



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	October 9, 2025	Application ID:	N/A
Project:	Land Development Code Update		
Project Planner:	Joseph Yaciuk, Assistant Director		
Staff Request:	Land Development Code Update		
Staff Recommendation:	Transmit to the City Commission with a favorable recommendation.		
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

The City Commission at its March 17, 2021, meeting voted to approve the Land Development Code (LDC) update to the City's Code of Ordinances via Ordinance 1963. The intent of the update was to modernize, consolidate and clarify the City's Land Development regulations. On April 21, 2021, the City Commission approved the LDC update effective date of April 26, 2021.

As a living document, city staff is committed to updating the LDC on a regular basis to ensure that it reflects the latest State Statutes as well as changing policies and procedures within the City.

The City Commission has approved amendments to the Land Development Code at the following meetings:

- June 15, 2022, via Ordinance 1989
- June 18, 2024, via Ordinance 2022

City staff is now presenting the third amendment to the LDC's for review.

The following sections of the LDC are being recommended for changes as a result of this third amendment:

- 155.204 Acronyms

- 155.306 Application Submittal Procedures
- 155.311 Application Appeal Process
- 155.426 Residential Multi-Family (R-MF)
- 155.521 Pawn Shops
- 155.605 Minimum Off Street Parking Requirements
- 155.606 Parking Space Dimensions
- 155.611 Drive-Thru Stacking Spaces
- 155.620 General - Accessory Buildings and Structures
- 155.621 Supplemental Regulations for Accessory Buildings and Structures
- 155.632 Bufferyard Between Residential and Non-Residential
- 155.655 Fences, Walls and Hedges
- 155.657 Landscape Plan Requirements
- 155.666 Irrigation Standards
- 155.670 Duties of Property Owner for General Landscape Maintenance
- 155.675 Standards for Tree Removal or Relocation Permit Issuance
- 155.686 General Lighting Standards
- 155.687 Non-Residential Lighting Standards
- 155.699 Permanent Signs
- 155.6107 Prohibited Signs

In addition to the changes above, the city will also be presenting modifications of the following sections to the City Commission. The changes proposed are subject to final legal review.

- 155.203 Definitions
- 155.301 Development Applications
- 155.314 Live Local Administrative Approval Process
- Recovery Residences

A matrix is attached which describes the changes to each section in general. City staff also provides a separate attachment outlines the specific changes to the Code in strikethrough and underline format.

Staff Recommendation: Transmit to the City Commission with a favorable recommendation.

Enclosed: Matrix of Changes
Strikethrough and Underline Version of the Impacted Sections

Section	Changes
155.203 Definitions	General Updates and additions
155.204 Acronyms	Addition of new acronyms
155.301 Development Applications	Added Zoning Changes Criteria. Adjustments to Plats per State Statute
155.306 Application Submittal Procedures	Adjustment per State Statute
155.311 Application Appeal Process	Clarification of fees
155.314 Live Local Administrative Approval Process	New Section
155.426 Residential Multi-Family (R-MF)	Adjust Unit Size
155.521 Pawn Shops	Typo correction
155.605 Minimum Off Street Parking Requirements	Reduction to parking requirements
155.606 Parking Space Dimensions	Added compact space requirement
155.611 Drive-Thru Stacking Spaces	Clarification of cash wash stacking
155.620 General - Accessory Buildings and Structures	Adjustment per State Statute (Turf)
155.621 Supplemental Regulations for Accessory Buildings and Structures	Adjustment per State Statute (Turf)
155.632 Bufferyard Between Residential and Non-Residential	Clarification of Alternative Bufferyard requirement
155.655 Fences, Walls and Hedges	Scribner's error
155.657 Landscape Plan Requirements	Removed duplicate text
155.666 Irrigation Standards	Clarified reference for use of non potable water for irrigation
155.670 Duties of Property Owner for General Landscape Maintenance	Clarification of when a tree removal permit is required.
155.675 Standards for Tree Removal or Relocation Permit Issuance	Clarification of tree removal or relocation requirements.
155.686 General Lighting Standards	Added Private Recreation Facilities CCT
155.687 Non-Residential Lighting Standards	Added Private Recreation Facilities f.c
155.699 Permanent Signs	Added pre-menu board, Car Dealership Signage
155.6107 Prohibited Signs	Clarified vinyl on flat surface
Recovery Residences	Per State Statute

155.204 ACRONYMS

This section is intended to identify acronyms which may appear in the LDC or which may appear in the development or permit review process.

AADT: Average Annual Daily Traffic

ANSI: American National Standards Institute

ADA: American's with Disabilities Act

ADU: Accessory Dwelling Unit

AMI: Approved Minutes

AOR: Architect of Record

BCAD: Broward County Aviation Department

BCT: Broward County Transit

CAA: Clean Air Act

CAO: City Attorney's Office

CBDD: Central Broward Water Control District

CCT: Color Correlated Temperature

CO: Certificate of Occupancy

CPTED: Crime Prevention Through Environmental Design

DBH: Diameter Breast Height

DEO: Department of Economic Opportunity

DEP: Department of Environmental Protection

DO: Development Order

DRC: Development Review Committee

DRI: Development of Regional Impact

E&O: Errors and Omissions

EA: Environmental Assessment

EAR: Evaluation and Appraisal Report

EOR: Engineer of Record

EPA: Environmental Protection Agency

FAA: Federal Aviation Administration

F.A.C: Florida Administrative Code

FAR: Floor Area Ratio

FBC: Florida Building Code

F.C.: Foot-candles

FDOT: Florida Department of Transportation

FEMA: Federal Emergency Management Agency

FFE: Finished Floor Elevation

FGBC: Florida Green Building Code

FHWA: Federal Highway Administration

FLU: Future Land Use

FLUM: Future Land Use Map

FPL: Florida Power and Light

F.S: Florida State Statutes

GIS: Geographic Information Systems

HOA: Homeowners Association

HUD: U.S Department of Housing and Urban Development

IES or IESNA: Illuminating Engineering Society of North America

I/A: If Applicable

LCD: Liquid Crystal Display

LED: Light Emitting Diode

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LEED: Leadership in Energy and Environmental Design

LOS: Level of Service

LPA: Local Planning Agency

LUPA: Land Use Plan Amendment

LZA: Letter from Zoning Administrator

MPO: Metropolitan Planning Organization

MUTCD: Manual on Uniform Traffic Control Devices

NAVD: North American Vertical Datum

NGBS: National Green Building Council

NOAA: National Oceanic and Atmospheric Administration

NTS: Not to Scale

ORD: Ordinance

PER: Permit

RES: Resolution

ROW: Right-of-Way

SBDD: South Broward Drainage District

SFRPC: South Florida Regional Planning Council

SR: State Road

TOC: Transit Oriented Corridor

TOD: Transit Oriented Development

USGBC: United States Green Building Council

VMT: Vehicle Miles Travelled

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155.306 APPLICATION SUBMITTAL PROCEDURES

(A) Pre-application Meeting

1. The pre-application meeting will determine the submittal requirements, review procedures and standards applicable to an anticipated application for a development permit reviewed under this Code.
2. A pre-application meeting is required for all applications prior to submission unless determined otherwise by the Planning and Economic Development Department Director.
3. At a minimum, the applicant must bring a conceptual plan to the pre-application meeting showing the location, general layout and main elements of the proposed development.
4. At the pre-application meeting the applicant must provide the Planning and Economic Development Department a letter stating the scope of work for the project. The Director shall determine what application(s) and process shall apply to the project.
5. When two or more applications for a development are submitted concurrently, the requirement for a pre-application conference may be met with single conference.
6. The pre-application conference is intended as a means of facilitating the review process. Discussions held in accordance with this section are not binding on the City. Processing times for review of applications for a development permit do not begin until a formal, complete application is submitted and determined to be complete.

