



LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LANDSCAPE SUB-COMMITTEE

JUNE 20, 2017 AGENDA
2300 NORTH JOG ROAD, CONFERENCE ROOM VC-2E-12 – 2ND FLOOR
9:00 AM – 10:30 AM

A. CALL TO ORDER

1. INTERESTED PARTIES AND STAFF INTRODUCTIONS
2. ADDITIONS, SUBSTITUTIONS AND DELETIONS TO AGENDA
3. MINUTES OF LAST MEETING
4. MOTION TO ADOPT AGENDA

B. REVIEW OF PROPOSED AMENDMENTS OF ARTICLE 7, LANDSCAPING

1. CHAPTER C – LANDSCAPE BUFFER AND INTERIOR LANDSCAPE REQUIREMENTS
2. CHAPTER D - LANDSCAPE STANDARDS

C. INPUT AND COMMENTS

REVIEW OF CHAPTERS A AND B PENDING ISSUES

D. SUMMARY OF TODAY'S DISCUSSION

E. FUTURE MEETING TOPICS

CHAPTERS E, F AND G

F. ADJOURN

EXHIBIT X
ARTICLE 7, LANDSCAPING
CHAPTER C, LANDSCAPE BUFFERS AND INTERIOR LANDSCAPE
REQUIREMENTS
(Updated 5/22/17)

1
2 **Part 1. ULDC Art. 7.F.1, PERIMETER BUFFER LANDSCAPE REQUIREMENTS (page 32 of 49), is**
3 **hereby amended as follows:**
4

Reason for amendments: [Zoning]
1) Relocate requirements under Chapter D, General Standards –Foundation Planting, Landscape in Easements, and Corner Clips and Chapter F, Perimeter Landscape Buffer Requirements to the new Chapter C, Landscaping Requirements. Currently, the landscape buffer and interior landscape requirements are located in different sections of Art.7, the proposed amendment will reorganize the order of the requirements starting with the types of buffers; interior planting and other miscellaneous standards pertinent to the overall landscape layout and design for both the perimeter and interior of a property.
2) Relocate Westgate Community Redevelopment Overlay flexible regulations on landscaping to Art. 3.B.14, WCRAO
Table of Contents
Proposed Table of Contents for Chapter C, Landscape Buffer and Interior Landscape Requirements
Section 1 – General
Section 2 – Types of Landscape Buffer
Section 2.A - Exception
Section 2.B - R-O-W
Section 2.C Compatibility
Section 2.D Incompatibility
Section 3 – Interior
Section 3.A – Calculation of Interior Planting
Section 3.B – Foundation Planting
Section 3.C – Planting Around Signs
Section 3.D – Freestanding ATMs and Unmanned Retail Structures
Section 4 – Landscaping Requirements for Off-Street Parking
Section 4.A – Landscape islands
Section 4.B – Divider Medians
Section 4.C – Landscape Protection Measures
Section 4.D – Parking Structures
Section 5 – Easement in Landscape Buffers
Section 5.A – Infill Development
Section 5.B – Overhead Utilities
Section 5.C – Detention/Retention Areas, Swales, and Drainage Easements
Section 5.D – Lake Maintenance Easement
Section 6 – Safe Sight Corners
Section 7- Large Scale Commercial Development

5
6 ~~CHAPTER F.C PERIMETER BUFFER LANDSCAPE BUFFER AND INTERIOR LANDSCAPE~~
7 ~~REQUIREMENTS~~

8 ~~Landscape buffers shall be installed and maintained in accordance with the following standards.~~
9 ~~[Relocated from Art. 7.F, Perimeter Buffer Landscape Requirements, page 32]~~

10 **Section 1 General**

11 ~~Landscaping requirements shall be provided for an application seeking a [DO]. Landscape requirements~~
12 ~~shall include the perimeter and interior landscape buffers; interior planting along the building façades;~~
13 ~~parking lots; and any other open space areas. This Chapter also addresses other requirements that may~~
14 ~~impact the establishment of a buffer or interior planting, which includes easement encroachment; retention~~
15 ~~areas, and safe sight corners. In addition, specific requirements are established for Large Scale~~
16 ~~Commercial Development.~~

Commented [MK1]: DO= Development Order

17
18 **Part 2. ULDC Art. 7.F.1.A. R-O-W (pages 32-36 of 49) are hereby amended as follows:**
19

Reason for amendments: [Zoning]
1) Clarify that there are 3 categories of buffers: Right-of-Way; Compatibility and Incompatibility. Organize each buffer category with subheadings such as Applicability/Exemption, Width and Planting Requirements. 2) Clarify buffer width reduction under certain circumstances are allowed only for R-O-W

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buffer and Incompatibility buffer. Relocate the quantitative and dimensional requirements under Chapter B, Type 1 Waiver Table.

Section 4 2 Types of Landscape Buffer Types

There are three types of landscape buffers: Right-of-Way (R-O-W), Compatibility and Incompatibility buffers. Landscape requirements for each type of buffer shall be provided in accordance with the following standards, unless stated otherwise herein.

A. Type 1 Waiver

Section 6 Buffer Width Reduction

The requirements for R-O-W and Incompatibility landscape buffers may be reduced subject to a Type 1 Waiver approval, pursuant to Table 7.B.3.A – Type 1 Waivers for Landscaping.

1. R-O-W Buffer

The required R-O-W buffer width may be reduced by 50 percent where a project lot or a development is separated from a street R-O-W by a canal, lake, open space, or combination thereof, with a minimum width of 80 feet subject DRO approval. **[Partially relocated from Art. 7.D.6, Buffer Width Reduction, page 34]**

2. Incompatibility Buffer

The DRO may reduce the required incompatibility buffer width may be reduced by 50 percent where a for pods lot or a development is separated from another parcel of land that has incompatible use or FLU designation adjacent to by a canal, lake, or open space area 100 feet in width or if the same type of buffer exists on the adjacent property. The width of compatibility buffers shall not be reduced. The required number of canopy trees or palms shall not be reduced. The required quantity of shrubs may be reduced in proportion to the reduction in the buffer width, a maximum of 50 percent, to ensure the viability of the material. A minimum of five clear feet for planting, or ten feet if a wall with a continuous footer is used, shall be maintained. **[Ord. 2014-025]**
[Relocated from Art. 7.F.6, Buffer Width Reduction, page 34]

Part 3. ULDC Art. 7.F.1.A, R-O-W (page 32-36 of 49) is hereby amended as follows:

<p>Reason for amendments: [Zoning]</p> <p>1) Part 1 is related to Right-of-Way buffer requirements.</p> <p>2) If a wall or fence is proposed within a R-O-W buffer, the proposed amendment is to increase the planting area from 5 feet to 8 feet to be provided on both sides of the wall or fence, this will allow more room for tree growth. This means if a wall is provided for a 15-foot wide R-O-W buffer, then the buffer width should increase to a minimum 16 feet. For a wall to be located in a 20-foot wide R-O-W buffer, there should be no increase for the width.</p> <p>3) Codify BCC conditions of approval related to addition of palms and pines as part of the Code requirement for R-O-W buffers. This also correlates with the current code, which allows clustering of trees, palms or pines for openings in the buffer. The openings are for visibility of wall signs, an architectural feature of the building, etc.</p> <p>4) Clarify that shrubs are required to be planted in a continuous pattern to form a visual screen for the parking areas that abut a street R-O-W.</p> <p>5) Delete Landscaping in the Street right-of-way since any planting in a street is currently under the jurisdiction of Engineering Department.</p>
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~~AB. R-O-W~~

~~R-O-W buffers shall be provided along all street R-O-W. [Ord. 2016-042]~~

~~1. Exemptions~~

~~R-O-W buffers are not required for individual single family residential, ZLL, townhouse lots, or lots that abut the Intercoastal Waterway, private street right-of-ways internal to a PDD, and alleys. [Ord. 2016-042]. [Relocated from Art. 7.F.1.A, R-O-W, page 32]~~

A R-O-W buffer shall consist of Canopy trees, palms or pines and rows of shrubs. Palms or pines may be used as a substitute for Canopy trees. Clustering of plant materials and opening of tree planting are allowed to allow visibility of a wall sign or an architectural feature of the building; or to accommodate a walkway or an amenity.

1. Applicability

R-O-W buffers shall be provided along all public street R-O-W, unless stated otherwise herein.

2. Exemption

R-O-W buffers are not required for the following:

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- a. A lot that abuts an alley;
- b. A lot with Single Family, ZLL unit or townhouse units.
- c. Private streets internal to a PDD, TDD, a subdivision or a lot. If trees are installed within the street R-O-W, installation of the trees shall be subject to the approval by the Engineering Department.

Section 7 — R-O-W Buffer

A.3. Width

The total width of the buffer along streets, thoroughfares, or other means of vehicular access shall depend on the width of the street's ultimate R-O-W as indicated in Table 7.F.7.A-5, Width of R-O-W Buffer. The width of the R-O-W buffer ultimate R-O-W shall be determined by the width of the ultimate R-O-W reference pursuant to the Thoroughfare R-O-W Identification Map in the Plan, or as determined by the County Engineer. R-O-W widths for non-thoroughfare plan streets shall be determined by reference to Article 11.C.1.C.1, Access and Circulation Systems.

Table 7.F.7.A-5-C.2.B.3 – Width of R-O-W Buffer (Feet)

Width of Ultimate R-O-W (Feet)	R-O-W Buffer Type	Minimum Width of Buffer (Feet)
100+	Type 2	20
0-99	Type 1	15

[Relocated from Art. 7.F.7, R-O-W Buffer, pages 34-35]

Types of R-O-W Buffer	Width of Ultimate R-O-W	Minimum Width of Buffer
Type 1 R-O-W	≤ 40 feet	10 feet
Type 2 R-O-W	40 to 99 feet	15 feet
Type 3 R-O-W	≥ 100 feet	20 feet

Commented [MK2]: Bring to Subcommittee to see whether they agree to the "types", or delete this column, no Types 1-3.

Section 2 — Trees, Shrubs, and Hedges

Trees, shrubs, and hedges shall be provided in all perimeter buffers in accordance with the following standards:

A. Trees

1. Minimum Tree Quantities

a. R-O-W Buffers

One canopy tree per 25 lineal feet.

b. Compatibility Buffers

One canopy tree per 25 lineal feet.

c. Incompatibility Buffers

One canopy tree per 20 lineal feet. [Relocated from Art. 7 F.2, Trees, Shrubs, and Hedges, page 33]

4. Location

R-O-W buffers shall be located at the BBL, if applicable.

5. Planting Requirements

Planting for R-O-W buffer shall be pursuant to Table 7.C.2.B.4, R-O-W Buffer, as follows:

Table 7.C.2.B.4, R-O-W Buffer (4)

Buffer Type	Quantity of Canopy Trees (1) (2) (3)	Quantity of Palms or Pines (1) (2)	Quantity of Shrubs (1) (2) (5)	Landscape Barrier and Min. Height (6)
Type 1 R-O-W	One Canopy Tree per 25 lineal feet.	One palm or pine per 30 lineal feet.	One row of each; Groundcover – Two per one lineal feet; Small shrubs – One per two lineal feet; Medium shrubs – One per four lineal feet; and, Large shrub – One per six lineal feet	No

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Type 2 R-O-W	One Canopy Tree per 25 lineal feet.	One palm or pine per 30 lineal feet.	One row of each: Groundcover and Small shrubs – One per two lineal feet; and, Medium and Large shrubs – One per four lineal feet.	No
<p>(1) Lineal feet is based on the property line where the landscape buffer is located.</p> <p>(2) Width of pedestrian walkway and access points shall be deducted from the length of the property line when calculating the quantity of the plant materials.</p> <p>(3) Palms or pines may substitute a Canopy tree pursuant to Art. 7.D.2.B.1 or Art. 7.D.2.C.1, Canopy Tree Substitute.</p> <p>(4) Any areas The area of the buffer not planted with trees and shrubs shall be landscaped with ground treatment pursuant to Art. 7.D.7, Ground Treatment. [Relocated from Art. 7.F.7.C, Planting Pattern for a Perimeter R-O-W Buffer, page 36]</p> <p>(5) 100 percent of the buffer length shall be composed of a continuous opaque vertical landscape screen at least two feet in height if the R-O-W buffer is located adjacent to parking areas on the same lot. [Partially relocated from Art.7.F.7.C, Planting Pattern for a Perimeter R-O-W Buffer]</p> <p>(6) If walls or fences are provided in the R-O-W buffer, the requirements shall be pursuant to Art. 7.D.4, Landscape Buffers.</p>				

B. Planting Pattern for a Perimeter R-O-W Buffer

One hundred percent of the buffer length shall be composed of a continuous opaque vertical landscape screen at least two feet in height, planted in a meandering pattern as illustrated in Figure 7.F.7.B, Buffer Width, Trees and Shrub Layers, and composed of the shrub types listed in Table 7.F.7.B, Shrub Planting Requirements. The area of the buffer not planted with trees and shrubs shall be landscaped with ground treatment. **[Ord. 2009-040]** **[Relocated from Art. 7.F.7.C, Planting Pattern for a Perimeter R-O-W Buffer, page 36]**

Canopy trees, and palms of same species palms or pines may be clustered in R-O-W buffers for non-residential development; and subject to the following standards:

- a. Shall comply or exceed with the total amount of required plant material;
 - b. For those required trees, palms or pines that are not used for clustering, they shall be spaced evenly within the R-O-W buffer;
 - c. A maximum of four openings shall be allowed based on the lot frontage:
 - 1) 300 feet to 600 feet – two openings;
 - 2) 601 to 1,000 feet – three openings;
 - 3) ≥ 1,001 feet – four openings.
 - d. Openings shall not be wider than 40 feet measuring from the center of each cluster; and,
 - e. The minimum distance between two openings shall be 100 feet.
 - f. 1. Clusters shall be spaced no more than 40 feet on center.
- 2.b. Clusters shall consist of trees of varied height, which when averaged, equal the minimum tree height requirements of Article 7.D.2.A, Canopy Trees.
- 3.c. Created visible openings to the site shall only be permitted on properties with a minimum of 300 feet of lot frontage. **[Ord. 2016-042]**
4. A maximum of two visible openings to the site are allowed for a frontage that is 300 feet. A maximum of three openings are allowed for a frontage that is 301 feet to 1,000 feet. A maximum of four openings for frontage that is over 1,001 feet. **[Ord. 2016-042]**
5. The minimum distance between visible openings to the site created by clusters shall be 100 feet. **[Ord. 2016-042]**
6. In the WCRAO, clustering is not permitted in the R-O-W buffer in the NRM, NG, and NC Sub areas. **[Ord. 2006-004]** **[Relocated from Art. 7. F.7.D, Clustering, page 36, and will be relocated to Art. 3.B.14, Westgate Community Redevelopment Area Overlay]**

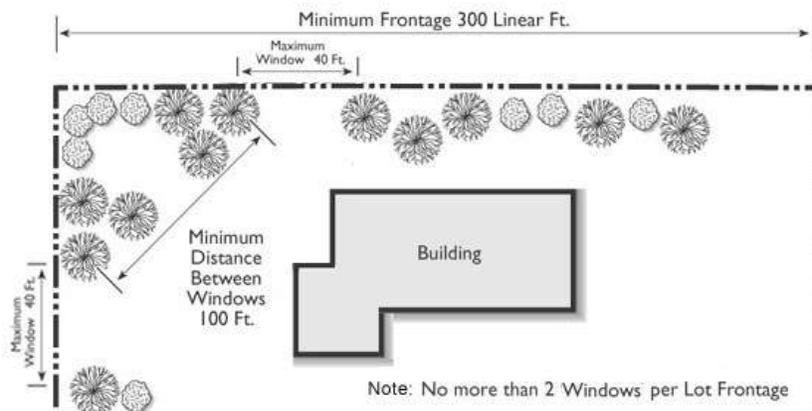
Figure 7.F.7.D C.2.B.5, – Clustering in R-O-W Buffer

Commented [MK3]: Will clean up graphics to match text.

