discouraged items into a design decreases the probability of project approval and may result in project denial.~~ The Guidelines are as follows:

- Aa. **Roof:** Roofs are a major visual element and similarities in roof types create visual continuity in a neighborhood; therefore, roof design, slope and materials shall match the architectural style of the building.

- (1) The plate height or roof-bearing height of a single story structure shall not exceed 12 feet.
- (2) The plate height or roof-bearing height of a two-story structure shall not exceed 24 feet.
- (3) The pitch of the roof shall be no steeper than 8:12 and no less than 4:12, excluding any flat roof area.
- (4) Flat roofs shall ~~be allowed only over porches or patio areas and,~~ not exceed 10% of the total roof area. Portions of a hip or gable roof that appear flat are not to be included in this calculation.
- (5) Roof colors shall be white or natural earth tones; no bright or primary colored tiles or shingles are permitted.
- (6) Hip or gable roof designs are preferred, with roof overhangs not to exceed 3 feet.
- (7) Asphalt shingles, dimensional or compositional shingles, and S-Tiles shall be prohibited; however, individual shingles and tiles can be replaced resulting from damage or age. Gutters and downspouts shall be designed as a continuous architectural feature of the building and be painted to match fascia or wall materials unless copper is utilized.
- (8) Vents, flashing and pipe shall be painted to match adjacent building surface.
- (9) Roof overhangs and exposed rafters shall be consistent with the architectural style of the building.

Bb. **Windows and shutters:** Windows provide light and ventilation, as well as adding to the aesthetics of a building by creating proportion and articulation. The window style should conform to the building's architectural style, in addition to adhering to the following guidelines:

- (1) On a single story home, the vertical dimension of the window shall not exceed 8 feet. Transom windows are allowed for openings over 8 feet in height. The installation of a 2" minimum horizontal mull bar is required between the lower window and transom unit.
- (2) Windows on all homes shall be proportionately correct with more vertical dimension than horizontal dimension.
- (3).2. The use of muntins to divide windows into unified sections of four (4) square feet or less are preferred.
- (4).3. Casement, single hung, or double hung windows are preferred.
- (5).4. There shall be a higher percentage of wall covering per wall than window treatment. Window areas should not exceed 50% of any single elevation and sliding glass or

French doors are not considered windows in reviewing a design plan for compliance.

- (6).5. Hurricane resistant impact glass is preferred; however operable hurricane shutters are acceptable and should be proportional to the size of the window.
- (7). Glazed, reflective or mirrored glass shall be prohibited.

Cc. Shutters: Shutters shall function as a visual detail as well as a weather protection. The shutter style should conform to the building's architectural style and adhere to the following guidelines:

- (1) Shutters shall be functional or give the appearance of functionality when windows or doors are rated impact resistant
- (2) Classic shutter colors that are compatible with the building colors shall be preferred; shutters painted the same color as building shall be discouraged; and shutters with extremely bright or fluorescent colors shall be prohibited.
- (3) The use of traditional horizontal slat (louvered) or panel type shutters shall be preferred.
- (4) Shutters that are out of scale with windows shall be discouraged.

d.C. Exterior materials, colors, driveways, and miscellaneous:

- (1) Vinyl, metal, or aluminum siding is not permitted.
- (2) Half elevation treatments, unfinished exposed concrete block, or logs (milled or rough), are not permitted as exterior treatments.
- (3) All sides of the house should relate to each other and the front of the house should not look substantially different from the other sides.
- (4) Earth tones or soft pastel colors should be the exterior color palette and no more than two colors of paint (excluding trim) should be used.
- (5) Porte-cochère (covered entry porches which vehicles can drive through) ~~is not permitted~~ is not encouraged.
- (6) Enclosed garages are preferred, as opposed to carports required; no carports are allowed; garage doors shall be located on the side of the dwelling, unless specifically approved by the Village Council; and, in no instance, shall a garage be located with the doors facing golf course lots.
- (7) Pervious surfaces, such as pavers are preferred for driveways.
- (8) Continuous columns that exceed 20 feet in height are discouraged.

- (9) Permanent foundation planting is required on all four elevations, as well as area planting.
- (10) At least 30% of the total lot area must be open green space, landscaped or sodded.
- (11) Stand-alone storage sheds are prohibited.
- (12) Swimming pools on Golf Course lots or visible from the Golf Course which are too close to the tee or green area and which would interfere with the normal play on the course are prohibited shall be screened from view by use of landscaping, fencing or any other method approved by the Village Council except for total pool enclosures and must undergo site plan review by the Village Council. Determination of location approval will only be made after submittal of a plot site plan, a survey, a physical inspection of the property by staff, and an affirmative vote of the Village Council
- (13) Entry piers shall be setback a minimum thirteen (13') feet from the edge of road pavement to the edge of entry piers and proportionally correct.
- (14) Privacy walls within 20' from edge of paved road are discouraged.

Denial: Any project which does not adhere to the requirements of these guidelines, or which does not, in the sole determination of the Village Council, include sufficient preferred design features or which incorporates discouraged design guidelines such that the property is not harmonious with the surrounding homes, may be denied by the Village Council.