(B) Authority to submit applications

1. Unless expressly stated otherwise in this Code, applications for a development permit reviewed under this Code shall be submitted by:
 - (a) The owner, contract purchaser, or any other person having a recognized property interest in the land on which development is proposed; or
 - (b) A person authorized to submit the application on behalf of the owner, contract purchaser, or other person having a recognized property interest in the land, as evidenced by a letter or document signed by such owner, contract purchaser, or other person.
 - (c) If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

(C) Application Contents

1. The Planning and Economic Development Department Director establishes the requirements for the content and form of applications for each type of application reviewed under this Code.
2. The Planning and Economic Development Department Director may amend and update these requirements as determined necessary to ensure effective and efficient City review under this Code.
3. The applicant bears the burden of ensuring that an application contains sufficient information to demonstrate compliance of the proposed application for a development permit with applicable standards.

(D) Application Submittal

1. Applications reviewed under this Code shall be submitted to the Planning and Economic Development Department, along with other applicable documents. For site plan submittals, a site plan checklist will be provided and maintained by the Planning and Economic Development Department
2. In addition to the technical documents required, other plans and studies may be required at the request of staff based on the scope of work which includes but is not limited to the following:
 - (a) Affordable Housing
 - (b) Circulation, Parking, Stacking or Traffic
 - (c) Civil or Engineering
 - (d) Feasibility or Market Analysis
 - (e) Landscaping
 - (f) Lighting or Photometric
 - (g) Sustainability
3. All applications must be submitted through the Planning and Economic Development Department.

(E) Fees

1. The City Commission establishes application fees and may amend and update those fees as determined necessary.
2. The fees schedules for any development plan are incorporated herein by reference. A fee schedule is available in the City Clerk's and Planning and Economic Development Department offices upon request.
3. A surcharge applies to all development and applications that require Planning and Zoning Board consideration. The surcharge can be found in the fee schedule, which is available in the City Clerk's and Planning and Economic Development Department offices upon request.
4. On October 1 of each year, the fees referred to above may be increased, in accordance with the Consumer Price Index for Urban Consumers in the United States, published by the Bureau of Labor Statistics for the 12 months ending April of each year, unless otherwise instructed by the City Commission.
5. Advertising fees. The applicant bears the cost of the advertisement for any displayed advertisements or mailings required by state statutes or city ordinances, except as may otherwise be expressly provided herein.
6. Applicants are responsible for all applicable recording costs where applicable.

(F) Determination of Application Completeness

1. On receiving a development application reviewed under this Code, the Planning and Economic Development Department Director will (i) acknowledge receipt of the application to the contact information provided by the applicant; and, (ii) review the application package to determine whether the application is complete or incomplete within the timeframes as set forth in F.S. §166.033, as may be amended from time to time, unless formally waived by the Applicant. A complete application is one that:
 - (a) Contains all information and materials established by the Planning and Economic Development Department Director as required for submittal of the application;
 - (b) Is in the form established by the Planning and Economic Development Department Director as required for submittal of the application;
 - (c) Includes information in sufficient detail to evaluate the application to determine whether it complies with the appropriate review standards of this Code; and

- (d) Is accompanied by the fee established for the application, which is intended to offset the administrative costs thereof.
2. Review for application completeness is solely to determine whether preliminary information required for submission with the application is sufficient to allow further processing. It does not constitute a decision as to whether an application complies with the LDC.
3. Incomplete applications:
- (a) If an application is determined to be incomplete, the Planning and Economic Development Department Director will notify the applicant of the deficiencies within the timeframes as set forth 166.033, FL. Stat., as may be amended from time to time, unless formally waived by the applicant.
 - (b) The applicant may correct the deficiencies and resubmit the application for completeness determination.
 - (c) If the applicant fails to resubmit an application within the timeframes as set forth 166.033, FL. Stat., as same may be amended from time to time, unless waived by the applicant after being first notified of deficiencies, the application shall be considered withdrawn.
 - (d) The Planning and Economic Development Department Director shall not process an application for further review until it is determined to be complete.
4. Application revisions:
- (a) An applicant may revise the application after receiving initial staff review comments on the application. Revisions must be limited to changes that directly respond to specific requests or suggestions made by the staff or the review or decision-making body, if they constitute only minor additions, deletions, or corrections and do not include significant substantive changes to the plan for development proposed in the application.
 - (b) Any other revisions to the application may be submitted at any time during the review procedure, but the revised application will be submitted and reviewed as if a new application and may be subject to additional application fees to defray the additional costs of processing the revised application.
 - (c) All revised applications must be submitted to the Planning and Economic Development Department Director.
5. Complete applications:
- (a) If an application is determined to be complete, the Planning and Economic Development Department Director will accept the application for review in accordance with the procedures and standards of this Code.
 - (b) The time frame and cycle for review of the application is based on the date the application is determined to be complete, and within the timeframes set forth in F.S. §166.033, as may be amended from time to time.

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155.311 APPLICATION APPEAL PROCESS

(A) Right to Appeal. Any party aggrieved by a decision, interpretation, or order made by the Planning and Economic Development Department Director or other administrative official, Board of Adjustment, Planning and Zoning Board, or the City Commission in administering or enforcing the provisions of the Land Development Code may appeal the decision, interpretation, or order.

(B) Appeal of Planning and Economic Development Department Staff interpretation

1. Code interpretations made by the Planning and Economic Development Department staff are subject to appeal to the Planning and Zoning Board or Board of Adjustment as outlined in this article by the petitioner or an affected person based on lack of competent and substantial evidence to support staff's decision.
2. In addition to the application and associate fees the person filing the appeal shall submit a written statement to the Director of the Planning and Economic Development Department stating why they believe that the staff's decision was not based on competent and substantial evidence.
3. The applicant filing the appeal shall bear the cost of all advertising and notice requirements associated with the appeal.
4. The appeal shall be presented to the Planning and Zoning Board as soon as practicable, subject to the notice requirements and procedures set forth herein, for a final determination as to whether or not there was competent and substantial evidence to support staff's interpretation.
5. The appeal shall be presented to the City Commission as soon as practicable, subject to the notice requirements and procedures set forth herein, for a final determination as to whether or not there was competent and substantial evidence to support the Board's ruling. The City Commission may remand the quasi-judicial proceeding back to the Board for further consideration by the Board in a quasi-judicial hearing, subject to the notice requirements and procedures for the Board set forth herein.

(C) Appeal of Board Decisions

1. Decisions of the Board of Adjustment or the Planning and Zoning Board, collectively known as "Board", in quasi-judicial proceedings are subject to appeal to the City Commission by either the city, petitioner, or an affected person as defined in this code based on lack of competent and substantial evidence to support the Board's ruling.
2. Any person seeking to appeal must file a written request to appeal with the Director of Planning and Economic Development, or designee, no later than noon on the seventh calendar day following the meeting at which the Board has rendered a final decision.
3. The applicant filing the appeal shall submit a written statement to the Director of Planning and Economic Development no later than ten days before City Commission meeting at which the appeal shall be heard. This written statement shall state with specificity why the appellant believes that the Board's decision was not based on competent and substantial evidence. This written statement shall be included in the agenda for the City Commission meeting at which time the appeal shall be heard.
4. The person filing the appeal shall bear the cost of all advertising and notice requirements associated with the appeal.

5. The appeal shall be presented to the City Commission as soon as practicable, subject to the notice requirements and procedures set forth herein, for a final determination as to whether or not there was competent and substantial evidence to support the Board's ruling.

5.6 The fee for appeals can be found within the Planning and Economic Development Department's fee schedule. A fee schedule is available in the City Clerk's and Planning and Economic Development Department offices upon request

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- (D) Appeal of City Commission Decisions. The final determination of the City Commission with regards to the applications specified in this LDC is subject to judicial review in a court of competent jurisdiction.
- (E) Hearings. Hearings before the Planning and Zoning Board and City Commission are not trials de novo but rather appellate in nature. Appeals shall be limited to the written record and new additional evidence shall not be presented.

155.426 RESIDENTIAL MULTI-FAMILY (R-MF)

(A) Purpose. This district is intended to primarily accommodate a mixture of housing types including single-family, multi-family, as well as townhouse developments.

(B) Permitted Uses. See Table 155.501.

