

LANDSCAPE RECOVERY PROGRAM



Introduction

The City of Sunrise recognizes that the installation and maintenance of landscaping provides significant environmental benefits to the community while maintaining a neighborhoods' identity and beautification throughout the City. Many commercial and residential property owners have lost significant amounts of tree canopy over the past few years due to the effects of several hurricanes and ongoing drought conditions. The cost to bring a property into landscape and irrigation compliance with an existing approved site plan often causes a significant hardship to the property owner. The City has developed the Landscape Recovery Program to encourage property owners to install missing landscaping and irrigation by providing permitting and phasing incentives to property owners to achieve landscape compliance. All properties within the City are potentially eligible for one category of assistance under this program.

Category I – Residential Assistance

Program Summary

This category of the Landscape Recovery Program allows for a one hundred (100) percent reduction of all landscape and irrigation permits for single-family and multi-family residences issued by the Community Development Department. The program does not waive any code required landscaping. The program limits a property to only one approved application.

Eligibility

A property owner must meet the following eligibility criteria:

- The property must be constructed as a single-family or multi-family dwelling as defined by the Land Development Code. Common areas under the control of a Homeowner's Association or similar entity are not eligible.
- The property may be subject to Code Enforcement action provided that the landscaping deficiencies have not been subject to stipulation from the Special Magistrate.

Program Process

The first landscape and/or irrigation permit submitted that satisfies the eligibility criteria will automatically receive the one hundred percent permit reduction. A concurrent amendment to the Community Development Department Fee Schedule shall be submitted to the City Commission to provide a one hundred (100) percent reduction of permits issued by the Community Development Department associated with the Landscape Recovery Program. No additional application is required.

Category II –Non-Residential and Common Area Assistance

Program Summary

This category of the Landscape Recovery Program allows the Community Development Director the ability to primarily work with non-residential and common area property owners to develop a landscape recovery plan that provides a detailed schedule identifying specific milestones and timeframes for landscape and irrigation installation in an effort to bring the property into compliance. The program provides the ability for the property owner to phase the property into compliance within a maximum of 36 months and provides for a one hundred (100) permit fee relief. If the property owner does not satisfy the milestones within the landscape recovery plan, then Code Enforcement shall cite the property owner for all landscape deficiencies. The program does not waive any code required landscaping. The program limits a property to only one approved application. The City Manager may extend the compliance timeframe up to an additional twelve (12) months with good cause provided the applicant has completed a majority of the expected work. Effective May 15, 2013, any application that has voided for non-compliance with the program within twelve months be eligible for this extension.

Eligibility

A property owner must meet the following eligibility criteria:

- All properties within the City are eligible except single-family and multi-family dwellings as defined by the Land Development Code. However, common areas under the control of a Homeowner's Association or similar entity within a residential community are eligible.
- The property must have landscaping and/or irrigation deficiencies that exceed \$2,500 based upon the approved site plan.
- The property may be subject to Code Enforcement action provided that the landscaping deficiencies have not been subject to stipulation from the Special Magistrate.
- The property owner must be able to justify in writing the unique conditions and circumstances that exist affecting the ability to comply with landscape deficiencies within 30 days.
- No Landscape Recovery Plan has been previously approved for the property.

Program Process

A property owner may contact the Community Development Department and complete a Landscape Recovery Plan application. As part of the application, the property owner must be able to justify in writing the unique conditions and circumstances that exist affecting the ability to comply with the landscape deficiencies with 30 days. Once the application is completed, the Community Development Department Director will determine at his sole discretion whether the unique conditions and circumstances warrant the development of a Landscape Recovery Plan. If the application is approved for

development of a Landscape Recovery Plan, the Community Department shall inspect the property and identify all missing landscaping and irrigation in accordance with the latest approved site plan. If no site plan exists for the property, the property will be inspected based upon code requirements at the time the building received the certificate of occupancy.

Based upon the identified landscape deficiencies, the Community Development Department will schedule a meeting with the property owner to review the landscape deficiencies and develop a Landscape Recovery Plan for the property in accordance with the following requirements:

- The plan shall provide a detailed schedule identifying specific milestones and timeframes for the property to come into compliance.
- The timeframe for full landscape compliance shall not exceed 18 months.
- The Community Development Director and the property owner or his/her authorized representative shall approve the Landscape Recovery Plan in writing.
- The Landscape Recovery Plan shall include a statement that the property owner understands that the Landscape Recovery Plan shall become void and subject to Code Enforcement action if the property owner fails to satisfy the agreed milestones and timeframes.
- The Community Development Director shall have the ability to approve amendments to the Landscape Recovery Plan providing the amendments are within the program guidelines.

Once the Landscape Recovery Plan is approved by the City and the property owner, the property owner shall be responsible for obtaining the appropriate permits and implementing the Landscape Recovery Plan. Once each milestone is completed, the City shall inspect that portion of work in accordance with the Landscape Recovery Plan. If the City identifies any deficiencies in the work, the property owner shall have seven (7) calendar days to remedy the deficiencies. If the deficiencies are not completed within the seven (7) days, then the Landscape Recovery Plan shall be voided and subject to Code Enforcement action.

Once all work associated with the Landscape Recovery Plan is completed, the Community Development Department shall inspect the property in accordance with the Landscape Recovery Plan. If the City identifies any deficiencies in the work, the property owner shall have seven (7) calendar days to remedy the deficiencies. If the deficiencies are not completed within the seven (7) days, then the Landscape Recovery Plan shall be voided and subject to Code Enforcement Action. Once all work is completed to the City's satisfaction, the Community Development Department shall approve the work in writing to the property owner.

Permit Fees

A concurrent amendment to the Community Development Department Fee Schedule shall be submitted to the City Commission to provide a one hundred (100) percent reduction of all permits issued by the Community Development Department associated with the Landscape Recovery Program. If any Landscape Recovery Plan is voided, the property owner shall be required to pay the full permit fee associated with the permitted work.