

installed as specified in the landscape design documents and in accordance with this article, that an irrigation audit has been performed, and that the audit confirmed that the system has been built and functions as designed.

(3) *Residential applicants (single-family homeowners).*

- a. An irrigation permit shall be required by the utility department for all new and redeveloped single family residences. This permit is titled, "Application for Irrigation/ Backflow Permit." Residential single-family owner-occupied landscape and landscape irrigation projects are not required to present a sealed landscape plan by a landscape architect or an irrigation plan stamped by a certified irrigation contractor. However, the project shall comply with the requirements of this section and shall meet the standards outlined herein.
- b. Individual, single-family residences that are not a part of a larger development or redevelopment are required to submit the following to the City:
 1. Site-grading plan.
 2. Landscape irrigation plan from their contractor.
 3. General landscaping plan indicating landscaped areas, the type of turf and plants to be installed, and any other features.
- c. City staff will be available to assist home owners implement Florida-friendly landscaping and/or provide landscaping recommendations.
- d. Small developers/contractors and owners/contractors shall be accountable for proper installation and compliance through the completion of the city's landscape irrigation

system and landscape compliance self-certification checklist. The city may conduct inspections to ensure compliance with this Code.

- e. Contractors employed to execute residential installations must provide property owners with a copy of the self-certification checklist, the list of plants installed on the site, and the landscape irrigation system plan.
- f. Issuance of a CO shall require a completed self-certification checklist be submitted to the city.

(Code 1988, § 12.5-27; Ord. No. 15-40, § II, 6-11-15)

Sec. 114-33. General landscaping requirements.

All paved ground surface areas, other than those areas required for single-family and duplex dwelling units, which require landscaping shall meet or exceed the following general landscaping requirements, which shall be considered complementary to the landscaping provisions of any other city ordinance or resolution:

- (1) *Installation.* All landscaping shall be installed according to accepted commercial planting procedures as found in the *Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries*. Soil, free of lime rock, pebbles or other construction debris, shall be provided. All landscape areas shall be protected from vehicle encroachment by wheel stops or curbing. If curbing is used abutting landscaped areas, it shall be perforated to permit drainage from the paved ground surface area onto the landscaped area.
- (2) *Maintenance.* The owner of a property shall be responsible for the maintenance of all landscaping in good condition so as to present a neat, healthy and orderly appearance free of refuse and debris. All landscaping areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 150 feet of the plant mate-

rial. Periodic inspections will be conducted by the building official to ensure compliance with this subsection. Notice of noncompliance may be given by the building official by certified mail, and a reinspection will be made 30 days after the first notice. Continued violation after 30 days will be referred to the code enforcement board. Deteriorated and destroyed plant materials, except those plants that naturally and seasonally die back or wilt, must be replaced with plant material consistent with the original landscape plan as to quantity and quality or as approved by the building official.

- (3) *Planting.* All plant material shall meet or exceed Standard for Florida No. 1, as presented in Grades and Standards for Nursery Plants, part I, 1963, and part II, State Department of Agriculture, and any amendments thereto. Trees shall have a minimum height of 12 feet and a minimum caliper of three inches immediately upon planting. No planting area shall have an area of less than 25 square feet and a minimum radius of 2.5 feet measured from the center of the tree trunk to the near edge of the landscaped area.
- (4) *Additional permissive landscaping.* Where a wheel stop or curb is utilized, the paved area between the curb and the end of the parking space may be omitted, provided it is landscaped in addition to the required landscaping in this article, and further provided such landscaping is of material such as ground cover, rock or gravel, that requires minimal maintenance.
- (5) *Native vegetation.* Preservation of the existing landscape material and landforms is desirable, particularly when mature trees are a part of the site. The preservation and utilization of the property's native trees and shrubbery is required as specified by chapter 114, Vegetation, article III, Trees. If possible, trees and shrubs in the parking and building area are to be preserved where the area can be reasonably altered to allow for such

preservation. Preservation of mature trees is also required in perimeter areas of the parking lot, and the city shall have the power to require the relocation of driveways or to require the loss of parking spaces when such a relocation or loss will permit a tree to be retained on the site.

- (6) Low impact site design practices, such as preserving existing native trees and vegetation, shall be used when feasible. Where established native vegetation is incorporated into the landscape design, irrigation of those areas shall not be required.
- (7) The city recommends all new and existing homes, developments, and commercial properties follow Florida Water StarSM principles for all landscaping and landscape irrigation systems.

(Code 1988, § 12.5-28; Ord. No. 15-40, § II, 6-11-15)

Sec. 114-34. Specific landscaping requirements.

