

Article 12

Landscaping Standards

Section 12.1. Purpose

The purpose and intent of this Article is to enhance the appearance and natural beauty of the City and to protect property values through preservation and planting of vegetation, screening, and landscape materials. These measures will help reduce excessive heat, glare, and accumulation of dust; provide privacy from noise and visual intrusion; prevent the erosion of soil, the excessive run-off of water, the consequent depletion of the ground water table and pollution of water bodies; and to protect other plant species from canker and other disease.

A major emphasis of the City's growth management efforts is on the design of the community. Careful attention to attractive and citizen friendly urban design is in the economic interest of the City, its citizens, and business owners. Attractive and integrated urban design features tend to improve a City's image, raise overall property values, attract new business and residents, and improve the quality of life:

Section 12.2. Modifications

Where lot size, shape, topography, existing structures, or site conditions make it infeasible to comply with the provisions of Section 12.4.(a). parking area, 12.4.(c). street tree canopy, and 12.4.(f). buffer area, the Zoning Official or designee may modify these provisions provided the alternate proposal will afford a degree of landscaping, screening, and buffering equivalent to or exceeding the requirements of this Article. Whenever the Zoning Official or designee varies these requirements, the justification for the modification shall be entered upon the face of the permit.

**~~REVIEWERS KEY TO PREVIOUS
PARAGRAPH:~~**

~~12.4(a): parking area~~

~~12.4(c): street tree canopy~~

~~12.4(f): buffer area~~

Section 12.3. General Provisions

Landscaping, trees, and plant material shall be planted and maintained in a healthy growing condition according to accepted horticulture practices. Any landscaping, trees, and plant material in a condition that does not fulfill the intent of these regulations, shall be replaced by the owner.

- (a) The selection of plants, planting methods, root ball, number of branches, and width, shall conform with the most recent update of the Grades and Standards for Nursery Plants published by the Florida Department of Agriculture and Consumer Services for that type of tree or shrub at the time of installation and shall be of Florida #1 Standard or better.
- (b) Adequate drainage and mulching shall be provided for planted medians and islands. Each tree shall have a minimum pervious ground area of 100 square feet for root growth [exception: 12.4 - Street Trees] and should not be planted on slopes exceeding 4:1 horizontal to vertical distance.
- (c) Nothing shall be planted or installed within an underground or overhead utility easement or a drainage easement without the consent of the City and the easement holder, excluding groundcover.
- (d) Fences used to meet buffer requirements shall be supplemented with plantings following the requirements listed in Section 12.4(f)(1).
- (e) All berms shall not exceed a 3:1 slope, horizontal to vertical distance.
- (f) No person may remove any landscaping from within a right-of-way without the consent of the City of Punta Gorda.
- (g) For multi-family and commercial development, all required landscaped areas shall be protected by curbing or wheelstops where immediately abutted by pavement. This requirement does not apply on land zoned TPG (Traditional Punta Gorda) for building types that are not required to obtain a Development Plan; see Section 3.2(j). The width of all curbing shall be excluded from required landscaped areas and perimeter landscaping shall not be credited toward interior landscaping.
- (h) Non-residential and residential trees required by this Article shall not be pruned to maintain growth at a reduced height or spread. Hurricane cutting of palm trees is prohibited as a maintenance trim. Plants and trees shall only be pruned to promote healthy, safe, uniform, and natural growth of the vegetation and according to the American National Standards Institute (ANSI) 300 Series, in a manner that preserves the character of the crown. Root pruning shall be kept to an absolute minimum. Severely pruned trees and shrubs shall be replaced by the owner with comparable material.
- (i) Maximum impervious surface area shall not exceed 70% of gross land area for two-family, multi-family and non-residential development and 60% for single-family development. This provision shall not apply to areas zoned City Center District. This requirement does not apply on land zoned TPG (Traditional Punta Gorda) for building types that are not required to obtain a Development Plan; see Section 3.2(j). Solid sod shall be required in swales or other areas subject to erosion unless otherwise permitted by Section 12.4(d)(4)(a).
- (j) Prior to removal of any tree the owner shall give the City first right of refusal to relocate the tree if the owner does not choose to relocate the landscaping.
- (k) No person shall cut down, destroy, damage, remove, or poison any native and