(C) Dimensional Standards Table:

Table 155.426.1: Residential Multi-Family (R-MF)		
Standard	Residential	Non-Residential
Minimum Lot Size	12 gross acres [1]	Width: 100 feet Area: 10,000 square feet
Maximum Height	8 stories or 100 feet whichever is less	8 stories or 100 feet whichever is less
Front Setback	60 feet	30 feet
Side Setback	20 feet	25 feet [2]
Rear Setback	20 feet	20 feet [3]
Street Side Setback	N/A	15 feet
Minimum Unit Size	75 50 square feet	N/A
Note(s): [1] 12-acres or less as a portion of a PUD [2] Side setback shall increase by one foot for every two feet in height of building or structure exceeding 20 feet. [3] Rear setback shall increase by two feet for every ten feet in height of building or structure exceeding 44 feet.		

155.521 PAWN SHOPS

(A) Pawn shops shall be subject to the following standards and regulations:

1. Location Near Religious Institutions, Schools, Residential Districts

- (a) In the development, enforcement, and amendment of this LDC, it is recognized that there are uses and accessory uses which, because of their nature, are recognized as having serious objectionable characteristics, particularly when several of them are concentrated in any given location, thereby having a deleterious effect upon adjacent business and residential areas. Specific regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting and downgrading of the surrounding neighborhood.
- (b) Pawn shops set forth in this section, shall not be located nearer than 1,000 feet to the same or any other designated use, an establishment at which alcoholic beverages are sold or consumed, or to any religious institutions, or public, private or parochial kindergarten, nursery, elementary, middle, or high school, or day care center. Measurement of 1,000 feet shall be made in accordance with division (d4) of this section.
- (c) It shall be unlawful hereafter to establish any Pawn shop within the corporate limits of the city if the proposed location is within 500 feet of a residentially zoned district.
- (d) For the purposes of this LDC, a designated use or proposed designated use shall be deemed to be within 1,000 feet or 500 feet of another designated use or an establishment at which alcoholic beverages are sold or consumed, church, school, real property, residence, business, or residentially zoned district, respectively, as defined or described herein, if any part of the building in which, or lot of land upon which, a designated use is located, is within 1,000 feet or 500 feet, as measured by an actual or imaginary straight line upon the ground or in the air, of any part of the building in which, or lot of land upon which, another designated use or an establishment at which alcoholic beverages are sold or consumed, a church, school, real property, residence, business, or residentially zoned district respectively, is located.

155.605 MINIMUM OFF STREET PARKING REQUIREMENTS

- (A) The off-street parking required by this article shall be provided and maintained on the basis of the following minimum requirements:

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
Residential		
Residences	Dwelling – Mobile Home	2 spaces per unit (16 feet x 20 feet or 9 feet x 35 feet)
	Dwelling – Multi-Family	2 spaces per unit (1 or 2 bedroom)
		2.5 spaces per unit (3 or more bedrooms)
		2.5 guest parking spaces per ten units
	Dwelling – Single Family	2 spaces per unit (16 x 20 feet)
	Dwelling – Single-Family Zero Lot Line	2 spaces per unit (16 x 20 feet)
		2.5 guest parking spaces per ten units
	Dwelling – Two-Family	2 spaces per unit (20 feet x 20 feet)
	Dwelling – Town House	2 spaces per unit (1 or 2 bedroom)
		2.5 spaces per unit (3 or more bedrooms)
		2.5 guest parking spaces per ten units
Group Living	College Dormitory	1 space per bed
	Assisted Living Facility or Special Residential or Nursing Home	0.5 space per room
Community Facilities/ Government/ Institutional		
Educational Facilities	School - Elementary or Middle	20% of "population"
	School – High	30% of "population"
	School - University or College	35% of "population"
Government	Library	5 spaces per 1,000 square feet
Religious Institution	Religious Institution [1]	8.5 spaces per 1,000 square feet
Commercial		
Automotive, Boats, Equipment and Vehicle sales and service	Car wash - manual	2 spaces per work station See 155.508
	Service Station	3.5 per 1,000 square feet 155.527
	Vehicle Rental and Trailer Storage	3.5 per 1,000 square feet 155.529
	Vehicle Sales	3.5 per 1,000 square feet 155.505
Animal Related	Veterinary office	3.5 spaces per 1,000 square feet
Office and Professional Services	Office - Call Center	10 spaces per 1,000 square feet
	Office - General	3.5 spaces per 1,000 square feet

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
Daycare	Adult Daycare	3 spaces per 1,000 square feet
	Day Care Center	3 spaces per 1,000 square feet
Financial Services	Bank	3.5 spaces per 1,000 square feet
Food and Beverage Service	Banquet Hall	10 spaces per 1,000 square feet
	Night Club	20 spaces per 1,000 square feet
	Restaurant	10 spaces per 1,000 square feet
	Restaurant or Outdoor Dining [2]	15 spaces per 1,000 square feet of customer service area
	Food Production / Take Out (No Seating)	3.5 spaces per 1,000 square feet
Health Care Related; Medical Office	Medical – General	5.75 spaces per 1,000 square feet
	Medical – Hospital	2.5 spaces per 1,000 square feet
	Medical – Specialized	3.5 spaces per 1,000 square feet
	Freestanding Emergency Facility	3.5 spaces per 1,000 square feet
Lodging, Visitor Accommodations	Hotel or Motel (Limited Service)	1 space per room
	Hotel (Full Service)	1.25 spaces per room
Personal Services	Personal Services	3.5 spaces per 1,000 square feet
	Mortuary or Funeral Home	5 spaces per 1,000 square feet
Recreation and Entertainment	Amusement Center	5 spaces per 1,000 square feet
	Movie Theater – Freestanding	1 space per 3 seats
	Movie Theater – In Line	1 space per 5 seats
	Bowling Alley	7 spaces per lane
	Fitness Center/Gymnasium	7 spaces per 1,000 square feet
	Specialized Gymnasium	5 spaces per 1,000 square feet
	Stadium or Arena	1 space for every 3 seats
	Outdoor Recreational Facility [3]	Varies
	Raquet and Paddle Courts	3 spaces per court
Retail	General	3.5 spaces for every 1,000 square feet
	Home Improvement Center and Furniture Sales	3 spaces for every 1,000 square feet
Other	Instructional Services	3.5 spaces per 1,000 square feet
	Place of Assembly	5 spaces per 1,000 square feet
	Self-Storage	0.5 spaces for every 1,000 square feet
Industrial		
Manufacturing and Production	Manufacturing	1.5 spaces per 1,000 square feet

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
Storage and Warehousing	Warehouse or Wholesale	1 space per 1,000 square feet
Other		
Miscellaneous	Airport – Hangar	1 space per hangar (up to 50% interior)
	Airport – Tie Down	1 space per every 5 tie-downs
	Places of Assembly	5 spaces per 1,000 square feet
[1] Up to 50% of the required parking may be surfaced with grass or lawn. [2] This requirement shall apply to outdoor dining that is located within the footprint of the principal building. [3] Open lot recreational use parking requirements shall be determined by the Planning and Economic Development Director or Designee and such requirements shall be based on the number of people that can reasonably be expected to be on such premises at one (1) time.		

1. Other uses not specifically mentioned above shall meet the off-street parking requirements of the uses listed above which are similar or compatible as determined by the Planning and Economic Development Director or Designee.
2. Staff may request a parking study for uses that do not have a similar or compatible use as determined by the Planning and Economic Development Director or Designee.
3. Mixed uses. In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use.
4. Measurement. For the purpose of this LDC, calculation for parking is measured from the interior walls of the space.
5. Measurement for outdoor dining. Applicants proposing outdoor dining shall provide the Planning and Economic Development department an outdoor dining plan in accordance with 155.519. Upon review, dimensions of the area will be determined.
6. Combined off-street parking. Nothing in this section shall be construed to prevent collective provision for, or joint use of, off-street parking facilities for two or more buildings, adjacent parcels or uses by two or more owners or operations, excluding outparcels. However, the total of those parking spaces when combined or used together shall not be less than the sum of the requirements of the several individual uses computed separately in accordance with this article.
7. Off-street parking for nonconforming use. In the case of a building occupied by a use which is not permitted as a new use in the district in which the building is located, major repairs, substantial alterations, or extensions of use shall be permitted unless and until the off-street parking requirements of this article for a new use of the type involved are applied to existing use and are fully provided for.
8. Parking of commercial vehicles. Off-street parking facilities supplied by the owner or operator to meet the requirements of this article shall not be used by commercial vehicles owned, operated, or used in the business of the owner or operator during regular hours of business.

