

ARTICLE 5 – DEVELOPMENT STANDARDS

	<i>Type</i>	<i>Minimum requirements</i>
		<p>minimum of one hundred and ten (110%) percent plant material coverage.</p> <p>b. Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities. Irrigation systems shall be designed to conserve water by allowing differential operation schedules based on hydrozone.</p> <p>c. Irrigation systems shall be designed, operated, and maintained to not overthrow or overflow onto any impervious surfaces.</p> <p>i. Low trajectory spray heads, and/or low volume water distributing or application devices, shall be used. Overhead irrigation systems shall only be permitted in bonafide agricultural activity areas.</p> <p>ii. Gray water shall be used where approved systems are available.</p> <p>iii. A moisture or rain sensor device shall be required on all irrigation systems equipped with automatic controls. Irrigation systems shall be timed to operate only during hours and on days permitted under Miami-Dade County Code.</p> <p>d. Properties in SFR zoning districts shall be exempt from these provisions.</p>
3.	Installation.	<p>a. All landscaping shall be installed in a sound manner and according to accepted good planting practices.</p> <p>b. The selection and location of vegetation on the planting site shall to the greatest extent possible minimize storm related damage and avoid damage to above and below ground infrastructure including but not limited to septic tanks/systems, water, sewers, sidewalks, and utilities.</p> <p>c. All street tree plantings shall satisfy the State of Florida Department of Transportation “tree clearance planting zone requirements.”</p>
4.	Lineal property line calculations.	<p>Paved vehicular and pedestrian points of ingress/egress shall not be calculated in determining the lineal property calculations. This area may be subtracted from the lineal dimension used to determine the minimum required quantity of vegetation.</p>
5.	Maintenance.	<p>a. All landscaped areas shall be maintained in good condition to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit.</p> <p>b. All planting areas shall be kept free from refuse and debris.</p> <p>c. All plant material located within triangles of visibility required pursuant to Section 5-1406, shall be kept clear of visual obstructions between the height of three (3) feet and eight (8) feet above the established grade.</p> <p>d. If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the requirements of this Division, the plant materials shall be replaced with the same landscape material or a City approved substitute.</p> <p>e. Trees shall be pruned in the following manner:</p> <p>i. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.</p> <p>ii. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown.</p> <p>iii. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.</p> <p>iv. Lifting of branches or tree thinning shall be completed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.</p> <p>v. No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade Country Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size.</p> <p>vi. Hatracking of trees shall be prohibited.</p>

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6.	Plant materials.	<p>a. Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants" prepared by the State of Florida Department of Agriculture and Consumer Services.</p> <p>b. Vegetation requirements specified herein shall be installed in accordance with all of the following unless noted otherwise:</p> <ol style="list-style-type: none"> i. Large shade trees. Minimum planting height of twelve (12) feet/two (2) inch caliper. Large shade trees shall have a mature height of greater than twenty-five (25) feet and an average mature spread of crown of greater than fifteen (15) feet. <ul style="list-style-type: none"> • Substitutions. Palms trees or medium shade trees as described in below Section 6(b) (ii) may be substituted at three-to-one (3:1) ratio. A maximum of twenty-five (25%) percent of the total may be palm varieties. • Tree species with trunk(s) that can be maintained in a clean condition (leafless) shall have a minimum of five (5) feet clear wood. • Trees installed pursuant to this Division shall have one (1) primary vertical trunk and secondary branches free of included bark up to a height of six (6) feet above natural grade. • A minimum of thirty (30%) percent of the total trees shall be native species. • Exceptions. Exceptions to minimum planting size may be granted based upon availability or if exceptional plant materials are provided. Exceptions are subject to Public Service Department review and approval. ii. Palm trees and medium shade trees. Minimum planting height of ten (10) feet and mature height of greater than fifteen (15) feet. A maximum of twenty five (25%) percent of the required large shade tree quantity requirements from above Section 6 (b)(i) may be substituted with palms and medium shade trees at a three-to-one (3:1) ratio. A minimum of thirty (30%) percent of the total trees shall be native species. iii. Shrubs. All shrubs shall be a minimum of eighteen (18) inches in height at planting, with a maximum average spacing of twenty-four (24) inches on center. Shrubs shall be planted and maintained to form a continuous, unbroken, solid, visual screen within a maximum of one (1) year after time of planting. A minimum of thirty (30%) percent of total shrubs shall be native species. iv. Vines. Vines used in conjunction with fences, screens, or walls to meet landscaping requirements of these regulations, shall be a minimum of thirty (30) inches in height at time of planting and one (1) gallon container. v. Ground cover. A combination of vegetative ground cover, lawn grass, mulch or other City approved ground cover shall be provided on all exposed earth. The intent is to provide one-hundred (100%) percent ground coverage. If vegetative ground covers are provided, the vegetation shall provide complete coverage within three (3) months after planting. vi. Lawn grass. All lawn areas shall be sodded. Sod shall be planted in species well adapted to localized growing conditions in Miami-Dade County and shall be clean and reasonably free of weeds and noxious pests or diseases.
7.	Soils and infrastructure protection measures.	<p>a. Structural soil, other City approved subsurface root zone product, or other construction methodology shall be utilized in all urban planting areas to provide adequate root space and minimize the potential adverse impacts of roots on surrounding infrastructure.</p> <p>b. Properties in SFR zoning districts and duplexes/town homes in the MF zoning</p>