approved non-native tree 12 inches or larger in Diameter at Breast Height [DBH] within the City without an approved tree removal permit. A tree removal permit may be approved if one or more of the following circumstances exist and is evidenced by a report from an arborist: the tree constitutes a hazard to life or property which cannot be mitigated without removing; the tree is dying or dead so that its restoration to a sound condition is not practicable; or it has a disease which can be transmitted to other trees. Tree replacement shall be required pursuant to requirements in Section 12.14 should the tree removal cause the property to fall below minimum requirements.

- (1) When it is necessary to expedite the removal of damaged, diseased or destroyed trees in the interest of public health, safety and welfare, notification to the City by means of telephone or email shall be sufficient. An after-the-fact permit must be obtained and site visit by the City shall be scheduled within 72 hours of the tree removal.
- (l) It shall be unlawful for any person to cut down, destroy, remove, or relocate any genus of mangrove in the City, without first receiving approval from the State Department of Environmental Protection, if required [in accordance with Chapter 17-27 of the Florida Administrative Code].
- (m) Property owners shall ensure that all trees, sodded, landscaped and xeriscaped areas are kept in healthy growing condition.
- (n) The use of artificial turf may be considered as an alternative to grass and ground cover by submitting a landscape plan to Urban Design for review and approval.
 - (1) The landscape plan submittal must include the following information:
 - a. Two copies of a detailed, signed and sealed site survey of the property that is less than one year old that indicates the location of existing trees and shrubs and all other improvements on the property.
 - b. Two copies of the landscape plot plan indicating the proposed location of the artificial turf and other landscape materials. Setbacks to the seawall will be required to be shown for any trees, large shrubs, curbing, areas of rock beds or boulder type landscape material that is planned. All landscape plans must meet minimum standards as denoted in this Article.
 - c. If the property is zoned commercial or multi-family, a copy of an approved Southwest Florida Water Management District Permit shall be included in the permit application.
 - d. Evidence that the artificial turf proposed will have a minimum tufted weight of 56 ounces per square foot, be a natural green in color, and have a minimum 8 year warranty. A sample of the turf proposed that meets these standards shall be submitted with the proposed landscape plan including a copy of the manufacturers' specifications

and warranty information.

- e. Evidence that all artificial turf installations will have a minimum permeability of 30 inches per hour per square yard and provide anchoring information as to the size and location of anchors to ensure the turf will withstand the effects of wind.
- f. Consideration of the percentage of living plant materials versus percentage of artificial turf proposed for any property shall be part of the review process. Evidence that living plant material will be drought tolerant and consist of 50 percent Florida native species including shrubs, vines, trees and ground covers.

(2) Any landscape plan approval to allow artificial turf shall include the following conditions:

- a. Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material.
- b. Rubber, sand and any other weighting or infill material is prohibited.
- c. If artificial turf is planned to be installed next to the seawall, the artificial turf shall be pinned or staked behind the seawall. Nothing shall be attached directly to or placed on the seawall or seawall cap.
- d. A copy of the approved landscape plan with any applicable conditions together with a signed and notarized Hold Harmless letter by the property owner seeking to use artificial turf shall be recorded in the Public Records of Charlotte County at the applicant's expense so that any subsequent purchaser will be on notice regarding the special rules relating to the artificial turf.
- e. A landscape inspection shall be conducted after the installation of the artificial turf to ensure all living plant materials conform to the provided landscape plot plan and meet the drought tolerant and native species requirements.
- f. If artificial turf is to be installed in the City right-of-way, a separate right-of-way permit must be obtained prior to commencing work.
- g. Artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes and impressions, as determined by Code Compliance. All edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.
- h. Artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas, as determined by Code Compliance. Replacement shall be completed within 60 days of notification by

Code Compliance.

