

155.203 DEFINITIONS

Abrasive Products: A material used for the shaping or finishing of ceramics, wood, and other previously prepared materials.

Accent Plants: Singular plant material that enhances landscape value that might include, but not limited, to colorful flowers, colorful vegetation, and distinctive form.

Accessory Building: A building or structure on the same lot as a principal or primary building including roofed structures such as gazebos, pergolas, sheds, Chickee Huts and the like.

Accessory Structure: A non-habitable structure incidental to the primary building on a lot.

Accessory Dwelling Unit: An ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. Accessory dwelling units are commonly referred to as granny or mother-in law flats and are also sometimes referred to as accessory apartments, garage apartments, carriage houses, and backyard cottages.

Accessory Use: A use that is located on the same lot as the principal use; contributes to the comfort, convenience, or necessity of the principal use.

Addition: Any walled or roofed extension that increases the floor area, number of stories or height of a building or structure.

Administrative Review: The process by which staff of the Planning and Economic Development Department consider modifications to an existing site development plan.

Adult Daycare: A use in which non-medical care, supervision, planned activities, and guidance is provided on a regular basis in a non- institutionalized setting for part of the 24-hour day to three or more adults 18 years or older, not related to the owner or caregiver who require specialized activities and attention.

Adult Entertainment Establishment: Without limitation, any place of business which advertises or conducts activities for compensation that is designated or intended to establish a sexual or social communication, engagement or relationship, whether on or off the premises, between its adult clients and its employees.

Adult Material: Without limitation on media and technologies, new or used books, magazines, periodicals, or other printed matter, photographs, films, motion pictures, video cassettes, slides, or other visual representations; recordings, other audio matter; and novelties or devices that have, as their primary or dominant theme, subject matter depicting, exhibiting, illustrating, describing, or relating to specified sexual activities or specified anatomical areas. It may also be Instruments, novelties, devices, or paraphernalia which are designed for use in connection with specified sexual activities; or live exhibitions or performances that have as their primary or dominant theme the display of specified sexual activities or specified anatomical areas.

Advertising: Any form of public announcement intended to aid, directly or indirectly, in the sale, use, or promotion of product, commodity, service, activity, or entertainment.

Aerial Roots: Any root structure growing in a vertical arrangement towards the soil, extending downward from any above ground portion of a tree, especially found on ficus species. Used for support and assistance in maintaining stability during strong winds.

Affected Person: A person or persons, natural or corporate, who is a member of the city commission or who is the owner of the subject property or who owns property within 500 feet of the subject property as listed in the records of the county property appraiser.

Alcohol, Barrel: A container holding 10 gallons of alcohol which may be made of wood or other material.

Alcohol, Case: Package(s) of wine containing up to 12 bottles of wine with each bottle containing 750mL or packages of beer containing up to 24 bottles with each bottle containing up to 385 mL.

Alcohol, Package Store: A place where alcoholic beverages are dispensed or sold in container for consumption off of the premises.

Alcohol, Small Scale Production: Beer that is produced in an amount no greater than 15,000 barrels per year and wine that is produced in an amount no greater than 3,000 cases per year.

Alley: A right-of-way providing a secondary means of access and service to abutting property.

Alteration: Any construction or renovation to an existing structure other than a repair or addition.

American's with Disabilities Act (ADA): ADA became law in 1990 and has been amended from time to time. The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The purpose of the law is to make sure that people with disabilities have the same rights and opportunities as everyone else.

Annexation: Addition of real property to the boundaries of an incorporated municipality.

Antenna: A transmitting and/ or receiving device used for wireless services that radiates or captures electromagnetic waves, including directional antennas, such as a panel and microwave dish antennas, and Omni- directional antennas, such as whips, excluding radar antennas, amateur radio antennas, and satellite earth stations.

Applicant: The owner of land, or the authorized representative of the landowner who is applying for a development application or landscape permit within the City.

Architectural Compatibility: The design of a building or structure utilizing similar elements including colors or materials that are similar to the principal building or structure on a particular site.

Assisted Living Facility: A state licensed building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.

Automotive Dealership: Facility that specializes in the sale of automobiles and vehicles, service and repair of automobiles and vehicles, and the retail sales of related goods and parts.

Auto Repair, Major: General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers; collision service including body, frame, or fender straightening or repair; overall painting or paint shop; vehicle steam cleaning.

Auto Repair, Minor: Incidental body or fender work, other minor repairs and maintenance such as painting and upholstering, replacement of parts, oil changes, and motor services to passenger cars and trucks not exceeding one-half tons capacity.

Awning: An architectural projection that provides weather protection, identity or decoration and is partially or wholly supported by the building to which it is attached. It is comprised of a lightweight frame structure of which a covering is attached. It may be cantilevered, fixed, moveable, retractable, or otherwise entirely supported from a building.

Balcony: An exterior platform at an opening in a building façade which is enclosed by a railing, balustrade, or parapet. It may project from the building façade and may or may not be covered or it may be inset into the volume of the building.

Banquet Hall: An establishment that consists of an enclosed building, or portion of a building, available for the purpose of holding banquets, dinners, entertainment, luncheons, sports events or other similar social events.

Bar or Lounge: An establishment having as its principal or predominant use the serving of alcoholic beverages (e.g., beer, wine, or liquor) for consumption on the premises, and which sets a minimum age requirement for entrance, consistent with all applicable state laws. The primary source of revenue for such use is derived from alcoholic beverage sales, and the secondary source from the serving of food.

Bicycle Parking Facility: A roofed or unroofed structure for the keeping of bicycles.

Board of Adjustment (BOA): A quasi-judicial board tasked with hearing and interpreting regulation of the Land Development Code including but not limited to appeals and residential variances.

Boat: Any watercraft used or capable of being used as a means of transportation on water.

Body Art Studio: A use that is accessory to a personal care service or medical and health care facility; involves the practice of tattooing, permanent make-up, micro blading and micropigmentation and the like which most frequently features custom, fine art design and “by appointment” services only.

Bollards: Low, single posts typically composed of stone or concrete to prevent vehicles from entering an area.

Boulevard Strip: Landscaped area between a curbed roadway and a sidewalk that is usually contoured to insure surface water runoff with little water collection and is less than five feet wide.

Brewpub: An establishment where food, beer and malt beverages are dually licensed to be made on the premises where beer and malt beverages are produced on site and sold and/ or consumed on site.

Broward County: Political subdivision of the State of Florida.

Broward County Land Use Plan: The future land use plan element for all Broward County, Florida adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Community Planning Act.

Bufferyard: A unit of land, together with a specified type and amount of planting thereof, and any structure, as defined in this section, which may be required between land uses to eliminate or minimize conflicts between them.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Bulb or Lamp: The component of a luminaire that produces the actual light.

Canopy: A permanent fixture made of metal or glass that is attached to a structure and is not intended to provide shade.

Canopy Tree: Are trees with thick canopies or foliage coverings. Typical to having a single trunk growing to a considerable height and bearing lateral branches at some distance from the ground. Canopy trees may also be referred to as hardwood or shade trees.

Car Gallery: Retail facility that specializes in the direct-to-consumer sale of new cars; car galleries shall not have on-site inventory.

Carports: A covered private garage not completely enclosed by walls and doors.

Certificate of Occupancy: A document issued by the Building Official pursuant to the Building Code that allows the occupancy and use of the building(s) and structure(s) and certifying that said building(s) and structure(s) and use(s) have been constructed and will be used in compliance with all applicable municipal codes.

City: The City of Pembroke Pines

City Commission or Commission: The governing body for the City of Pembroke Pines.

Club, Night: A place of entertainment with a restaurant, bar, or other similar establishment providing food or refreshments, wherein floor shows or other forms of entertainment by persons are provided for guests.

Club, Private: Associations and Organizations of a fraternal or social character, not operated or maintained for profit. This shall not include casinos, night clubs, or other institutions operated as a business.

Commercial Vehicles: Any vehicle designed, intended, or used for the transportation of people, goods, or things other than private passenger vehicles and trailers for private nonprofit transport of goods and boats; and as defined further by the State Division of Motor Vehicles as any vehicle which exceeds Class 32 for licensing purposes.

Common Area: Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development.

Complementary Amenities: Roadways, parking areas, pedestrian connections and bicycle facilities used in connection with the operations of the development which it is located.

Complete: The determination on whether the information required for development application submission is sufficient enough to allow further processing and evaluation.

Completely Enclosed Buildings: A building separated on all sides from adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

Comprehensive Plan: The principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.

Comprehensive Plan Amendment: A text or map amendment to the future land use element of the city's comprehensive plan which includes Land Use Plan Amendments.

Construction: Any improvement, development, or change of the land from its present state, or building, repairing, relocating, demolishing a structure.

Construction Fence: A temporary artificial freestanding barrier used to enclose, restrict or prevent access to, conceal or screen a construction area with an active building permit.

Content Neutral: Expression without the regard to the substance or message of expression.

Cornice: Projecting ornamental molding along the top of a building or a wall.

Correlated Color Temperature (CCT): Defines the color appearance of a white LED, it is defined in degrees of kelvin (K).

Corridor: Any land area designated by the state, county or municipality which is used or suitable for the movement of people and goods by one or more modes of transportation.

Coverage: The percentage of lot area covered or occupied by buildings or roofed portions of structures.

Crime Prevention Through Environmental Design (CPTED): The use of design and the built environment as a means to reduce incidence and fear of crime.

Crown of Road: A surface shape that allows water to travel downward toward both sides of the road from a highpoint at the road center.

Deck: A structure constructed of concrete, pavers, tile, wood, composite materials and the like upland of the mean water's edge which is not considered a building.

Deck, Patio: A structure including pavers, concrete, stone, or other composite material.

Delegation Request: The official consideration of amendments to a restrictive note or condition on a recorded plat.

Density: An objective measurement of the number of people or residential units allowed per unit of land, such as residents per acre as defined in F.S. 163.

Design Guidelines: Guidelines for a planned development which include but are not limited to buffers, landscaping, lighting, required yards, setbacks, signage or other guidelines as established herein.

Designated Uses: A use identified as either permitted, accessory, or prohibited within the land development code.

Developer: Any person, including a governmental agency, undertaking land development.

Development: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and other acts as defined in F.S. 380.04.

Development Agreement: An agreement entered into by a developer, the city, or other relevant parties, pursuant to F.S. 163.

Development of Regional Impact (DRI): any development that, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county, pursuant to F.S. 163.

Development Order (DO): Any order granting, denying, or granting with conditions an application for a development permit as defined in F.S. 163.

Development Permit: includes any building permit, engineering permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development as defined in F.S. 163.

Development Review Committee (DRC): An advisory group of City staff members and outside agencies (as necessary) who meet to review and comment on development applications.

Diameter Breast Height (DBH): The diameter of the trunk of a tree measured at breast height approximately four and one-half feet. The DBH of trees with multiple trunks shall be the sum of the individual trunk diameters at breast height. Trees with less than four and one-half feet of clear trunk shall be measured at the diameter of the largest vertical branch or leader at breast height.