All paved ground surface areas shall meet the following specific landscaping requirements, which shall be considered complementary to the landscaping provisions of any other city ordinance or resolution:

- (1) *Required landscaping adjacent to public rights-of-way.* Where paved ground surface areas are located adjacent to sidewalks, streets and other public rights-of-way, landscaping shall be provided between the public right-of-way and the paved ground surface area. Such landscaping shall include a landscaped yard at least five feet in width containing an opaque screen of landscaping at least three feet in height. The screen may be composed of a berm at least two feet in height or a maintenance-free wall at least three feet in height or a screen of landscaping at least 2.5 feet in height at the time of planting. If a berm is utilized, additional landscaping at least one foot in height shall be planted. If a screen of living

landscaped material is utilized, it shall attain opacity and a height of three feet within 12 months of planting under normal growth conditions. One tree shall be planted for each 50 linear feet, or fraction thereof, of frontage on a public right-of-way. Landscaping is not required if the paved ground surface area is completely screened from the public right-of-way by an intervening building or structure.

- (2) *Required landscaping adjacent to other properties.* Where paved ground surface areas are adjacent to surrounding properties, landscaping shall be installed to screen paved ground surface areas from adjacent properties as provided in this subsection. Landscaping is not required if the paved ground surface area is completely screened from surrounding properties by intervening buildings or structures.

- a. Where paved ground surface areas are adjacent to properties zoned exclusively for residential land uses, all land between the paved ground surface area and the property lines shall be landscaped. Such landscaping shall include a buffer yard at least five feet in width, containing either a berm at least two feet in height or a hedge or other durable screen of landscaping at least three feet in height. If a berm is utilized, additional landscaping at least one foot in height at the time of planting shall be installed. Where such screen of landscaping is composed of living plant material, it shall be 30 inches in height at the time of planting and shall attain opacity within 12 months under normal growing conditions. A minimum of one tree shall be planted for each 75 linear feet of common lot line or fraction thereof.
- b. Where the adjacent property is zoned for nonresidential land uses or where the adjacent property contains a conforming hedge, wall or other

durable landscape feature, subsection (2)a of this section shall not apply to the rear or side lot lines, except that the tree planting provisions shall still apply. Such tree shall be installed in the buffer areas adjacent to each of the adjoining properties areas for pedestrian and vehicular circulation. Interior landscaping shall account for a minimum of five percent of parking areas. Other paved ground surface areas shall have one square foot of interior landscaping for each 50 square feet of paving in all areas exceeding 5,000 square feet. Each separate landscaped area shall contain at least one tree, and a tree shall be planted for each 100 square feet of interior landscaping. All interior landscaping shall be protected from vehicular encroachment by curbing or wheel stops and should be raised. Landscaping dividing strips with or without walkways shall be used to subdivide parking areas into parking bays with not more than 40 spaces, provided that no more than 20 spaces shall be in an uninterrupted row. If the site contains both parking areas and other paved ground surface areas, the two areas may be separated to determine the interior landscaping requirement by multiplying the total number of parking spaces by 380 and subtracting the resulting figure from the total square footage of the paved ground surface area.

- (3) *Intersection visibility.* When an access-way intersects a public right-of-way, landscaping shall be used to define the intersection; provided, however, that all landscaping within the triangular areas described in this subsection shall provide unobstructed cross visibility at a level between two and six feet. Trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into cross visibility shall be allowed,

provided they are so located as not to create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three feet from the edge of any accessway pavement. The triangular areas are as follows:

- a. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way pavement line, with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides.
- b. The area of property located at a corner formed by the intersection of two or more public streets, with two sides of the triangular area being measured 30 feet in length along the abutting edges of pavement, from their point of intersection, and the third being a line connecting the ends of the other two lines.

(Code 1988, § 12.5-29; Ord. No. 15-40, § II, 6-11-15)

Sec. 114-35. Replacement of material.

It shall be the duty of the property owner on whose land the paved area is installed to provide proper maintenance of the landscape planting so it at all times conforms to standards established within this article. This includes, but is not limited to, the replacement of plants damaged by insects, diseases, vehicular traffic, acts of God and vandalism. Necessary replacements shall be made within a time period not to exceed 90 days after notification by the city of a violation of this section.

(Code 1988, § 12.5-30)

Sec. 114-36. Invasive plants and native vegetation preservation.

(a) The preservation of native vegetation is encouraged.

(b) Supplemental water for native vegetation areas is discouraged.

(c) It is recommended that all invasive exotic plant species be removed from each site prior to the beginning of construction. For purposes of determining plant species to remove, refer to the most current edition of the Department of Agriculture and Consumer Services "Noxious Weeds" rule, Chapter 5B-57, FAC.