- i. If maintenance is required on the City right-of-way or utility easement, it shall be the responsibility of the property owner to remove, replace and repair, at the owner's expense, any artificial turf that has been placed in the right-of-way or utility easement within 60 days.
 - j. If maintenance is required on the seawall and/or seawall cap, it shall be the responsibility of the property owner to remove, replace and repair, at the owner's expense, any artificial turf that has been placed in the rear yard of the property abutting the seawall within 60 days.
 - k. The City of Punta Gorda shall not be held liable for any damage to any artificial turf or other items placed within the right-of-way, within six feet of the seawall or within any area covering City utilities.
- (o) All trees and other vegetation planted and maintained shall comply with ~~be kept out of~~ the visibility triangle requirements of Section 8.5. ~~The visibility triangle shall be the triangular area formed by a diagonal line connecting two points measured from the point of intersecting right-of-way lines 20 feet in each direction as determined by the Zoning Official or designee.~~

(Ord. No. 1508-07, <sec> 1, 10-03-07; Ord. No. 1579-09, <sec> 1, 1-7-09; Ord. No. 1755-13, <sec> 1, 6-19-13; Ord. No. 1839-16, <sec> 1, 03-02-2016)

Section 12.4. Types of Landscaping

The provisions of this Section shall apply to all new development and to changes of use, additions and expansions that increase the intensity of existing development a minimum of 10 percent or 3,000 square feet, whichever is less. The types of landscaping are defined below and shall meet the following performance requirements. ~~The provisions of 12.4(b), 12.4(e), and 12.4(f) below shall not apply to areas zoned City Center District.~~

- (a) **Parking Area.** Parking areas shall comply with the following minimum standards.
 - (1) A landscaped area shall be provided along the perimeter of all parking, loading, drive, and storage areas. The landscape area shall have a minimum width of 8 feet and shall be planted with 4 trees and 35 shrubs per 100 linear feet or fraction thereof of perimeter area. Plants comprising the perimeter landscape area shall be spread across the entire width of the area. [Calculation example, 101 feet of frontage divided by 100 linear feet = 1.01 times 3 trees = 3.03 trees or 4 trees for a lot 101 feet in width]
 - (2) Landscaped areas shall be provided at the ends of each parking aisle. These areas shall be a minimum of 400 square feet in area for double parking stall lanes and 200 square feet for single parking stall lanes and have a minimum width of 10 feet. Interior landscaped areas shall be planted with a minimum of 1 tree and 10 shrubs per 200 square feet of area. The required number of

parking spaces may be reduced by one parking space for each 150 square feet of interior planting area, not exceeding 10 percent.

- (b) **Building Perimeter.** All multi-family and non-residential development shall provide building perimeter planting along the façade of buildings in the amount of 200 square feet per 1,000 square feet of building ground floor area. The building perimeter area shall be planted with a minimum of 1 tree and 10 shrubs per 200 square feet of area and have a minimum width of 8 feet. Canopy trees shall not be planted within 10 feet of the building footprint or adjoining lot line to accommodate growth. These building perimeter requirements are waived on land zoned TPG (Traditional Punta Gorda) for building types that are not required to obtain a Development Plan (see Section 3.2(j)) and for all buildings in the Downtown Core regulating district.

- (c) **Street Tree Canopy.** A tree canopy shall be required along all streets serving multi-family and non-residential uses as a unifying element to soften the transition from the public street to the private yard. Trees shall be spaced 35 feet on-center depending on the growth habit of the species, within the public right-of-way and within 6 feet of the property line.
 - (1) At a minimum, 3 trees shall be planted for each 100 linear feet or fraction thereof of street frontage. Suggested species may include Royal Palm, Foxtail Palm and Black Olive “Shady Lady”. *[Calculation example, 101 divided by 100 = 1.01 times 3 trees = 3.03 trees or 4 trees for a lot 101 feet in width]*
 - (2) No street tree shall be planted closer than 30 feet of any street corner, 10 feet of any fire hydrant or within 5 lateral feet of any overhead utility wire, underground water line, sewer line, transmission line or other utility without Development Review Committee approval.
 - (3) No street tree with a 50% mature canopy of less than 450 square feet [excluding palms] may be used to fulfill this requirement.