155.606 PARKING SPACE DIMENSIONS

- (A) Each parking space required and provided pursuant to the provisions of this code shall be scaled accordingly and shall contain a minimum of nine feet in width.
- (B) Standard parking spaces must adhere to one of the following consistent with the City's engineering standard which may be amended from time to time (as maintained by the City Engineer):
- (C) Each parking space shall be directly accessible from a street or alley, or from an adequate aisle or driveway leading to a street or alley. Drive aisle and driveways shall be of sufficient size to permit convenient maneuvering of cars, and each space shall be accessible without driving over or through any other parking space.
- (D) If provided bollards shall be placed 0.75 feet from the parking space and 5 feet separation between. Bollards shall be 6 inches in diameter made of steel with reflectorized safety paint or other approved sleeve or cover.
- (E) Parking Space Dimensional Chart

Table 155.606: Parking Space Dimensions		
Parking Type	Requirements	
Standard Vehicle	Dimensions	Specific Regulations
	9 by 19 feet	Includes a wheel stop placed 3 feet from curb or edge of pavement.
	9 by 19 feet	Includes bollards placed 0.75 feet from the parking space and 5 feet separation between. Bollards shall be 6 inches in diameter made of steel with reflectorized safety paint or other approved sleeve or cover.
	9 by 16 feet	[1] Additional 3 foot overhang using a "D" curb, no wheel stops.
<u>Compact [2]</u>	<u>8 by 19 feet</u>	<u>Includes a wheel stop placed 3 feet from curb or edge of pavement.</u>
	<u>8 by 16 feet</u>	<u>Additional 3 foot overhang using a "D" curb, no wheel stops.</u>
Parallel	9 by 25 feet	N/A
Angled Parking (varying)	10' <u>feet</u> in width by varying length	N/A
Motorcycle	4 by 9 feet	N/A
[1] Any pervious areas adjacent or perpendicular to any parking space does not count toward the landscape requirements.		

[2] A maximum of five percent (5%) of the total on-site parking spaces for non-residential developments, and up to ten percent (10%) for residential developments, may be compact parking spaces

155.611 DRIVE-THRU STACKING SPACES

(A) Drive-Thru facilities shall comply with the following regulations:

1. Inbound vehicles spaces shall be counted from the first stopping point, such as a menu board.
2. Outbound vehicle spaces shall be counted from the last vehicle stopping points, such as the service window.
3. Vehicle stacking lanes shall be a minimum of 10 feet wide and 20 feet in length per required vehicle.
4. Vehicle stacking space shall not encroach upon main vehicle drive aisle or block adjacent parking spaces and pedestrian walkways.
5. Stacking lanes and their circulation shall include escape lanes at logical and functional locations for drive-thru uses.
6. Escape lanes may be provided before the ordering station/menu board where possible dependent upon the site layout.
7. Drive-thru facilities and automatic carwash facilities must provide inbound and outbound stacking spaces as follows. If a drive-thru property does not meet one of the categories below, then a stacking study shall be required to be performed by the applicant and reviewed by the City Engineer for conformity with this LDC and the City engineering standards.

Table 155.611: Minimum Drive-Thru Stacking Spaces		
Type of Facility (Per Lane)	Inbound Vehicle Spaces	Outbound Vehicle Spaces
Bank	3	1
Beverage / Food	5	2
Car Wash Automatic as an Accessory	8	3
Car Wash Automatic with Attendant	18 ^[1]	5
Laundry	3	1
Pharmacy	2	1
^[1] Car Wash Automatic with Attendant shall be required 18 total inbound vehicle spaces for the site.		

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155.620 GENERAL – ACCESSORY BUILDINGS AND STRUCTURES

(A) Purpose

This section is intended to regulate the location, height, and appearance of Accessory Buildings and Structures.

(B) Applicability

Accessory buildings and structures as outlined in the provisions of this article shall include, but are not limited to, the following:

1. Accessory Buildings, including but not limited to:
 - (a) Sheds
 - (b) Private Detached Garages
 - (c) Storage Containers
 - (d) Accessory Dwelling Units
2. Free standing open sided structures, which may be permanent or temporary, including but not limited to:
 - (a) Gazebos
 - (b) Trellises
 - (c) Chickee Huts
 - (d) Pergolas
 - (e) Canopies
3. Pools
4. Residential Driveways
5. Walkways
6. Decks and Patios
7. Docks
8. House Trailers
9. Screen Enclosures
10. Portable Storage Units
11. Sculptures and Statues
12. Fences and walls, reference 155.655
13. Artificial Turf

(C) General Standards

1. Unless otherwise noted herein, a residential lot may have one of each of the following accessory buildings and structures:
 - (a) Shed
 - (b) Private Detached Garages
 - (c) Free standing open sided structures
 - (d) Accessory Dwelling Unit
2. Lot coverage. Accessory buildings and structures constructed, with solid roofs, in accordance with the provisions of this section shall be subject to the lot coverage standards of the zoning district in which the structure is located.
3. Accessory Buildings and Structures Table

Table 155.620 Accessory Building and Structures

	Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
		Front	Side	Street Side	Rear			
	Driveway, Circular*	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% lot coverage.. 40 % width of lot	[1] Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width
	Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 foot minimum width
	Driveway, Zero Lot Line	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40% Width if lot	[1] 10 feet wide minimum
	Walkway (Single Family Lots)	N/A	2 feet	5 feet	5 feet	N/A	3 feet in width	If over 3 feet in width a 5 foot side setback is required
	Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A
	Artificial Turf-	Primary Building Reserved	5 feet Reserved	5 feet Reserved	5 feet Reserved	N/A Reserved	N/A Reserved	155.621(f)
	Screen Enclosure	Primary Building	5 feet	15 feet	5 feet	Primary building	N/A	N/A
	Roofed Structure (attached)	Primary Building	Primary Building	Primary Building	Primary Building	Primary building	N/A	N/A
	Sculpture or Statue	Primary Building	Primary Building	Primary Building	Primary Building	Primary Building	Scale to be determined upon review	155.626
	Liquefied Petroleum (LP) Tanks (above ground)	Primary Building	5 feet	15 feet	5 feet	N/A	N/A	N/A

* Structures at grade shall not to encroach greater than two feet into the seven-foot easement on a zero lot line property.

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155.621 SUPPLEMENTAL REGULATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES

(A) The following regulations are supplemental to the standards identified in 155.620.

1. Residential Districts

- (a) Accessory buildings and structures located within the (R-MH) district shall be located at least 4 feet from any side lot line, and at least 5 feet from any rear lot line.
- (b) For waterfront lots located within developments approved under the design criteria of (R-1Z) single family zoning districts, accessory structures at grade shall be allowed to extend to the zero setback side property line, excluding structures with a roof.
- (c) Structures with roofs may extend to the zero setback side property line if a six foot high concrete block privacy wall is installed along the entire length of the accessory structure.
- (d) Pool Barriers
 - i. Swimming pool barriers shall be permanently affixed.
 - ii. Swimming pool safety barriers shall include either a screened enclosure, a fence, a concrete block wall, a body of water or other barrier.
 - iii. Physical pool barriers shall be no less than four feet in height.
 - iv. The safety barrier shall be erected either around the swimming pool or around the premises on which the swimming pool is located. In either event, it shall enclose the area entirely, prohibiting unrestrained admittance to the enclosed area.
 - v. Gates shall be self-locking and comply with 155.655.
 - vi. Safety barriers shall meet all applicable State Statutes' and building codes as amended from time to time.
- (e) Decks that are connected to a dock shall be permitted within the rear setback, however, the portion of the deck within the rear setback shall not exceed width of the dock.
- (f) Artificial Turf.