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Section 10 R-O-W Landscaping

Landscaping in the median or swale of streets may be required by the BCC or the County Engineer pursuant to Article 11.C.1.C.1, Access and Circulation Systems. [Relocated from Art. 7.D.10, page 22, and proposed to relocate to Art.12, Traffic Performance Standards]

Part 4. ULDC Art. 7.F.1.B, Compatibility (page 32-36 of 49), is hereby amended as follows:

<p>Reason for amendments: [Zoning]</p> <p>1) Organize each buffer with subheadings such as Applicability/Exemption, Width and Planting Requirements.</p> <p>2) Part 2 is related to Compatibility buffer requirements.</p> <p>3) Eliminate Planting pattern (i.e. for Compatibility buffer, it is a continuous solid opaque visual screen at least 3 feet in height) for buffers since the quantity of trees and shrubs for this type of buffer already determined how the plant materials could be installed on a typical width of 5 feet. There is no sufficient room to allow meandering or any types of planting pattern.</p>
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BC Compatibility

*Compatibility buffers shall be provided between all compatible use types, excluding: single family residential subdivisions or pods adjacent to single family residential subdivisions or pods; internal buffers within TDD's unless specifically stated otherwise; or where residential uses are not adjacent to other incompatible design elements such as roadways, useable open space areas, or where residential setbacks are less than adjacent residential development. **[Ord. 2006-055]** [Relocated from Art. 7.F.1.B, Compatibility, page 32]*

A Compatibility buffer shall consist of Canopy trees and rows of shrubs. Palms or pines may be used as a substitute for Canopy trees.

1. Applicability

Compatibility buffers shall be provided between all compatible uses and if adjacent to lots with a compatible FLU designation, unless stated otherwise herein.

2. Exemption

Compatibility buffers shall not be required for the following:

- a. ~~Single Family residential subdivisions or pods adjacent to Single Family residential subdivisions or pods;~~*
- b. ~~Internal buffers within TDDs, unless specifically stated otherwise; or~~*
- c. ~~Where residential uses are not adjacent to other incompatible design elements such as roadways, useable open space areas; or where residential setbacks are less than adjacent residential development.~~ **[Partially relocated from Art. 7.F.1.B, Compatibility, page 32]***

3. Width

*The minimum width of a Compatibility buffer is five eight feet. All Compatibility buffers that were previously approved prior to the adoption of this Ordinance shall not be considered as non-conforming. **[Relocated from Art. 7.F.8, Compatibility, page 36]***

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4. Planting Requirements

Planting for a Compatibility buffer shall be pursuant to Table 7.C.2.C, Compatibility Buffer, as follows:

Table 7.C.2.C, Compatibility Buffer (4)

Quantity of Canopy Trees (1) (2) (3)	Quantity of Shrubs (1) (2)	Landscape Barrier and Min. Height (5)
<i>One Canopy Tree per 25 lineal feet</i>	<i>One row of Medium shrubs at one per four lineal feet.</i>	<i>No</i>
(1) <i>Lineal feet is based on the property line where the landscape buffer is located.</i> (2) <i>Width of pedestrian walkway and access points shall be deducted from the length of the property line when calculating the quantity of plant materials.</i> (3) <i>Palms or pines may substitute a Canopy tree pursuant to Art. 7.D.2.B.1 or Art. 7.D.2.C.1, Canopy Tree Substitute.</i> (4) <i>Any areas The area of the buffer not planted with trees and shrubs shall be landscaped with ground treatment pursuant to Art. 7.D.7, Landscape Barriers. [Relocated from Art. 7.F.7.C, Planting Pattern for a Perimeter R-O-W Buffer, page 36]</i> (5) <i>If walls or fences are provided in the R-O-W buffer, the requirements shall be pursuant to Art. 7.D.4, Landscape Buffers.</i>		

[Partially relocated from Art. 7.F.2.A.1.b, Compatibility Buffers, page 33]

~~Section 8 — Compatibility Buffer~~

~~The minimum width of a compatibility buffer is five feet. Compatibility buffers shall provide a continuous solid opaque visual screen at least three feet in height composed of hedges or shrubs, either alone or in combination with a wall, fence or berm. Hedges and shrubs shall reach the required height within two years of installation.~~ [Relocated from Art. 7.F.8, Compatibility Buffer and consolidated requirements under new Table, page 36]

Part 5. ULDC Art. 7.F.1.C, Incompatibility (pages 32-36 of 49), is hereby amended as follows:

Reason for amendments: [Zoning]

- 1) Organize each buffer with subheadings such as Applicability/Exemption, Width and Planting Requirements.
- 2) Part 3 is related to Incompatibility buffer requirements.
- 3) Clarify Incompatibility buffer is required for those residential uses that have different housing types such as single family and zero lot line units which are considered as detached housing type; and multi-family and townhouse units are considered as attached.
- 4) Codify BCC conditions of approval related to addition of palms and pines as part of the Code requirement for Incompatibility buffers.

~~C. Incompatibility~~

~~Incompatibility buffers shall be provided between all incompatible use types or incompatible pods.~~

[Relocated from Art. 7.1.C, Incompatibility, page 32]

~~B.D. Incompatibility Buffer Standards~~

~~1. Landscape Requirements~~

~~An Incompatibility buffer shall consist of Canopy trees, palms or pines, and rows of shrubs. Palms or pines may be used as a substitute for trees. In addition, an Incompatibility buffer shall consist of a continuous, opaque landscape barrier, a continuous opaque landscape barrier in accordance with Table 7.F.9.B, Incompatibility Buffer Standards. The landscape barrier shall either be a hedge, fence or a wall. Berms may be used in conjunction with fences, walls or hedges to meet total height requirements where permitted by Art. 7.D.9, Berms. [Ord. 2009-040] [Ord. 2016-016].~~ [Relocated from Art. 7. F.9.B, Incompatibility Buffer Standards, page 37]

Table 7.F.9.B – Incompatibility Buffer Standards

Buffer Type	Minimum Width (in feet)	Minimum Landscape Barrier Height (in feet) (1)	Walls Required	Minimum Row of Shrubs	Maximum Tree Spacing (in feet, on center)
Type 1	10	6	No	2	20
Type 2	15	6	No	2	20
Type 3	20	6	Yes (2)	3	20

[Ord. 2008-003] [Ord. 2009-040] [Ord. 2016-016]

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~~Table 7.F.9.B – Incompatibility Buffer Standards~~

Note:	
1.	Minimum required landscape barrier height shall be measured on the subject site from the nearest adjacent top of curb (parking lot), nearest adjacent crown of road, or nearest adjacent finished floor elevation.
2.	The wall requirement does not apply where a Type 3 Incompatibility Buffer is required in an AGR PUD in accordance with Art. 7.F.2.F.4.d, Landscape Buffer. [Ord. 2008-003]

[Relocated from Art. 7.F.9, Incompatibility Buffer, page 37]

Section 9 – Incompatibility Buffer

~~An incompatibility buffer shall be required between all incompatible use types located on adjacent parcels, or incompatible pods in a Planned Development. [Ord. 2009-040] [Ord. 2016-016]~~

A. Determining Incompatibility Buffer Type

~~Incompatibility buffers shall be one of the types listed in, Table 7.F.9.A, Required Incompatibility Buffer Types. The type of incompatibility buffer required shall be the most restrictive buffer type based on the use difference between adjacent uses. Where required between pods in a PDD, only one incompatibility Buffer shall be required. [Ord. 2016-016]~~ [Relocated from Art. 7. F.9.A-B, pages 36-37]

1. Applicability

Incompatibility buffers shall be provided between all incompatible uses located on adjacent parcels or incompatible pods in a PDD, unless stated otherwise herein.

2. Type 1 Waivers

Refer to Art. 7.B.2.A – Type 1 Waivers for Landscaping.

3. Types and Width of Incompatibility Buffers

There are three types of Incompatibility buffers, Types 1, 2 and 3, and shall be applied in accordance with Table 7.C.2.D, Incompatibility Buffer Types. The type of i\ncompatibility buffer required shall be the most restrictive buffer type based on the use difference between adjacent uses. Where required between pods in a PDD, only one i\ncompatibility B\uffer shall be required.

[Partially relocated from Art. 7. F.9.A-B, page 37]

~~Table 7.F.9.A C.2.D- Required Incompatibility Buffer Types~~

Difference Between Adjacent Uses (1)			
Use Classification	Abutting	Use Classification	Required Buffer Type
Single-Family Residential, Detached	↔	Multi-Family, Type II CLF Residential, Attached (3)	Type 1
Residential, Detached	↔	Type 3 CLF	Type 2
Residential	↔	Commercial	Type 2
Residential	↔	Recreational	Type 2
Residential	↔	Institutional, Public and Civic	Type 2
Residential	↔	Agricultural	Type 3
Residential	↔	Industrial	Type 3
Residential	↔	Utility (2)	Type 3

~~[Ord. 2008-003] [Ord. 2016-016]~~

Notes:

- ~~Determination of use classification shall be consistent with Art. 4, Use Regulations. Where proposed development abuts vacant parcels, use classification shall be based upon Future Land Use (FLU) designation.~~
- ~~Buffer for Minor Utilities or Electric Distribution Substation shall be determined by the DRO. [Ord. 2017-007]~~
- ~~This shall not apply to Type 3 CLF.~~

[Relocated from Art. 7.F.9.A, Required Incompatibility Buffer Types, page 37]

4. Landscape Requirements

Landscaping for an Incompatibility buffer shall be pursuant to Table 7.C.2.D.4, Incompatibility Buffer Landscape Requirements, as follows:

~~Table 7.D.2.D. Incompatibility Buffer Landscape Requirements (6)~~

Buffer Type	Minimum Width	Quantity of Canopy Trees (1) (2) (3)	Quantity of Palms or Pines (1) (2)	Quantity of Shrubs (1) (3)	Landscape Barrier and Min. Height
Type 1 Incompatibility	10 feet	One Canopy Tree per 20 lineal feet	-	One row of each: Small Shrubs – One per two lineal feet.	Yes. Six feet high opaque fence or hedge (7)

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<u>Type 2 Incompatibility</u>	15 feet	One Canopy Tree per 20 lineal feet	One Palm or Pine per 30 lineal feet	One row of each: Small Shrubs – One per two lineal feet; and, Medium Shrubs – One per four lineal feet.	Yes. Six feet high fence or hedge (7)
<u>Type 3 Incompatibility</u>	20 feet	One Canopy Tree per 20 lineal feet	One Palm or Pine per 30 lineal feet	One row of each: Small Shrubs – One per two lineal feet; Medium Shrubs – One per four lineal feet; and, Large Shrubs – One per six lineal feet.	Yes. Six feet high opaque wall (4) (5)
(1) Lineal feet is based on the property line where the landscape buffer is located. (2) Width of pedestrian walkway and access points shall be deducted from the length of the property line when calculating the quantity of the plant materials (trees, shrubs and groundcover). (3) Palms or pines may substitute a Canopy tree pursuant to Art. 7.D.2.B.1 or Art. 7.D.2.C.1, Canopy Tree Substitute. (4) Substitute of the required wall may be requested through a Type II Waiver. (5) The wall requirement shall be waived where a Type 3 Incompatibility buffer is required in an AGR PUD in accordance with Art. 3.E.2.F.4.d. Landscape Buffer [Ord 2008-003] (6) Any areas of the buffer not planted with trees and shrubs shall be landscaped with ground treatment pursuant to Art. 7.D.7, Landscape Barriers. [Relocated from Art. 7.F.7.C, Planting Pattern for a Perimeter R-O-W Buffer, page 36] (7) If walls or fences are provided in a Type 1 or Type 2 Incompatibility buffer, the requirements shall be pursuant to Art. 7.D.4, Landscape Barriers.					

[Partially relocated from Table 7.F.9.B – Incompatibility Buffer Standards, page 37]

Part 6. ULDC Art. 7.F.4, Dedications (page 34 of 49), is hereby amended as follows:

Reason for amendments: [Zoning] 1) Relocate Art. 7.F.4, F.5 and F.6 to the new Chapter C. 2) Delete Section 4 from this Chapter and relocate to Art.3.E, Planned Development Districts because the requirements are specific to a PUD. 3) Delete Section 5- Area Measurement because this has been clarified under the new Table 7. C.2.B, R-O-W Buffer, footnote 2: Width of pedestrian walkway and access points shall be deducted from the length of the property line when calculating the quantity of the plant materials.

Section 4 — Dedications

~~Required landscape buffers within or around residential pods of Planned Developments shall be platted and dedicated as separate tracts of land.~~ [Relocated from Art. 7.F.4, Dedications and will be relocated to Art.3.E PUD, and reference TDD too, page 34]

Section 5 — Area Measurement

~~The width of access ways that traverse required perimeter landscape buffers shall be excluded in the calculation of linear dimension.~~ [Ord. 2016-042] [Relocated from Art. 7.F.5, Area Measurement, page 34]

Part 7. ULDC Art. 7.D.11, General Standards – Foundation Planting (pages 22-23 of 49), are hereby amended as follows:

Reason for amendments: [Zoning] 1) Relocate requirements under Chapter D.11, Foundation Plantings to the new Chapter C, consolidate Interior landscaping, which includes foundation planting and any open spaces interior to a lot or a PDD/TDD under this Chapter. 2) Also clarify that calculation for interior planting for non-residential lots is based on open space only. The prior calculation was based on the entire lot area and is excessive in terms of planting requirements, and does not consider the deduction of buildings, parking lot, etc. Since the Code already requires perimeter buffers, planting for parking areas and foundation planting; therefore, the proposed code will only require planting in the open space areas only and adjacent to the retention areas subject to the approval of the Land Development Division.

Notes:

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Section 3 Interior Landscaping Planting

Interior planting shall include but not limited to: foundation planting, parking islands and medians, screening for loading areas, and any pervious areas that could be utilized for additional planting. Interior planting shall consist of mainly Canopy trees and shrubs. Palms or Pines and groundcover may also be utilized to enhance the interior landscaping.

A. Calculation of Interior Planting

Planting in the perimeter buffers shall not be counted to satisfy the interior planting requirements. Interior quantities for trees and shrubs planting shall be calculated based on gross lot pervious areas, excluding preservation areas, and lakes and perimeter landscape buffers. [Ord. 2009-040] [Ord. 2014-025] [Ord. 2016-042]

[Relocated from Table 7.C.3 – Minimum Tier Requirements, Note 5.]