- (d) **Residential Landscape Requirements.** The landscape standards of this Section shall apply to all new construction of single-family homes and duplexes. In the Traditional Punta Gorda (TPG) zoning district, these standards also apply to triplexes and fourplexes. Each building site shall be provided with trees, shrubs, and groundcovers in accordance with this Section and shall be landscaped to comply with the following standards:
 - (1) Plant material used to meet the requirements of this Article shall meet the standards for Florida #1 or better, as set out in Grades and Standards for Nursery Plants, Part I and Part II, Department of Agriculture, State of Florida – as amended.
 - (2) For all new construction, at least 75% of the trees and 50% of the shrubs used to fulfill these requirements shall be native Southern Florida species. For updating landscape beds on existing properties, Florida Friendly species may be substituted with prior staff approval. In addition, at least 75% of the trees and shrubs used to fulfill these requirements shall be drought tolerant species.

- a. Trees and shrubs. All trees shall be at least 10-12 feet in height and 2.5 inches in diameter at breast height (DBH) at the time of installation. All shrubs shall be at least 3 gallons in container size and 2 feet in height for an upright growth habit shrub and 6-12 inches in height for a horizontal growth habit shrub.
- (3) Tree Species Mix. When three or more trees are required to be planted to meet the requirements of this Article, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees planted. The minimum number of species to be planted is indicated below.

Required Number of Trees	Minimum Number of Species
3 to 10	2 species
11 to 20	3 species

- (4) Landscape Plan Required. Prior to the issuance of any building permit for site development, a landscape plan shall be submitted to, reviewed by, and approved by the Zoning Official or designee. The landscape plan submitted for an individual single-family or duplex residence and for triplexes and fourplexes in the TPG zoning district may be in the form of a plot or drawing prepared by the owner or his agent. The plan must designate plants by species name, pot size and height and show location of the plant material to be installed or preserved on the site.
- a. Florida Friendly Landscape. If Florida Friendly landscape is desired, the landscape plan must be designed by a qualified professional, such as a registered landscape architect, master gardener, certified arborist or certified landscape designer and shall be approved at building permit by the appropriate departments, Public Works Engineering, Canal Maintenance and Urban Design Divisions.
 - b. A Certificate of Occupancy shall not be issued until approval of the landscaping plan and installation of all plants and materials consistent with that approved plan has been completed and inspected by the Zoning Official or designee.
- (5) On waterfront properties trees as designed in Section 12.15 shall be planted a minimum of eight feet from the seawall or with a twenty foot clearance if necessary to allow for future growth. All trees and shrubs shall be planted in a manner that said trees or shrubs do not grow closer than six feet to the seawall. In the event of seawall repair or replacement, any trees or shrubs that must be removed shall be replaced at the property owner's expense.
- (6) Tree Requirement: Building site requirements. One canopy tree per every 4,000 square feet or portion thereof is required per building site. Canopy trees shall not be planted within ten feet of the building footprint or

adjoining lot line to accommodate growth.

- a. Two palms as listed below may be substituted for each required canopy tree:

Common Name	Scientific Name
Sable Palm, Cabbage Palm	Sabal palmetto
Everglades Palm	Acoelorrhaphe wrightii
Florida Thatch Palm	Thrinax radiata
Florida Royal Palm	Roystonea elata

- b. A fee of \$750 per tree may be paid to the City of Punta Gorda in lieu of planting a required tree or for voluntary removal of a required tree. Fees shall be set aside to be used for planting trees on City owned or controlled property or rights-of-way.

- (7) Shrub requirement: One shrub per five linear feet of building frontage on any street. Structures with frontage on more than one street shall have one shrub per every five linear feet of frontage on each street.