Dimmer: Reduces the input power requirements and the rated lumen output levels of lights.

Director: The Director of the Planning and Economic Development Department.

District: A portion of the territory of the city which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this code.

Dock: A structure, floating or fixed, constructed beyond the mean water's edge.

Domesticated Livestock: Grazing animals such as cattle, horses, sheep, goats, pigs and hogs.

Domesticated Poultry: Any chickens, turkeys, ducks, geese, or other domestic fowl.

Drip Line: The area defined by the outermost circumference of a tree canopy where water drips from and onto the ground.

Drive Aisle: Areas that provide circulation, ingress, and egress for vehicular and pedestrian traffic.

Drive-thru Facilities: the use of land, buildings, and structures, of parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant, window, or automated machine, to persons remaining in motorized vehicles that are in a designated stacking lane.

Driveway: A private drive aisle providing access between a street and origin and destination points within an adjacent property.

Driveway, Residential: A private vehicular access way to a dwelling unit which is primarily utilized to park motor vehicles. Driveways may be constructed of asphalt, concrete, pavers, or like material.

Dwelling, Single-family: A building containing only one dwelling unit designed for or occupied exclusively by one family.

Dwelling, Two-family: A building containing two dwelling units, each designed for or occupied exclusively by one family.

Dwelling, Multi-family: A building containing three or more dwelling units, each unit design for or occupied exclusively by one family.

Dwelling: A building used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for sleeping, eating, cooking and sanitation.

Easement: A grant by a landowner to another landowner or to the public, for the right to occupy or use designated land for specific purposes, such as access, drainage, conservation, the location of public improvements, or other specified purpose.

Eave: The projecting overhang at the lower edge of a roof.

Egress: Exit location for vehicular access on a site.

~~**Electric Vehicle Charging Station:** An electric vehicle supply equipment station in a private or public parking space which delivers electricity or transfers electric energy to a battery or other energy storage device in an electric vehicle.~~

Elevation: A drawing showing an external face of a building.

Encroachment: The maximum allowed projection of a building element beyond the minimum setback or into an adjacent public right-of-way.

Energy Efficiency: The ratio of useful energy output of a system, conversion process or activity to its energy input.

Enforcing Officer: The officers and employees of the department or agency of the city to whom the duty of enforcing the terms of this code assigned under this code.

Entitlement: Legal rights conveyed by approvals from government entities to develop a property for a certain use, intensity building type or building placement.

Environmental Impact Statement: A document that must be submitted for approval by the U.S. Environmental Protection Agency and the U.S. Department of Transportation for transportation projects that significantly affect the human environment as defined by CEQ (Council on Environmental Quality) regulations.

Environmentally Sensitive Areas: Those lands defined as environmentally sensitive in the current Broward County Land Use Plan.

Erected: Includes built, constructed, reconstructed, or any physical operations on the premises required for building. This may include excavation and ground remediation.

Excavation: The digging, stripping, or removal by any process of natural materials and deposits from their natural state and location.

Expansion: An increase in the size of an existing structure or use, including the physical size of the land, building, parking, and other improvements or structures.

Façade: The entire exterior wall of a building facing a lot line measured from the grade to the eave or highest point of a flat or mansard roof. Facades may be on any elevation of the building.

Family: Persons who are related by blood or marriage, former spouses, persons currently residing together in a unified dwelling unit, persons who are parents of a child in common regardless of marital status.

Fascia: The part of a building that extends vertically from the grade to the top wall or eaves and horizontally across the width of the building.

Fence: An artificially erected freestanding barrier used to enclose (and protect) an area, restrict or prevent access to an area, to conceal or screen an area, and/or for decorative purposes. A fence may be open or solid and generally consists of wood, metal, concrete, or plastic posts connected by boards, rails, panels, wire, or mesh.

Fixture: The assembly that houses the lamp or lamps, and may include all or some of the following parts; reflector (mirror), refractor (lens), ballast, housing, and other attachment parts.

Flammable Liquid: Any liquid, which under operating conditions gives off vapor, which, when mixed with air is combustible and explosive.

Flexibility Allocation: The assignment of flexibility units assigned by the county but administrated by the city.

Floor Area: The sum of the gross horizontal areas of each floor of the principal building and any accessory buildings or structures, measured from the exterior walls or from the centerline of party walls. The term does not include any area used exclusively for the surface parking of motor vehicles (e.g., garage) or for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space.

Floor Area Ratio: The gross floor area of all buildings or structures on a lot divided by the total lot area.

Florida Building Code (FBC): All building construction regulations for public and private buildings in the state of Florida.

Florida Friendly Landscaping: Landscaping principles that include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront

protection. Additional components include planning and design, soil analysis, the use of solid waste compost, practical use of turf, and proper maintenance.

Florida Green Building Coalition (FGBC): The FGBC is a Florida nonprofit corporation dedicated to improving the built environment. The FGBC administers the green design standards of the FGBC's building and community rating systems and administers the FGBC Certifying Agents accreditation program.

Food Court or Hall: A collection of restaurants either take-out or dine in that share a common seating area within the same lot.

Food Production: A facility intended for production of food products for sale either offsite or on-site via a drive-thru, pickup window or other similar method.-A food production facility may also be referred to as a production kitchen and may include a restaurant component.

Food Truck: A mobile kitchen, canteen, or catering truck that serves as a mobile venue which transports and sells food.

Footcandle (f.c): A measure of light noted as a unit of illuminance amounting to one lumen per square foot at grade.

Freestanding Emergency Facility: Freestanding Emergency Facility, also known as a Hospital-based off-campus emergency department, is a facility that provides emergency services and care, is owned and operated by a licensed hospital and operates under the license of the hospital; and is located on separate premises from the hospital as defined and regulated in Chapter 395, F.S

Frontage of a Building: The wall of a building approximately parallel and nearest to a street.

Frontage of a Property: The lot line which abuts a street or separates the lot from the street.

Full Cutoff Fixture: A lighting fixture manufactured and installed so that all the light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from an part of the luminaire (except only incidental reflections from supporting brackets or arms) is projected below the horizontal as determined by photometric test or certified by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.

Fulfillment Center: A location typically a warehouse intended to fill customer orders for ecommerce retailers. The type of fulfillment may include business to consumer or business to business orders.

Future Land Use: The identification of the intended use of land.

Future Land Use Map: A depiction of the proposed general distribution, location and extent of the land uses described in the Future Land Use Element of the Comprehensive Plan.

Garage, Private: An enclosed accessory building or an enclosed portion of a main building used for the parking or storage of automobiles owned by the occupants of the main building, excludes a carport.

Garage, Parking: A building or other structure which provides parking for motor vehicles, excluding storage of inoperative motor vehicles. It may provide required off-street parking space

for uses located on the same lot or on a lot contiguous to the use of the parking lot it is intended to serve.

Gazebo: An ornamental garden pavilion with a covered roof and open sides, constructed of wood, metal, or vinyl.

Geographic Information Systems (GIS): An arrangement of computer hardware, software, and geographic data that people interact with to integrate, analyze, and visualize the data; identify relationships, patterns, and trends; and find solutions to the problems. The system is designed to capture, store, and update, manipulate, analyze, and display the geographic information. A GIS is typically used to represent maps as data layers that can be studied and used to perform analyses.

Glare: Intense and somewhat blinding light, or the sensation produced by a brightness within the visual field that is sufficiently greater than the intensity of light to which human eyes are accustomed or adapted, thereby causing annoyance, discomfort, visual impairment, or loss of reduction of visibility.

Green Building: Generally, the resource efficient design, construction, and operation of buildings by employing environmentally sensible construction practices, systems, and materials.

Green Roof: A roof of a building that is partially or completely covered with living vegetation and a growing medium, planted over a waterproofing membrane. Also referred to as a Living Roof.

Green Wall: An internal or external wall partially or completely covered with vegetation that includes a support structure, growing medium, and integrated water delivery system. Also referred to as a Living Wall or Vertical Garden.

Greenhouse: A structure primarily made of glass in which temperature and humidity can be controlled for the cultivation or protection of plants.

Greenway: A corridor of protected open space managed for conservation or recreation purposes. They link natural reserves, parks, cultural and historic sites with one another and, in some cases, with populated areas.

Groundcover: Includes both small ornamental plants that grow close to the ground and all plant materials commonly classified as turfgrass species.

Hatracking: To flat-cut the top or sides of a tree, severing the leader or leaders, internodal cuts, or pruning a tree by stubbing off mature wood larger than three inches in diameter or to reduce the circumference or canopy spread of a mature tree by one-third or more.

Hazardous Substances: Any substance or material which, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health or safety of any person handling, using, or otherwise dealing with such material or substances.

Hazardous Tree: Tree or part(s) of a tree that is believed by the certified arborist or landscape architect to pose a risk to the public.

Hedges: A row of shrubs or small trees that are planted close to each other in order to form a boundary.

Height of a Building: The vertical distance from grade plane to the average height of the highest roof surface.

Home Improvement Center: The sale of a diverse range of hardware, building supplies and related materials, including lawn and garden supplies.

Home Owners Association (HOA): A Florida corporation responsible for the operation of a community or a mobile home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination thereof, and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel. The term "homeowners' association" does not include a community development district or other similar special taxing district created pursuant to F.S. 163.

Hospital: A hospital is a specialized medical facility dedicated to providing comprehensive diagnosis, treatment, and care for patients suffering from various illnesses, injuries, or medical conditions, as defined and regulated in Chapter 395, F.S. Hospitals typically offer a range of medical services including but not limited to emergency care, surgery, diagnostics, therapy, and ongoing medical management, including inpatient accommodations for patients requiring overnight care and support.

Hot Spot: An area of very high illumination above normal foot-candle levels, typically found in an area underneath a luminaire, making normal foot-candle levels appear relatively dark.

Hotel: A building, or part thereof, in which sleeping accommodation are offered to the public, with no cooking facilities for use by the occupants, and in which there may be a public dining room for the convenience of the guests. Access to the sleeping rooms shall be through an inside lobby or office.

Hotel, Full Service: Upscale, or luxury hotels including a restaurant, meeting space and often room service accessible by the public.

Hotel, Limited Service: Hotels that have basic amenities which may include a restaurant and limited conference or meeting space intended for those staying in the hotel.

Hotel, Extended Stay: Hotel that offers self service facilities such as laundry, kitchens with limited food and beverage service.

Hotel Bar: A bar operated in connection with a hotel, apartment hotel, or motel of more than fifty hotel rooms, motel rooms, or separate apartments, and operated by the same owner or Management Company. It shall be directly connected with the inside of the hotel.

Illuminance: The quantity of light arriving at a surface divided by the area of the lighted surface, measured in footcandles.

Illuminating Engineering Society of North America (IES or IESNA): The professional society of lighting engineers, including those from manufacturing companies, and others professionally involved in lighting.

Impervious Surface: Any nonorganic material which prohibits penetration by liquids and other soluble materials.

Industrial Cleaning of Materials: A process by which filter bags, filtration machines or hazardous areas in industrial sites are cleaned using high power water and sanitation.