Table 7.C.3.A – Interior Planting Requirements

	U/S Tier	AGR and Glades Tiers	Exurban and Rural Tiers
Min. Tree Quantities			
Residential lot – SF, ZLL, TH and MF	1 per 1,250 sq. ft. (max. 15 trees) (1) (2)	1 per 1,000 sq. ft. (max. 30 trees) (1) (2)	1 per 800 sq. ft. (max. 30 trees) (1) (2)
Min. Shrub Quantities			
Residential lot – SF, ZLL, TH and MF	3 per 1,250 sq. ft. (max. 45 trees) (1) (2)	3 per 1,000 sq. ft. (max. 90) (1) (2)	3 per 800 sq. ft. (max. 90) (2)
<p>(1) Tree and shrub planting requirement calculations for Zero-Lot-Line and Single-Family Residential Lots shall be based upon gross lot area minus the building coverage for the principal residential structure. The building coverage percentage shall be based upon the zoning district and the applicable property development regulations on the pervious areas of the lot. [Ord. 2014-025]</p> <p>(2) No maximum for lots with Multi-family units.</p>			

Commented [MK4]: Proposed to reinstate pervious areas in the Code and not calculate based on deduction of structure and amenities such as pools, etc.

[Partially relocated from Table 7.C.3 – Minimum Tier Requirements, page 15]

Part 8. ULDC Art. 7.D.11, Foundation Planting (pages 22-24 of 49), is hereby amended as follows:

Reason for amendments: [Zoning]

- 1) Relocate and consolidate requirements under the current Chapters C and D to the new Chapter C, and create a new Table which summarizes the requirements of Table 7.C.2, Minimum Tier Requirements, and those under Art. 7.D.11, Foundation Planting.
- 2) Relocate Westgate Community Redevelopment Area Overlay requirements to Art. 3.B, Overlays.
- 3) Consolidate all requirements under Large Scale commercial Development under a Section.

Section 14 B. Foundation Plantings

1. Applicability

a. Foundation plantings shall be provided along facades – as required by Table 7.C.3, Minimum Tier Requirements, for non-residential structures unless specifically exempted by this Section. Planting shall also be required at the base of freestanding ground-mounted signs.

b. Required plant material may be located within 30 feet of the foundation, along the front and side facades of drive-through establishments, including Freestanding ATMs and Unmanned Retail Structure subject to a Type 1 Waiver. All required foundation plantings shall include a minimum of one tree or palm for each 20 linear feet of building facade and one shrub or ground cover for every 10 square feet of planting area. [Ord. 2013-021] [Ord. 2014-025] [Relocated from Art. 7.D.11, Foundation Plantings, page 22]

A-2. Exemptions

1. Agricultural or industrial buildings that are not visible from a public street or residential zoning district.
2. Buildings which are exempt from local building permits or government review pursuant to State or Federal Statutes. [Relocated from Art. 7.D.11.A, Foundation Planting, Exemptions, page 22]
3. Structures within a TDD, where a build-to-line is established along the sidewalk, except where required in Article 3.F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs).

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TDD, LCC, IRO and PRA Development Orders are exempt from foundation planting requirements for primary and secondary, or other similar types of building frontages, buildings along an alleyway or access way to a parking area, or where buildings front on a plaza or square. [Ord. 2005-002] [Ord. 2006-004] [Ord. 2010-022] [Relocated from Table 7.C.3 – Minimum Tier Requirements, page 16]

- 4. Properties where the required planting area would overlap a required buffer.*
- 5. Accessory buildings and structures subject to Zoning approval. [Relocated from Art. 7.D.11.A, Foundation Planting, Exemptions, page 22]*

B.3. WCRAO Deviations-Waiver

Parcels located in the WCRAO may deviate be waived from foundation planting requirements pursuant to Article 3.B.14.J, WCRAO Landscape Deviations. Waivers [Ord. 2010-022] [Relocated from Art. 7.D.11.B, WCRAO Deviations, page 22]

C. Minimum Length

The combined length of the required foundation planting shall be as required by Table 7.C.3, Minimum Tier Requirements. The minimum length shall be calculated by the total length of the applicable side of the structure, excluding garage doors and loading bays. [Relocated from Art. 7.D.11.C, Minimum Length, page 23. Consolidate under Table 7.C.3.B, Foundation Planting Requirements]

E. Large Scale Commercial Development

In addition to the requirements of this Code, developments with single tenants occupying 65,000 gross square feet or more shall be subject to the following foundation planting standards: ~~[Ord. 2005 – 002]~~

1. Dimensional Requirements

- a. ~~Planting areas shall be in accordance with Table 5.C.1.I, Large Scale Commercial Development, or Table 7.C.3, Minimum Tier Requirements, whichever is greater. [Ord. 2005 – 002]~~*
- b. ~~Foundation planting shall meander along building facade, and shall not be entirely located at the base of the building. [Ord. 2005 – 002]~~*

2. Easements

No easement encroachment shall be permitted, except for bisecting utility easements and pedestrian walkways. ~~[Ord. 2005 – 002]~~

3. Planting Requirements

- a. ~~One tree or palm for every 15 feet of facade. [Ord. 2005 – 002]~~*
- b. ~~Trees/palms shall be evenly distributed along the facade. [Ord. 2005 – 002]~~*
- c. ~~The height of plant material shall be in relation to the height of the adjacent facade or wall. The height of 50 percent of required trees or palms shall be a minimum of two-thirds of the height of the building. [Ord. 2005 – 002] [Relocated from Art. 7.D.11.E, Large Scale Commercial Development, page 23]~~*

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Table 7.C.3.B, Foundation Planting Requirements (4)

Minimum Requirements	U/S Tier (2)	AGR and Glades Tiers	Exurban and Rural Tiers
<i>Planting Width</i>	<i>5 ft. along front façade 8 ft. along each side façade</i>	<i>10 ft. all sides-façades</i>	<i>12 ft. all sides-façades</i>
<i>Façades to be Planted</i>	<i>Front & Sides</i>	<i>Front, Sides & Rear</i>	<i>Front, Sides & Rear</i>
<i>Length - Percentage of Façade (1)</i>	<i>40 percent</i>	<i>50 percent</i>	<i>60 percent</i>
<i>Canopy tree, palm or pine</i>	<i>1 per 20 lineal ft. of façade</i>	<i>1 per 20 lineal ft. of façade</i>	<i>1 per 20 lineal ft. of façade</i>
<i>Shrub or groundcover</i>	<i>1 per 10 sq. ft. of foundation planting area</i>	<i>1 per 10 sq. ft. of foundation planting area</i>	<i>1 per 10 sq. ft. of foundation planting area</i>
<i>(1) The minimum length shall be calculated by the total length of the applicable side of the structure, excluding garage doors and loading bays. [Relocated from Art.7.D.11.C, Minimum Length, page 23]</i>			
<i>.(62) U/S Tier Standards may be applied to a PUD or a TDD with a village center, civic site, or suburban center, general or edge subarea. [Ord. 2010-022]</i>			

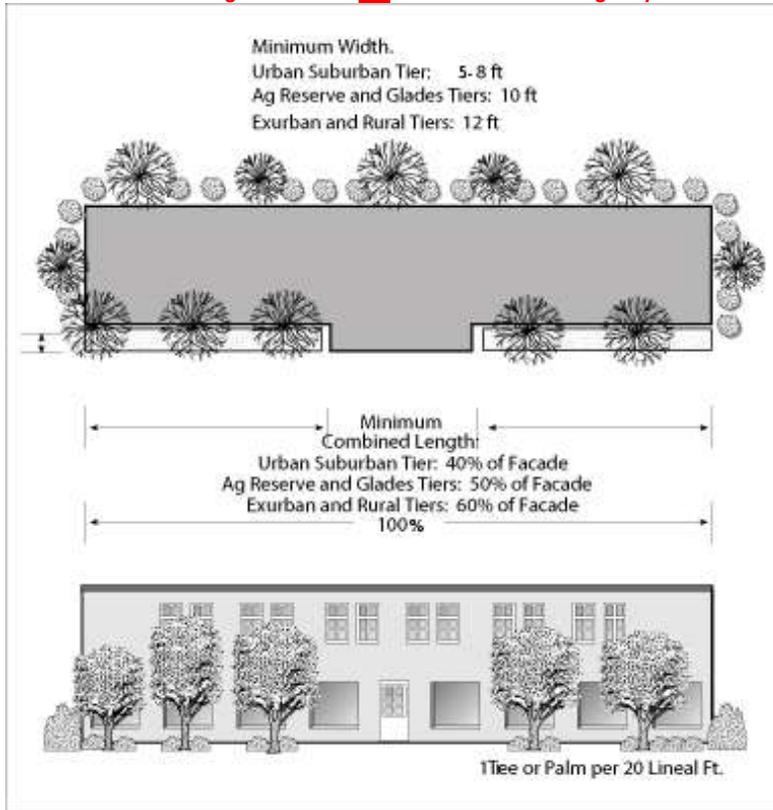
[Partially relocated from Table 7.C.3 – Minimum Tier Requirements, Foundation Planting, page 15]

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Figure 7.D.11.D.C.3 – Foundation Planting Requirements



Part 9. ULDC Art. 7.D.11.D, Foundation Planting – Planting around Signs (page 23 of 49), is hereby amended as follows:

Reason for amendments: [Zoning]
1) Address planting around the base or peripheral area of a sign, ATMs or Unmanned Retail Structure/Kiosk.

DC Planting around signs

A three foot wide planting area shall be required around the base of all ground-mounted signs. One shrub for each ten square feet of planting area shall be installed within the planting area and maintained at a minimum height of 18 inches. Monument signs six feet in height or less may be surrounded by ground cover on all sides instead of shrubs. Landscaping and trees that interfere with the visibility of signage may be relocated to the rear of the sign planting area, subject to approval by the Zoning Division. [Relocated from Art. 7.D.11.D, Planting around Signs, page 23]

F.D. Freestanding ATM's and Unmanned Retail Structures

Required foundation plantings may be modified as follows: [Ord. 2013-021]

1. Walk Up

Foundation planting areas may be relocated up to a maximum of ten feet away from the applicable façade to accommodate pedestrian walkways, access to the ATM or Unmanned Retail Structure; or, as needed to comply with F.S. 655.960, security lighting, or Crime

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Prevention Through Environmental Design (CPTED) guidelines. [Ord. 2013-21] [Ord. 2017-007]

2. Drive Through

Foundation planting areas may be relocated in accordance with similar provisions for other drive through establishments, except that required foundation planting areas shall not be relocated to the façade of any adjacent building or structure other than the Freestanding ATM or the Unmanned Retail Structure. [Ord. 2013-21] [Ord. 2017-007]

[Relocated from Art. 7.D.11.F, Freestanding ATM's and Unmanned Retail Structures, page 24]

Part 10. ULDC Art. 7.G, Off-Street Parking (pages 41 of 49), is hereby amended as follows:

<p>Reason for amendments: [Zoning]</p> <p>1) Relocate landscaping for parking areas under the new Chapter C.3 from Chapter G.</p> <p>2) Consolidate Terminal and Interior islands and rename under Landscape Islands. Clarify that a Landscape island must be provided where parking spaces is adjacent and parallel to a loading space, driveway or drive aisle.</p> <p>3) Reduce redundancy and consolidate planting and dimensional requirements under a new Table 7.C.3, Off-Street Parking Planting and Dimensional Requirements.</p> <p>4) Modify to allow landscape diamonds only for those sites that re located in the Urban Redevelopment area or the Westgate Community Redevelopment area since those areas usually have lots that are smaller in size.</p>
--

CHAPTER G – Section 4 Landscaping Requirements for Off-Street Parking Requirements

Off-street parking and interior vehicular use areas shall be provided with landscape islands, divider medians or where applicable landscape diamonds, and subject to the following landscaping requirements. Planting within perimeter landscape buffers required by Article 7.F.C.2, Types of Landscape Buffer, Landscape Buffer Requirements, shall not be used to satisfy these requirements. [Relocated from Art. 7.G, Off-Street Parking Requirements, page 44]

Section 1 – Trees

A minimum of 75 percent of all trees required in the interior of vehicular use areas shall be canopy trees. Palms may count as one required tree, not to exceed 25 percent of the total required trees. [Relocated from Art. 7.G.1, Off-Street Parking Requirements, Trees, page 41. Consolidated requirements in Table]

Section 2 Landscape Islands

A. Terminal Islands Landscape Islands

Each row of parking spaces in excess of three spaces, or four spaces in industrial zoning districts, shall be terminated by a landscape island. Terminal islands shall have a minimum length of 15 feet and include a minimum of one tree per island. The minimum width of terminal islands, exclusive of sidewalks or utilities, shall be subject to the standards in Figure 7.G.2.A, Terminal and Interior Landscape Islands. For non-residential planned development, terminal islands facing major internal driveways shall be landscaped on both sides with a minimum two-foot-high continuous opaque hedge for a minimum of 60 percent of the island length. Terminal islands shall not overlap perimeter or other required buffers. [Relocated from Art. 7.G.2.A, Terminal Islands, page 41]

[Text is partially consolidated to the new Table 7.C.3, Off-Street Parking Planting and Dimensional Requirements]

Landscape islands shall be provided along the terminal of parking spaces, interior of the parking area; and along major internal driveways. Parking spaces shall not be terminated or abutting a drive aisle; driveway, loading space without a Landscape island. In addition, Landscape islands shall be provided in accordance to the maximum spacing requirements for each Tier, and Table 7.C.4, Off-Street Parking Planting and Dimensional Requirements.

1. Maximum Spacing

a. U/S Tier

One Landscape island per ten spaces (maximum 100 feet apart).

b. AGR and Glades Tier

One Landscape island per eight spaces (maximum 80 feet apart).

c. Rural and Exurban Tiers

One Landscape island per six spaces (maximum 60 feet apart).

2. Type 1 Waiver

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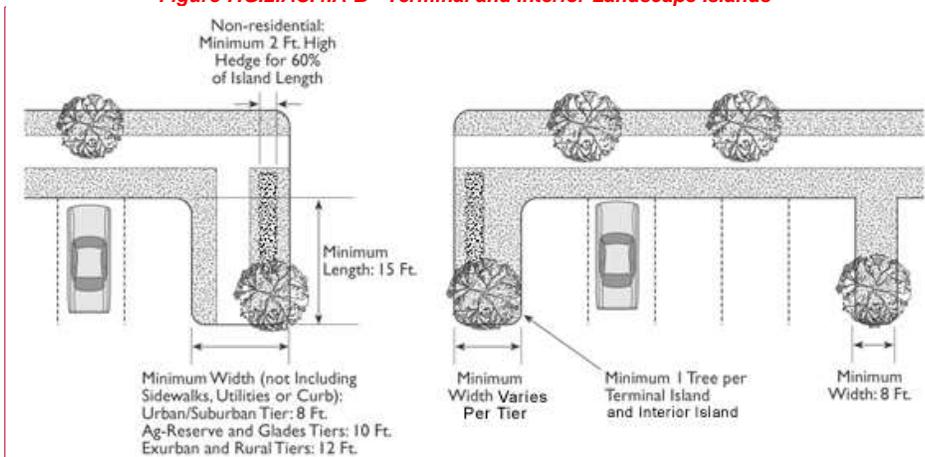
Spacing of Landscape islands may be modified subject to a Type 1 Waiver pursuant to Table 7.B., Type 1 Waiver for Landscaping.