(8) *[This subsection taken from Article 8]* **Soil Erosion - All Development:** Erosion control devices [e.g., sediment barriers] shall be installed at the development site prior to any excavating, clearing, grading, or filling activities. All excavated, cleared, graded, or filled areas, subject to any erosion by wind or water prior to the establishment of a finished grade, agricultural crops, or perennial vegetative cover shall be stabilized. Stabilization shall commence immediately following excavating, clearing, grading, or filling activities. [Moved from Section 8.13, with minor changes]

- a. Except within the Groundcover Exemption Area, all drainage facilities as defined herein, located along the seawalls and in the rights-of-way shall be sodded. Drainage facilities located in side yards shall be sodded or planted with approved ground cover or living plants that will provide adequate drainage.
- i. Groundcover Exemption Area is a geographical area of the City bounded generally on the Northwest by West Retta Esplanade, on the Northeast by Cross Street (US 41 southbound), on the Southeast by West Virginia Avenue, and on the Southwest by



Shreve Street and the linear park.

- ii. Within the Groundcover Exemption Area yards may be hardscaped or xeriscaped or planted with salt-tolerant vegetation for the entire yard area. Trees and shrubbery are required to be incorporated within the yard in accordance with the provisions herein. Plant material used within this Groundcover Exemption Area are limited to those species identified by the University of Florida IFAS Extension as native Florida Freshwater Wetland Plants or Florida-Friendly Landscaping Plants or as pre-approved by Urban Design and the Zoning Official or designee.
- iii. Landscape plans must be designed by a qualified professional such as registered landscape architect, master gardener, certified arborist or certified landscape designer and submitted for approval along with the submission of an application for a building permit. All such plans shall be reviewed by the appropriate City departments including Public Works Engineering, Canal Maintenance, Urban Design and the Zoning Official or designee, and approved before the issuance of a building permit.

- b. In lieu of sod or other approved living vegetation, draining facilities located in side yards of single family residential properties may be covered in landscape rocks subject to the following limitations:
 - i. The landscape rock shall be confined so the rock does not extend beyond the architectural front and rear of the primary structure.
 - ii. The rock area in the side yard must be able to drain easily into the soil and must be bordered in the front and rear yards by grass or other approved vegetation that will provide adequate filtration for any excess stormwater that flows off the rock area.
 - iii. Landscape rock in lieu of vegetation or approved groundcover is not permitted in any street yard.
 - iv. Confining the rock by landscape border not exceeding 4 inches in height is permitted in this area.
 - v. The landscape rock area must be completely covered so that no exposed soils are visible.
 - vi. The use of steppingstones in the side yard is permitted, provided they are adequately spaced to allow stormwater drainage.
 - vii. Paver walkways or other permanent walkways must maintain the 3-foot side yard setback, unless otherwise specifically permitted herein.
- c. Mulch materials used in drainage areas around plants shall be organic mulch, such as pine straw or needles, shredded eucalyptus or shredded melaleuca mulch or equivalent shredded organic mulch.
- d. Organic mulch in the drainage area shall be permitted only as needed around living ground cover or living plants. Using only mulch, with no ground cover or living plant material is prohibited in any yard, except landscaping rock is permitted in side yards, as specifically permitted herein.
- e. Drainage facilities with seasonal ground water levels apparent shall be sodded to the existing water elevation. All drainage leaving denuded development sites shall be filtered by sediment barriers. When natural drainage paths cross the site, temporary stormwater control measures such as turbidity screens/siltation barriers shall be used.
- f. For the purpose of this Section, drainage facilities are defined as follows:
 - i. The street yard right-of-way area commonly known as the swale, which is the land that lies between the street yard property line and the edge of the pavement;
 - ii. A three-foot wide strip of land running alongside yard property lines between properties (creating a six-foot wide drainage area); or

iii. Six feet of land running parallel with and along all seawalls.

Multi-family and commercial development projects and private lands designated as “greenbelts” are regulated by a separate stormwater permit issued by the Southwest Florida Water Management District (SWFWMD) and are not subject to this Section.

