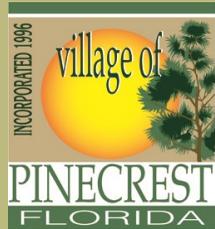
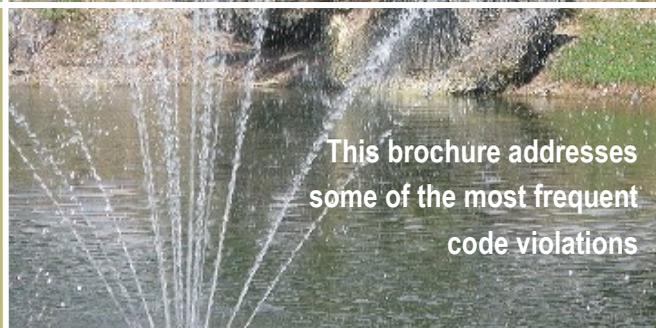


You are always home in Pinecrest!

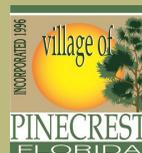
Answers to Commonly Asked Code Related Questions



Preserving Our Quality of Life Learn and Get Informed



This brochure addresses some of the most frequent code violations



Maintain Higher Property Values

The primary role of Code Enforcement is to help maintain and enhance the appearance of residential and business properties throughout the Village of Pinecrest. The following information provides an overview of the more common code related questions that the Pinecrest Enforcement Officers encounter.

How high can I let my grass grow?

Grass must be mowed regularly and cannot exceed 12" inches in height or the Village may cause it to be mowed and charge the cost to the owner. Hedges may not be higher than 14' feet maximum depending on their location, unless in a triangle of visibility for a roadway, in which case the maximum is 30".



Can I store things outside the house?

Outside storage of trash, junk and inoperable vehicles is prohibited. Abandoned, partially dismantled, wrecked or derelict vehicles and/or equipment are prohibited and will be cited or removed by the Village. Tow trucks may not be stored in any residential district.



Preserve Community Integrity



A property owner may have one (1) recreational/camping vehicle or trailer on the property that he or she owns. The recreational vehicle or trailer must be stored in the interior side yard behind the front wall of the primary residence. If stored in the rear yard, the recreational vehicle or trailer must be at least 10' feet from the property line and may not be encroaching into the side yard setback. The maximum length of the vehicle or trailer is 30' feet. The maximum height is 10' feet.

Boats must be stored on a trailer and located in an interior side yard behind the front wall of the primary building. An owner may have one boat on a trailer up to 26' feet long, 96" inches wide, and 13'6" feet high.

What should I do if I want to make some home improvements?

Homeowners are advised to obtain services of licensed contractors only (State or County certified with a picture identification). Be certain a permit is obtained before starting work. For more detailed information, you may obtain a copy of the Contractor Guideline Brochure at Village Hall.



Village of Pinecrest

Village Council

- Cindy Lerner, *Mayor*
- Joseph M. Corradino, *Vice Mayor*
- Jeff Cutler
- James E. McDonald
- Bob Ross

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Improve Quality of Life

What laws apply to the exterior of my house?

The code requires that your house be painted and be kept free of mildew, chipping and peeling.

Pinecrest does not require that you obtain a permit to paint your house.



Obstructions on the right-of-way such as boulders and pyramids are prohibited as they represent safety hazards. Landscaping in the right-of-ways, next to driveways or on corners must be trimmed to allow drivers to view approaching traffic. A maximum height of 30" inches is allowed for any plants, wood fences, or walls next to driveways and on corners. Trees should have at least 4' feet of clear trunk.

Street numbers are required to be at least 3" inches in height and posted on the front of the building. This ensures the fastest response to an emergency by both fire rescue and police departments.

What, if any, structures may I have in my yard?

All structures, except walls and fences must meet setback requirements.

Because property setbacks vary for different zoning districts and for the different types of structures, you should contact the Planning Division



Setbacks Vary

by calling (305) 234-2121 for details on your particular property. Fences and walls may not obscure vision next to driveways and must be lower than 30" inches if erected in the safe distance triangle. Pools are required to be protected by 4' foot fences with self-closing/locking gates. These fences must be located entirely upon the property where the pool is located.

What is the setback for my residential property?

Because property setbacks vary for different zoning districts and for the different types of structures, it is difficult to cover all situations, however generally residential setbacks are as follows:

District	Front	Rear	Interior Side	Side Street
EU-1				
Main Bldg	50'	25'	20'	25'
Accessory	(1)	15'	20'	25'
EU-S				
Main Bldg	35'	25'	20'	25'
Accessory	(1)	15'	20'	25'
EU-M				
Main Bldg	25'	25'	15'	25'
Accessory	(1)	7.5'	20'	30'
RU-1				
Main Bldg	25'	25'	(2)	15'
Accessory	(1)	5'	5'	20'

(1) Accessory structures shall be located behind the rear most columns of the principle structure or within an open courtyard screened from public view whichever is greater.

(2) 10% lot width or 5' minimum.

Hat Racking Prohibited

Do I need a permit to remove or relocate trees?

A tree removal/ relocation permit is required for all trees and palms over 1-1/2 inches in diameter. A permit is not required for tree pruning, however, only



25% of the canopy may be removed by a certified arborist. Improper tree pruning (hat racking) may result in a code violation and/or fine. The application is available online at: www.pinecrest-fl.gov, in the Building Division forms section.

How can I properly dispose of tree limbs?

Miami-Dade County provides trash pick-up services twice per week and recycling once per week. Tied bundles, less than 4' feet long and bulky items such as stoves and refrigerators are also accepted on the 2nd collection day of the week. One annual pick-up of 50 cubic yards is allowed. Trash should not be put out on the swale without first confirming a pick-up date and obtaining a request number. This may be done by calling (305) 594-1500. Large items may also be taken to area centers at:

- Sunset Kendall, 8000 SW 107 Avenue - (1)
- Chapman Field, 13600 SW 60 Avenue - (2, 3)
- West Perrine, 16651 SW 107 Avenue - (1)
- South Miami Heights, 20800 SW 117 Court
- Eureka Drive, 9401 SW 184 Street - (1)

(1) Accepts used electronics, (2) Does not accept white goods, and (3) does not accept tires.

Signage in Residential Areas

May I place a real estate sign or a garage sale sign in front of my home?

All signs are prohibited in the right-of-way and on utility poles, fences and trees.

Real estate and garage sale signs in single family districts are limited to 1.5 square feet in size and must be located at least 5' feet from the property line.

May I place an "Open House" sign in the front of my home or around the Village?

Open house signs (no larger than 2' by 2') are permitted in the right-of-ways on

Wednesdays and Sundays only -- within the hours of 11:00 a.m. to 4:00 p.m. During daylight savings time, the Sunday hour is extended to 6:00 p.m. The attachment of balloons, streamers, flags, or other attention attracting devices is prohibited. The sign must be installed 5' from the edge of pavement or back of curb.



Do I need a permit to have a garage sale?

If you are planning a garage sale in Pinecrest, you need to obtain a special permit from the Village's Building and Planning Department. There is no cost for the permit. Each residential homeowner or tenant is permitted four garage sales per calendar year, with each single day of sales being defined as a garage sale.