Table 7.C.4. Landscape Island and Divider Median - Planting and Dimensional Requirements

	U/S Tier	AGR and Glades Tiers	Exurban and Rural Tiers
Landscape Island (4) and Divider Median Minimum Dimensions			
Landscape Island Min. Width (1) (3)	8 ft.	10 ft.	12 ft.
Landscape Island Min. Length (3)	15 ft.	15 ft.	15 ft.
Divider Median Min. Width	8 ft.	10 ft.	10 ft.
Landscape Diamond (Width x Length) (1)	5 ft x 5ft	5 ft x 5ft	5 ft x 5ft
Minimum Tree Planting Requirements (2)			
Tree Planting - Landscape Island	1 tree per island	1 tree per island	1 tree per island
Tree Planting - Divider Median	1 tree per 30 linear ft.	1 tree per 30 linear ft.	1 tree per 30 linear ft.
Landscape Diamond	1 palm per diamond	1 palm per diamond	1 palm per diamond
Minimum Shrub and Groundcover Planting Requirements			
Groundcover Planting - Landscape Island (3)	Grass or appropriate Groundcover to be planted in island	Grass or appropriate Groundcover to be planted in island	Grass or appropriate Groundcover to be planted in island
Shrub Planting - Divider Median	Medium Shrubs planted at 30 inches on center, and appropriate Groundcover	Medium Shrubs planted at 30 inches on center, and appropriate Groundcover	Medium Shrubs planted at 30 inches on center, and appropriate Groundcover
Landscape Diamond	Appropriate Groundcover or Tree Grate	Appropriate Groundcover or Tree Grate	Appropriate Groundcover or Tree Grate

(1) Min. width of islands shall exclude curbs, sidewalks and utilities. The width must be increased by the minimum amount necessary to meet the needs of the utility providers or sidewalk.
(2) A minimum of 75 percent of all trees required in the interior of vehicular use areas shall be canopy trees. Palms may count as one required tree, not to exceed 25 percent of the total required trees. [Relocated from Art. 7.G.1, Trees, page 41]
(3) Apply to Non-residential Planned Development only – Landscape islands facing major internal driveways shall provide a two-foot high continuous hedge for a minimum of 60 percent of the island length. Hedge shall be maintained with a maximum height of 30 inches.
(4) Landscape islands shall not overlap Landscape buffers.

Figure 7.G-2.AC.4.A-B - Terminal and Interior Landscape Islands



B. Interior Islands

Interior landscape islands shall have a minimum length of 15 feet and a minimum width of eight feet landscape area. If an interior island includes a sidewalk or utilities, the minimum width shall increase by the minimum amount necessary to meet the needs of the utility providers or sidewalk. Interior islands shall contain one tree and appropriate ground coverage.

1. Maximum Spacing

a. U/S Tier

One per ten spaces (maximum 100 foot apart).

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Commented [MK5]: Graphics need to be updated.

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1 ~~b. **AGR and Glades Tier**~~

2 ~~One per eight spaces (maximum 80 feet apart).~~

3 ~~c. **Rural and Exurban Tiers**~~

4 ~~One per six spaces (maximum 60 feet apart).~~

5 [Relocated from Art. 7.G.2.B, Interior Islands, page 42] [Partially relocated to the new Table

6 7.C.3, Off-Street Parking Planting and Dimensional Requirements]

7

8

9 **Part 11. ULDC Art. 7.G.2.C, Divider Median (page 45 of 49), is hereby amended as follows:**

10

Reason for amendments: [Zoning]
1) Clarify when divider median is required, the current code states every 3 rd row, it should really mean every sixth row or every third parking aisle. Also clarify that divider median may be required in those situations to enhance vehicular traffic flow.

11 **C.B. Divider Medians**

12 ~~Divider medians shall be provided in parking lots with at least two or more vehicular parking aisles~~

13 ~~in the U/S, AGR, and Glades Tiers; or in areas to channel vehicular traffic circulation; as follows:~~

14 ~~1. Between every third aisle or sixth row of parking spaces and between all parking and vehicular~~

15 ~~use areas. Divider medians shall be provided in accordance to Table 7.C.4, Landscape Islands~~

16 ~~and Divider Median - Planting and Dimensional Requirements.~~

17 ~~2. Adjacent to driveways where external access points are located for PDDs or TDDs.~~

18 ~~Divider medians with a minimum width of eight feet shall be required for parking lots with at least~~

19 ~~two or more vehicular parking aisles in the U/S, AGR, and Glades Tiers. Divider medians shall be~~

20 ~~installed between every third row of parking and between all parking/vehicular use areas. Divider~~

21 ~~medians shall contain a minimum of one canopy tree for every 30 linear feet with a maximum~~

22 ~~spacing of 30 feet on center, shrubs with a minimum height of three feet and a maximum spacing~~

23 ~~of 30 inches, and appropriate ground coverage. [Relocated from Art. 7.G.2.C, Divider Median,~~

24 ~~page 42] [Text is partially consolidated to the new Table 7.C.3, Off-Street Parking Planting~~

25 ~~and Dimensional Requirements]~~

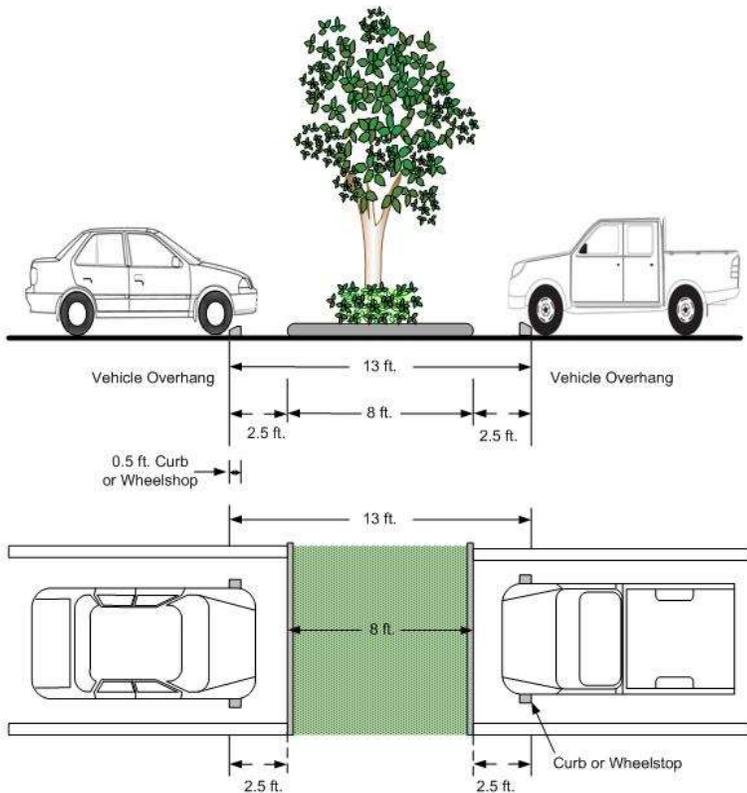
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Figure 7.G-2-C C.4.B- Divider Median Requirements

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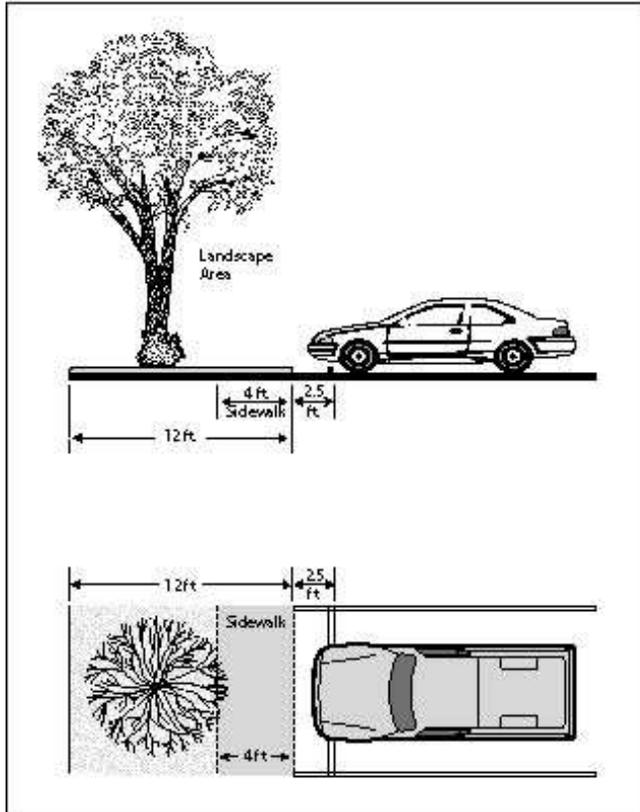
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Figure 7.G.2.C.C.4.B - Divider Median Requirements (with Sidewalk)



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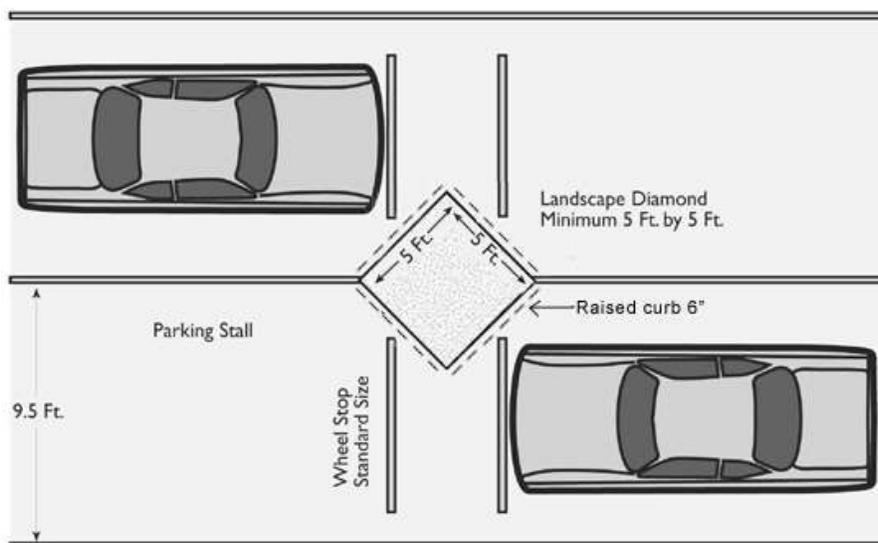
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D. Landscape Diamonds 1. Alternative to Divider Median

Landscape diamonds containing one tree and appropriate ground cover may be distributed throughout the interior of an off-street parking area as an alternative to divider medians, islands for lots that are located in the WCRAO, URAO or IRO. Grade-level tree-planting areas Landscape diamonds shall be located only at the common intersection of four parking spaces and spaced a maximum of four parking spaces apart. The minimum tree-planting area shall be 25 square feet with minimum dimension of five feet by five feet.

[Relocated from Art. 7.G.2.D, Landscape Diamonds, page 44]

Figure 7.G.2.D.C.4.B.1 - Landscape Diamond Detail



A raised curb is required around the entire landscape diamond when wheel stops are not used

ED. Landscape Protection Measures

The landscape area adjacent to any off-street parking space or vehicular use area shall be protected from vehicular encroachment by the use of wheel stops or continuous concrete curbing. Alternative protection may be allowed in the AGR, Exurban, Glades and Rural Tiers by the Zoning Division.

1. Curbing

All landscape areas subject to vehicular encroachment shall be separated from vehicular use areas by six inch, non-mountable, FDOT-type "D" or FDOT-type "F", concrete curbing. Curbing shall be machine-laid, formed-in-place or integrally installed with the pavement. Landscaped areas adjacent to vehicular use areas shall be surrounded with a continuous raised curb. [Ord. 2010-022]

a. Exemptions

- 1) Divider medians that abut parking spaces with wheel stops; or, [Ord. 2010-022]
- 2) Properties located in the AGR, AP, or AR zoning districts that support bona fide agricultural uses. [Ord. 2010-022]

b. Alternative

- 1) For properties located in the PO zoning district, alternative landscape protection measures may be allowed when it can be demonstrated to the Zoning Director that the curbing will interfere with the traffic circulation of the proposed use. [Ord. 2010-022]

c. Properties located in the AGR, AP, AR, and PO zoning districts.

- d. Alternative landscape protection ~~measures approved by the Zoning Division may include~~ bollards, fences, or planters. Details of these measures shall be shown on the Regulating Plan approved by the DRO.

Notes:

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[Relocated from Art. 7.G.2.E, Landscape Protection Measures, page 45]

2. Wheel Stops

Wheel stops shall have a minimum height of six inches above the finished grade of the parking area, properly anchored, and continuously maintained in good condition. The space between the wheel stop and the front end of the parking space may be paved for anchoring and maintenance purposes. Wheel stop anchor rods shall be set through the wheel stop and the pavement. The bottom of the wheel stop must rest fully on the pavement to prevent rocking. Public parks in the PO District that are exempt from curbing requirements shall also be exempt from wheel stop requirements. [Ord. 2006-004] [Relocated from Art. 7.G.2.E.2, Wheel Stops, page 45]

F. E. Parking Structures

Perimeter planters shall be provided along the exterior of parking structures located within 500 feet of a public R-O-W or residential zoning district. Planters shall provide a total of one-half square foot of planting area for each linear foot of facade per parking level. Planting areas may be arranged in linear fashion or clustered at intervals or on levels, and shall be provided with permanent irrigation to permit watering of plant materials. The perimeter planter requirement may be altered if in conflict with the architectural character of the structure, subject to approval of an ALP a Type 1 Waiver. [Relocated from Art. 7.G.2.F, Parking Structures, page 46]

Part 11. ULDC Art. 7.D.12, Landscape in Easements (pages 24-25 of 49), is hereby amended as follows:

Reason for amendments: [Zoning]
1) Relocate Easement related requirements from Chapter D to the new Chapter C.
2) Proposed to change title of this Section to accurately reflect that easements may allow to overlap in a required easement.

Section 12.5 Landscape in Easements Easement in Landscape Buffers

Easements may overlap a required landscape buffer by a maximum of five feet, provided there remains a minimum of five clear feet for planting. If a wall with a continuous footer is used, a minimum of ten clear feet for planting is required. The landscape buffer may be traversed by easements or access ways as necessary to comply with the standards of this Article, and Article 11, SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS, and other PBC codes. Easements shall be identified prior to the preparation of site or subdivision plans and any proposed overlap shall be approved by the DRO or Zoning Division.

A. Infill Development

Required landscape buffers for infill development may overlap easements by more than five feet, provided that there remains a minimum of five clear feet for planting or ten clear feet if a wall with a continuous footer is used.

B. Overhead Utilities

Trees planted within any easement with overhead utilities shall comply with the placement and maintenance requirements in the latest edition of FP&L's publication "Plant the Right Tree in the Right Place," available from the Zoning Division, and take into consideration the mature height and spread of the species beneath or adjacent to overhead utilities. Where overhead utilities exist, trees shall be maintained so that the mature tree canopy is a minimum of ten feet from overhead lines. Plants required in the easement area may be planted elsewhere on site, in the vicinity of the required location. In order to maintain tree and plant spacing when a landscape buffer is traversed by a utility easement, a larger overlap may be allowed with the written approval of the relevant utility service company. Where a utility easement crosses a R-O-W buffer, plant material spacing may be adjusted, provided there is no reduction in the amount of required plant material.