- g. For the purpose of this Section, landscape rock is defined as:
 - i. Loose rock, river rock or gravel, with each piece not exceeding 3 inches +/- in diameter, which allows stormwater to easily drain into the soil.
 - h. All slopes shall be stabilized in accordance with best management practices and this Code.
 - i. Clearing of non-agricultural land shall conform to the parameters of this Section unless a stricter development plan requirement applies.
 - j. Wetlands shall be protected from degradation of natural resources.
 - k. Any development exhibiting denuded soil shall employ dust control measures as deemed appropriate by guidelines of the Florida Department of Environmental Protection (FDEP).
 - l. To the extent practicable, the topsoil which occurs on a site prior to development shall be retained or stockpiled throughout development of the site such that it will not be buried during the placement of fill. Following fill placement, and prior to landscaping, stockpiled topsoils shall be redistributed over the exposed, filled portions of the site. In no event shall the preceding be interpreted to require grade change within the dripline of trees to be preserved, nor the stockpiling of topsoils from any portion of the site which will not be filled.
 - m. Any development site which is identified by the Florida Department of Environmental Protection (FDEP) as devoid of native topsoils shall be exempt from the requirements of this subsection.

(8 9) Groundcover Requirement – All Development:

- a. Entire building site, including properties within the Groundcover Exemption Area, must be completely covered with suitable groundcovers including but not limited to sod, organic mulch, and planting beds. No exposed soils shall be permitted. Organic mulch may only be used as provided in Subsection 89(e) and in no case may exceed ten percent of any yard unless specifically permitted herein. The use of rubberized pellets is specifically prohibited.
- b. Groundcover plants shall be planted no more than 24 inches apart for 1 gallon pots or 12 inches apart for 4 inch pots. Complete coverage must be maintained within 6 months. Zoning inspections shall be made at three-month intervals. Any areas with exposed soils at the end of 6 months shall be covered with sod and maintained. All groundcovers must be maintained at a height of less than 12 inches at all times.

- c. Wherever used, sod shall be installed with no gaps or overlaps, so as to present a finished appearance and prohibit erosion of the planted area.
- d. The use of any inorganic mulch, including but not limited to pebbles or shells to cover the soil surface, is not recommended. ~~In no case may inorganic mulch exceed ten percent of any yard area not covered by the building footprint, except as specifically permitted within Section 8.13 of this Code.~~ It may be used as accent material within landscaped areas of the yard; however, such use is limited to no more than ten percent of the total required yard area and shall not be placed in any drainage area, except landscape rock in side yards, as specifically permitted herein, but not within six feet of the seawall. [Moved from Section 8.13]
- e. Organic or inorganic mulch may only be used as necessary around trees and landscaped area and may not be used in lieu of sod or approved ground covers for lawn areas, except as specifically permitted within the Groundcover Exemption Area and as otherwise permitted in Section 8.13(a) of this Code.
- f. Building sites exceeding ten percent organic mulch may be permitted based on a design provided by a qualified professional, such as a registered landscape architect, master gardener, certified arborist, or certified landscape designer. Alternative planting plans are subject to the review and approval of Public Works Engineering, Canal Maintenance, and the Urban Design Divisions.
- ~~g. The Groundcover Exemption Area is a geographical area of the City bounded on the North by West Retta Esplanade, on the East by Cross Street, on the South by West Virginia Avenue and on the West by Shreve Street.~~
 - ~~1. Within the Groundcover Exemption Area, yards may be hardscaped or xeriscaped for the entire yard area. Trees and shrubbery are required to be incorporated within the yard in accordance with the provisions herein. Plant material used within this Groundcover Exemption Area are limited to those species identified by the University of Florida IFAS Extension as native Florida Freshwater Wetland Plants or Florida-Friendly Landscape Plants as pre-approved by Urban Design and the Zoning Official or designee.~~

(10) Proper Landscape Maintenance.

The City will follow the Florida Friendly Landscaping categories created by the University of Florida for the Florida Yards and Neighbors program to determine compliance with proper maintenance standards. Said standards are hereby incorporated by reference as may from time to time be amended. Residential landscaping must meet the requirements below to be considered compliant:

- a. Landscape must be actively managed so that no area or plants appears overgrown or unsightly.