Ingress: Entry location for vehicular access to a site.

Internal Illumination: A light source concealed or contained within the sign which becomes visible by shining through a translucent surface.

Interpretation: The official determination if a use not listed is permitted within the city.

Invasive Species: A species defined as an organism (plant, animal, fungus, or bacterium) that is not native and has negative impacts on our economy, our environment, or our health.

Junkyard: Place, structure, or lot where junk, waste, discarded, salvaged, or similar materials such as old metals, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like, are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto wrecking yards, used lumber yards, house-wrecking yards, and yards or places for storage or handling of salvaged house wrecking and structural steel materials.

Kennel: Any place or premise where four or more domesticated dogs or cats over four months of age are kept.

Land: The surface of the earth and all substances forming that surface which may include water and vegetation.

Land Use: The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, or the land development code, as the context may indicate.

Landowner: The person(s) reflected as the property owner on the current deed.

Landscape Lighting: Lighting of trees, shrubs, or other plant material as well as ponds and other landscape features.

Landscaping: Includes any of the following or combination of material such as, but not limited to grass, ground cover, shrubs, vines, hedges, trees, or palms; and nonliving durable material commonly used in landscaping such as, but not limited to rocks, pebbles, walls, hedges, or fences.

LED: Light Emitting Diode

Light Pollution: Any adverse effects of manmade light, often used to denote a brightness of the night sky, otherwise known as urban sky glow.

Light Trespass: Light falling where it is not desired, wanted or needed.

~~**Liquid Crystal Display (LCD):** Electronic device that channels light through tubes to create patterns that can produce sharp video displays.~~

Local Planning Agency (LPA): The agency designated to prepare the comprehensive plan or plan amendments as defined in F.S. 163.

Local Public Official: Any elected or appointed public official holding a city office and who recommends or takes quasi-judicial action as a member of a board or commission.

Logo: An approved trademark design or symbol that represents a product, identity, or service.

Lot: A portion or parcel of land considered as a unit.

Lot, Corner: A lot of which at least two adjacent sides abut for the full length upon a street; provided that the two sides intersect at an interior angle of not more than 135 degrees. With a curved street line, the corner shall be considered to be that point on the street line nearest to the point of intersection of the tangents herein.

Lot, Depth: The mean horizontal distance between the front and rear lot lines.

Lot, Key: A residential corner lot in which the rear lot lines abut the side lot lines of the adjacent lot.

Lot Line, Front: The line dividing a lot from a street or base building line, whichever results in the lesser depth of the lot.

Lot Line, Rear: The lot line opposite and most distant from the front lot line. In a triangular or gore shaped lot, the rear line shall be considered a line ten feet in length parallel to and at the maximum distance from the front lot line.

Lot Line, Side: Any lot other than the front or rear lot line.

Lot Line, Street Side: A side lot line that is adjacent to a street.

Lot, Through: A lot abutting on two side streets, not at their intersection which may be a corner lot.

Lot Width: The horizontal distance between the side lot lines at the depth of the required front yard.

Lumen: A quantitative unit measuring the amount of light emitted by a lamp or luminaire.

Mansard: A false roof projecting over the front of a building.

Marquee: A permanent canopy often of metal and glass projecting over an entrance.

Masonry: Stone work or brick work used in wall construction.

Master Plan: A conceptual document that guides future growth, development and redevelopment of a specified area.

Mean Water's Edge: The edge of the water that would exist if the water elevation was plus 2.0 North American Vertical Datum (NAVD).

Median: The center portion of land of a public right-of-way lying between two paved roads.

Microbrewery and Microwinery: An establishment primarily engaged in the small scale production, distribution, and wholesale of beer, ale, or other malt beverages, or wine and shall be permitted only in conjunction with in-house food service.

Mitigation: Measures taken to avoid, minimize, or reduce the severity of environmental impacts.

Mixed-Use Development: The practice of incorporating more than one land use designation into a single planning location. Can be specific to a development site (vertical mixed use) or a zoning districts which allows for a variety of uses within the district (horizontal mixed use).

Mobile Food Vendor Unit: A self- contained mobile unit independent with respect to water, sewer and power utilities, capable of moving or being moved, consisting of an enclosed truck, enclosed trailer or similar vehicle mounted unit that contains equipment, used for the preparation and/or sale of single- serving food products and is closed up when not in operation.

Mobile Food Dispensing Vehicle: Means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, as defined by Section 509.102, F.S.

Mobile Home: A residential structure, transportable in one or more sections, which is 8 feet or more in width, over 35 feet in length with the hitch, built on an integral chassis, designed to be used as a dwelling when connected to the required utilities, and not originally sold as a recreational vehicle, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

Motel: A building or part thereof, in which sleeping or living accommodations are offered to the public primarily on a short term or transient basis, with access to the individual units from the exterior of the building, and parking facilities for use of guests near their quarters.

Motor Home: A structure built on and made an integral part of a self- propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreation, camping, or travel use.

Motor Vehicles: An automobile, motorcycle, truck, trailer, semitrailer, truck tractor and semitrailer combination, or any other vehicle operated on the roads of this state, used to transport persons or property, and propelled by power other than muscular power, but the term does not include traction engines, road rollers, motorized scooters, micro mobility devices, personal delivery devices and mobile carriers.

Multi-Use Path or Trail: A path intended for use by pedestrians, cyclists and other users within or adjacent to a public right-of-way located on public property.

National Green Building Standard™ (NGBS): The NGBS is a green building certification program that provides independent, third-party verification that a home, apartment building, or land development is designed and built to achieve high performance in six key areas: Site Design, Resource Efficiency, Water Efficiency, Energy Efficiency, Indoor Environmental Quality, and Building Operation and Maintenance. The NGBS administers the NGBS Green Verifier program.

Native Trees: Trees and Palms which are found indigenous or are an original inhabitant of this area.

Native Vegetation: Any species of plant considered to be indigenous to South Florida.

Neighboring Association: Any condominium or homeowners association which represents any property located within 500 feet of property which is the subject of the petition which is registered with the City Clerk.

Nonconforming Structures: A structure or portion thereof existing at the effective date of this code, or any amendment thereto, which was occupied, designed, erected, intended, or structurally altered for a use not permitted at its location by the provisions of this code for a new use, or which does not conform to all of the regulations applicable to the district in which it is located.

Nonconforming Use: The use of a structure or premises existing at the effective date of this code, or any amendment thereto, for any purpose not permitted for a new use in the district in which it is located.

Non-Living Durable Landscape Material: Includes but not limited to materials such as rocks, pebbles, sand, mulch, artificial turf or pervious decorative paving materials.

Nursing Home Facility: A state-licensed facility or any identifiable component of any facility in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more non-related individuals, including facilities known by varying designations such as rest homes, convalescent homes, skilled care facilities, intermediate care facilities, extended care facilities, and infirmaries. Accessory uses may include dining rooms and recreation and physical therapy facilities for residents, and offices and storage facilities for professional and supervisory staff. This use type does not include the home or residence of any individual who cares for or maintains only persons related to them by blood or marriage. It also does not include assisted living facilities or community residences.

Obtrusive Light: Light which causes annoyance, discomfort, visual impairment, or loss of reduction of visibility.

Occupied: Includes arranged, designed, built, altered, converted, rented, leased or otherwise intended to be used.

Off-Street Loading: The loading and unloading of materials of materials, goods or merchandise, in designated areas that do not interfere with the public use of streets or alleys.

Off-Street Parking: Parking which is not located on a street, generally found within a parking lot or garage.

Open Space: A parcel or parcels of land, or water area, or a combination of land and water, within the site and designed and intended for the use or enjoyment of occupants of the surrounding developments. It may contain complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of occupants.

Operator: The auto manufacturer, representative of auto manufacturer, developer, electric vehicle kiosk owner, shopping center property management company, freestanding building owner or lessee, responsible for the installation, management and operation of electric vehicle service and charging stations.

Ordinance: A set of regulations enforceable as municipal law.

Outbuilding: A free-standing building which adheres to the regulations of the center in which it is located

Outdoor Display and Sales: Display of merchandise using an adjacent outside area to the business which it is intended for.

Outparcel: A parcel of land situated away from and being external to the main parcel, which allows for an open, non-cluttered, and unobstructed business street frontage equal to or exceeding an open area 150 feet of frontage.

Outdoor Dining: Use of an adjacent outside area by a food or beverage establishment for service of patrons.

Outdoor Recreational Facility: A facility that is privately owned or operated that provides outdoor recreation activities, including athletic courts or fields, golf, swimming, riding, or the like. These facilities may include accessory structures for incidental services.

Outdoor Storage: The keeping, in an area that is not completely and permanently enclosed, of any finished goods, material, merchandise, boats, or vehicles in the same place for more than 24 hours. It may be the principal use of a lot or an accessory use.

Overlift: The removal of the majority of the inner lateral branches and foliage thereby displacing weight and mass to the ends of branches. The alteration of the tree's live crown ratio may be considered as evidence of over lifting.

Palm: An unbranched monocot with a crown of long feathered or fan- shaped leaves and typically having old leaf scars forming a regular pattern on the trunk and is not considered a canopy tree.

Palm Pruning: Fronds shall not be removed until all traces of green are gone unless removal is to prevent hazardous situations. The fronds shall be cut close to the trunk with a sharp pruning saw or looping shears and at no more than a 9 to 3 view.

Parapet: A wall extension above the roof line of a building.

Paraphernalia: All equipment, products, and materials of any kind which are intended for use or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body an illegal or controlled substance or herbs.

Parcel: A tract or lot of land as identified by the Broward County Property Appraiser.

Parking: The temporary, transient storage of private passenger automobiles used for personal transportation, while their operators are engaged in other activities. This shall apply only to open-air storage of automobiles.

Parking Lot: An off- street, ground level area used for the temporary storage of motor vehicles.

Parking Space: A surfaced area, accessible from but not located on a street that is intended for the parking of a motor vehicle.

Party or Parties: The petitioner, city and any affected person who has requested to be heard at the proceeding.

Paving: Hard-surfaced, erosion resistant material such as asphalt, concrete, pavers, bricks, or like material.

Paved Surface: Hard-surfaced, stabilized area, section or segment formed and built with asphalt, concrete, pavers, bricks or like material.

Penal or Correctional institution: Any institution used to house or detain a person who is convicted of a crime.

Pervious or Permeable Surface: A material which allows liquids or gases to pass through to another layer.

Pet Hotels: An establishment that provides exercise and training facilities, social and play areas, styling and massage salon facilities, and weight loss centers for use by and for the benefit of domesticated household pet animals.

Photovoltaic Solar Systems: Also referred to as solar cells or PV cells convert sunlight into electricity. They are a power system designed to generate useable electricity from sunlight through the process of converting light (photons) to electricity (voltage), which is called the PV effect.

Pilaster: A pier or pillar with a capital and base that may serve as decorative features, rather than supporting structures.

Pines Boulevard Corridor: This corridor is referring to state road 820 which is measured from Florida's turnpike to highway U.S. 27.

Place of Assembly: A space where groups of people gather for a specified activity.