i Nothing in this chapter shall be construed to prohibit the installation of synthetic turf that complies with Department of Environmental Protection ("DEP") standards adopted pursuant to Section 125.572, Florida Statutes, as amended, on single family residential properties that are one (1) acre or less in size.

i Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color.

ii All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications.

iii All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.

iv All seams shall be secured and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.

v Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.

vi All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and

~~impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually level surface, elimination of any odors, flat or matted areas, weeds, and invasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.~~

~~vii — All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be performed utilizing like materials from the same manufacturer and installed so in a manner that results in a repair that blends in with the existing artificial turf.~~

~~viii — Artificial turf may be located within the front setback when incorporated as an accent into a driveway.~~

(g) Accessory Dwelling Unit (ADU)

i Purpose: Accessory dwelling units are a recognized element of our neighborhoods and provide a variety of housing types. The following standards allow the continuation and establishment of this housing type in a manner consistent with the surrounding development. The provisions of this section do not override any deed restriction or homeowners' association declarations restricting accessory dwelling units; however the City has no authority to enforce such restrictions.

ii Applicability: Establishment or expansion of a lawful accessory dwelling unit shall be subject to the following requirements:

- 1 An accessory dwelling unit is permitted only as accessory to, and on the same lot as, a single-family dwelling, and are not permitted as accessory to a two-family dwelling, multifamily dwelling, or mobile home dwelling.
- 2 Not more than one accessory dwelling unit per lot is permitted.
- 3 An accessory dwelling unit may be within or attached to the principal dwelling (e.g., a downstairs apartment), or exist within or as a detached structure (e.g., an apartment above a detached garage or a guesthouse). An accessory dwelling unit attached to the principal dwelling shall have an operative interconnecting door with the principal dwelling and shall have principal access only from the side or rear yard of the principal dwelling.
- 4 The use of a mobile home, recreational vehicle, or a similar vehicle as an accessory dwelling unit is prohibited.
- 5 An accessory dwelling unit shall not be permitted before construction of the principal building has commenced or a lawful principal use is established.
- 6 An accessory dwelling unit shall be subordinate to the principal use with respect to building height, building area, and building coverage.
- 7 An accessory dwelling unit shall not be permitted on properties which are serviced by septic.

iii Lot requirements: Establishment of a new accessory dwelling unit shall only be allowed if:

- 1 The lot complies with the current minimum lot area requirements for the zoning district and remains under common ownership.
- 2 A lot containing an accessory dwelling unit shall not be subdivided to separate the accessory dwelling unit from the principal use, unless such division can meet all applicable standards of the zoning district and land development regulations.

iv Building requirements.

- 1 The floor area of any accessory dwelling unit shall not be less than 300 square feet or exceed 1,000 square feet in area. and all areas under roof must be less than the floor area of the principal dwelling unit. For detached accessory dwelling units, this limit shall apply to the combined square footages of the accessory dwelling unit and any accessory living space within the same building, including any areas used for storage, bathrooms, or shared laundry facilities (excluding any enclosed parking spaces).
 - 2 An ADU shall operate as a fully functional residence, complete with kitchen, bathroom, and living and/or bedroom quarters.
 - 3 A paved walkway at least two feet in width shall connect the main entrance of the accessory dwelling unit with the off-street parking spaces.
 - 4 The building containing an accessory dwelling unit shall be compatible with the style of the building containing the principal use, including finishes, roof pitch, and paint scheme.
 - 5 Where an attached garage on the front façade of a structure is converted to an accessory dwelling unit, the garage door shall be removed, and the enclosure must be architecturally compatible with the style of the building including finishes and color scheme.
 - 6 All accessory dwelling units shall be permitted and comply with the Florida Building Code.
- v Parking and accessibility. Accessory dwelling units shall be subject to the following parking standards:
- 1 One paved off-street parking space shall be required on the lot for the accessory dwelling unit. This space shall be in addition to the required parking required for the principal building. For purposes of this section, paved shall be defined as concrete, pavers, or asphalt.
 - 2 Required off-street parking spaces must be provided within a paved driveway and be located entirely on the property.

2. Non-Residential Zoning Districts

- (a) Accessory buildings and structures as outlined in this article shall meet the setbacks of the district in which they are located.
- (b) Accessory buildings and structures shall not exceed the height or size of the primary building.

155.632 BUFFERYARD BETWEEN RESIDENTIAL AND NON-RESIDENTIAL

(A) Applicability.

1. The provisions of this section shall apply to proposed non-residential development adjacent to a developed or site plan approved residential site.
2. If a residential site is proposed adjacent to an existing non-residential site, the provisions of this subsection shall not apply.

(B) The goal of the bufferyard is to accomplish the following:

1. To better reinforce compatible development with adjacent residential and non-residential land uses, particularly low-density residential uses through proper land use transitions and buffering techniques;
2. To provide more adequately for the proper site for non-residential accessory uses such as loading, refuse storage, parking, mechanical equipment and exterior lighting that can be the cause for noise, dust, glare, and other nuisances or inconveniences in proximity to low-density residential areas;
3. To provide unobstructed minimal space for fire access, driveways, and service roads to service non-residential activities; and
4. To provide unobstructed space for adequate landscaping to screen and/or soften the visual impact of non-residential uses that adjoin residential settings.

(C) Bufferyard characteristics.

1. Bufferyards shall be a minimum of 100 feet wide on all adjacent sides exclusive of street facings. At a minimum the first 50 feet shall be dedicated to landscaping to permit minimum space for the creation of landscape berm, mounds, and the planting of vegetation including shade trees and hedge materials.
2. The following is permitted in bufferyards, only in areas which lie beyond the required landscaped portions of the bufferyard area:
 - (a) Drainage easements.
 - (b) Fences, walls and hedges;
 - (c) Parking;
 - (d) Service drives;
 - (e) Sidewalks or Walkways
 - (f) Television antennas, satellite dishes;
 - (g) Utility easements;

(D) Alternative Bufferyard.

1. For new site plan applications, the Planning and Zoning Board may approve other means of buffering including, but not limited to, a solid masonry wall, which shall be a minimum of six feet in height.
- +2. For amendments, to non-residential site plans, the Planning and Zoning Board may approve other means of buffering when one of the following apply:

- (a) The previously approved bufferyard is being reduced in size; or
- (b) The scope of the site plan amendment includes demolition of more than 50% of the previously approved structure on a site or plat of land regardless of ownership.

~~2.~~ All landscape areas shall be established beyond any and all required utility, drainage, or other easements that would compromise the establishment of dense landscaping without interfering with utilities.

3.
~~3-4.~~ Landscaping requirements

1. One shade tree of a height not less than 12 feet with a three inch caliper trunk measured at a height of four and one half feet above grade shall be planted for each 500 square feet of landscaped bufferyard. Provided, however, one-half of the required trees may be other landscaped material if it complies with the requirements of this section as determined by the Planning and Zoning Board.
2. The final landscape design shall provide an effective visual screen between the two uses within three years of planting. Hedge materials and suitable ground cover shall be provided. Hedging shall be planted to a height not less than two feet at installation. Irrigation shall be required in all landscaped areas.
3. Grass seeding shall be provided during the initial phases of site development to mitigate against the nuisance factors that occur during large-scale construction.

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155.655 FENCES, WALLS, AND HEDGES

(A) Purpose

This section is intended to regulate safety, security and privacy of properties while maintaining visual harmony within neighborhoods.

(B) Applicability

This section shall regulate the location, height and appearance of fences, walls, and hedges within all zoning districts.