(d) Removal of nuisance/exotic species should be conducted when the plant or tree is not seeding/fruitletting to minimize the dispersal of seeds during the removal and transportation. (Ord. No. 15-40, § II, 6-11-15)

Sec. 114-37. Appropriate plant selection, location, and arrangement.

(a) Plant selection shall be based on the plant's adaptability to the existing conditions present within the landscaped area and native plant communities, and should follow the principle of "right plant, right place" as described in Florida-friendly landscaping guidelines.

(b) A minimum of five percent of the total plants installed, not including turf, shall be Florida native plants at all new homes, developments, and commercial properties, per policy 4-6.1.4 of the of the city's comprehensive plan, City Plan 2010 .

(c) Landscape shall be installed a minimum 2.5 feet from the building foundation.

(d) Use of shade trees is encouraged to reduce transpiration rates of lower story plant material.

(e) Trees species that acquire a mature height of more than 12 feet shall not be planted under electrical distribution lines.

(f) Turf in retention areas must use Bahia grass or appropriate Florida-friendly plants.

(g) Landscaped medians must use turf and/or plants with a drought tolerance rating of high.

(h) Landscaped open spaces and recreation areas must use turf and/or plants with a drought tolerance rating of medium or higher. (Ord. No. 15-40, § II, 6-11-15)

Sec. 114-38. Turf areas.

(a) The type and location of turf areas shall be selected using the Florida-friendly landscaping principle of right plant, right place. Irrigated turf areas, as opposed to non-irrigated turf areas, are considered to be a high water use hydrozone. Irrigated turf shall not be treated as a fill-in material but rather as a planned element of the landscape. Turf shall be placed so that it can be irrigated using separate zone(s) from non-turf areas.

(b) Turf applications within landscaping plans required by this Code shall adhere to the following guidelines:

- (1) Lawn areas shall be planted with species suitable as permanent lawns. Effective erosion control is mandatory in swales, rights-of-way, or other areas subject to erosion.
- (2) The primary types of grass used for residential, commercial, and industrial areas in the Central Florida area are identified by the UF/IFAS Florida Yards and Neighborhoods (FYN) program.

(c) There is no limit within the green space area that may be planted with lawn grass, when the grass has a rating of high drought tolerance.

(d) The following grasses and their relative level of drought tolerance are approved for use by this Code:

Bahia	High Tolerance
Bermuda	Medium Tolerance
Centipede	Medium Tolerance
Zoysia	Medium Tolerance
St. Augustine	Low Tolerance

(e) Turf should be selected to survive on minimal rainfall once established and to only use irrigation water when needed. Landscape irrigation can only occur in accordance with the city's most recent landscape irrigation ordinance adopted pursuant to St. Johns River Water Management District landscape irrigation rule 40C-2.042(2)(a) and (b), FAC.

(f) As a matter of public safety, no turfgrass that requires mowing shall be allowed on slopes greater than 4:1 or within six feet of the water's edge, except where adjacent to seawalls and bulkheads or needed to control erosion.

(g) The following requirements shall govern the installation of artificial turf.

- (1) A permit shall be required to install artificial turf. At a minimum, artificial turf must be installed according to the manufacturer's specifications and may be subject to further city stormwater requirements.
- (2) Artificial turf must replicate common species of natural grass utilized in the Central Florida area such as St. Augustine, Bahia, or Bermuda grass in color and appearance.
- (3) New total impervious area coverage to include the artificial turf shall be submitted with the permit application.
- (4) The first inch of stormwater runoff from the artificial turf must be retained on site in accordance with chapter 106-7 "stormwater management requirements." This requirement may be waived if the property is included in a permit from the St. Johns River Water Management District (SJRWMD).
- (5) Installations are not allowed under tree canopies, or within the drip line of any existing tree canopy.
- (6) Installations are not permitted within five feet of any side or rear property line or within a drainage and/or utility easement.
- (7) Installations are not permitted within front yards or within ten feet of any side street property line.
- (8) Installation of artificial turf within public and private rights-of-way is prohibited.
- (9) Artificial turf may not be installed within 50 feet of any artificial or natural water body.

- (10) Artificial turf is prohibited within drainage features (e.g., retention ponds, swales, etc.).
- (11) For purposes of impervious surface ratio (ISR) calculations, artificial turf will be considered an impervious surface.