Plan: The written and graphic submission for a development application including but not limited to all covenants related to the use, location, and bulk of buildings and other structures, density of development, private streets, alleyways, parking facilities, open space, and public facilities.

Planned District: A type of zoning district which may provide flexible development standards that are different than the City's LDC. Specific guidelines shall be established for a planned district which illustrate and address land uses, circulation, utilities, parking, setbacks, densities and intensities, land coverage, landscaping and buffers, open space, building form and design, and similar features of the project.

Planned Unit Development (PUD): An area of land, controlled by landowner, to be developed as a primarily residential and a mixture non- residential uses, the plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage, and required open space to the regulations established in any one zoning district created, from time to time, under the provisions of the zoning ordinance enacted by the city commission.

Planning and Zoning Board (PZB): The city's Planning and Zoning Board.

Plat: A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this part and of any local ordinances.

Playground or Playfield: A tract of land devoted for passive or active recreational purposes. The area may contain play apparatus and facilities for organized or unorganized sports, and may or may not include community buildings or structures.

Pool, Swimming: A body of water, which is deeper than six inches at its deepest point, which is wider than three feet, and which is contained in an artificially created or built receptacle affixed to the earth or resting on the ground, used or intended to be used for swimming or wading. The terms of this article shall apply to all portable pools while containing water. This shall include any

body of water located on private property of the depth and width herein provided, such as, but not limited to, ponds, brooks, fish ponds, and ponds for growing aquatic plants.

Pool, Therapeutic: A pool a maximum of eight feet in diameter and three feet, six inches in depth, built either above or in the ground, and primarily designed for passive, nonintensive use.

Porch: A roofed over space attached to the outside of an exterior wall of a building, which has no enclosure other than the exterior walls of the building.

Portable Storage Unit: Any container designed for the outdoor storage of personal property which is typically rented or owners or occupants of property for their temporary use and which is delivered and removed by vehicle.

Poultry: Any chickens, turkeys, ducks, geese, or other domestic fowl.

Pre-application Meeting: A meeting between a prospective applicant and staff prior to the submittal of a development application. The goal of the meeting is to review the submittal requirements, review procedures and standards applicable to an anticipated application for a development permit reviewed under this code.

Previously Prepared Materials: Including but not limited to bone, cellophane, cork, feathers, fur, felt, rubber, glass, horn, hair, leather, plastics, precious or semi-precious metals or stones, shells,

Primary Building: A building or structure in which the principal use of the property is conducted.

Primary Building Façade: The front of the building or the face of the building that provides primary customer access.

Primary Frontage: The frontage designated by the owner/occupant to be the primary use when the business faces two streets of secondary arterial designation.

Principal Use: The primary use of the lot as distinguished from secondary or accessory uses. There may be more than one principal use.

Project Manager: A member of staff who processes a development application for the City.

Property Owner: The person who, with their address, is so shown on the tax roll of the Broward County Tax Collector.

Public Hearing: A public hearing advertised to the public that focuses on providing members of the public the opportunity to present information and comments related to certain types of application, with such information and comments available for consideration as subsequent recommendations and decisions are made.

Public Hearing, Quasi-Judicial: A public hearing, which comports with due process requirements, where public officers or bodies are required to exercise discretion of a judicial nature as a basis for official action, including weighing evidence and making findings of facts and drawing conclusions of law.

Public Notice: Information given to the public alerting them of government or government-related activities that may cause a citizen to take action. Notice may be either mailed, published (newspaper), posted and the like, or any combination thereof.

Quasi-Judicial in Nature: The application of general rule or policy to specific individuals, interests, or activities.

Recreational Vehicle: A unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. This includes: Travel Trailers, Camping Trailers, Truck Campers, Motor Homes, Private Motor Coaches, Van Conversions, Park Trailers, and Fifth Wheel Trailers.

Redevelopment: The conversion, relocation, construction, structural alteration, or enlargement of any structure or structures on an existing development.

Refuse or Waste: Unused or discarded matter and material having no substantial market value, which consists of such materials as: rubbish, debris, and matter of any kind, including but not limited to rubble, asphalt, concrete, plaster, tile, rocks, bricks, soil, building materials, crates, cartons, containers, boxes, machinery or parts thereof, scrap metal and any other pieces of metal, ferrous or nonferrous, furniture, trimmings from plants and trees, cans, bottles, and barrels.

Regional Mall: A commercial development of not less than 600,000 square feet containing not less than two department stores.

Regional Mall, Outparcel Development: Development of a freestanding commercial building containing no more than 15,000 square feet of gross floor area, occupied by a single tenant which is often not constructed concurrently with the principal structure on the parcel.

Regional Mall, Secondary Building: A commercial, detached building, greater than 15,000 square feet in size and occupied by either single or multiple tenants, which is constructed within the mall property. The building shall be architecturally compatible with but subordinate to, the principal building on site.

Religious Institution: A building or structure together with its accessory buildings and uses, where people regularly assemble to conduct religious worship, ceremonies, rituals, and education. This includes: chapels, churches, mosques, shrines, synagogues, tabernacles, temples, and other similar religious places of assembly.

Remodeling: Any renovation or remodeling project that includes a total cost greater than 51% of the appraised value of the property.

Renovation: The removal, replacement, or covering of existing interior and exterior finish, trim, doors, windows or other materials with new materials that serve the same purpose and do not change the configuration of space. It includes the replacement of equipment or fixtures.

Repair: The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

Residentially Zoned Property: Any property zoned A, R-E, R-1A, R-1B, R-1C, R-1Z, R-MH, R-TH, R-2, and R-MF.

Resolution: An expression of a governing body concerning matters of administration, an expression of temporary character, or a provision for the disposition of a particular item of the administrative business of the governing body.

Resource Recovery: When energy, a material or a product is taken from waste and used.

Restaurant, Drive-thru: Any place or premise used for the sale, dispensing, or serving of food, refreshments, or beverages to patrons who enter upon the premises by automobile and receive service through a window without leaving their automobiles.

Restaurant: A business where food and/or beverage is prepared for paying customers to be consumed on or off site.

Restaurant Bar: A bar operated in connection with a restaurant by the same owner or management in a business zoned area, which restaurant has all necessary equipment and supplies for and serves full- course meals regularly, and where the principal business is the serving of meals.

Right-of-Way: Land in which the state, the department, a county, or a municipality owns the fee or has an easement devoted to or required for use as a transportation facility.

Room: A habitable place in the interior of a building used for living, dining, sleeping and cooking purposes.

Sag Lens, Convex Lens, or Drop Lens: A clear or prismatic refracting lens that extends below the lowest opaque portion of a light fixture.

Satellite Earth Station: Ground- based antenna used for reception of satellite transmitted audio and radio signals.

School: Means an organization of students for instructional purposes on an elementary, middle or junior high school, secondary or high school, or other public school level authorized under rules of the State Board of Education as defined in F.S. 1003

Sculpture/ Statue: A free-standing, three-dimensional form designed solely for the purpose of art.

Seasonal Lighting: Temporary lighting installed and operated in connection with seasons or traditions.

Seasonal Merchandise Storage: Temporary storage of merchandise in connection with seasons or traditions.

Seating or Seating Capacity: Shall include all table seating, and stools/bar seating when full meal service is available at the counter/bar.

Self-Support/ Lattice Tower: A telecommunication tower that is constructed without guy wires and ground anchors.

Service Station: Any building, lot, structure, or facility having pumps and storage tanks where fuel, gasoline, and other similar products are dispensed, sold, or offered for sale at retail only.

Setback: The minimum distance between the street line, or base building line, and the front line or side line of the building or any projection thereof, excluding projections specifically permitted.

Shared Parking: A parking space that is utilized for multiple uses occurring at different times, where persons utilizing the spaces are unlikely to need the spaces at the same time of the day.

Shielding: An opaque material that blocks the transmission of light.

Shopping Center: A group of three or more retail stores, service establishments or any other business planned to serve the community or neighborhood, not necessarily owned by one party or a single land owner, which are adjacent to and utilizing a common parking area or areas.

Short Term Parking: Parking spaces that are restricted to limited duration/ time.

Shrubs: Any self- supporting, woody, deciduous or evergreen species whose trunk diameter and mature height does not meet standards for a tree. All plant materials commonly classified as ornamental grasses shall be considered shrubs for this code's purpose.

Sidewalk: The portion of a street between the curb or roadway and the adjacent property lines intended for use of pedestrians.

Sign: A device or representation for visual communication that is used for the purpose of bringing the subject thereof to the attention of others.

Sign Area: The square-foot area enclosed by the perimeter of the aggregate sign face. When a sign, composed of letters only, is designed to be compatible with a particular architectural style, the sign area is the sum of the area of the smallest contiguous rectangles or circles capable of containing one letter. In all other cases, the area is enclosed by the perimeter line enclosing all letters.

Sign Band: The horizontal area above a tenant building entrance, architecturally designed to accommodate signage.

Sign Face: The part of the sign that is or can be used for communication purposes visible from one direction.

Sign, Animated: A sign which utilizes action, motion, lights or color change and features graphics and illustrations.

Sign, Advertising: Any sign which directs attention to a business, commodity, service, product, or activity not conducted, sold, offered, or available on the premises where the sign is located, or to which it is affixed.

Sign, Announcing: A sign informing the public about a project to be under construction or an intended use of the premises in the immediate future.

Sign, Announcing Banner: Banners displayed in conjunction with a forthcoming opening, a new business or multi-family community, or change of ownership of a business or multi- family community.

Sign, Balloon: A sign supported by wind or air and attached to the ground, a building, or structure.

Sign, Banner: A sign having the characters, letters, or illustrations applied to cloth, plastic, vinyl, paper, or fabric of any kind, with only such material specified herein.

Sign, Billboard: A sign designed for the application of letters, numerals, symbols, characters, or illustrations by painting, light projection, bills, or posters, which is to be changed regularly, periodically, or frequently.

Sign, Blade: A sign designed to serve pedestrians extended from the face of structure.

Sign, Box or Cabinet: Any sign of which the face is enclosed, bordered, or contained within a box-like structure, frame, or other device.

Sign, Bus Bench Advertising: A bench of any fashion, size, or construction that contains advertising. The sign may located on the back or front of a bench placed near a public right-of-way, such as a transit stop.

Sign, Changeable Copy: A manual or digital sign composed of individual letters or numbers.

Sign, Channel Letter: A sign with a three-dimensional letter that may include a light source.

Sign, Conforming: A sign that meets the federal, state and local laws and ordinances.

Sign, Construction: A sign which identifies the construction of a building or a building complex.

Sign, Copy: The words displayed on a sign.

Sign, Directional: A sign indicating the direction or location of a facility or service incidental to a use. Copy may include, but is not limited to "Entrance", "Exit", "Caution", and "No Trespassing".

Sign, Directory: A sign that identifies tenants in shopping centers, office, and/or industrial parks both as to identify location and functional use. They shall be designed to accommodate either pedestrians or motorists, or both.

Sign, Digital: A large screen or series of screens which display a message, image, or series of images.