(C) General Standards

1. Residential

- (a) No fence, wall, or hedge shall be erected or maintained along or adjacent to a lot line on residentially zoned property to a height exceeding six feet in any yard; except that where the lot line is adjacent to non-residential use, there shall be an eight-foot limit on the height of a fence, wall, or hedge along the lot line. Height shall be measured from grade.
- (b) The finished side of the fence shall face the abutting property, adjacent property or the street, when feasible. It shall be the responsibility of the property owner to provide evidence as to why the finished side cannot face the abutting property, adjacent property or the street. Such cases shall be reviewed and approved by the Planning and Economic Development Department Director or designee as part of the building permit process.
- (c) Fences and walls shall comply with section 150.55 of the City Code when applicable.
- (d) A fence, wall, or hedge shall not encroach into the front yard setback, except as provided herein.
 - i. A fence may be installed in the front yard setback for corner residential lots where the primary entrance to the residential structure is located on the street side yard as defined herein. The decision to permit the installation of the fence in the front yard setback of the corner residential lot is at the discretion of the Planning and Economic Development Department Director or designee.
 - ii. A fence may be installed within the front yard setback of the R-MH district, subject to the following regulations:
 - a. The fence shall not exceed three (3) feet in height.
 - b. Such fence must be constructed of decorative aluminum or wood and shall be no more than 50% opaque. No chicken wire or any wire-type fence shall be permitted.
- (e) In any residential district, no fence, wall, or hedge shall be erected, constructed, maintained, or grown to a height exceeding two feet above the street grade nearest thereto, within the front setback or within 25 feet of the intersection of any street lines or of the street lines produced.
- (f) At no time shall the line of sight be obstructed.

- (g) Ground covers, shrubs and hedges shall not exceed two feet in height when located within the swale.
- (h) No barbed wire or barbed wire-topped fences may be erected, placed, or maintained on any residentially zoned or residentially used property, other than (R-E) or (A) zoning districts.

2. Non-Residential

- (a) Fences, walls or hedges may exceed past 6 feet in height when utilized to screen mechanical equipment or to enclose sport courts as defined in 155.637. The allowable height shall be determined by the Planning and Economic Development Department Director or designee.
- (b) The finished side of the fence shall face the abutting property, adjacent property or the street, when feasible. It shall be the responsibility of the property owner to provide evidence as to why the finished side cannot face the abutting property, adjacent property or the street. Such cases shall be reviewed and approved by the Planning and Economic Development Department Director or designee as part of the building permit process
- (c) At no time shall the line of sight for vehicle traffic as established applicable engineering standards be obstructed.
- (d) Ground covers, shrubs and hedges shall not exceed ~~thirty (30) inches~~ two feet in height when located within the swale or interior landscaped areas.
- (e) No barbed wire or barbed wire-topped fences may be erected, placed, or maintained on any Community Facility, Recreation, or Commercial zoning districts.
- (f) Barbed wire or barbed wire topped fences may be permitted in the industrial zoned districts through the development review process.

(D) Prohibitions. Fences, walls, or hedges shall not obstruct, fire hydrants, water valves, water meters, sewer clean-outs and or otherwise precludes any utility maintenance to be performed by the City.

(E) Maintenance

- a. The continued maintenance of any fence, wall, or hedge within the City shall be the responsibility of the owner or other person responsible for the property upon which such fence, wall, or hedge lies.
- b. Fences, walls, and hedges shall always be maintained in a condition that will ensure safety, functional use, and a proper aesthetic appearance. Such maintenance shall include but not be limited to painting, pressure washing, pruning or repairing.

155.657 LANDSCAPE PLAN REQUIREMENTS

(A) All landscape plans shall contain all of the following items for document plan review by City professional landscape personnel.

~~1. All landscape plans shall contain all of the following items for document plan review by City professional landscape personnel:~~

~~2-1.~~ Landscape plans shall be signed and sealed by a registered landscape architect or qualified personnel. A digital and hard copy of all landscape plans shall be submitted to the City for review.

~~3-2.~~ Landscape calculation table, on a form provided by the City, shall be shown on planting plans.

~~4-3.~~ Tree survey bearing the seal of a landscape architect or qualified personnel indicating the location, number, species, DBH, size, and condition of all existing trees and vegetation on-site to be preserved, relocated, or removed. In the event there are no trees on-site, the applicant shall submit a letter stating that there are no existing trees on-site.

~~5-4.~~ The location and outline of existing buildings and site improvements to remain.

~~6-5.~~ Location, number, species, size, and condition of existing vegetation along abutting properties within 25 feet of property line.

~~7-6.~~ Location of existing and proposed hardscape features such as driveways and sidewalks, additional embellishment of walls, fences, gates, and signs including type and height.

~~8-7.~~ A proposed plant list by symbol, quantity, required specifications, native or non-native, drought tolerance, mature canopy spread, total mature canopy spread proposed on site, and botanical and common names. The plant list shall be indicated on all planting sheets.

~~9-8.~~ Location and labeling of existing and proposed lighting on site, proposed fire hydrants, and Fire Department check valves.

~~10-9.~~ Location of existing and proposed easements, right-of-ways, drainage structures, overhead utility wires, vertical features, underground utilities, controllers, above ground electrical elements, and transformers.

~~11-10.~~ All planting and staking details, including but not limited to planting/staking specifications, general notes, and tree protection details

~~12-11.~~ Location and specification of proposed root barrier.

~~13-12.~~ Existing and proposed water bodies, water retention areas, and berms indicating required slopes.

~~14-13.~~ An indication of water source, valves, pumps, backflow preventers, controllers, main line, lateral lines, sleeves, head types, specifications, and spacing.

~~15-14.~~ Sight triangles shall be depicted on planting plans.

~~16-15.~~ Such other information as needed to give a complete understanding of the proposed plan.

(B) Exceptions to these requirements may be granted upon determination of the City based on scope of work.

155.666 IRRIGATION STANDARDS

- (A) All landscape areas shall be provided with a permanent irrigation system maintained in good working order and designed to minimize water on impervious areas. The irrigation system must be designed to have a minimum of 100% coverage, with 50% minimum overlap.
- (B) All trees and palms located on non-single family residential properties, require the installation of an individual bubbler per tree and/or palm.
- (C) Each main line and zone valve shall comply with the guidelines set forth in the City Code as amended from time to time, and the latest revision of the Florida Irrigation Society Standards and Specifications. An irrigation system serving more than one property within a development or subdivision shall contain one or more main lines with separate manual zone valves for each individual parcel serviced by the system.
- (D) Irrigation systems shall be installed and maintained to eliminate water loss due to damaged, missing, or improperly operating sprinkler heads, emitters, and pipes and to minimize water on impervious areas.
- (E) Low-volume drip irrigation systems, emitter irrigation, and rain sensors where practical shall be encouraged to promote good Florida-friendly principles.
- (F) Amounts, ~~and~~ hours ~~and use~~ of ~~water for~~ watering shall be in conformance with ~~city code section~~ Chapter 50 of the City Code of Ordinances as may be amended from time to time, by reference as though fully set forth herein and shall be effective within the municipal limits of the City.
- (G) Reclaimed water shall be used in accordance with applicable federal, state, and local laws, rules and regulations. Pursuant to this section, reclaimed water may be used for irrigation of residential and non-residential lawns, golf courses, cemeteries, parks, landscaped areas, edible crops (as set forth in Code 62-610, Florida Administrative Code), highway medians, dust control, on construction sites, mixing of concrete, and cleaning of roads and sidewalks.

155.670 DUTIES OF PROPERTY OWNER FOR GENERAL LANDSCAPE MAINTENANCE

- (A) Property owner shall utilize tree installation and maintenance practices that follow guidelines set in The Florida Friendly Landscaping Program; such as staking, palm pruning and tress shaping while avoiding hat racking and over-lifting of the tree canopy.
- (B) Property owner shall maintain their lawn, hedges, trees, plants, ground covers and all other landscaping components free of refuse and unsightly debris, and present the property in a healthy, neatly trimmed fashion. Hedges shall be properly maintained to keep a neat orderly appearance and shall not exceed six feet in height for residential and eight feet for nonresidential properties.
- (C) In no case shall trees, hedges or other foliage visually or physically obstruct the right-of-way.
- (D) The duties of the property owner extend to landscape maintenance of adjacent right-of-ways, all easements, waterways directly abutting public right-of-ways, and where the ingress and egress from a property is over the waterway.
- (E) All fertilizer applicators will adhere to the standards set forth in the Florida Friendly Landscaping and Green Industries Best Management Practices from the Florida Department of Environmental Protection.
- (F) Property owner shall remove dead trees and their stumps, hazardous trees, or hazardous part(s) of the tree from the owner's property or the swale abutting owner's property upon notice by the City. The property owner shall apply for a tree removal permit prior to the removal of any tree. Upon the approval of the tree removal permit, you will have 90 days to remove and mitigate the tree as per permit specifications.
- (G) For the purposes of division (F) of this section, dead trees shall be defined as follows:
 - 1. A palm shall be considered dead if more than 80% of the fronds are dead, leaving no more than three fronds remaining.
 - 2. Slash Pine (*Pinus elliottii* var. *densa*). The trees shall be considered dead if all of the pine needles are dead (red rusty color) or have fallen from the tree, and no new needles are budding out.
 - 3. All other species of tree: the tree shall be considered dead if all of the leaves or fronds have fallen or are dead and clinging to the tree. For species other than palms, the following criteria shall be applied in determining that the tree is dead:
 - (a) No new buds are appearing.
 - (b) The twigs at the ends of the branches are dry and brownish in color, both in the cambium and the pith (outer and inner layers of wood respectively), and snap when broken.