C. Detention/Retention Areas, Swales, and Drainage Easements

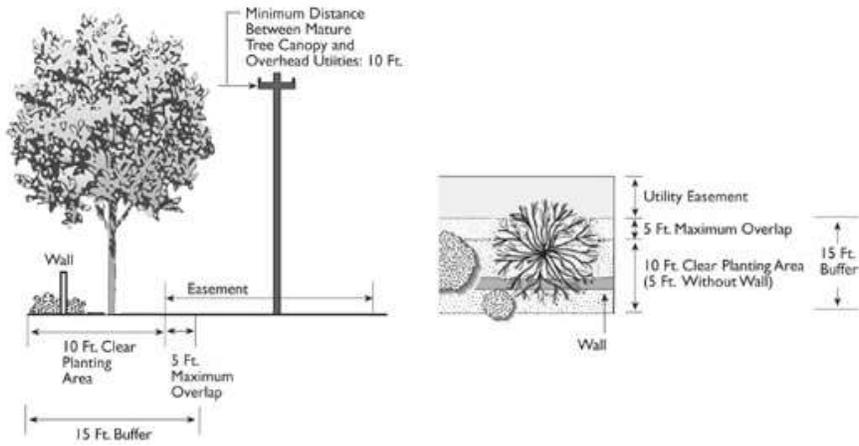
Detention/retention areas, drainage easements, and sloped, directional swales greater than one foot below finished grade, may overlap required landscape buffers provided a minimum of five feet remains for planting. [Ord. 2006-004] [Ord. 2016-042]

Figure 7.D-12-G.C.5 - Maximum Allowed Encroachment into Easements

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1
2
3 *1. Planting may be allowed in the dry detention area if approved by the Land Development Division. [Ord. 2016-042]*

4 **D. Lake Maintenance Easements (LME)**

5 *Planting of new trees or relocation of native, non-prohibitive or specimen vegetation may occur in*
6 *the LME subject to the approval by the ERM Department and Land Development Division. [Ord.*
7 *2016-042] [Relocated from Art. 7.D.12, Landscape in Easements, pages 24-25]*

8
9
10 **Part 12. ULDC Art. 7.D.13, Corner Clips (pages 27 of 52), is hereby amended as follows:**

11 **Reason for amendments:** [Zoning] Relocate Corner Clips from Chapter D to the new Chapter C. No changes in text. 2) replace the term Corner Clip to Safe Sight Corner as commonly used in the applications.

12 **Section 43-6 ~~Corner Clips~~ Safe Sight Corners**

13 *Landscaping within ~~corner clip~~ safe sight corners and visibility triangles required by Article 11,*
14 *SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS, shall be subject to the following*
15 *limitations.*

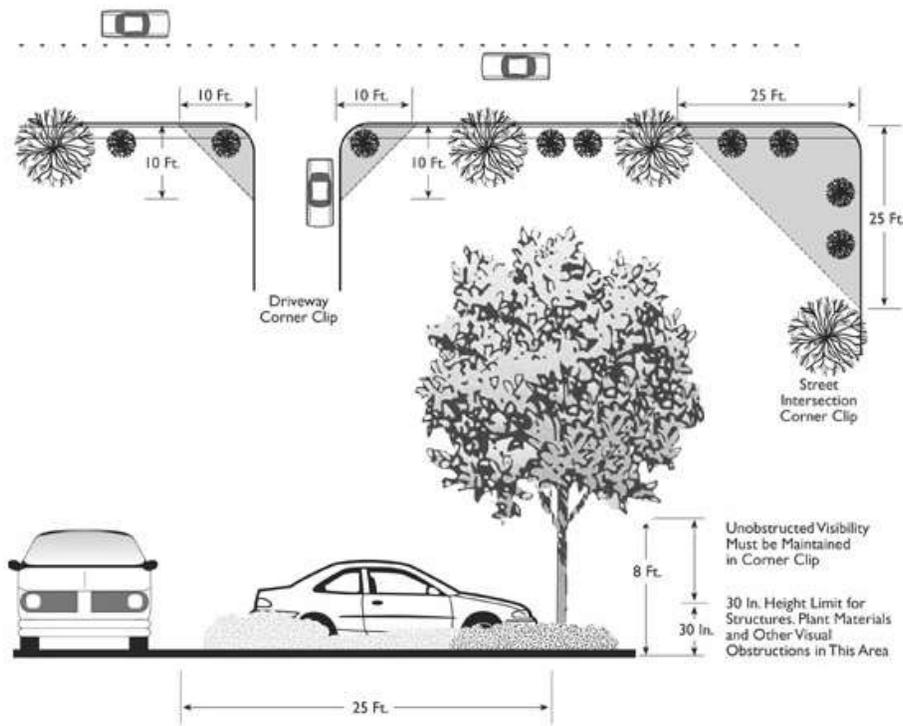
- 16 *A. An area of unobstructed visibility shall be maintained between 30 inches and eight feet above*
17 *the crown of the adjacent roadway.*
18 *B. Vegetation located adjacent to and within corner clip areas shall be trimmed so that limbs or*
19 *foliage do not extend into the required visibility area.*
20 *C. All landscaping in a corner clip shall be planted and perpetually maintained by the property*
21 *owner, except where maintained by another entity such as a Homeowner's Association (HOA).*
22 **[Relocated from Art. 7.D.13, Corner Clips, page 27]**

23 **Figure 7-D.13 7.C.5- ~~Corner Clip~~ Safe Sight Corner Visibility Requirements**

24
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Part 13. ULDC Art. 7.F.11, WCRAO Deviations (page 39 of 49), is hereby amended as follows:

Reason for amendments: [Zoning] 1) Relocate requirements under Art. 7.F.11 to Art. 3.B.14, the Westgate Community Redevelopment Area Overlay.

Section 11 — *WCRAO Deviations*

Parcels located in the WCRAO may deviate from perimeter landscape requirements pursuant to Art. 3.B.14.J, WCRAO Landscape Deviations. ~~[Ord. 2010-022] [Ord. 2016-016]~~ [Relocated from Art. 7.F.11, WCRAO Deviations, page 39, Proposed to relocate to Art. 3.B.14, WCRAO]

Part 14. ULDC Art. 7.F.12, Large Scale Commercial Development (pages 39-40 of 49), is hereby amended as follows:

Reason for amendments: [Zoning] 1) Relocate requirements under Chapter F.12, Large Scale Commercial Development to the new Chapter C.

Section 12 ~~7~~ *Large Scale Commercial Development*

A. Perimeter Buffer

In addition to the requirements of this Code, developments with single tenants 65,000 gross square feet or more shall be subject to the following standards: [Ord. 2005 – 002]

1. R-O-W Buffers

The width, berm and planting requirements along streets, thoroughfares and/or other means of vehicular access shall be upgraded as follows: [Ord. 2005 – 002]

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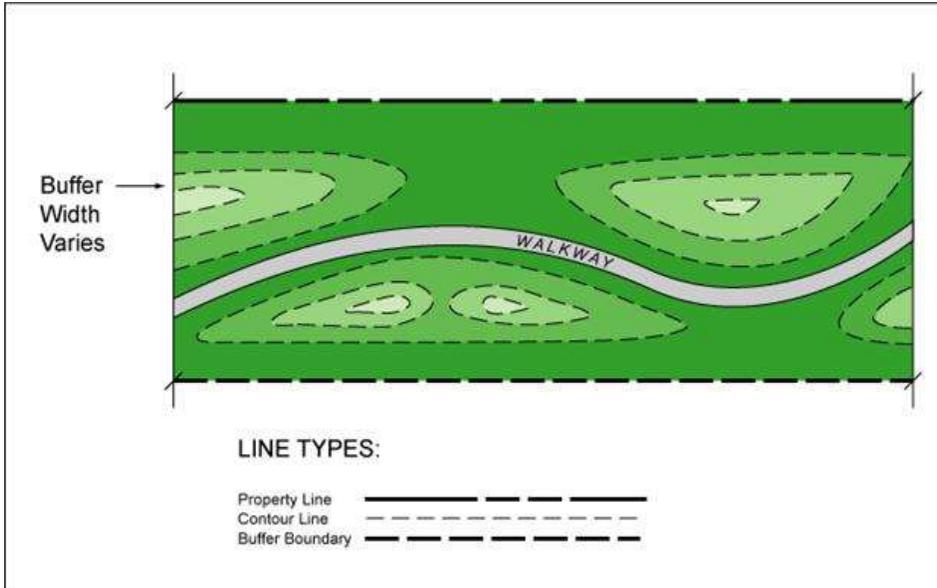
- 1 **a. U/S Tier**
2 1) A minimum 25 foot wide buffer. [Ord. 2005 – 002]
3 2) A three foot high berm. [Ord. 2005 – 002]
4 **b. Glades and Rural/Ex Tiers**
5 1) A minimum 50 foot wide buffer. If a lake/retention area is located along a R-O-W, the
6 buffer may be split to border the perimeter of the lake, 25 feet along the street and 25
7 feet along the interior side of the lake. [Ord. 2005–002]
8 2) Required trees, palms and shrubs shall be double the quantities required under Art.
9 7.F.2. Trees, Shrubs and Hedges. [Ord. 2005–002]
10 **2. Compatibility Buffers**
11 The width, berm and planting requirements along property lines adjacent to compatible uses
12 shall be upgraded as follows: [Ord. 2005–002]
13 **a. U/S Tier**
14 1) A minimum 25 foot wide buffer. [Ord. 2005–002]
15 2) A three foot high berm. [Ord. 2005–002]
16 **b. Glades and Rural/Ex Tiers**
17 1) A minimum 50 foot wide buffer. [Ord. 2005–002]
18 2) Required trees, palms and shrubs shall be double the quantities required under Art.
19 7.F.2. Trees, Shrubs and Hedges. [Ord. 2005–002]
20 **3. Incompatibility Buffers**
21 The width, berm and planting requirements along property lines adjacent to residential and
22 other incompatible uses, and vacant properties with a residential FLU designation, shall be
23 upgraded as follows: [Ord. 2005–002]
24 **a. U/S Tier**
25 1) A minimum 50 foot wide buffer. [Ord. 2005–002]
26 2) A four foot high berm. [Ord. 2005–002]
27 3) Required trees, palms and shrubs shall be double the quantities required under Art.
28 7.F.2. Trees, Shrubs and Hedges. [Ord. 2005–002]
29 **b. Glades and Rural/Ex Tiers**
30 1) A minimum 50 foot wide buffer. [Ord. 2005–002]
31 2) Required trees, palms and shrubs shall be double the quantities required under Art.
32 7.F.2. Trees, Shrubs and Hedges. [Ord. 2005–002]
33 **B. Foundation Planting**
34 Foundation planting shall meander along building facade, and shall not be entirely located at the
35 base of the building. [Ord. 2005 – 002] [Relocated from Art.7.D.11.E.1.b, Large Scale
36 Commercial Development, Dimensional Requirements, page 25]
37 Dimensions and planting for the required Foundation planting shall be based on the Tier of which
38 the proposed development is located within, except stated otherw
39 **1. Canopy Trees or Palms**
40 One per 15 lineal feet of facade. Fifty percent of the height of the trees or palms shall be a
41 minimum of two-thirds of the height of the building.
42 **2. Shrubs**
43 One per 10 sq. ft. of foundation planting area. A minimum of 50 percent of the required shrubs
44 shall be of medium size.
45 **4.C. Encroachment**
46 No easement encroachment shall be permitted in required perimeter buffers, except for bisecting
47 utility easements and required safe sight distance easements not to exceed a maximum of fifty
48 percent of the required buffer width. [Ord. 2005–002]
49 **5.D. Perimeter Sidewalk**
50 A perimeter sidewalk a minimum of shall be required in all R-O-W buffers 50 feet in width, and shall
51 meander through the buffer. [Ord. 2005–002]
52 **6.E. Berm**
53 Berms shall be staggered, rolling or offset, as indicated in Figure 7.F.11.A C.6, Typical Example of
54 Staggered, Rolling or Offset Berm. [Ord. 2005-002]
55

Figure 7.F.11.A.C.7.E - Typical Example of Staggered, Rolling or Offset Berm

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[Ord. 2005-002]

[Relocated from Art. 7.F.12, Large Scale Commercial Development, page 39-41]

Large Scale Commercial Development

In addition to the requirements of this Code, Foundation Planting for developments with single tenants occupying 65,000 gross square feet or more shall be subject to the following foundation planting standards: Table 7.C.2.B, Foundation Planting Requirements [Ord. 2005 - 002]

1. Dimensional Requirements

a. Planting areas shall be in accordance with Table 5.C.1.1, Large Scale Commercial Development, or Table 7.C.3, Minimum Tier Requirements, whichever is greater. [Ord. 2005 - 002]

b. Foundation planting shall meander along building facade, and shall not be entirely located at the base of the building. [Ord. 2005 - 002] [Relocated from Art.7.D.11.E.1.b, Large Scale Commercial Development, Dimensional Requirements, page 25]

2. Easements

No easement encroachment shall be permitted, except for bisecting utility easements and pedestrian walkways. [Ord. 2005 - 002] [Relocated from Art.7.D.11.E.2, Large Scale Commercial Development, Easements, page 25]

3. Planting Requirements

a. One tree or palm for every 15 feet of facade. [Ord. 2005 - 002]

b. Trees/palms shall be evenly distributed along the facade. [Ord. 2005 - 002]

c. The height of plant material shall be in relation to the height of the adjacent facade or wall. The height of 50 percent of required trees or palms shall be a minimum of two-thirds of the height of the building. [Ord. 2005 - 002] [Relocated to Table 7.C.2.B, Foundation Planting Requirements - above]

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(Updated 5/22/17)

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Table 7.C.3 – Minimum Tier Requirements

Code Requirements	U/S Tier	AGR and Glades Tiers	Exurban and Rural Tiers
Landscape Buffers²			
Preferred Design	Formal or meandering arrangement of elements; traversing sidewalks	Meandering, more naturalistic with shrub cluster and varying heights	Increased depth, buffers often adjacent to interior open space; unimproved pathway surfaces
Berms	Optional	Optional	No ¹
Fences/Walls	Optional ²	Optional ²	Optional ^{2,3}
Layers of Shrubs and Ground Cover ⁴	3	4	3
Interior Landscaping^{3,5}			
Minimum Tree Quantities – Zero Lot Line, Single Family Residential, and Townhouse Lots	1 per 1,250 sq. ft. (max. 15)	1 per 1,000 sq. ft. (max. 30)	1 per 800 sq. ft. (max. 30)
Minimum Shrub Quantities – Multi-family Residential Lots ⁵	1 per 1,250 sq. ft.	1 per 1,000 sq. ft.	1 per 800 sq. ft.
Minimum Tree Quantities – Non-Residential Lot	1 per 2,000 sq. ft.	1 per 1,500 sq. ft.	1 per 1,200 sq. ft.
Minimum Shrub Quantities – Zero Lot Line, Single Family Residential, and Townhouse Lots ⁵	3 per 1,250 sq. ft. (max. 45)	3 per 1,000 sq. ft. (max. 90)	3 per 800 sq. ft. (max. 90)
Minimum Shrub Quantities – Multi-family Residential Lots	3 per 1,250 sq. ft.	3 per 1,000 sq. ft.	3 per 800 sq. ft.
Minimum Shrub Quantities – Non-Residential Lot ⁶	3 per 2,000 sq. ft.	3 per 1,500 sq. ft.	3 per 1,200 sq. ft.
Plant Standards⁷			
Minimum Tree Height (Perimeter)	12 ft.	12 ft.	12 ft.
Minimum Tree Height (Interior)	12 ft.	12 ft. (average)	12 ft. (average)
Palms Substitute (3 palms for 1 tree)	Yes	Yes – Native clusters only	Yes – Native clusters only
Foundation Planting^{4,7}			
Planting Width	5 ft. along front façades 8 ft. along side façades	10 ft. all sides	12 ft. all sides
Facades to be Planted	Front & Sides	Front, Sides & Rear	Front, Sides & Rear
Percentage of Façade	40 percent	50 percent	60 percent
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-001] [Ord. 2014-025] [Ord. 2014-031]			
Notes:			
1. May be allowed with an approved ALP.			
2. Landscape requirements (including walls and fences) for Incompatibility buffers, refer to Table 7.F.9.A, Incompatibility Buffer Standards. [Ord. 2009-040]			
3. Walls and fences shall be built from natural materials, including but not limited to: wood, stone, etc. [Ord. 2009-040]			
4. This requirement is only for Perimeter R-O-W Buffers. Applicants shall also reference Table 7.F.7.B, Shrub Planting Requirements for installation size, quantity, spacing and maturity height for perimeter and interior shrub planting. [Ord. 2009-040]			
5. Interior quantities for trees and shrubs planting shall be calculated based on gross lot area, excluding preservation areas and lakes. [Ord. 2009-040] [Ord. 2014-025] [Ord. 2016-042]			
6. TDDs, LCC, IRO and PRA Development Orders are exempt from foundation planting requirements for primary and secondary, or other similar types of building frontages, buildings along an alleyway or accessway to a parking area, or where buildings front on a plaza or square. [Ord. 2005-002] [Ord. 2006-004] [Ord. 2010-022]			
7. Deviations shall be permitted for publicly owned and operated public parks in accordance with Art. 5.D.2.G, Public Park Landscape Standards. [Ord. 2006-004] [Ord. 2011-001]			
8. Tree and shrub planting requirement calculations for Zero Lot Line and Single Family Residential Lots shall be based upon gross lot area minus the building coverage for the principal residential structure. The building coverage percentage shall be based upon the zoning district and the applicable property development regulations. [Ord. 2014-025]			