(h) *Maintenance of artificial turf.* The property owner shall routinely maintain artificial turf, including cleaning, brushing, debris removal, repairing and replacement. Such maintenance activities shall ensure that artificial turf continues to function as designed and permitted. The aforesaid requirements of this subsection (h) apply to all artificial turf installed within the city limits whether such: (i) was installed prior or after the adoption of this subsection, or (ii) was not required to obtain a permit or enter into an agreement required by this section at the time of its installation. All artificial turf must be replaced if it falls into disrepair with fading, holes, or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf. The property owner's failure to maintain, repair and/or replace artificial turf in compliance with the section or any agreement entered into with the city as required herein shall constitute a violation of this subsection.

(i) *Exemptions.* All city owned properties and public recreational facilities shall be exempt from this chapter.

(Ord. No. 15-40, § II, 6-11-15; Ord. No. 24-24, § 2, 8-22-24)

Sec. 114-39. Irrigation systems: design and installation.

All landscape irrigation system installations and major modifications to such installations shall meet technical standards for irrigation systems contained in the most recent edition of Appendix F of the plumbing volume of the Florida Building Code, Florida Irrigation Society's

Standards and Specifications for Turf and Landscape Irrigation Systems manual, and *Landscape Irrigation and Florida Friendly Design Standards*.

(Ord. No. 15-40, § II, 6-11-15)

Sec. 114-40. Landscaping standards for golf courses.

(a) *Golf courses.* For purposes of this section, the term "golf course" shall mean a parcel or parcels of land of at least five acres that: (i) has in the previous ten-year period been devoted to the playing of the game of golf, or (ii) has been designated on a recorded plat as a golf course. A golf course does not include miniature golf facilities or standalone driving ranges. Once a golf course meets the above definition, a golf course does not cease being a golf course for the purposes of this section merely because the golf course discontinues operations. Maintenance of a golf course that ceases operations shall continue to be maintained in accordance with the requirements of this section and other applicable code provisions unless and until such land is approved for redevelopment of an alternative use by the city by way of any and all necessary comprehensive plan amendments and development orders to allow redevelopment of an alternative use. Nothing herein is intended to nor shall grant any right to redevelop a golf course for an alternative use or any entitlement to any comprehensive plan amendment or development orders needed for such redevelopment.

(b) *Golf course mowing heights.* Golf courses shall be maintained in accordance with the policies and standards set forth in the Florida Department of Environmental Protection's Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses as set forth in the September 2012 edition. Pursuant to such standards, the following table provides golf course mowing heights by area which shall constitute the regular maintenance minimum standards for golf courses located in the city:

	<i>Greens Regular Maintenance</i>	<i>Greens Tournament Play</i>	<i>Collars and Approaches</i>	<i>Tees</i>	<i>Fairways</i>	<i>Roughs</i>
Bermuda grass	0.110"— 0.250"	0.090"— 0.125"	0.375"— 0.500"	0.250"— 0.500"	0.375"— 0.600"	0.750"— 2.00"
Seashore paspalum	0.110"— 0.125"	0.090"— 0.125"	0.375"— 0.500"	0.375"— 0.500"	0.375"— 0.500"	1.00"— 1.500"

In the event such areas do not utilize the types of grasses listed above, then all such areas shall be regularly mowed and maintained at the maximum amounts for the particular grass types listed in the following table set forth in this subsection. Failure to regularly mow and maintain the above listed areas in accordance with the standards cited herein shall constitute a violation of this subsection.

Additionally, golf courses utilizing the following grass types shall abide by the following minimum standards for regular maintenance of golf courses located in the city:

Zoysia	St. Augustine	Bahia	Centipede	Carpet
0.5"—2.5"	2.5"—4"	2.5"—4"	1.5"—3"	2"—3"

Failure to regularly mow and maintains the above listed grass types at the standards cited herein shall constitute a violation of this subsection.

(c) *Golf course weeds or brush.* All weeds or brush, which shall exclude bushes, shrubs, trees, vines, flowering plants, or any other living plant life typically used and actually being used for landscaping purposes, located on golf courses shall be regularly maintained so as not to reach a height of more than six inches in height. Notwithstanding the preceding, any such weeds or brush located on golf courses shall not be allowed at any time to grow in a wild and unkempt manner as apparent to a person of ordinary and reasonable sensibilities.
(Ord. No. 19-31, § 2, 6-27-19)

Secs. 114-41—114-60. Reserved.

ARTICLE III. TREES

Sec. 114-61. Findings of fact and statement of purpose.

(a) The city commission has determined that requirements for protection of trees in the city are not only desirable, but are essential to ensuring the health and general well-being of the community and that the required use of such restrictions is a proper use of the police powers. The general removal of trees should be appropriately controlled and, where possible, existing trees should be preserved on-site as property is developed.

(b) The city commission has made the following findings of fact:

- (1) Trees are proven producers of oxygen, a necessary element for the survival of