(c) The cambium layer (just beneath the bark) is brown and dry when cut to a depth of one and one-half inches at three and one-half feet above ground level for mature trees, and to a depth of one and one-half inches for smaller saplings.

(H) For dead and hazardous trees, in the event the property owner does not uphold their duties, the City shall cause the tree or tree parts to be removed and shall bill the property owner for the cost of removal. In the event the property owner shall not pay the cost within 30 days, the City shall file a lien against the property for the cost of removal. Code Compliance shall have the discretion to allow property owner to pay the bill for removal in installments, in which event he shall apply interest at 6% per annum on the unpaid balance until paid in full.

(I) In accordance with division (F) of this section. Property owners shall remove all species as defined as category one invasive material in the most recent document compiled by the Florida Exotic Pest Plant Council (FLEPPC) for the south region, ~~except where, in the opinion of the City licensed landscape arborist or professional landscape inspector such a Category I species will not be harmful in that particular area or to the immediate surrounding environment.~~

(J) Property owner shall restore canopy loss as a direct result of natural causation. Canopy restoration shall occur 120 days from notice of violation for residential, commercial, and common area property. Any homeowner's association or condominium association may petition the Code Compliance Department for an extension of the timeframe set forth herein by submitting a plan detailing their efforts to comply with the terms of this section and consistent with the terms set forth in 155.677.

155.675 STANDARDS FOR TREE REMOVAL OR RELOCATION PERMIT ISSUANCE

- (A) Application for a permit request by this section shall be reviewed by the City that may include a visual inspection of the site. The City shall upon visual inspection of the tree determine whether requested tree(s) meet removal or if relocation is more beneficial than removal, the City may require the property owner to relocate the tree at the owner's expense.
- (B) The City shall as a condition of the issuance of a tree removal permit require replacement tree(s) for canopy replacement at the property owner's expense.
- (C) ~~The following conditions must be proven to the City to issue a tree removal or relocation permit~~
At least one of the following conditions must be demonstrated to the satisfaction of the City, as determined by the Landscape Division staff, in order to issue a tree removal or relocation permit:
1. The tree unreasonably restricts the permitted use of the property.
 2. A proposed development cannot be located on the site without tree removal, and all applicable development permits have been issued by the responsible governing authority.
 3. The property owner has made every reasonable effort to incorporate existing trees in the development project and to minimize the number of trees removed.
 4. The tree is significantly damaging existing structures and cannot be mitigated through proper arboricultural practices or reasonable modifications to the property.
 5. The tree interferes with utility services and cannot be mitigated through proper arboricultural practices.
 6. The tree creates an on-going safety problem for the existing development and cannot be mitigated through proper arboricultural practices.
 7. The tree is obstructing safe sightlines.
 8. The tree is growing too close in proximity to another more valuable tree(s) to permit normal growth and development of the affected tree(s).
 9. The tree is of poor quality and condition but is not considered a hazardous tree.
 10. It is in the public interest and welfare that the tree be removed for a reason other than set forth herein.
- (D) All tree replacements or relocations shall be completed within six months of the permit issuance unless the property owner receives written notification from the City granting an extension.

155.686 GENERAL LIGHTING STANDARDS

- (A) Lighting. Shall at a minimum meet all applicable local, state, and Federal codes and regulations.
- (B) Exterior lighting plan. An exterior lighting plan, including a photometric plan (which covers the parcel which is the site of the building or project in question), appropriate pole, fixture, and lamp cut sheets, and descriptions of lenses and appropriate data tables, shall be submitted for site plan review.
1. The exterior lighting plan shall be prepared by a licensed professional engineer, who shall certify that the exterior lighting plan complies with this section.
 2. The photometric plan shall be prepared in a scale that is easily legible. The current edition of the "IES Lighting Handbook," published by the Illumination Engineers Society is the standard to be used by the engineer as a guide for the design and testing of lighting plans.
 3. The standards contained therein shall apply unless standards developed and adopted by this section or subsequent amendments are more restrictive, in which case the more restrictive standards shall apply.
 4. Lighting equipment must be of commercial quality and listed with a Nationally Recognized Testing Laboratory (NRTL) such as Underwriters Laboratories (U.L.) or Electrical Testing Labs (ETL).
- (C) Pole lighting height standard. All private, pole mounted, outdoor surface lot lighting shall be limited to 30 feet in height above grade. Non-vehicular pedestrian areas shall incorporate pedestrian scale lighting where appropriate.
- (D) Illumination levels. The maximum illumination for a project shall be 12 f.c. with the minimum average illumination, at grade, to be not less than two foot-candles, average maintained over the site. The illumination level at the property line of any project shall be a maximum of 0.5 f.c. To avoid glare or spill light from encroaching onto adjacent properties, illumination shall be installed with house side shields and reflectors, and shall be maintained in such a manner as to confine light rays to the premises of the building or project. Color Correlated Temperature (CCT). The maximum color correlated temperature for a site shall be as follows:

Table 155.686 Color Correlated Temperature (CCT)	
Location	Maximum Color Correlated Temperature
B-2, B-3, C-1, I-L, I-M and I-H Zoning Districts	4,000K
B-1, PO, A, U, A-E, R-R, REC and CF Zoning Districts	3,000 K
Residential Common Area	3,000 K
Natural Areas, Preserves and Environmentally Sensitive Areas	3,000 K
<u>Private Recreational Facilities</u>	<u>[1]</u>

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(1) The applicant may submit an illumination study prepared in accordance with IES standards, specifying the minimum correlated color temperature (CCT) appropriate for the intended recreational use. The maximum CCT shall be subject to review and final determination by the Planning and Economic Development Director or Designee.

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(E) Installation. The lighting installation shall not be placed in permanent use until a letter of compliance from a registered engineer or architect has been provided stating that installation has been field checked and meets the requirements of this section.

(F) Architectural and landscape lighting.

1. Lighting should be designed, installed, and controlled to ensure that the lights only illuminate the intended object(s).
2. The placement of light poles shall consider existing and proposed ultimate growth of all landscaping and tree canopies to minimize or prevent conflicts between landscaping and lighting systems.
3. To the extent practical and where possible, lighting fixtures shall be directed downward rather than upward. Directional shielding shall be implemented to minimize or prevent glare, light trespass, and light pollution.
4. When up lighting is required, lighting systems should be low in intensity and incorporate full shielding.
5. Ground mounted lighting should be screened from view.

(G) Construction lighting.

1. All construction site lighting fixtures must be full cut-off or directionally shielded fixtures that are aimed and controlled so the directed light is substantially confined to the object intended to be illuminated and not directly visible outside of the property.
2. Interior construction lights shall be extinguished after the work has been completed for the day unless needed to ensure safety, security, or legal compliance.
3. A building is no longer considered under construction once exterior walls and windows are installed and permanent lighting replaces temporary lighting as the primary source of light for the building.

(H) Nonconforming lighting.

1. When 50% or more of any component (e.g., luminaires, poles) of the exterior lighting system at a building or project is upgraded, changed, or replaced (not including regular maintenance), such component for the remainder of the exterior lighting shall be brought in compliance with all applicable requirements of this section.
2. In the event less than 50% of the exterior lighting system is being replaced and the Planning and Economic Development Director or designee determine that an equivalent replacement is no longer obtainable, due to obsolescence or lack of supply, such component for the remainder of exterior light shall be brought in compliance with all applicable requirements of this section.