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[Relocated from Art. 7.C.3, Minimum Tier Requirements, page 15]

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EXHIBIT X
ARTICLE 7, LANDSCAPING
(CHAPTER D – LANDSCAPE STANDARDS)
 (Updated 4/06/17)

Part 1. ULDC Art. 7.D, GENERAL STANDARDS (page 16 of 49), is hereby amended as follows:

Reason for amendments: [Zoning] 1) Chapter D is currently named as General Standards, rename title to Landscape Standards. 2) Clarify the preferred tree species are those that have a sufficient canopy to provide shade. 3) Add Palms and Pines as part of the landscape standards since they are frequently used as substitute for Canopy trees or as accent planting. 4) Under Ordinance 2016-042, the Code has been revised to specify how to measure size of a tree, palm and pine so that it is consistent with the Florida Grades and Standards.

Table of Contents

Proposed Table of Contents for Chapter D, Landscape Standards

Section 1 – General
 Section 2 – Trees, Palms and Pines
 Section 2.A – Canopy Trees
 Section 2.B – Palms
 Section 2.C – Pines
 Section 2.D – Tree Species Mix
 Section 3 – Shrubs
 Section 4 – Landscape Barriers
 Section 4.A - Hedges
 Section 4.B – Walls
 Section 4.C – Fences
 Section 4.D – Location of Wall or Fence in a Landscape Buffer
 Section 5 – Landscape Buffers with Grade Changes
 Section 6 – Berms
 Section 7 – Ground Treatment

CHAPTER D GENERAL LANDSCAPE STANDARDS

Section 1 General

This Chapter provides the minimum standards are required for plant materials, which includes all trees, palms, pines, shrubs, hedges, groundcover and ground treatment. It also addresses requirements for landscape barriers, which consist of hedges, walls and fences, other landscape material.

Section 1 A. Plant Species

All plants shall comply with Grades and Standards for Nursery Plants prepared by the Florida Department of Agriculture and Consumer Services. A minimum of 60 percent of required plant material shall be selected from Appendix A, PBC's Preferred Species List, published by the Zoning Division, or the list of native and drought-tolerant species in the most recent edition of the SFWMD's "Xeriscape Plant Guide/SFWMD's Waterwise Florida Landscapes". A minimum of 60 percent of all required plant materials shall be native species, and.

Section 2 Trees, Palms and Pines

A. Canopy Trees

The size of a Canopy tree shall include the height and caliper. The minimum size of a Canopy tree shall be 12 feet in height with a two and one half inch caliper at installation. [Ord. 2014-025] [Ord. 2016-042]

1. Height Reduction

A maximum of 25 percent of the total number of required trees may be reduced in height by 25 percent. One additional tree, a minimum of eight feet in height, shall be planted for each tree with reduced height. Additional-Any height reduction shall be subject to a Type 1 Waiver approval. [Ord. 2014-025] [Ord. 2016-042]

B. Palms

The size of a palm shall include the overall height and be measured by the height of the clear trunk or the grey wood pursuant to Figure 7.D.2.B -- Palm Measurement Standards. The minimum overall height of a palm shall be 12 feet, and the minimum height for different species of palms shall be in accordance with Table 7.D.2.B – Palm Height Standards.

Commented [ML1]: The table only addresses CT or GW. I think it's also industry standard unless the tree is ornamental or container grown.

Table 7.D.2.B - Palm Height Standards

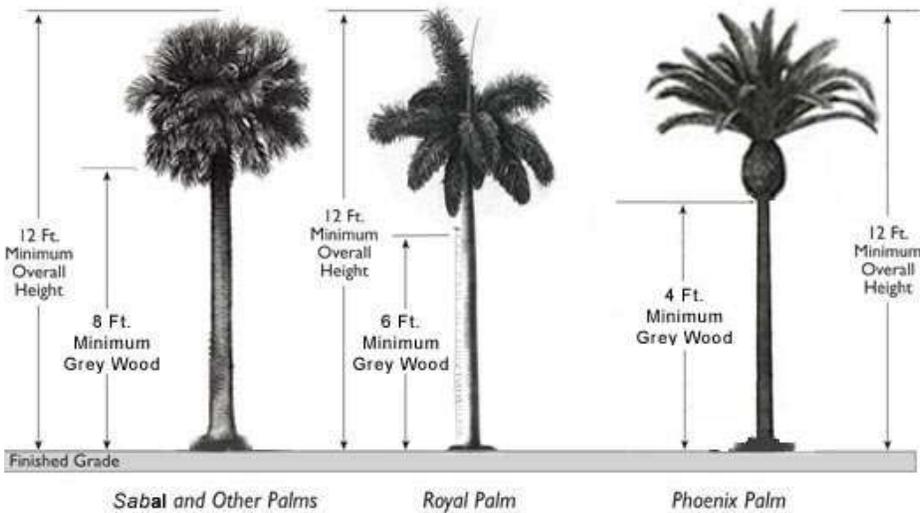
Minimum Height	8 foot clear trunk for Sabals and similar species
	6 foot grey wood for Royals and similar species
	4 foot grey wood for Phoenixes, Canary, Bismarck and similar species
[Ord. 2016-042]	

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 (Updated 4/06/17)

Figure 7.D.2.B - Palm Measurement Standards



Commented [MK2]: Fix graphic/label to indicate clear trunk for Sabals.

1. Canopy Tree Substitute

2. Palms

~~A minimum of three palms. Palms planted in groups of three or more may be counted as one required canopy tree, up to a maximum of 25 percent of all trees required in each buffer and subject to the Standards in Table 7.D.2.B, Palm Height Standards, and Figure 7.D.2.B, Palm Measurement Standards. In the case of palm species that characteristically grow in clumps, each clump may be counted as one canopy tree. [Relocated from Art. 7.F.2.A.2, Palms, page 33]~~

~~Palms, in clusters of same species, may be used in place of required canopy trees, subject to the standards in Table 7.D.2.B, Palm Height Standards, and Figure 7.D.2.B, Palm Measurement Standards. Palms may not be used in excess of 25 percent of the total number of required trees. When using palms in a perimeter buffer, refer to Article 7.F.2.A, Palms. [Ord. 2016-042]~~

a. Exception

~~In R-O-W buffers only, Royal, Bismarck, Phoenix, Canary, Date or similar palm species determined to be acceptable by the Zoning Division Director may be counted as one required canopy tree. These palms shall be spaced a maximum of 20 feet on center and have a minimum of 12 feet of clear trunk, except Royals which shall require a six feet minimum Grey Wood. [Relocated from Art. 7.F.2.A.2.a, Palms-Exception, page 33]~~

C. Pines

The size of a pine shall include the height and the caliper of the pine. The minimum size of a pine shall be 12 foot in height with a two and one half inch caliper at installation. [Ord. 2014-025] [Ord. 2016-042]

1. Canopy Tree Substitute

a. Three pines may substitute for one required canopy tree, provided the overall accumulated height of the three pines is 24 feet or more; or [Ord. 2016-042]

b. One pine with a minimum height of 14 feet. [Ord. 2016-042]

Pines may not be used in excess of 25 percent of the total number of required canopy trees. When using pines in a perimeter buffer, refer to Article 7.F.2.A,3 Pines. [Ord. 204-025]

3. Slash Pines

~~Slash pines planted in groups of three or more may be counted as one required canopy tree. Each group of slash pines shall be staggered in height and average a minimum of ten feet in height. [Relocated from Art. 7.F.2.A.3, Slash Pines, page 33]~~

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EXHIBIT X
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(CHAPTER D – LANDSCAPE STANDARDS)
(Updated 4/06/17)

D. Tree Species Mix

When more than 15 trees are required to be planted to meet the standards of this Article, a mix of species is required. The number of species to be planted shall vary according to the overall number of trees that are required to be planted pursuant to [Table 7.D.2.C, Tree Species Mix](#). Vegetation preserved in accordance with [Article 14.C, VEGETATION PRESERVATION AND PROTECTION](#), is exempt from the tree species mix requirement.

Table 7.D.2.C - Tree Species Mix

Required Number of Trees	Minimum Number of Species
16-30	2
31-45	3
46-60	4
61-75	5
76-90	6
91 +	7

Commented [JM3]: Ask Subcommittee if this is high enough in each category.

Part 2. ULDC Art. 7.D.2.E, Preservation of Trees and 2.F, Tree Credit (page 17-18 of 49), are hereby amended as follows:

Reason for amendments: [Zoning] 1) Relocate Art. 7.D.2.E, Preservation of Trees and 2.F Tree Credit from Chapter D to the new Chapter E, Preservation, Prohibited and Controlled Species.

~~E. Preservation of Trees~~

- ~~1. The Zoning Director shall have the authority to require the preservation of vegetation on-site that is not covered under Article 14.C, Vegetation Protection, subject to the following provisions: [Ord. 2016-016]~~
 - ~~a. Applications submitted for new or modified development proposals shall use the most applicable plan to identify existing vegetation proposed to be: [Ord. 2016-016]~~
 - ~~1) Preserved and incorporated into the site design; [Ord. 2016-016]~~
 - ~~2) Relocated on-site; and, [Ord. 2016-016]~~
 - ~~3) Relocated off-site. [Ord. 2016-016]~~
 - ~~b. A Tree Survey may be required as part of the approval of the application for sites that support significant vegetation, in order to ensure the final site design incorporates the maximum number of trees. [Ord. 2016-016]~~
- ~~2. The Zoning Director shall have the authority to condition the approval of the development order to incorporate existing vegetation into the site design. [Ord. 2016-016]~~

[Relocated to Art. 7.E, Preservation, Prohibited and Controlled Species]

~~F. Tree Credit~~

~~A preserved upland or drought-tolerant tree or palm meeting the standards in this Article may be substituted for required trees, subject to the following:~~

- ~~1. Tree Survey~~
~~Credit shall be granted for on-site preservation of existing trees or palms when accompanied by a tree inventory or tree survey.~~
- ~~2. Trees Excluded from Credit~~
~~Credits shall not be permitted for trees that are:~~
 - ~~a. Required for preservation by Article 14.C, VEGETATION PRESERVATION AND PROTECTION (i.e. located in required preservation areas, heritage or champion trees).~~
 - ~~b. Not properly protected from damage during the construction process, as required in Article 14.C, VEGETATION PRESERVATION AND PROTECTION.~~
 - ~~c. Classified as prohibited or invasive non-native species as defined in Article 14.C, VEGETATION PRESERVATION AND PROTECTION.~~
 - ~~d. Dead, dying, diseased, or infested with harmful insects.~~
 - ~~e. Located on a subarea of a planned development that is not intended to be developed for residential, commercial, or industrial use, such as a golf course on an adjacent open space parcel.~~
- ~~3. Tree Credit Formula~~
~~All existing trees to be preserved, mitigated on or off site, replaced on or off site shall be credited pursuant to the formula in Table 7.D.2.E, Tree Credit and Replacement. Only pines with a caliper of two inch or more shall be subject to preservation, mitigation or replacement. [Ord. 2016-XXX]~~

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Table 7.D.2.E – Tree Credit and Replacement

Crown Spread of Tree	Or	Caliper measuring at 6 inches Above-Grade	=	Credits or Replacements
<i>Less than 6 Ft.</i>	<i>or</i>	<i>Less than 2 in.</i>	<i>=</i>	<i>0</i>
<i>5-9 Ft.</i>	<i>or</i>	<i>2-6 in.</i>	<i>=</i>	<i>1</i>
<i>10-19 Ft.</i>	<i>or</i>	<i>7-11 in.</i>	<i>=</i>	<i>2</i>
<i>20-29 Ft.</i>	<i>or</i>	<i>12-16 in.</i>	<i>=</i>	<i>3</i>
<i>30-39 Ft.</i>	<i>or</i>	<i>17-21 in.</i>	<i>=</i>	<i>4</i>
<i>40-49 Ft.</i>	<i>or</i>	<i>22-26 in.</i>	<i>=</i>	<i>5</i>
<i>50-59 Ft.</i>	<i>or</i>	<i>27-31 in.</i>	<i>=</i>	<i>6</i>
<i>60-89 Ft.</i>	<i>or</i>	<i>32-36 in.</i>	<i>=</i>	<i>7</i>
<i>90 Ft. or Greater</i>	<i>or</i>	<i>37 in. or more</i>	<i>=</i>	<i>8</i>

~~[Ord. 2014-025] [Ord. 2016-XXX]~~
 Notes:
 1. ~~Fractional measurements shall be rounded down. [Ord. 2016-XXX]~~

[Relocated to Art. 7.E, Preservation, Prohibited and Controlled Species]

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Part 3. ULDC Art. 7.D.3, Shrubs and Hedges (page 18-20 of 49), are hereby amended as follows:

Reason for amendments: [Zoning] 1) Consolidate all Shrub requirements, which are currently located in different Sections of Article 7, Chapters D and F, and combine them under the new Chapter D. 2) Reduce redundancy of similar requirements that are repeated in different Sections of the current Art.7. 3) Separate Hedges from Shrubs since hedges are composed of shrubs; however, a hedge is utilized as a landscape barrier for screening purpose. Hedge requirements are relocated under the new Chapter D.4, Landscape Barriers. 5) Clarify Table – Shrub Planting Requirements in Section 3 are guidelines for all types of buffers, and not just for the R-O-W buffers.

