

**ORDINANCE NO. 2008 - 02**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING SECTION 020-040 OF ARTICLE 20 OF THE TOWN'S UNIFIED LAND DEVELOPMENT CODE TO REQUIRE PROPERTY OWNER'S TO POST THEIR ADDRESS; PROVIDING FOR INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Southwest Ranches ("Town") is approximately 13 square miles, yet it only has a population of approximately 7,415; and

**WHEREAS**, the zoning in the town is almost entirely residential and agricultural, which requires that lots must be a minimum of one to two net acres; and

**WHEREAS**, the nature of properties within the Town are such that most structures are substantially setback, making it difficult to locate the correct property because in many instances a posted address cannot be found; and

**WHEREAS**, there has been numerous reports from the Broward County Sherriff's Office and the Fire Department, where they have had a difficult time finding the proper address because a posted address could not be located; and

**WHEREAS**, failure to readily find a proper address can take valuable time away from Emergency Medical Services (EMS) reaching its intended location; and

**WHEREAS**, the Town Council believes that requiring property owner's to post their address is in the best interest of the health, safety, and welfare of its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1.** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

**Section 2.** The Town Council hereby amends Section 020-040 of Article 20 of the Town's Unified Land Development Code to include the following:

**(H) Duty to procure and maintain display of assigned address numbers.** In order to preserve the continuity and uniformity of numbers of real property, it shall be the duty of the owner to procure the correct address number assigned for the property from the Town's Engineering Department. The owner shall maintain a display of address numbers on the property provided the address numbers are in good condition and in a conspicuous place where same can be seen and easily read from the street.

**(I) Display of address numbers on property.** All properties located within the Town shall have the assigned address number conspicuously displayed on the street side of the property or on the side off the property facing the normal route of approach to enter the property or both when the address number is first identified from the street and entry to the property is on a different side. The address numbers shall be posted on a mailbox or fence that can be seen and easily read from the street.

**(J) Size and visibility of address numbers.** All letters and numbers depicting the assigned address of a property shall have a minimum height of three inches and shall not have a height greater than ten inches. A greater height may be permitted upon approval of the Town's Council based on the size of the structure or other unusual circumstance. All displays of address numbers required by this Article shall be either address signs approved by the Town's Volunteer Fire Department or Arabic or block font, and shall be of a contrasting color with the background surface to which such numbers are affixed. No neon or electrically illuminated signs shall be permitted.

**(K) Compliance with numbering requirements.** All numbering required pursuant to this article shall be completed prior to the issuance of a building permit for the property. All properties presently existing which are not numbered as provided herein shall be so numbered within three (3) months from the effective date of this section.

**Section 3. Inclusion.** It is the intention of the Town Council that the provisions of this Ordinance shall become and be made a part of the Town of Southwest Ranches Unified Land Development Code; and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions..

**Section 4. Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict

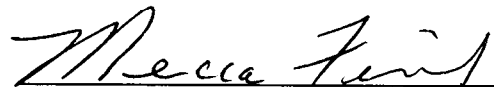
**Section 5. Severability.** If any portion of this Ordinance is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Ordinance. If any Court determines that this Ordinance, or any portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any other individual, group, entity, property or circumstance.

**Section 6. Effective Date.** This Ordinance shall be effective immediately upon its adoption.

**PASSED ON FIRST READING** this 4<sup>th</sup> day of October, 2007 on a motion made by Council Member Steve Breitkreuz and seconded by Council Member Jeff Nelson.

**PASSED AND ADOPTED ON SECOND READING** this 8<sup>th</sup> day of November 2007, on a motion made by Council Member Don Maines and seconded by Council Member Steve Breitkreuz.


Fink	<u>Y</u>	Ayes	<u>4</u>
Nelson	<u>Y</u>	Nays	<u>0</u>
Breitkreuz	<u>Y</u>	Absent	<u>1</u>
Knight	<u>ABSENT</u>	Abstaining	<u>0</u>
Maines	<u>Y</u>		

  
Mecca Fink, Mayor

Attest:

  
Susan A. Owens, Town Clerk

Approved as to Form and Correctness:

  
Gary A. Poliakoff, J.D., Town Attorney

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