Sign, Double Face: A sign with back to back faces.

Sign, Exterior Illuminated: A sign that is illuminated by a light that is directed towards and shines on the face of a sign.

Sign, Identification: A sign which indicates the name of a use, owner, activity, business, or enterprise.

Sign, Illuminated: Any sign having characters, letters, figures, designs, or outlines illuminated by lights or luminous tubes designed for that purpose, whether or not the lights or tubes are physically attached to the sign.

Sign, Internally Illuminated: A sign that is illuminated by an internal light source.

Sign, Marquee: A sign attached and mounted on a permanent canopy.

Sign, Menu Board: A variable message sign that allows a retailer to list products and prices.

Sign, Mobile Billboard: A sign placed on a vehicle which carries, transports, pulls, or displays a sign or billboard in any form including physical and electronic and is for the primary purpose of advertising.

Sign, Model: A sign which designates a particular dwelling unit design which is not for sale, but rather represents other units of similar design that are for sale.

Sign, Monument: A self- supported structure not attached or affixed in any way to a building or any structure, the face of which is enclosed, bordered, or contained within a box-like structure, frame, or other device, with no visible means of support.

Sign, Nonconforming: A permitted sign existing within the City limits on the effective date of this section, or a sign existing in an area annexed to the City after its effective date of this section.

Sign, Non- Illuminated: A sign which is not illuminated by lights designed or provided for that purpose, either external or internal.

Sign, Painted Wall: A sign painted directly on a building's exterior surface

Sign, Parking Identification: A sign used to denote parking spaces with a specific purpose.

Sign, Permanent: A sign, which when installed, is intended for permanent use. Any sign with an intended use in excess of three months from the date of installation.

Sign, Pole: A sign erected upon or printed on any material attached to a pole(s), stand, tent or frame which is visible and which is wholly independent of any building or other structure for support.

Sign, Posted Notice: A sign intended to inform the public of development applications under review for a subject property.

Sign, Projected: A sign projected onto a building, screen or other structure.

Sign, Projecting: A sign attached to and supported by a building or other structure, which extends at angle therefrom.

Sign, Public Safety: Sign regarding the amount of cash in the register or safe, as well as the hours of operation, open/closed, and emergency notification phone numbers, which are required by the city. Shall not exceed three square feet.

Sign, Push-Through: A letter or logo that is cut out of a backing material as thick or thicker than the sign face. The material is then mounted on the inside of the sign face so that it is flush with or extends through and beyond the first front of the sign face.

Sign, Pylon: A sign on the wall of an enclosed structure, which is erected above the ground or as an extension above or an addition to a building, primarily for the purpose of providing support or background for the sign copy.

Sign, Raceway: An electrical enclosure which can also be used to attach a sign to the structure.

Sign, Real Estate: A sign erected by the owner or an agent, indicating property which is for rent, sale, or lease.

Sign, Return: The side of a channel letter.

Sign, Reversed Channel: A sign with letters mounted away from a wall, with the illumination forming a halo behind the letters.

Sign, Roof: A sign erected over or on the roof, extending above the roof line, which is dependent upon the roof, parapet, or upper walls of any building for support.

Sign, Sandwich/ A- Frame: A temporary sign that is supported by its own frame forming the cross- sectional shape of the letter "A" and is oriented for pedestrians.

Sign, Sidewalk: A moveable sign not secured or attached to the ground.

Sign, Single-Face: A sign with only one face plane.

Sign, Snipe: A sign which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or to other objects, with the message appearing thereon not applicable to the present use of the premises or structures upon which the sign is located.

Sign, Special Event Banner: A banner used in accordance with a special event permit issued by the City.

Sign, Subdivision: A sign designating subdivision, plat, or other division of real property.

Sign, Temporary: Any sign intended for use not permanent in nature.

Sign, Temporary Banner: Any banner intended for commercial use including but not limited to grand openings, business announcements, and the like.

Sign, Trailer: A portable sign placed in or attached to a trailer.

Sign, Trim Cap: The plastic molding that affixes the acrylic channel letter face to the return.

Sign, Under Canopy: A sign attached to or hung from a canopy or covered structure projecting from and supported by a building, when that canopy or covered structure extends beyond the building, building line, or property line.

Sign, Vehicle Removable: A sign temporarily affixed to a transportation vehicle, inside or outside.

Sign, Vehicle: A sign which includes but is not limited tinting or wrapping that is permanently attached or integrated into an automobile or recreational vehicle.

Sign, Wrap: A vinyl graphic applied to a surface such as an automobile, recreational vehicle or utility box.

Sign, Wall: A sign which is approximately parallel to and supported by any wall or other enclosure.

Sign, Window: Any sign mounted to the interior or exterior of a window or any sign greater than three square feet in size which is mounted within three feet of the window surface, in the interior of a building and located or lighted so as to attract attention from the exterior of the business.

Sign, Yard: A temporary sign placed in the ground intended to display an opinion or viewpoint, typically affixed to a wire frame.

Sign Plan, Master: A sign plan intended for regional malls, hospitals, commercial and other mixed use developments.

Sign Plan, Uniform: A sign plan intended for a single shopping center which establishes specific requirements for shopping center signage.

Shared Parking: Parking space that is utilized for multiple users occurring at different times, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Sill: The lowermost member of a frame house. The large dimension wooden element resting directly on the foundation.

Site: A piece, parcel, tract bounded by a lot line or a designated portion of a public right-of-way.

Site Plan: A plan showing uses and structures proposed for a legal lot; also a development application which is processed through the Planning and Economic Development Department.

Site Plan Amendment: An amendment to a previously approved Site Plan by the City which is processed through the Planning and Economic Development Department.

Site Specific: An individual piece of real estate which can be clearly defined by street address, legal description or similar means at a single identifiable location.

~~**Solar Water Heaters:** The heating of water through solar collector tubes typically located on a roof. Includes storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which do not.~~

Special Exception: A use of property that is allowed under a zoning ordinance under specified conditions.

Special Master or Magistrate: Individuals retained by the city to conduct quasi-judicial hearings that would otherwise come before the City Commission for hearings as contemplated in this code.

Special Purpose Vehicle: A vehicle designed primarily for unusual terrain and conditions, and not typically licensed for or used on public roads; including but not limited to swamp buggies, all-terrain vehicles (ATV's), and other tracked vehicles.

Special Residential Facilities: Group homes, nursing homes, foster care facilities, life care facilities and adult congregate living facilities are defined by three category types as more fully set forth in the data and analysis section of the city Comprehensive Plan Future Land Use Element, as may be amended from time to time.

Specified Anatomical Areas: Human genitals, public region, buttock, and female breast below a point immediately above the top of the areola, and male genitals in a turgid state even if completely and opaquely covered.

Specified Sexual Activities: Includes human genitals in a state of sexual stimulation or arousal, acts of human masturbation, sexual intercourse, and fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

Specimen Tree: Any tree which has a diameter breast height of 18 inches or greater, with the exception of the following:

- (1) Non-native fruit trees that are cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to, mangos, avocados or citrus.
- (2) Species of the genus Ficus, except F. aurea (strangler fig), F. laevigata (short leaf fig), F. rubiginosa (rusty fig or rusty leaf fig), F. jacquinifolia.
- (3) All multi-trunk palms.
- (4) Trees that are in poor condition or form as determined by the city.
- (5) All tree species as defined as category one invasive materials in the most recent document compiled by the Florida Exotic Pest Plant Council (FLEPPC) for the south region.

Spill Light: Light which falls outside the property where the luminaire is sited.

Stacking Lane: A portion of the vehicular use area on a site that is dedicated to the temporary storage or “standing” of vehicles engaged in a drive-through use of the site or development.

Stealth Facility: Any telecommunications facility which is designed to blend into the surrounding environment. Examples of stealth facilities include architecturally screened roof mounted antennas, antennas integrated into architectural elements, and telecommunication towers designed to look like and are similar in scale to surrounding light poles or power poles.

Street: The entire width between the boundary lines of every way or place of whatever nature when any part thereof is open to the use of the public for purposes of vehicular traffic.

Street Line: The right-of-way line of a street or the base building line, whichever will provide for a greater width of street.

Structure: A building of any kind, either temporary or permanent, which has a roof over it, together with the curtilage thereof.

Subdivision: The platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land, and includes establishment of new streets and alleys, additions, and re-subdivisions.

Super Graphic or Mural: An artistic design or pictorial representation that contains no lettering or business identification or logo or symbols used as sign defined herein.

Sustainability: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Swales: Low-lying areas providing surface drainage, such as that area lying between the paved portion of the public right of way and sidewalk or lot line.

Tattoo Parlor: An establishment whose business activity is principal or main use to which the premise is devoted and the primary purpose involved the practice of tattooing.

Tattooing: Any method of placing permanent designs, letters, scroll, figures or symbols upon or under the skin with ink or any other substance, by the aid of needles or any other instrument designed to touch or puncture the skin or a process of piercing and ingraining a pigment, dye or ink in the skin, resulting in either the coloration of the skin, or the production of scars or scarring, including cosmetic tattooing, permanent makeup, micro blading, micropigmentation, and the like.

Telecommunication Tower: A guyed, monopole, or self-support/ lattice tower, constructed as a free-standing structure, containing one or more antennas used in the provision of personal wireless services.

Telecommunication Tower, Monopole: A telecommunication tower consisting of a single pole or spire self-supported by a permanent foundation, constructed without guy wires and ground anchors.

Telephone, Telecommunication Switching Facilities: Facilities housing solid state electronic equipment, unmanned, and less than 300 square feet in size, requiring only one parking space.

Townhouse: One-family, residential dwelling unit, adjoining similar units, and separated by either a common, eight-inch masonry partition wall, or independent masonry walls abutting each other.

Traffic Calming: The reduction in adverse impacts of motor vehicles by reducing speeds, providing more space for pedestrians and cyclists, and improving the local environment.

Traffic Study: Studies including but not limited to vehicle miles traveled (vmt), peak travel times (a.m. and p.m.), walk and drive time analyses and the like.

Transit Oriented Development (TOD): A project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections as defined in F.S. 163.3164.

Tree Canopy: The total covering or enclosure of foliage held above a tree by stems or branches. Usually measured by the diameter of the drip line.

Tree Pruning: The regular and frequent shearing of outer tree branches, making cuts of one inch in diameter or less, for the purposes of controlling the size and shape of the tree canopy.

Tree Removal: The act of cutting down a tree or palm, which results in total removal of the stump from the property.

Tree Ring: Area surrounding the tree trunk used for retaining water mulching, fertilizing. Includes but is not limited to loose mulch, rubber, pavers, or stone.

Tree: Any self-supporting, woody perennial plant which has a trunk diameter of no less than two inches, measured at four and one half feet above grade, which normally grows to an overall height not less than 12 feet in southeast Florida.

UL: Underwriters Laboratories, INC., a nationally recognized testing laboratory that provides safety certification.

Use: The purpose for which land or a structure thereon is designed, arranged, or intended to be occupied or utilized, or for which it is occupied and maintained.