Section 3 Shrubs and Hedges

A. Shrubs

Required shrubs are subject to the standards in ~~Table 7.C.3, Minimum Tier Requirements, and the dimension standards in Table 7.F.7.B, Shrub Planting Requirements.~~ [Relocated from Art. 7.D.3.A, Shrubs and Hedges, page 18]

Shrubs are classified under their size: small, medium and large, and shall be subject to the following requirements:

B. Shrubs

Shrubs shall be installed according to ~~Table 7.F.7.B.D.3.A, Shrub Planting Requirements and the quantity of shrubs for each type of buffer shall be established in accordance with Art. 7.C, Landscaping Requirements.~~ [Ord. 2009-040] [Relocated from Art. 7.F.2.B, Shrubs, page 33]

B. Shrub Hierarchy

~~R-O-W buffers shall include each of the shrub types listed in Table 7.F.7.B, Shrub Planting Requirements.~~

Table 7.D.3.A F.7.B - Shrub Planting Requirements

Shrub Type	Minimum Height at Installation (Size)	Minimum Number of Shrubs Per Linear Foot ³ of Buffer Length	Maximum Spacing at Installation	Maximum ¹ Maintained Height
Ground Cover	6 inches	2 per 1 linear foot	6 inches	N/A
Small Shrubs	18 inches	1 per 2 linear feet	24 inches	36 inches
Medium Shrubs	24 inches	1 per 4 linear feet	48 inches	48 inches
Large Shrubs	36 inches	1 per 4 linear feet	48 inches	N/A 72 inches?

[Ord. 2009-040]

Notes

1. Maximum maintained height is established to maintain the hierarchical visual effect for ~~Perimeter R-O-W landscape buffer.~~ [Ord. 2009-040]

[Relocated from Art. 7.F.7.B, Shrub Planting Requirements, page 35]

Commented [MK4]: Clarify it is not for the R-O-W buffers only but should apply to all types of buffers where applicable. Also connect the dots by making reference to Chapter C, where buffers and interior planting are located.

Commented [MKwok5]: Do we need a maximum height for large shrubs?

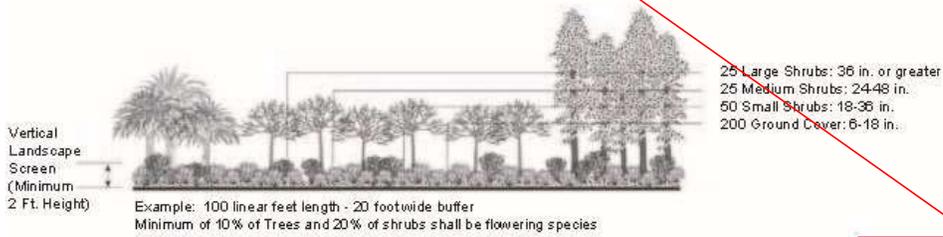
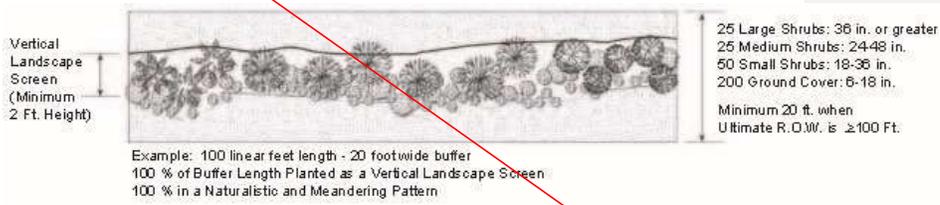
Commented [MK6]: Should be for all types of buffers, perimeter/internal.

Figure 7.F.7.B - Buffer Width, Trees and Shrub Layers
 An Example of Planting Requirements for a Perimeter R-O-W Buffer

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~~[Ord. 2009-040]~~

Commented [MK7]: Delete graphics or come up with better ones.

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1 **Part 4. ULDC Art. 7.D.3.B, Hedges (pages 18-20 of 49) and Art.7.F.2.C, Hedges (page 36 of 52), are**
2 **hereby amended as follows:**
3

Reason for amendments: [Zoning] 1) Clarify that hedges, fences and walls are considered as landscape barriers to provide screening effect. 2) Clarify that Hedge materials are shrubs that are closely planted together to form a visual barrier. 3) Consolidate two Sections of Art. 7 (Art.7.D and Art.7.F) that are related to Hedge requirements and relocate to the new Chapter D.

4 **Section 4 Landscape Barriers**

5 Landscape barriers consist of hedges, walls, or fences, and are utilized to provide a continuous opaque
6 screening, and are only required for a Type II or Type an III Incompatibility buffer. Landscape barriers may
7 be installed in other types of landscape buffers; the requirement may be increased or reduced based on
8 the site situations.

9 **A. Hedges**

10 **5. Shrub**

11 Required shrubs may be planted in the form of a hedge provided the minimum quantities are
12 installed pursuant to Table 7.C.3. Minimum Tier Requirements, and shall be subject to the
13 following: **[Ord. 2005 – 002] [Ord. 2014-025]**

14 **a. Height at Installation**

15 Hedge material shall be

16 Shrubs may be planted closely together to form a continuous solid, opaque hedge.

17 **b. 1. Height and Spacing at Installation**

18 Hedge material shall be planted at six feet in height with a maximum spacing of 24 inches
19 on center, or as may be adjusted in the field on the site based upon the type of plants
20 utilized with a maximum spacing of 36 inches on center, and subject to the following: [Ord.
21 2005-002] [Ord. 2014-025] [Relocated from Art. 7.D.3.B.5, Shrub, page 20]

22 **C. Hedges 2. Hedge and berm combination**

23 Hedges may be used in place of required shrubs in compatibility and incompatibility buffers.
24 Hedges, in combination with a berm, may be located on top of a berm in the buffer, and shall be
25 installed in a manner that provides the minimum height required for continuous solid opaque screen
26 at time of planting. It is recommended that hedges collocated in a buffer with berm be located at
27 the top of berm. Hedges shall be setback from the property line a sufficient distance minimum of
28 two feet to allow for maintenance, or additional landscape material if required, unless stated
29 otherwise herein. [Ord. 2016-016] [Relocated from Art. 7.F.2.C, Hedges, page 33]

30 **2.3. Residential Hedge Height**

31 Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
32 **[Ord. 2005 – 002] [Ord. 2014-025] [Ord. 2015-006]**

33 **a.** Hedges shall not exceed four feet in height when located within the required front setback.
34 **[Ord. 2005-002] [Ord. 2014-025]**

35 **b.** Hedges shall not exceed eight feet in height when located on or adjacent to the side, side
36 street, or rear property lines. [Ord. 2005-002] [Ord. 2014-025] [Relocated from Art.
37 7.D.3.B.2, Residential Hedge Height, pages 18-19]

38 **3.4. PDD and Non-residential Perimeter Buffer Hedge Height**

39 Hedges shall not exceed 12 feet in height. [Ord. 2005-002] [Ord. 2014-025]
40 **[Relocated from Art. 7.D.3.B.3, PDD and Non-residential Perimeter Buffer Hedge Height,**
41 **pages 19-20]**

42 **4.5. Sight Distance**

43 Hedges shall comply with Article 11.E.9.C. Minimum Safe Sight Distance and Corner Clips at
44 Intersection. [Ord. 2015-006] [Relocated from Art. 7.D.3.B.4, Sight Distance, page 20]

45 **B. Hedges**

46 **4.6. Height Measurement**

47 The height of the hedge shall be measured adjacent to the hedge from the lowest grade on
48 either side of the hedge, unless stated otherwise below. [Ord. 2016-016]

49 **a. Located on Berm**

50 Height shall be measured from the elevation of the berm pursuant to Art. 7.D.6, Berms
51 where the hedge is installed, unless in conflict with standards for Grade Change below.
52 **[Ord. 2016-016]**

53 **b. Grade Change**

54 **Notes:**

- 55 ▪ Underlined indicates **new** text.
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57 bolded brackets **[Relocated to:]** or **[Partially relocated to:]**.
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Commented [rodneys8]: Shouldn't this also include Type I incompatibility buffers. **MMK: Noted.**

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1 *Height may be increased when the hedge abuts a retaining wall, subject to the following:*
2 **[Ord. 2016-016]**

3 **1) Residential**

4 *The height of the hedge located within the front, side or rear setback of a lot supporting*
5 *a single family dwelling unit, may be increased when located adjacent to a lot having*
6 *a different grade when a retaining wall is installed along the property line, in*
7 *accordance with the following: **[Ord. 2016-016]***

8 **a) Grade Measurement**

9 *The difference in grade shall be determined by measuring the elevation of the*
10 *retaining wall and the elevation of the abutting lot at the property line. **[Ord. 2016-***
11 ***016]***

12 **b) Maximum Height Increase**

13 *The height of the hedge may be increased by the difference in grade up to a*
14 *maximum of two feet, whichever is less, as follows: **[Ord. 2016-016]***

15 *(1) Within the required front setback: Up to a maximum of six feet. **[Ord. 2016-***
16 ***016]***

17 *(2) Within a side or rear setback: Up to a maximum of ten feet. **[Ord. 2016-016]***

18 *(3) A guardrail shall be installed on the retaining wall if required by Florida Building*
19 *Code, subject to the height limitations for fences and walls. **[Ord. 2016-016]***

20 **2) PDD or Non-residential**

21 *Height may be increased when the hedge abuts a retaining wall subject to the*
22 *requirements of Art. 7.F.10, Perimeter Buffers with Grade Changes. **[Ord. 2016-016]***

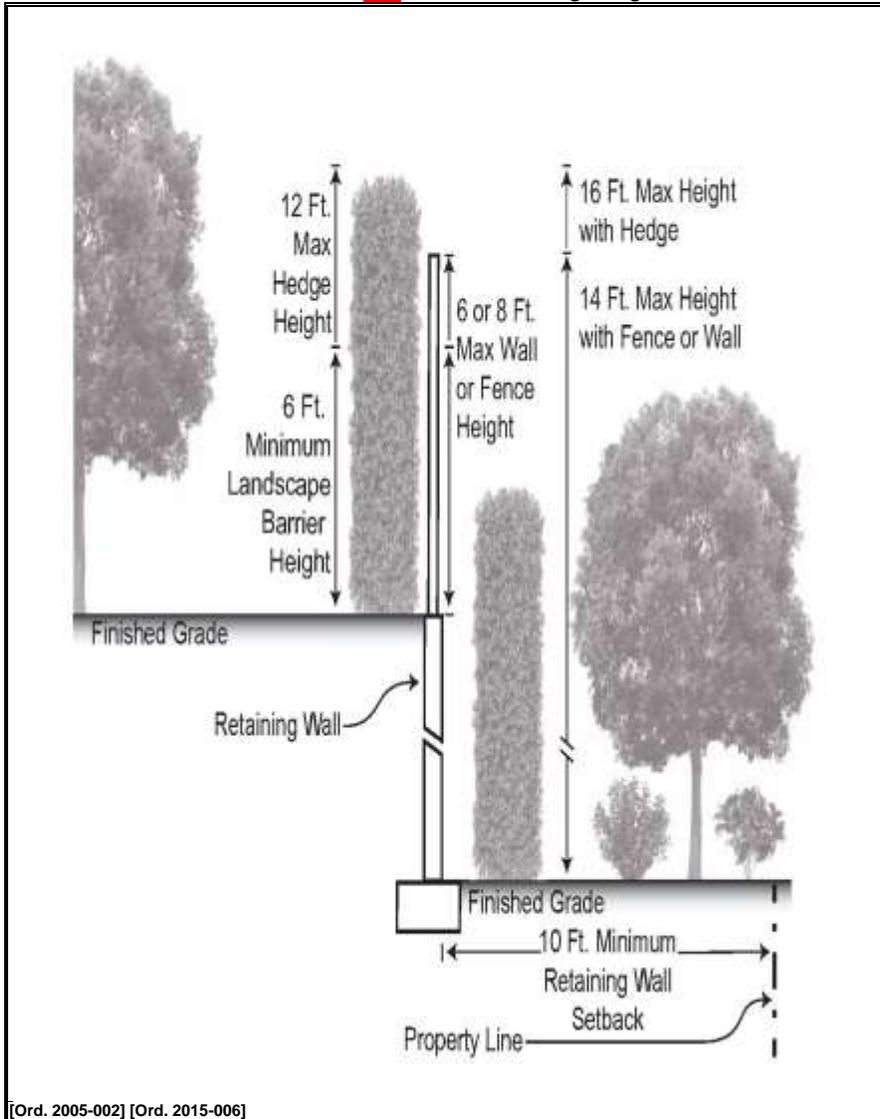
23 **[Relocated from Art. 7.D.3.B.1, Hedges, Height Measurement, page 18]**
24

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Table 7.D.3.B.4.A - Residential Hedge Height



[Ord. 2005-002] [Ord. 2015-006]

Part 5. ULDC Art. 7.F.3, Walls and Fences (pages 34 of 49) is hereby amended as follows:

Reason for amendments: [Zoning] 1) Clarify that walls and fences are considered as landscape barriers to provide visual screening effect. 2) Consolidate two Sections (Art.7.D and Art.7.F) of the Code related to wall and fence requirements to the new Chapter D. 3) Clarify location of wall and fence in different types of buffer.

B. Walls

Walls shall include, but not limited to: concrete panels or concrete blocks with continuous footer. In the Exurban and Rural Tiers, walls shall be built-constructed from natural stone, concrete with a stone veneer, or embossed concrete with a natural stone or wood grain. Product samples shall be

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submitted to the Zoning Division for approval prior to ~~submittal of the issuance of~~ the Building Permit for the wall.

D.1. Architectural Treatment

~~If a wall is used in a compatibility or Incompatibility buffer, both sides of a wall shall be given a finished architectural treatment that is compatible and harmonious with adjacent developments.~~ **[Ord. 2007-013]** [Relocated from Art. 7.F.3.D, Architectural Treatment, page 34]

C. Fences

Fences shall include, but not limited to: wood, vinyl panel, or vinyl coated chain link fence. In the Exurban and Rural Tiers, Product alternatives may be submitted to the Zoning Division for approval prior to the issuance of the Building Permit for the fence. **[Requirements are partially relocated/reworded from Table 7.C.3, Minimum Tier Requirements, page 16]**

E.1. Chain Link Fences

Chain link fences are prohibited in Incompatibility or R-O-W buffers unless vinyl coated. Vinyl coated chain link fences are only permitted in a R-O-W or Incompatibility buffer, when installed behind an opaque ~~six-foot high~~six-foot high hedge, unless approved as a Type II Waiver. **[Ord. 2007-001]** **[Ord. 2007-013]** **[Ord. 2016-016]**

1.a. Exception

An electrified fence in accordance with Art. 5.B.1.A.2.e.2), Electrified Fence – Exceptions and Regulations, shall not be required to be vinyl coated. **[Ord. 2013-018]** [Relocated from Art. 7.F.3.E, Chain Link Fences, page 34]

Section 3 Walls and Fences

~~If a wall or fence is used, the following shall apply:~~ **[Ord. 2007-001]** **[Ord. 2007-013]**

A. Location of Wall or Fence

~~It is recommended that for walls and/or fences collocated in a buffer with a berm, be located at the top of berm. Walls and fences with a continuous footer shall be setback a minimum of ten feet from the edge of the property line. Fences may be permitted adjacent to a property line only when used in compatibility buffers.~~ **[Ord. 2007-001]** **[Ord. 2007-013]** [Relocated from Art. 7.F.3.A, Location of Wall or Fence, page 34]

D. Location of Wall or Fence in a Landscape Buffer

~~If a wall or fence is used, it shall be is encouraged to be located in the center of the width of the buffer width and run parallel to the length of the buffer. Sufficient area with minimum easement encumbrances shall be provided to allow planting on both sides of the wall or fence. The following standards shall be applied to all types of buffers with a proposed wall or fence:~~

Table 7.D.4.D, Location of Wall or Fence in a Landscape Buffer

Minimum Requirements	R-O-W	Incompatibility	Compatibility
Setback for the wall or fence	10 ft. from the edge of the ultimate R-O-W or BBL, whichever is applicable. (1) [Partially relocated from Art.7.F.7.E, Walls and Fences, page 36]	10 ft. from the edge of the property line. [Partially relocated from Art.7.F.3.A, Location of Wall or Fence, page 34]	No setback required. Allow to be located along the property line.
Planting Width	7 ft. on both sides of the wall or fence, or 10 ft. if a wall with continuous footer is used. (2) (3)	7 ft. on both sides of the wall or fence, or 10 ft. if a wall with continuous footer is used. (2) (3)	5 feet on one side of the fence. If a wall is installed, 10 feet on one side of the wall or 5 feet on both sides of the wall. (2) (3)
Berm	If a berm is proposed, the wall may be located on top of a continuous berm.	If a berm is proposed, the wall may be located on top of a continuous berm.	No requirement.
Canopy Tree Planting	75 percent of required trees shall be located between along the exterior side of the wall or fence. [Partially relocated from Art.7.F.3.B, Location of Planting, page 34]	75 percent of required trees shall be located between along the exterior side of the wall or fence. [Partially relocated from Art.7.F.3.B, Location of Planting, page 34]	No percentage requirement.
Shrub Planting	Shrubs or hedges shall be installed-planted on both sides of the wall or fence. [Partially relocated from Art.7.F.3.B, Location of Planting, page 34]	Shrubs or hedges shall be installed-planted on both sides of the wall or fence. [Partially relocated from Art.7.F.3.B, Location of Planting, page 34]	No percentage requirement.
(1) Unless waived or reduced by the County Engineer, provided there remains a minimum of five clear feet for planting. [Partially relocated from Art.7.F.7.E, Walls and Fences, page 36] (2) Clear feet with no easement encumbrances. (3) If a wall is installed, the minimum width shall be increased to 10 feet.			

