

155.5203. Landscaping

A. Applicability

1. New Development

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3. Demolition Sites

a. If all or any existing structures on a lot are being, or have been, totally demolished, drought-resistant sod or drought-resistant ground cover shall be installed on the entire demolition and/or disturbed areas before close-out of the demolition Building Permit and thereafter maintained. All asphalt, rock, and other non-natural materials shall be removed and refilled to the undisturbed lot level with clean soil before any planting or installation of the required drought-resistant sod or ground cover. Such vegetative restoration of a demolition site shall be subject to the standards of this section if conditions stated above are met; or

b. If any or all existing structures on a lot are being, or have been, demolished in preparation for new development in accordance with a valid Development Order and Building Permit, and the construction of a principal structure will commence within 30 days after the demolition has been completed, the owner of the lot shall restore the lot to its pre-demolition elevation, brush-cut the lot, and keep the lot free of debris, trash, and invasive plant materials until start of the permitted construction. A nonliving material adequate to avoid the shifting, blowing, or other dissemination of dust, soil, gravel, or fill may be used until the start of the permitted construction. A perimeter berm no more than four feet high and planted with ground cover in accordance with Section 155.5203.B.2.e, Groundcover, may be installed and used during the construction period; and

c. If demolition activity is proposed to occur within the drip-line of an existing tree, a Tree Permit is required in accordance with Section 155.5204.B.1.b before the start of the demolition activity.

d. If any or all existing structures on a lot area being, or have been totally demolished, on property owned or leased by the City of Pompano Beach or the Pompano Beach Community Redevelopment Agency, the City Manager shall have the authority to authorize exemptions to the requirements in this sections, subject to the criteria below, and the requirement that all use of such exemptions shall be reported to the City Commission and/or Community Redevelopment Agency Board, as appropriate, at the next possible reporting opportunity. Authorizations by the City Manager shall be provided in writing to the Development Services Director.

- a. Exemption may be granted if one or more of the criteria below are met:
 - i. Development of temporary public parking.
 - ii. Construction of affordable housing by the City or CRA.
 - iii. Conducting environmental or other invasive testing that would disturb ground cover.
 - iv. Property requiring transfer of ownership between governmental agencies following demolition.
 - v. Other valid public purpose which would require removal of ground cover within ninety (90) days of installation.

4. Conflict with CPTED Guidelines

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