- b. Appropriate pruning practices are being used to ensure the health of the plants.
- c. Landscape beds are clearly defined.
- d. Landscape and household debris is properly disposed of or recycled.
- e. Any composting must be maintained in a completely enclosed area out of view of adjacent properties and the public right-of-ways.
- f. The topping or sculpting of any required trees into a desired shape, other than the natural shape is prohibited.

(11) Temporary Suspension of Landscape Installation Requirements. The installation of landscaping pursuant to the provisions of this Article may be temporarily suspended in individual cases at the discretion of the Zoning Official or designee if any of the following emergency conditions exist:

- a. Freeze. After a freeze when required landscape materials are not available.
- b. Drought. During a period of drought in which the use of water for installation and establishment of new landscaping is restricted by the Southwest Florida Water Management District.
- c. Written agreement required. The suspension of planting shall be conditioned upon the signing by the applicant of a written agreement stating that installation of required landscaping will resume as soon as either of the above two emergency conditions cease to exist. Timeline shall be set by the Zoning Official or designee. Failure of the applicant to fulfill the terms of such agreement shall be deemed a violation of the Article:

(e) Site Canopy Coverage. All multi-family, planned developments and non-residential developments shall provide site canopy coverage equal to 30% of the total site area. This coverage shall be calculated using the 50% mature canopy coverage allowances listed under Section 12.15, Native and approved Non-Native Trees. The 30% canopy coverage requirement does not apply on land zoned TPG (Traditional Punta Gorda) for all buildings in the Downtown Core regulating district. It also does not apply to building types in any regulating district that are not required to obtain a Development Plan; those building types shall instead meet the tree requirements for individual building sites in Subsection 12.4(d)(6).

(f) Buffer Area. A buffer area shall be required along all boundaries of any lot containing a two-family, multi-family, or a non-residential use which is more intensive than the lot uses permitted by the abutting a less intensive use Zoning Classification(s) abutting. In the TPG (Traditional Punta Gorda) zoning district, this requirement applies only in the Flex Commercial Corridor and Maker Village

regulating districts. Such yard shall comply with the following minimum standards.

- (1) The buffer area shall be located within the boundaries of the higher intensity use property. ~~However, a maximum of 50 percent of the buffer area may be located on abutting property, provided the owners of all abutting properties agree in writing to the proposal. Said agreement shall be created by the applicant, reviewed by the City, it must be recorded and provide stipulations for perpetual maintenance and upkeep.~~
- (2) The buffer area shall consist of trees and shrubs of such a type, height, spacing and arrangement to effectively transition the activity on the lot from the neighboring area. At a minimum, the planting shall consist of:
 - a. 10-foot buffer area : 4 trees and 35 shrubs per 100 linear feet
 - b. 15-foot buffer areas: 6 trees and ~~40~~20 shrubs per 100 linear feet;
 - c. 20-foot buffer areas, and: 10 trees and ~~50~~30 shrubs per 100 linear feet
 - ~~b.d.~~ 25-30-foot buffer areas: 20 trees and 60 shrubs per 100 linear feet
- (3) An earthen berm, fence, or wall of a location, height, design, and material approved by the Zoning Official or designee may be substituted to offset a portion of the required planting and/or buffer. Fences and walls, if substituted, shall be a minimum of 6 feet in height and constructed of materials congruous with the materials of the main building. Trees and shrubs shall supplement earthen berms, fences, or wall areas at a minimum of 50 percent of the landscape material indicated in Section 12.4(f)(2) above. The landscaping shall be installed along the outside wall.
- (4) The minimum width of a buffer area shall follow the matrix below:

Proposed Land Use	Adjacent Land Uses			
	Single Family	Multi-Family	Mixed Use	Commercial/Industrial
Single Family	-	-	-	-
Multi-Family	10'	-	-	-
Mixed Use	10'	10'	-	-
Commercial/Industrial	25'	20'	15'	-

The existence of an ~~canal or natural water body, alley, right-of-way, or easement~~ shall not exempt property from the buffer requirements of this Article.

- (g) Screening of Outdoor Storage Areas. Outdoor storage areas shall be screened from view of adjacent streets, and from all residentially zoned land using landscape materials to form a continuous screen of at least six feet in height within two years of installation.