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~~E. Walls and Fences~~

~~Walls or fences shall be setback a minimum of ten feet from the edge of the ultimate R-O-W, unless waived or reduced by the County Engineer, provided there remains a minimum of five clear feet for planting, or if a wall with a continuous footer is used, a minimum of ten clear feet for planting.~~

[Partially relocated from Art. 7.F.7.E, Walls and Fences and partially relocated to Table above, page 36]

~~B. Location of Planting~~

~~A minimum of 75 percent of required trees shall be located between the exterior of the wall or fence along a R-O-W, or facing adjacent property, except when a fence is used in a compatibility buffer and located along the property line. Shrubs or hedges shall be installed on both sides of the wall or fence along a R-O-W, or facing adjacent property, except when a fence is used in a compatibility buffer and located along the property line. [Ord. 2007-013] [Relocated from Art. 7.F.3.B,~~

~~Location of Planting and partially relocated to Table above, page 34]~~

~~1. Exception~~

~~Electrified fencing in accordance with Art. 5.B.1.A.2.e.2), Electrified Fence – Exceptions and Regulations, shall not be required to provide shrubs or hedges on the inside of the electrified fencing or on the inside of the non-electrified fencing or wall which the electrified fencing is adjacent to. [2013-018] [Relocated from Art. 7.F.3.B.1, Exception, page 34]~~

~~C.E. Conflict with Easements~~

~~If the placement of the wall or fence conflicts with an easement, the wall or fence shall not encroach upon the easement unless consistent with Article 3.D, PROPERTY DEVELOPMENT REGULATIONS (PDRs). [Ord. 2007-013] [Relocated from Art. 7.F.3.C, Conflict with Easements, page 34]~~

Part 5. ULDC Art. 7.F.10 (pages 37-39 of 49) and Art.7.F.7.E, Walls and Fences (page 36 of 49), are hereby amended as follows:

Reason for amendments: [Zoning] 1) Relocate and consolidate different Sections of Article 7 (Article 7.F.7 and 7.F.10) which describe requirements for walls, fences and hedges to the new Chapter D.

Section 405 ~~Perimeter Landscape Buffers with Grade Changes~~

~~The height of a fence, hedge, wall or hedge fence may be increased when located in a perimeter landscape buffer where a retaining wall is used, subject to the following: [Ord. 2016-016]~~

~~A. Grade Measurement~~

~~The difference in grade shall be determined by measuring the elevation of the retaining wall and the elevation of the abutting lot at the property line. [Ord. 2016-016]~~

~~B. Compatibility Buffer – Maximum Height Increase~~

~~1. Fences~~

~~The height of a fence located on a retaining wall in a Compatibility Buffer may be increased by the difference in grade up to a maximum of four feet, whichever is less, as illustrated in Figure 7.F.10, Height Requirements for Compatibility Buffers with Grade Changes Using Retaining Walls. The fence shall be of the minimum height necessary to comply with Florida Building Code requirements for guardrails. [Ord. 2016-016]~~

~~2. Hedges~~

~~Maximum permitted hedge height abutting a retaining wall may only be increased subject to the requirements of Art. 7.F.10.C, Incompatibility or R-O-W Buffer – Maximum Height. A guardrail shall be installed on the retaining wall if required by Florida Building Code, subject to the height limitations for fences and walls. [Ord. 2016-016]~~

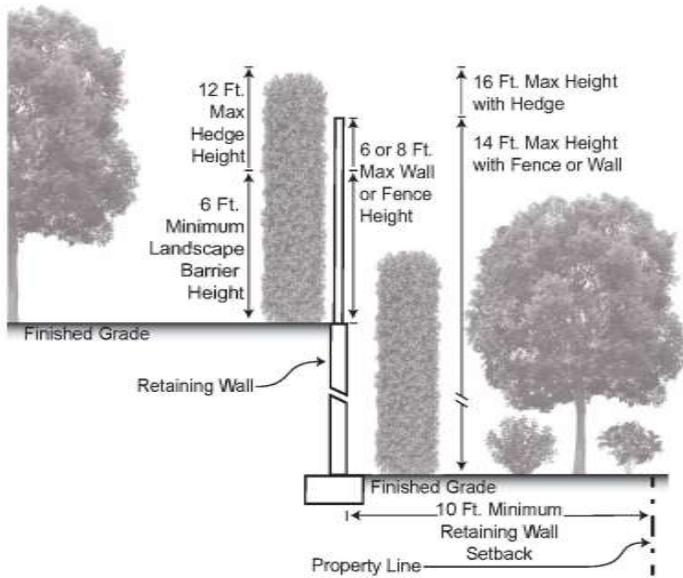
~~Figure 7.F.10.B - Height Requirements for Compatibility Buffers
With Grade Changes Using Retaining Walls~~

Commented [MK9]: Follow order of the reorg sections. Hedge, Walls and Fence

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[Ord. 20016-016]

[Relocated from Art. 7.F.10, Perimeter Buffers with Grade Changes, page 37-38]

C. Incompatibility or R-O-W Buffer – Maximum Height Increase

The height of a fence, wall or hedge located in an Incompatibility or R-O-W Buffer with a retaining wall may be increased by the difference in grade in accordance with Figure 7.F.10 Height Requirements for Incompatibility or R-O-W Buffers with Grade Changes Using Retaining Walls, and the following: [Ord. 2016-016]

1. Fences and Walls

The height of a fence or wall located on a retaining wall setback a minimum of ten feet from the outer edge of the perimeter buffer may be increased by the difference in grade, up to a maximum overall height of 14 feet, whichever is less. The fence or wall shall be of the minimum height necessary to comply with Florida Building Code requirements for guardrails, or minimum required landscape barrier height. [Ord. 2016-016]

2. Hedges

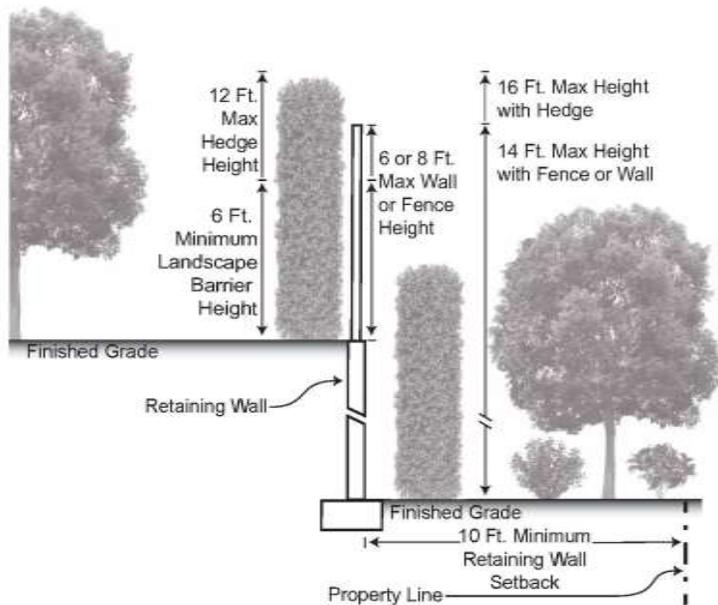
The height of a hedge abutting a retaining wall setback a minimum of ten feet from the outer edge of the perimeter buffer may be increased by the difference in grade, up to a maximum height of 16 feet, whichever is less. A guardrail shall be installed on the retaining wall if required by Florida Building Code, subject to the height limitations for fences and walls. [Ord. 2016-016]

Figure 7.F.10.C - Height Requirement for Incompatibility or R-O-W Buffers With Grade Changes Using Retaining Walls

Notes:

- Underlined indicates **new** text.
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[Ord. 2016-016]

[Relocated from Art. 7.F.10, Perimeter Buffers with Grade Change, pages 38-39]

Part 6. ULDC Art. 7.D.9 (pages), is hereby amended as follows:

Reason for amendments: [Zoning] Relocate Art. 7.D.9 to Section 6. Also eliminate redundant language under Art.7.F.9.D, Incompatibility – Berms.

Section 9 6 Berms

*Berms may be used as non-living landscape barriers only when used in conjunction with plant materials and where existing natural vegetation is not disturbed. Berms may be used in conjunction with fences, walls, hedges and shrubs to meet the total height requirements of ~~incompatibility-landscape~~ **Incompatibility** buffers, as illustrated in Figure 7.D.6.C9-C-4, Berm Elevation and Drainage Requirements, provided that hedges and shrubs are installed at the height necessary to provide the total six foot screen at the time of planting. Berms may be installed in preservation areas only where they will not affect the viability of preserved trees and vegetation. Runoff from berms shall be contained within the property, as illustrated in Figure 7.D.9.C-4, Berm Elevation and Drainage Requirements, or in a manner approved by the County Engineer.*

A. Tier Restrictions

Landscape berms are not allowed within the Exurban, Rural, Agricultural Preserve, or Glades Tiers, unless approved through a Type I Waiver or located along a Rural Parkway.

B. Maximum Slope

The slope of a berm shall not exceed three-to-one.

C. Height Measurement

Berm height shall be measured from the nearest adjacent top of the curb (parking lot) or the nearest adjacent crown of the road or the nearest adjacent finished floor elevation, whichever is higher.

[Ord. 2005 – 002] [Ord. 2016-042] [Relocated from Art. 7.D.9, Berms, pages 21-22]

~~C. Berms~~

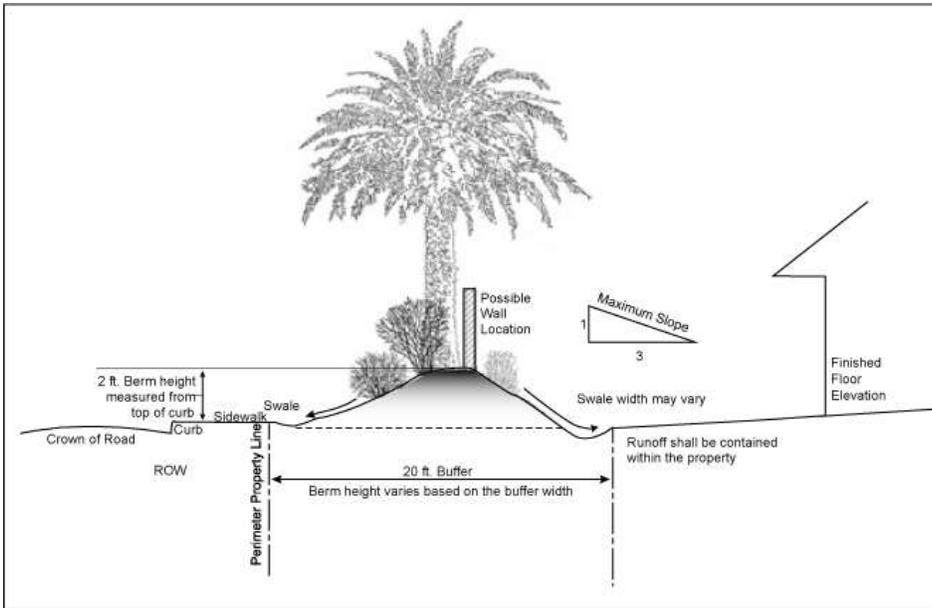
~~*Landscape berms may be used in conjunction with shrubs, hedges, walls or fences to meet minimum visual screen height requirements.*~~ [Relocated from Art. 7.F.9.C, Berms, page 37]

Figure 7.D.9.C - Berm Elevation and Drainage Requirements

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[Ord. 2005-002]

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Part 7. ULDC Art. 7.D.4, Ground Treatment (page 20 of 49), is hereby amended as follows:

Reason for amendments: [Zoning] Relocate Art. 7.D.4, Ground Treatment to the new Chapter D.

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Section 4 7 Ground Treatment

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The ground within required landscaped areas shall receive appropriate ground treatment at installation. Ground treatment shall not be required in preservation areas. Sand, gravel, shellrock, or pavement is not considered appropriate ground treatment. The following standards shall apply to the installation of ground treatment: [Ord. 2016-042]

A. Ground Cover

Containerized Ground cover shall provide a minimum of 50 percent coverage immediately upon planting and 100 percent coverage within six months. Seeded ground cover such as native wildflowers, shall provide a minimum of 50 percent coverage after six month of planting and 50 percent coverage within one year. 100 percent coverage shall be achieved at the second year of planting. [Ord. 2016-042]

B. Mulch

Mulch shall be installed and maintained at all times in all planted areas not containing ground cover. All mulch material shall be free of seeds and weeds to prevent tree sprouting and re-growth. [Ord. 2016-042]

C. Alternative Materials

Alternative materials such as pebbles, egg rocks, or decorative sand may be used up to a maximum of ten percent of ground coverage and only in areas needed to accommodate limited roof water runoff.

D. Lawn and Turf

Grassed areas shall be planted with species suitable as permanent lawns and shall reach 100 percent coverage within six months of planting. Grassed areas may be sodded, plugged, sprigged, or seeded. However, grass shall be required between landscape buffers and swales and in other areas subject to erosion. In areas where grass seed is used, millet or rye shall also be sown. These areas shall be properly maintained to ensure complete coverage. Because of their drought resistant characteristics, it is recommended that Bahia grass species be used. Use of drought-tolerant

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ground cover instead of lawn and turf grass is encouraged. Undeveloped parcels shall be planted as required in Art. 7.E.5.G, Vacant Lots. [Ord. 2016-042]

E. Artificial Turf

Artificial turf may be installed in the interior, terminal or divider medians of a bull pen vehicle storage area. The Applicant shall receive product approval from the Zoning Director, prior to indicating in on the Landscape Plan or installation. [Ord. 2016-042]

[Relocated from Art.7.D.4, Ground Treatment, page 20]

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Meeting

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