

SECTION 4.3: LANDSCAPING AND OTHER SITE IMPROVEMENTS

LANDSCAPING

Removal of existing landscaped areas or features requires a Certificate of Appropriateness and depending on the level of alteration, may require HEPB approval. Major additions of landscape features or overall implementation of the landscape plans also require a Certificate of Appropriateness and may require HEPB approval.

Proper maintenance of existing landscape features is required. Hedges that have been placed at the front or side property lines that are overgrown or other features that may obscure the architectural features of the structure are prohibited. It is recommended that any new plantings utilize plant and tree species that are native to South Florida and the sub-tropical climate. All landscaping must also comply with Chapter 17 of the City Code.

Lawn ornaments, statuary, sculptures, tires, tire swing or tire planters, gazebos or other freestanding structure, fountains (statuary or adorned), freestanding mailboxes, etc. are not permitted when visible from the right-of-way. Sculptural elements shall only be allowed if they were original to the architectural design of the structure.

HARDSCAPE

More than 50% of hardscape features should not be introduced to the landscaping. If hardscape is introduced it should be balanced with the appropriate amount of landscaping and green space.

STREETSCAPES

In some historic districts an overall streetscape is present with consistent use of street lights, historic markers, plantings, and tree locations. These features shall be maintained and remain consistent with the character of the district.

MECHANICAL EQUIPMENT

Outside air conditioning compressors shall not be visible from the right-of-way. If they are located on the side or rear of the structure, they should be screened from the view by a wall, fence, landscaping, etc. In commercial properties, any mechanical equipment that is located on the roof must be located where it is least visible from the right of way and must be screened from view. Screening should be compatible with the architectural style of the structure.

POOLS, DECKS, PATIO

Pools, decks, patios, gazebos, swings, and other at-grade improvements may be approved administratively if not visible from the public right-of-way. Structures located on a body of water, must have all major improvements or alterations approved by the HEPB.



4.9 Appropriate landscaping



4.10 Too much hardscape in the front yard with overgrown plants obscuring the view of the facade



4.11 Appropriate landscaping



4.12 Overgrown plants obscuring the front facade

NOTE: There may be specific guidelines for all site improvements that are applicable to specific historic districts. Please check Section 8: Commercial Historic Districts and Section 9: Residential Historic Districts for additional information.

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A CERTIFICATE OF APPROPRIATENESS IS REQUIRED WHEN...

- Removal of significant landscape features, hardscape, or streetscape
- Installation of significant landscape features, hardscape, or streetscape
- Installation of new mechanical equipment and/or screening
- Installation of new pools, decks, patios, or other at grade improvements

ADMINISTRATIVE APPROVAL IS POSSIBLE FOR:

- Removal of landscape features, hardscape, or streetscape
- Installation of landscape features, hardscape, or streetscape
- Installation of new mechanical equipment and/or screening
- Installation of any features that are not visible from the public right-of-way, as determined by staff

HEP BOARD APPROVAL IS REQUIRED FOR:

- Removal of significant landscape features, hardscape, or streetscape
- Installation of significant landscape features, hardscape, or streetscape
- Installation of any features that are not consistent with the Historic Design Guidelines

APPLICATION CHECKLIST

Below is a checklist to use when applying for a Certificate of Appropriateness:

IS THE LANDSCAPING ORIGINAL TO THE PROPERTY?

- YES
 NO*

**If no, contact staff prior to creating a final plan.*

EXISTING LANDSCAPING CONDITION:

- EXCELENT
 GOOD
 FAIR
 POOR

ATTACHMENTS REQUIRED:

- SURVEY OF THE PROPERTY
 ONE SET OF LANDSCAPE PLANS (11X17) DRAWN TO SCALE
 SPECIFICATION OF PLANTING MATERIALS (CAN BE INCLUDED IN PLANS)
 PHOTOS OF THE MAIN FAÇADE, FRONT AND SIDES

TREE PROTECTION

For all tree removal, relocation, and pruning (more than 25%), and planting in the right-of-way require a tree permit through the Environmental Resources Division. For additional information, please visit their website:

<http://www.miamigov.com/planning/treeprotection.html>