155.687 NON-RESIDENTIAL LIGHTING STANDARDS

(A) Light fixtures; types.

1. Pole mounted light fixtures on non-residential properties shall be full cutoff fixtures, and shall be incorporated as an integral design element that complements the design of the building or project through style, material or color. Exception - non-cutoff fixtures for pedestrian scale lighting for walkways may be utilized for non-residential projects upon review and approval of the Planning and Zoning Board. Planning and Zoning Board consideration may be with restrictions.
2. Lighting of buildings shall be limited to wall washer type fixtures or up-lights, which do not produce spill light or glare. Sag lenses, convex lenses, and drop lenses shall be prohibited.
3. Security lighting. Attached building fixtures, utilized for parking lot security purposes only, may be aimed no higher than 45 degrees above straight down.
4. Time controls and dimmers. Non-residential lighting shall be installed with time controls and dimmers which will assure that the required illumination shall be provided at dusk and that light levels are reduced not later than one hour by a minimum of 25% after the close of operations to the minimum levels needed to ensure safety and security.

(B) Illumination levels, Private Recreational Facilities.

1. The applicant may submit an illumination study, prepared in accordance with IES standards, specifying the minimum foot candle appropriate for the intended recreational use. The maximum foot candles shall be subject to review and final determination by the Planning and Economic Development Director or Designee.

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155.699 PERMANENT SIGNS

Only such permanent signs as are detailed herein below shall be permitted to be erected or maintained upon any building lot, lot, or parcel of land:

Table 155.699: Permanent Signs				
Sign Type	Maximum Square Footage	Maximum Number of Signs	Maximum Height	Additional Regulations
<u>Car Dealership Monument Sign</u>	<u>48 square feet</u>	¹ <u>An additional sign is allowed if the dealership fronts on two main thoroughfares of at least secondary arterial designation (80 feet right-of-way), or the dealership has a minimum 1,500 lineal feet of frontage along a single thoroughfare.</u>	<u>9 feet</u>	<u>A third monument sign shall be permitted if the shopping center meets both of the aforementioned standards.</u>
<u>Car Dealership Wall Signage</u>	<u>400 square feet</u>	<u>N/A</u>	<u>N/A</u>	<u>No more than 200 square feet shall be placed on the primary facade.</u> <u>All secondary sign area shall be equal to or less than the total sign area on the primary facade.</u>
Directional and Informational Signs	1.5 square feet	To be determined by staff based on shopping center design and circulation	Shall be in conformance with engineering standards in code 52.	Allowed where there are two or more buildings; a building has a drive thru; or a building is not visible from primary frontage.
Directory Sign	32 square feet	1 per ingress to the site	8 feet	Not to exceed 3 signs per shopping center
Menu Board	32 square feet	1 per drive thru lane	N/A	Illuminated signs shall not be visible from adjacent right-of-way.
<u>Pre-Menu Board</u>	<u>10 square feet</u>	<u>1 per drive thru lane</u>	<u>N/A</u>	<u>Illuminated signs shall not be visible from adjacent right-of-way.</u> <u>There shall be at least 20' separation between the pre-menu board and menu board.</u>
Model Home Signs	3 square feet	1 per model	N/A	N/A

Table 155.699: Permanent Signs

Sign Type	Maximum Square Footage	Maximum Number of Signs	Maximum Height	Additional Regulations
Nameplate / Identification Sign	3 square feet	1 in the front and the rear of the building / tenant bay	3 inches	N/A
Outparcels and Freestanding Building Monument Sign	24 square feet	1	7.5 feet	Shall count towards the maximum allowed sign area for the site (120 square feet)
Outparcels and Freestanding Building Wall Signs	Up to 120 square feet for the site (including monument sign)	N/A	N/A	No more than 60 square feet of signage shall be placed on the primary façade. Secondary Sign area shall be equal to or less than the sign on the primary façade.
Parking Identification Signs	1.5 square feet	1 per designated parking space	8.5 feet	N/A
Regional Mall Outparcel Monument Sign	24 square feet facing Pines Boulevard or other arterial roadway and 16 square feet facing the ring road or interior of the site	2, one facing Pines Boulevard or other arterial roadway, and the second facing the ring road or interior of the site	7.5 feet	N/A
Regional Mall Outparcel Wall Sign	80 square feet	N/A	N/A	No more than 40 square feet of signage shall be placed on the primary façade. Secondary Sign area shall be equal to or less than the sign on the primary façade.
Residential Subdivision Sign	32 square feet	1 per subdivision entrance. Signs located on either side of the entrance shall be counted as 1 sign	15 feet above grade[1]	N/A
Service Station Monument Sign	36 square feet total	1	7.5 feet	Price panels shall not exceed 24 square feet

Table 155.699: Permanent Signs

Sign Type	Maximum Square Footage	Maximum Number of Signs	Maximum Height	Additional Regulations
Service Station Wall Sign	Up to 120 square feet for the site (including monument sign)	N/A	N/A	No more than 60 square feet of signage shall be placed on the primary façade. Secondary Sign area (including canopy) shall be equal to or less than the sign on the primary façade.
Shopping Center Monument Sign	48 square feet	1 per shopping center, plus one additional if the shopping center fronts on two main thoroughfares of at least secondary arterial designation (80 feet right-of-way) , or the shopping center has a minimum 1,500 lineal feet of frontage along a single thoroughfare.	9 feet	A third monument sign shall be permitted if the shopping center meets both of the aforementioned standards.
Supergraphics	25% of the area of the primary building face.	N/A	N/A	N/A
Tenant Bay Wall Sign	Master or Uniform Sign Plan	Master or Uniform Sign Plan	Master or Uniform Sign Plan	Master or Uniform Sign Plan

[1] The sign copy is limited to 15 feet above grade, the structure may extend past 15 feet from grade.

All electrical wiring, conduit, connections and the like shall be internally routed, so they are not exposed to view . Electrical boxes shall be painted to match the façade or concealed where feasible.

No sign shall impede traffic flow or visibility.

155.6107 PROHIBITED SIGNS

(A) The following are those signs which shall not be permitted within the municipal limits of the City:

1. Animated signs.
2. A-frame sign.
3. Snipe signs.
4. Flags, or pennants, when used for advertising purposes, except as provided under 155.6102.
5. Exposed neon tubes or bare bulb signs or neon borders inside window frames.
6. Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures.
7. Roof signs.
8. Billboards.
9. ~~Box or cabinet signs, with~~ The use of flat faced vinyl against a Plexiglas, or other flat material, background.
10. Vehicle, mobile billboard, or trailer signs when used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted under this section, unless required by governmental agencies.
 - (a) When a vehicle or trailer indicates the name of a business on it, such vehicle or trailer, when not in use for its intended purpose of transportation, shall be required to be parked in the rear of the parking lot or in the rear of the building which contains the business.
11. Vehicle removable signs when the sign is projected in excess of 18 inches from the foremost point of attachment of the sign to the vehicle.
12. Signs projecting in excess of 18 inches from the foremost point of attachment of the sign to the structure upon which it is constructed.
13. Painted wall signs-
14. All abandoned signs, sign cabinets, poles, frames, structures, and electrical fixtures must be removed by owner/lessee or agent.
15. Pole signs, including when attached to a vehicle or structure, except as in 155.696.
16. Projecting signs.
17. Inflatable balloons, regardless of the method of inflation, and regardless of whether they are tethered.
18. Banner Signs, including when attached to a vehicle of any kind or structure unless otherwise permitted.

(B) Sandwich signs and snipe signs, as set forth in division (A) (2) and (3) of this section, are classified as litter, as defined by 94.46 of this code of ordinances, and may be removed by the City. Persons placing these signs within the municipal limits of the City may be subject to a citation for violation of 132.04 of this code of ordinances or may be further subject to the issuance of a Notice to Appear by the City of Pembroke Pines Police Department.