Use, Accessory: A use that is subordinate and incidental to the principal use in area, extent, size, or purpose, and serves only the principal use.

Used: Arranged, designed, constructed, altered, converted, rented, or leased.

Utility Trailer: A trailer designed to transport materials, goods, equipment, or boats.

Valet Parking: A service where a customer's vehicle is parked in designated parking area and retrieved by attendant.

Variance: A modification of, or deviation from, the regulation of this code which is authorized and approved by the respected board after it finds that the literal application of the provisions of this code would cause unnecessary hardship or practical difficulty in the use or development of a specific lot or building.

Vested Rights: A right belonging to a person as a property interest which cannot be removed without the consent of the owner.

Vines: Plants which normally require support to reach mature form.

Vulnerability: The degree to which a system is susceptible to, or unable to cope with, adverse effects of climate change, including climate vulnerability and extremes. It is the function of character, magnitude, and rate of climate variation to which a system is exposed, its sensitivity, and its adaptive capacity.

Xeriscape: Quality landscaping that conserves water and protects the environment.

Yard: The area within a lot that lies between the principal structure(s) on the lot and the nearest lot lines. Yards are further classified as front yards, street side yards, interior side yards, and rear yards.

Yard, Front: The area extending across the full width of the lot between the front lot line and the nearest line of the main use or main building.

Yard, Rear: The area extending across the full width of the lot between the rear lot line and the nearest line to the main building.

Yard, Side: The area extending from the front yard to the rear yard, between the side lot line and the nearest line of any building or use on the lot. The width shall be the shortest distance between the side lot line and the nearest use or building on the lot.

Zero Lot Line: The location of a building on a lot where one or more sides rests directly on a lot line.

Zoning: Public regulation of the use of land.

Zoning Certificate of Use: A document ensuring that new business occupancies and uses, and changes of existing business occupancies and uses, comply with the city's LDC, code of ordinances, building code and life safety requirements, and other applicable codes and regulations.

Zoning Change: An amendment to the existing zoning text or map.

Zoning in Progress: A temporary hold on development orders and approvals if there are pending active efforts underway to amend the code in a way that would preclude such permits and approvals should the pending amendment be adopted.

Zoning Map: The official zoning map or maps that are part of the city's LDC in code 155 and delineate the boundaries of individual zones and districts.

Zoning Verification: A general zoning letter that contains information related to a zoning district.

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

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

155.301 DEVELOPMENT APPLICATIONS

Table 155.301: Application Review Processes												
AMI = Approved Minutes DO = Development Order LZ <u>LA</u> = Letter from Zoning Letter Administrator ORD = Ordinance							PER = Permit RES = Resolution ZC = Zoning Certificate I/A: If Applicable					
Steps	Pre-Application Meeting	Application Submittal	Determination of Completeness	Development Review Committee (DRC)	Staff Review	Staff-Only Decision Action	Scheduling of Public Hearing	Notice	Planning and Zoning Board (PZB) Review and Decision	City Commission Review and Decision	Board of Adjustment Review and Decision	Outcome
Application Type												
Site Plan	✓	✓	✓	✓	✓		✓	✓	✓	I/A		DO
Site Plan Amendment	✓	✓	✓	✓	✓		✓	✓	✓	I/A		DO
Administrative Review (Board Decision)	✓	✓	✓	✓	✓		✓		✓			AMI
Administrative Review (Department Decision)	✓	✓	✓		✓	✓ ¹						LZ <u>LA</u>
Zoning Change (Map)	✓	✓	✓	✓	✓		✓	✓	✓	✓ ²		ORD ₂
Zoning Change (Land Development Code Text, Public)	✓	✓	✓	✓	✓		✓	✓	✓	✓ ²		ORD ₂
Zoning Change (Land Development Code Text, Staff)							✓	✓	✓	✓ ²		ORD ₂

Zoning Change (Land Development Code Text, City Commission)							✓	✓		✓ ²		ORD 2
Zoning Change (Planned District Text)	✓	✓	✓	✓	✓		✓	✓	✓	✓ ²		ORD 2
Comprehensive Plan Text or Map Amendment	✓	✓	✓	✓	✓		✓	✓	✓	✓ ²		ORD 2
Plat	✓	✓	✓	✓	✓	<u>✓</u>	✗	✗	✗	✗		RES ZL
Delegation Request	✓	✓	✓	✓	✓	<u>✓</u>	✗	✗		✗		RES ZL
Flexibility Allocation ³	✓	✓	✓	✓	✓		✓	✓		✓		RES /
												ORD 2
Developments of Regional Impact (DRI) Amendment	✓	✓	✓	✓	✓		✓	✓	✓	✓		ORD 2
Special Exception	✓	✓	✓		✓		✓	✓	✓	✓ ⁴		DO
Interpretation	✓	✓	✓		✓		✓	✓	✓			DO
Zoning Verification Letter		✓	✓		✓	✓						ZL A
Variance (Single-Family Homeowner Residential)	✓	✓	✓		✓		✓	✓			✓	DO
Variance (Non Single-Family)	✓	✓	✓		✓				✓			DO
Landscape Permit		✓	✓		✓	✓						PER

Tree Removal or Relocation Permit		✓	✓		✓	✓						PER
Appeal of Departmental LDC Interpretation		✓	✓		✓		✓	✓	✓ ⁵		✓ ⁵	DO
Appeal of Planning and Zoning or Board of Adjustment Decisions		✓	✓		✓		✓	✓		✓		DO
Zoning Certificate of Use		✓			✓	✓						ZC

¹ A written decision shall be provided to the within the timeframes as set forth in F.S. § 166.033,...

² Applications that result in an Ordinance require two (2) readings at City Commission.

³ Flexibility Allocation must be processed concurrently with a zoning change, plat or other official application as determined by the Director.

⁴ Special exceptions as outlined in section 155.301 (M) shall require City Commission review.

⁵ Residential appeals of departmental LDC interpretations shall have review and action by the Board of Adjustment. Commercial appeals of departmental LDC interpretation shall have review and action by the Planning and Zoning Board

(A) Site Plan

1. Purpose. To ensure that layout and general design of proposed development comply with all applicable standards in this Code.
2. Applicability:
 - (a) Construction of new structures on vacant land including but not limited to buildings or parking lots.
 - (b) Construction of freestanding building(s) or outparcel building(s).
 - (c) Significant modifications to an approved plan which change the function and/or character of an existing site as determined by the Director.
 - (d) Significant redevelopment of an existing site as determined by the Director.
3. Exemption:
 - (a) Construction of a single-family home (if in accordance with a valid building permit).
 - (b) Repairs or renovations to residential or non-residential structures, but only when the improvements are made to the interior of the structure or when the facade, roofline, or exterior dimensions of the structure are not changed.
 - (c) Demolition.
 - (d) Land clearing activity done in compliance with a valid land clearing permit issued pursuant to this Code and a city engineering permit.
 - (e) The deposit and contouring of fill on land.
4. Procedure:
 - (a) Refer to Table 155.301 for application review process.

- (b) Site plans that have buildings or structures exceeding 50' in height shall require review and action by the City Commission.
- (c) Site plans located within a planned district as defined in 155.450 – 155.456 shall require review and action by the City Commission.

(B) Site Plan Amendment

1. Purpose. To provide means for the consideration of proposed modifications to previously approved site plans.
2. Applicability:
 - (a) Additions to existing buildings or structures.
 - (b) Modifications which may change the function and/or character of an existing site.
3. Procedure:
 - (a) Refer to Table 155.301 for application review process.
 - (b) Site plan amendments that have additions or modifications to buildings or structures exceeding 50' in height shall require review and action by the City Commission.

(C) Administrative Review

1. Purpose. To provide means for the consideration of modifications to a existing development plan, which does not significantly alter function and/or character of an existing site.
2. Applicability. Minor modifications to an existing development plan that follow the provisions and intent of this LDC and which do not depart from the principal concept of the approved plan, as determined by the Planning and Economic Development Department.
3. Procedure:
 - (a) The Planning and Economic Development Department shall determine the process for an administrative review and shall be one of the following:
 - i. Staff review resulting in the issuance of a Zoning Letter.
 - ii. Review and action by the Planning and Zoning Board.
 - (b) Refer to Table 155.301 for specific application review process, once determined by the Department.

(D) Zoning Change (Zoning Map Amendment)

1. Purpose. To provide means for the consideration of amendments to the official zoning map whenever public necessity, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.
2. Applicability. All land that meets minimum lot size requirements within the City of Pembroke Pines is eligible for a zoning change so long as the proposed change is consistent with the underlying land use ~~and plat~~.
3. Procedure:
 - (a) Refer to Table 155.301 for application review process.
 - (b) This application is processed as an ordinance which requires transmittal to City Commission by the Planning and Zoning Board and two readings at City Commission.
4. Limitations on subsequent applications:
 - (a) If the Planning and Zoning Board or City Commission has acted to deny a petition for the zoning change of property, the Board will not consider any further petition for the same zoning change of any part of the same property for a period of one (1) year from the date of the latest such action by either the Board or the Commission.

- (b) If the Commission has changed the zoning of property by ordinance, the Board will not consider any petition for zoning change of any part of the same property for a period of six (6) months from the effective date of the resolution.
 - (c) The above time limits for Board consideration may be waived by the Commission by the affirmative vote of four (4) Commissioners, if the Commission deems such action necessary to prevent an injustice or to facilitate development consistent with the character and vision of the city.
- 5. Prohibitions on conditional zoning change:
 - (a) No zoning change of property may contain conditions, limitations, or requirements that are not applicable to all other property in the zoning district to which the particular property is rezoned.
 - (b) However, voluntary commitments proposed by the applicant may be considered by the Planning and Zoning Board.
- 6. Planning and Zoning Board decision required. No change or amendment relating to the boundaries of the various zoning districts and the regulations applicable thereto, shall be made by the City Commission unless the proposal or request for that change has been considered by the Planning and Zoning Board, and the Commission has received a recommendation thereon from the Board.

(E) Zoning Change (Land Development Code)

- 1. Purpose. To provide means consideration of amendments to the text of the LDC whenever public necessity, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.
- 2. Applicability:
 - (a) All text within the LDC is eligible to be amended, unless such a change would conflict with county, state, or federal regulations.
 - (b) Proposed amendments to the text of the LDC may come from the public, city staff, City Commission.
- 3. Procedure:
 - (a) Refer to Table 155.301 for application review process.
 - (b) This application is processed as an ordinance which requires transmittal to City Commission by the Planning and Zoning Board and two readings at City Commission.
- 4. Limitation on subsequent applications:
 - (a) If the Planning and Zoning Board or City Commission has acted to deny a petition for the zoning change of property, the Board will not consider any further petition for the same zoning change of any part of the same property for a period of one (1) year from the date of the latest such action by either the Board or the Commission.
 - (b) If the Commission has changed the zoning of property by an ordinance, the Board will not consider any petition for zoning change of any part of the same property for a period of six (6) months from the effective date of the resolution.
 - (c) The above time limits for Board consideration may be waived by the Commission by the affirmative vote of four (4) Commissioners, if the Commission deems such action necessary to prevent an injustice or to facilitate the proper development of the City.