6. Adult Living Facilities (ALFs)

~~A limited care facility, child care center, nursing home, group care home with no more than ten (10) residents including staff; an emergency shelter with no more than six (6) persons other than staff or a recovery home with no more than ten (10) persons or residents including staff, may be constructed upon any residential land use category upon strict conformance with the Florida State Statutes, Village of Golf Administrative Procedures for special exceptions, Standard Building Code, the Village Land Development Regulations for new development and the following:~~ ALFs, as defined for this zoning district, shall conform to the following building and site regulations and the ALF regulations listed below.

A. Building and site regulations:

Minimum lot area ————— 43,560 square feet (1 acre)

~~Minimum front set back ————— 100 feet~~
~~Minimum rear set back ————— 50 feet~~
~~Minimum side yards ————— 50 feet from adjacent property line~~
~~Maximum structure heights ————— 21 feet or one and one half story~~
~~Minimum living area ————— To avoid unsafe or unhealthy conditions that may be produced by overcrowding of persons living in facilities, a minimum floor area per person shall be required, measured from interior walls of all rooms and closet space as follows:~~

- ~~1. ——— Total interior living space: minimum of four hundred (400) square feet of interior living space provided per facility resident, staff or non-staff, not including areas of common use.~~
- ~~2. ——— Minimum sleeping areas: minimum of one hundred fifty (150) square feet provided in each sleeping space per facility resident, staff or non-staff.~~
- ~~3. ——— Density Limitations: measured from the closest property line, no residential care facility shall be permitted within one thousand (1000) feet from another such facility of the same type, without regard to size. One Congregate Living Facility per lot.~~
- ~~4. ——— Residential Character: all parts of the structure and facilities shall be maintained in a residential character, both interior and exterior.~~

a.B. ~~Other ALF Regulations:~~

- ~~(1) Building and site regulations, other regulations; Floor Area Ratios (FARs); and, design guidelines that apply to single family homes shall apply to ALFs.~~
- ~~(2) ALFs shall not be located south of Golf Road and within a radius of 1000 feet of another existing home with six (6) or fewer residents. Such homes shall not be required to comply with notification provisions of Ch. 419 F.S.; provided that, prior to the licensure, the sponsoring agency~~

provides the Village with the most recently published data compiled from the licensing entities that identifies all community residential homes within the Village limits to show that no other community residential home is within a radius of 1000 feet of the proposed home with six (6) or fewer residents. At the time of home occupancy, the sponsoring agency shall notify the Village that the home is licensed by the licensing agency.

- (3).4. Only adult congregate living facilities licensed by the Department of Health and Rehabilitative Services appropriate agency of the State of Florida shall be permitted.
- (4).2. No temporary or permanent identification, directional or similar sign denoting name or purpose of establishment shall be permitted.
- (5).3. One parking space is required for each staff member, including part-time staff, and one and one-half (1-1/2) parking spaces are required for each non-staff members.
- 4. ~~The perimeter of all use areas, including buildings, parking areas, recreational facility installations and other such physical structures shall be landscaped with hedgerow that will attain no less than six (6) feet in height to be reached in no more than one (1) year from planting.~~
- (6).5. Sprinkler systems ~~shall be~~ are required in all sleeping areas and all food preparation areas in accordance with the National Fire Protection Association (NFPA 101) Life Safety Code and the Florida Fire Prevention Code (FFPC).
- 6. ~~There shall be a minimum of one (1) full-time staff member, resident or non-resident for each non-staff person or resident.~~
- (7) No existing single family structures homes within this zoning district ~~the municipal boundaries~~ of the Village of Golf shall be reconstructed or converted into any type of a Group Home ALF.

Section 3: Each and every other section and subsection of Ordinance No. 86, as amended by Ordinances No. 94, 103, 104 and 105, shall remain in full force and effect as previously adopted.

Section 4: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 5: 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 hereof as a whole or part thereof other than the part to be declared invalid.

Section 6: Specific authority is given to codify this Ordinance, if so desired, and/or providing that the definition and code section adopted by this Ordinance may be inserted into the existing, applicable pages within the Village of Golf Land Development Code in order to become a part thereof.

Section 7: This Ordinance shall take effect immediately upon second reading and final passage.

FIRST READING this 19th day of November, 2014.

SECOND AND FINAL READING this 17th day of December, 2014.

☒ Aye ☐ Nay

☒ Aye ☐ Nay


☒ Aye ☐ Nay


☒ Aye ☐ Nay

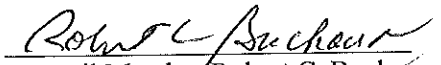
☒ Aye ☐ Nay

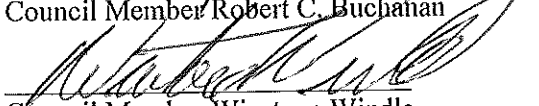
VILLAGE OF GOLF


Mayor Thomas E. Lynch


Vice Mayor J. Marshall Duane, III.

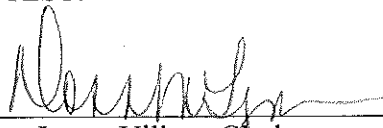

Council Member Michael E. Botos


Council Member Robert C. Buchanan


Council Member Winstone Windle

ATTEST:

(SEAL)



Donn Lynn, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY



Bradley W. Biggs, Village Attorney