



MIAMI SHORES

DEPARTMENT OF PLANNING & ZONING
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PLANNING BOARD HEARING			
Miami Shores Village Town Hall Council Chambers 10050 NE 2 nd Avenue Miami Shores			
Hearing Date	March 24, 2016		
Subject	Ground cover. Amending Sec. 537. - Maintenance standards.		
Action Required	Planning and Zoning Board review and consideration of amendment for recommendation to Village Council.		
Staff Report	David A. Dacquisto AICP, Director, Planning and Zoning	Report Date	March 7, 2015

Background

The planning and zoning board held workshops on January 11, 2016, January 18, 2016 and January 25, 2016 to discuss the issue.

At their hearing of February 25, 2016 the village planning and zoning board directed staff to draft a code amendment to allow multiple types of ground cover to be permitted. Ground cover is defined in the code as:

Ground cover. A planting of low growing plants that provide a complete cover over an area in one growing season and including the area of lawful mulch around the plant.

The amendment also provides for more flexibility in choosing plantings for the various growing conditions found in yards, shade, full sunshine etc.

The amendment pertains to private property and changes the code from allowing only one uniform type of ground cover through a give lawn area, to allowing multiple types of ground cover through the same area. The amendment allows, as is the current practice, but does not require the planting of Florida Friendly plants.

Amendment

The village planning and zoning board after careful consideration developed the following amendment:

New text is underlined and deleted text is ~~struck through~~.

DIVISION 17. - LANDSCAPING

Sec. 537. - Maintenance standards.

- (a) Property owners are responsible for the proper maintenance of landscaping on their property in accordance with the ordinances of Miami Shores Village. Maintenance shall include watering, mowing and trimming on a regular basis as required in each instance to keep said landscaping in healthy, attractive and growing condition. Fertilizing, treating, mulching, removal or replacement of dead or diseased plants and removal of refuse and debris shall be done as required to maintain the health and appearance of landscaping as follows:
- (1) The length of the grass and lawn shall be that necessary to provide a neat, well-kept appearance, but in no case shall exceed eight inches.
 - (2) Ground cover used in lieu of grass ~~shall be of one uniform type through a given lawn area and~~ shall not be permitted to become adulterated with weeds.
 - (3) Grass and ground cover areas shall be kept free of weeds and the total of all non-growth areas shall not exceed 25 percent thereof.
 - (4) Property owners are responsible for maintaining the landscaping on parkway areas with the exception of trees. (See Section 20-17 of Code of Ordinances.)

Recommendation

Should the Village Council consider amendment of the code of ordinances, the Planning Board recommends amending Sec. 537. – Maintenance standards.as proposed.

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