(F) Zoning Change (Planned District Text Amendment)

- 1. Purpose. To provide means consideration of amendments to the text of a planned district whenever public necessity, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

3. Applicability. All text within a planned district guidelines are eligible to be amended, unless such a change would conflict with county, state, or federal regulations.
4. Procedure:
 - (a) Refer to Table 155.301 for application review process.
 - (b) This application is processed as an ordinance which requires transmittal to City Commission by the Planning and Zoning Board and two readings at City Commission.
5. Limitation on subsequent applications:
 - (a) If the Planning and Zoning Board or City Commission has acted to deny a petition for the zoning change of property, the Board will not consider any further petition for the same zoning change of any part of the same property for a period of one (1) year from the date of the latest such action by either the Board or the Commission.
 - (b) If the Commission has changed the zoning of property by ordinance, the Board will not consider any petition for zoning change of any part of the same property for a period of six (6) months from the effective date of the resolution.
 - (c) The above time limits for Board consideration may be waived by the Commission by the affirmative vote of four (4) Commissioners, if the Commission deems such action necessary to prevent an injustice or to facilitate the proper development of the City.

(G) Comprehensive Plan Text or Map Amendment (Land Use Plan Amendment)

1. Purpose. To provide means for the consideration of amendments to the future land use element of the City of Pembroke Pines.
2. Applicability.
 - (a) The Comprehensive Plan Map Amendment process applies to the following types of amendments:
 - i. County Land Use Plan Amendment: The re-designation of property on the City of Pembroke Pines Land Use Plan which by virtue of its nature also requires an amendment to the Broward County Land Use Plan through application to the Broward County Planning Council. A County land use plan amendment shall become effective only after the City of Pembroke Pines Land Use Plan is recertified by the Broward County Planning Council.
 - ii. Local Land Use Plan Amendment: The re-designation of property on the City of Pembroke Pines Land Use Plan which does not also require an amendment to the Broward County Land Use Plan. A local land use plan amendment shall become effective only after the City of Pembroke Pines Land Use Plan is recertified by the Broward County Planning Council.
 - (b) Comprehensive Plan Text is eligible to be amended, unless such a change would conflict with county, state, or federal regulations. Proposed amendments to the text of the Comprehensive Plan may come from the public, City staff, City Commission.
3. Procedure:
 - (a) Refer to Table 155.301 for application review process.
 - (b) This application is processed as an ordinance which requires transmittal to City Commission by the Planning and Zoning Board and two readings at City Commission.

(H) Plat

1. Purpose. To provide a uniform means to approve the division of land, ensuring that such divisions promote the health, safety and welfare of City's inhabitants.
2. Applicability. Platting is applicable to all land within the City of Pembroke Pines that meet the requirements set forth by Broward County.
3. Procedure:

(a) Refer to Table 155.301 for application review process.

~~(b) This application is processed as a resolution which requires transmittal to City Commission by the Planning and Zoning Board and one reading at City Commission.~~

~~(c)~~(b) Plats shall require transmittal to the County for additional processing.

~~(d)~~(c) Plats may require an agreement for municipal dedication.

(I) Delegation Request

1. Purpose. To provide means for the consideration of amendments to a restrictive note or condition on an existing recorded plat.

2. Applicability. All existing plats are eligible to be amended, if the amendment is consistent with the underlying land use.

3. Procedure:

(a) Refer to Table 155.301 for application review process.

~~(b) This application is processed as a resolution which requires one reading at City Commission.~~

(J) Flexibility Allocation and Redevelopment Units

1. Purpose. To provide means for the assignment of both flexibility and redevelopment units, which are regulated by Broward County but administered by municipalities.

2. Applicability. Flexibility units shall apply to land which can meet the criteria and rules set forth by the Broward County Administrative Rules documents.

3. Procedure:

(a) Refer to Table 155.301 for application review process.

(b) This application will be processed in conjunction with another development application either as an ordinance requiring transmittal to City Commission by the Planning and Zoning Board and two readings at City Commission or as a resolution requiring transmittal to City Commission by the Planning and Zoning Board and one reading at City Commission.

(c) Flexibility units can only be assigned through a zoning change, plat or other official action as determined by the Planning and Economic Development Department Director.

(K) Development of Regional Impact (DRI) Amendment

1. Purpose. To provide means to update development orders for an existing DRI.

2. Applicability. Existing DRIs may be amended if they are consistent with the underlying land use and do not exceed the intended impacts. Changes to existing DRI's will be reviewed for impacts based on the standards and procedures in the City's Adopted Local Comprehensive Plan and land development regulations.

3. Procedure:

(a) Refer to Table 155.301 for application review process.

(b) This application is processed as an ordinance which requires transmittal to City Commission by the Planning and Zoning Board and two readings at City Commission.

(L) Interpretation

1. Purpose. To provide means for the applicant to request the approval or authorization of a use which is not specifically or implicitly prohibited in a zoning district.

2. Applicability. Interpretations shall be provided upon an applicant's request.

3. Procedure. Refer to Table 155.301 for application review process.

(M) Special Exception

1. Purpose. To provide means for the individualized review of certain uses which, due to their nature, require special consideration of their location, design, and methods of operation, as well as the impositions of conditions to mitigate concerns before they can be deemed appropriate in a zoning district and compatible with their surroundings.
2. Applicability:
 - (a) Uses requiring special exception as outlined in Table 155.501 shall require review and action by the Planning and Zoning Board.
 - (b) City Commission review and approval of a special exception will be required for non-residential applications that propose a floor area ratio (FAR) exceeding 0.5 to 1.0.
 - (c) City Commission review and approval of a special exception will be required for all development applications proposing uses as outlined in Table 155.501 that are part of the I-H (Industrial Heavy;) zoning district.
3. Standards for Approval:
 - (a) The proposed use is compatible with the existing natural environment and community character of the properties within the immediate neighborhood.
 - (b) The proposed use is deemed desirable for public convenience, and not injurious or otherwise detrimental to the public health, safety, comfort and welfare.
 - (c) The design of the proposed use shall minimize adverse effects, including noise, light, dust or other potential nuisances, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria consistent with the city regulations to the greatest extent possible. Entire site shall be void of any pre-existing code violations.
 - (d) There are adequate parking areas and off street truck loading spaces (if applicable) consistent with the parking requirements of the Code, and the layout of the parking and vehicular use areas is convenient and conducive to safe and efficient operation consistent with the city standards to the greatest extent possible.
 - (e) There will be adequate provisions for traffic movement, both vehicular and pedestrian internal to the use and adequate measures exist or shall be taken to provide ingress and egress to the proposed use, for both vehicles and pedestrian, in a manner that minimizes traffic congestion in the public streets, and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right, performed through use of a traffic study.
 - (f) The land area must be sufficient, appropriate and adequate for the use and for any reasonably anticipated expansion thereof.
4. Procedure:
 - (a) Refer to Table 155.301 for application review process.
 - (b) A Special Exception shall be processed concurrent with a site plan or site plan amendment.

(N) Zoning Verification Letter

1. Purpose. Provide means for the applicant to obtain general zoning information related to a specific district.
2. Applicability. Zoning Verification Letters can be requested for any property within the City limits. Zoning Verification letters are for informational purposes and do not serve as due diligence for a property.
3. Procedure. Refer to Table 155.301 for application review process.

(O) Variance

1. Purpose. To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - (a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and the strict application of the provisions of the zoning ordinance would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - (b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the City; or
 - (c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and the circumstances which cause the special conditions are peculiar to the subject property.
2. Applicability:
 - (a) All properties are eligible to receive a variance from the regulations under this LDC.
 - (b) Use variances are prohibited under this LDC.
3. Procedure:
 - (a) Refer to Table 155.301 for applicable application review process.
 - (b) The authority to review variances requested by single-family homeowners rests with the Board of Adjustment, whereas variances requested for non-single-family are reviewed by the Planning and Zoning Board.

(P) Landscape Permit

1. Purpose. To provide a means to ensure the landscape diversity and design meets the provisions of this LDC.
2. Applicability. A landscape permit shall be required for the following: planting as the result of a new development, significant planting or replanting on an existing site or general landscape maintenance to a property as determined by the landscape division.
3. Procedure:
 - (a) Refer to Table 155.301 for applicable application review process.
 - (b) The authority to review, process and grant approval rests with the staff of the Landscape Division of the Planning and Economic Development Department.
 - (c) Inspection of the work is required following completion.

(Q) Tree Removal or Relocation Permit

1. Purpose. Ensure that all trees are properly moved or removed and that all properties provide the proper mitigation and maintain the tree canopy throughout the city.
2. Applicability. This process applies whenever trees are removed or relocated on any property as determined by the staff of the Landscape Division of the Planning and Economic Development Department.
3. Procedure:
 - (a) Refer to Table 155.301 for applicable application review process.
 - (b) Permits are processed through the Landscape Division of the Planning and Economic Development Department.
 - (c) Inspection is required 90 days after issuance of the permit.

(R) Appeal of Departmental LDC Interpretation

1. Purpose. To provide means for the appeal of interpretations made by the Planning and Economic Development Department.
2. Applicability. If an applicant is not satisfied with a LDC interpretation rendered by the Planning and Economic Development Department. All LDC interpretations are appealable.
3. Procedure. Refer to Table 155.301 and section 155.310 for applicable application review process and criteria.

(S) Appeal of Board of Adjustment or Planning and Zoning Board Decision

1. Purpose. Establish procedures to appeal decisions made by the Board of Adjustment or Planning and Zoning Board.
2. Applicability. All items heard by the Board of Adjustment or the Planning and Zoning Board that receives a decision is eligible for this appeal process.
3. Procedure. Refer to Table 155.301 and section 155.310 for applicable application review process and criteria.

(T) Zoning Certificate of Use

1. Purpose. The purpose of a certificate of use is to ensure that any development of a change in use complies with the provisions of this LDC.
2. Applicability. Any person who operates or engages in any use within the city limits. A new Certificate of Use is required for any change in use, owner, location, business name and any additional use added to the business.
3. Procedure.
 - (a) Refer to Table 155.301 for applicable application review process.
 - (b) Application shall be submitted to the Planning and Economic Development Department and reviewed by the Zoning Division.

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.

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

- (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.

Section 155.314 - Live Local Administrative Review Policy

- (A) **Short Title.** This section shall be known and may be cited as the "Live Local Administrative Review Policy."
- (B) **Purpose and Intent.** Florida Statutes sections 166.04151(7)–(8) provide standards for land use, density, intensity, height, and parking for certain development proposals and require a local government to decide whether to permit these development proposals through an administrative review process. Florida Statutes sections 166.04151(7)–(8) also require a local government to have a policy containing procedures and expectations for administrative review of these development proposals.
- (C) **Rule.** A development proposal must meet all standards in this Live Local Administrative Review Policy, all applicable standards in the comprehensive plan, and all applicable land development regulations for the City of Pembroke Pines to approve the development proposal pursuant to this policy. Approval pursuant to this Live Local Administrative Review Policy is not final permission to construct a development proposal. Instead, approval pursuant to this policy is the equivalent of conceptual plan approval. The land development regulations require other permits and meeting the standards of this Live Local Administrative Review Policy does not exempt a development proposal from any other applicable review process. However, the City of Pembroke Pines does not require a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment to allow the land use, density, intensity, height, or parking standards within this policy.
- (D) **Standards.** A development proposal must meet these standards in addition to all applicable standards in the comprehensive plan and land development regulations.
 - 1. **Affordability.**
 - (a) At least 40 percent of the residential units in the development must be rental units that, throughout the entire affordability period, have a monthly cost (including rent, utilities, and all other mandatory charges) that does not exceed 30 percent of the adjusted gross annual income of a household earning 120 percent of the median annual adjusted gross income in Broward County.
 - (b) The affordable units must be comparable to all other units in quality, in features, in size, in number of bedrooms, and in access to common amenities.
 - (c) Eligible households renting and occupying the affordable units must not have an annual adjusted gross income that exceeds the greater of (1) 120 percent of the median annual adjusted gross income for households within the state, or (2) 120 percent of the median annual adjusted gross income in Florida or within *Miami-Fort Lauderdale-Pompano Beach, FL Metropolitan Statistical Area*.
 - (d) The owner of the land proposed for development must enter into a land use restriction agreement requiring the use of the land and all real property on the land to meet this affordability standard throughout the affordability period. The land use restriction agreement must:
 - i. Constitute a deed restriction that is recorded in the official records of Broward County that grants the City of Pembroke Pines rights of enforcement, and that is binding on the owner or owners of the land

- and any real property on the land and on their successors and assigns;
- ii. Require the owner or owners of the real property to continuously provide to the City of Pembroke Pines all records necessary to demonstrate ongoing compliance with the affordability standard throughout the affordability period; and
- iii. Require the owner or owners of the real property to pay any fee the City of Pembroke Pines may charge to evaluate and enforce compliance with the affordability standard.

2. Land Use.

- (a) The development must be multifamily residential or mixed-use residential. If the development is mixed-use residential, at least 65 percent of the total square footage must be used for residential purposes. If the land proposed for development is within a transit-oriented development or area, the development must be mixed-use residential.
- (b) The land proposed for development must have one of these zoning classifications: Commercial, Industrial, or Mixed-Use.
- 3. **Density.** Density must be equal to or less than the highest density the land development regulations allow in the jurisdiction excluding density the land development regulations allow by any bonus, variance, other special exception, or this Live Local Administrative Policy.
- 4. **Intensity.** Intensity must be equal to or less than a floor area ratio of 1.5 times the highest floor area ratio the land development regulations allow in the jurisdiction excluding floor area ratio the land development regulations allow by any bonus, variance, other special exception, or this Live Local Administrative Policy.
- 5. **Height.** Height must be equal to or less than the greater of:
 - (a) For a development that is not adjacent to, on two or more sides, parcels zoned for single-family residential use within a single-family residential development with at least 25 contiguous single-family homes, height must be equal to or less than the greater of
 - i. the highest currently allowed height for a commercial or residential building in the jurisdiction within 1 mile of the development, excluding height the land development regulations allow by any bonus, variance, other special exception, or this live local administrative policy, or
 - ii. 3 stories.
 - (b) For a development that is adjacent to, on two or more sides, parcels zoned for single-family residential use within a single-family residential development with at least 25 contiguous single-family homes, height must be equal to or less than the greater of
 - i. 1.5 times the height of the tallest building on any property adjacent to the development;
 - ii. the highest currently allowed height for a commercial or residential building in the jurisdiction within 1 mile of the development, excluding height the land development regulations allow by any bonus, variance, other special exception, or this live local administrative policy; or
 - iii. 3 stories
- 6. **Parking.**
 - (a) This parking standard provides the minimum number of generally available motor vehicle parking spaces a development must include. The land

development regulations may also include other parking standards such as limits on maximum parking, requirements for bicycle and disabled-accessible parking, and standards for loading or service vehicles.

- (b) Off-street parking shall be provided consistent with Land Development Code Section 155.605 . In alignment with state legislation related to affordable housing and transit-oriented development, the City acknowledges that qualifying developments are entitled to reduced parking requirements when requested by the developer and the proposed development meets one of the following standards:

- i. If the development is within one-quarter (¼) mile of an identified transit stop that is safely accessible from the site
- ii. If the development is within one-half (½) mile of a major transportation hub, connected by safe, pedestrian-friendly routes (e.g., sidewalks, crosswalks, or multimodal paths), and is within 600 feet of available parking,
- iii. If the development is a mixed-use residential project located within a designated transit-oriented development area, as recognized by the City.

7. **Regulations for Multifamily Development in Areas Zoned for Such Use.** This Live Local Administrative Policy does not provide alternate standards for any aspect of development other than land use, density, intensity, height, and parking. A development must meet all other applicable standards in the comprehensive plan and land development regulations including standards for multifamily residential or mixed-use residential development in areas zoned for such use.

8. **Enforcement.** The owner or owners of real estate that is the subject of a Live Local Administrative Review Policy approval and their successors, assigns, and agents must ensure the development meets the affordability standard throughout the affordability period and must comply with the applicable land use restriction agreement. If a development does not meet the affordability standard or any term of the applicable land use restriction agreement at any point during the development's affordability period, the City of Pembroke Pines will allow the owner or owners 30 days to cure the violation. If the owner or owners do not cure the violation within the time allowed, the City of Pembroke Pines will treat the development as a nonconforming use. Treatment as a nonconforming use may include, but is not limited to:

- (a) Enforcing compliance through any provisions of the land use restriction agreement;
- (b) Enforcing compliance through the Local Government Code Enforcement Boards Act including by imposing fines on the violator, attaching a lien to the violator's real property, and foreclosing on the code enforcement lien;
or
- (c) Enforcing compliance through any other state or locally adopted enforcement procedure including a civil action for injunctive relief.

9. **Process and Application.**

- (a) To request the City of Pembroke Pines to evaluate whether a development proposal meets the standards of this Live Local Administrative Review Policy, an applicant must:
 - i. Provide public notice of the development meeting the standards of the applicable provisions within the land development regulations that describe the public notice activities the local government

- determines are appropriate such as mailed notice, published notice, posted notice, or a public workshop;
- ii. Submit an application in the form the city manager prescribes; and
- iii. Pay the fee for review the City of Pembroke Pines fee schedule requires. The fee for administrative reviews 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.
- (b) The City of Pembroke Pines must not approve a development proposal pursuant to this Live Local Administrative Review Policy unless the owner of the land proposed for development has entered into a land use restriction agreement that meets the standards of this policy.

10. VII. Definitions.

- (a) For purposes of construction and interpretation, the definitions set forth herein shall apply exclusively to this section of the Land Development Code and shall not be construed to extend, modify, or limit the meaning of terms in any other section, chapter, or provision, except where expressly stated to the contrary. In the event of any conflict between the definitions contained herein and those set forth elsewhere in the Code, the definitions herein shall control for purposes of this section.

“Accessible” in the context of whether a transit stop or a major transportation hub is accessible from development means (1) that a person walking between the transit stop or transportation hub and the development may travel the entire distance on even, paved sidewalks or within marked crosswalks, (2) that the entire route meets applicable standards of the Americans with Disabilities Act, and (3) that the route does not cross any road having a design speed greater than 25 miles per hour or having more than two motor vehicle lanes. “Affordability period” means the period of time that begins on the day the City of Pembroke Pines issues the first certificate of occupancy for a development and ends 30 years following the day City of Pembroke Pines issues the last certificate of occupancy for the development. “Affordable” means that costs (rent, utilities, and all mandatory charges) do not exceed 30 percent of the adjusted gross annual income of a household earning 120 percent of the median annual adjusted gross income in Florida or within *Miami-Fort Lauderdale-Pompano Beach, FL Metropolitan Statistical Area*.

“Available” in the context of whether parking is available means an applicant has provided reasonable assurances that residents of a development will have exclusive access to the parking throughout the affordability period without charge or for a charge that the applicant has included in its evaluation of whether the development meets the affordability standard. 20 Model administrative review policy

“Eligible household” means one or more natural persons, the total annual adjusted gross income of whom does not exceed the greater of (1) 120 percent of the median annual adjusted gross income for households within the state, or (2) 120 percent of the median annual adjusted gross income for households within *Miami-Fort Lauderdale-Pompano Beach, FL Metropolitan Statistical Area*], who rent and actually occupy an affordable unit.

“Major transportation hub” A location where various modes of transport converge facilitating the transfer of passengers and cargo which may include but is not limited to bus, train or light rail services

“Transit Oriented Development (TOD)” An area within half a mile of a transit station designed to promote a higher density development and a mix of land uses, encouraging walking, biking, and the use of public transit.

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 (~~d~~4) 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.		

- 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.
- 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.
- 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.
- Measurement. For the purpose of this LDC, calculation for parking is measured from the interior walls of the space.
- 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.
- 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.
- 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.
- 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 ¹ <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 <u>[1]</u>	5
Laundry	3	1
Pharmacy	2	1
<u>[1] Car Wash Automatic with Attendant shall be required 18 total inbound vehicle spaces for the site.</u>		

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			
Accessory Buildings	Accessory Dwelling Unit (ADU)	Primary Building	Primary Building	Primary Building	Primary Building	Primary building or 24 feet, whichever is less	Minimum 300 square feet. Maximum 1,000 square feet	Sec. 155.621(A)1.(g)
	Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E.	[2] If over 200 square feet it shall meet primary building setbacks
	Private Detached Garage	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	Not to exceed the size of the primary building.	[1] Shall not be prefabricated. [2] 8 foot wide garage door required [3] 15 feet minimum width required for vehicular access and connection to the roadway.
	Portable Storage Unit	In Driveway	In Driveway	In Driveway	N/A	10 feet	130 square feet	Sec. 155.625
	Structures for Livestock and Poultry							Sec. 155.510
Accessory Structures	Open Sided Structure (Free Standing)	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	200 square feet	When located in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building
	Non-Roofed Structure (attached)	Primary building	5 feet	15 feet	5 feet	Primary building	N/A	N/A
	Pool	Primary Building	5 feet to waterline	15 feet to waterline	5 feet to waterline	N/A	N/A	N/A
	Pool, Therapeutic	Primary Building	2 feet	15 feet	2 feet	N/A	N/A	N/A

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/At	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	5 feet	5 feet	5 feet	N/A	N/A	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.

(D) Exemptions

1. Section 102.2(H) of the Florida Building Code waives the building permit requirements for Chickee Huts constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. All Chickee Huts constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.
2. Chickee Huts shall comply with the setbacks, height, and dimensions of free-standing open-sided structures in table 155.620.

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 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.~~
 - i Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
 - vi 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.
-

- ~~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 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.

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, Pproperty ownerss 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>

[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.

(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.

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>	<u>1.</u> <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. <u>No sign shall impede traffic flow or visibility.</u>				

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.