- (h) Screening of Mechanical Equipment. All multi-family and non-residential uses shall screen from view all mechanical equipment, such as but not limited to ground or roof mounted air conditioners or pumps, through the use of features such as berms, fences, false facades or dense landscaping compatible with the site.
- (i) Screening of Public Utilities. All public utility appurtenances shall be screened from view, such as lift stations, relay boxes, ground mounted transformers, etc.
- (j) Central Solid Waste Storage Area. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the central storage of solid waste within the lot. Where such facilities are provided outside of a building, they shall be screened from adjacent property and streets by an enclosure constructed of materials congruous with the materials on the exterior wall of the main building.
- (k) Unoccupied Lot Areas. All areas of a developed lot shall be appropriately improved with ground cover, trees, shrubbery or mulch in accordance with this Section. Undeveloped lots or parcels shall be covered with sod. No exposed soils shall be permitted.
- (l) Upon completion of any demolition of a single-family residence, or other single-family structure such as but not limited to detached garages, swimming pools or sheds, all rights-of-way and drainage areas along side yards and property within six feet of the seawall shall be sodded completely. The remainder of the lot or property may be stabilized by the combined use of strip sodding and seeding provided each row of sod is separated by no more than 12 inches. In all cases, a minimum 32 inch wide strip of existing grass or newly placed sod shall form the perimeter of all disturbed areas.
- (m) For demolition of any multi-family or commercial structure, all vacant land areas are required to be completely sodded.
 - (1) The use of hydro-seeding to prevent soil erosion and promote grass growth may be permitted in lieu of sodding on parcels that are 100 feet or more in distance to an improved lot, provided the property is cleared of all debris, concrete, rocks and the grade has been leveled and is without ruts prior to seeding. All areas of the lot within 100 feet of an improved lot must be sodded.
 - (2) The hydro-seed slurry must be sprayed over the prepared ground in a thick uniform layer that is easily visible.
 - (3) Repeat applications will be required if the grass does not begin growing within two weeks of the hydro-seeding, or if a healthy stand of grass, free of bare spots is not established.

~~(Ord. No. 1508-07, <sec> 2, 10-03-07; Ord. No. 1667-11, <sec> 2, 02-02-11; Ord. No. 1755-13, <sec> 1, 6-19-13; Ord. No. 1830-15, <sec> 2, 10-7-2015; Ord. No. 1838-16, <sec> 1, 03-02-16;~~

Section 12.5. Plant Material and Installation

Plant material used to meet the requirements of this Article shall meet the standards for Florida Number 1 or better, as set out in Grades and Standards for Nursery Plants, part I and part II, Department of Agriculture, State of Florida – as amended. At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements shall be native Southern Florida species. In addition, at least 75 percent of the trees and shrubs used to fulfill these requirements shall be drought-tolerant species.

- (a) Trees and Shrubs. All trees shall be at least 10 to 12 feet in height and 2.5 inches in DBH at the time of installation, except evergreen trees used for screening and buffering. Evergreen trees used in these instances shall be 6 to 7 feet in height. All shrubs shall be at least 3 gallons in container size and 2 feet in height for an upright growth habit shrub and 6 to 12 inches in height for a horizontal growth habit shrub.
- (b) Tree Species Mix. When three or more trees are required to be planted to meet the requirements of this Article, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees planted. The minimum number of species to be planted is indicated below:

Required Number of Trees	Minimum Number of Species
3-10	2
11-20	3
21-30	4
31-40	5
41+	6

- (c) Tree Preservation Credits. Existing approved native species trees may be credited equally towards meeting the planting requirements of this Article according to the matrix below:

Diameter at Breast Height	Number of Tree Credits
26+ inches	equal to 5, 2.5 inch caliper trees
20 to 25 inches	equal to 4, 2.5 inch caliper trees
12 to 19 inches	equal to 3, 2.5 inch caliper trees
5 to 11 inches	equal to 2, 2.5 inch caliper trees

NOTE: No credit shall be given for trees located in required natural preservation areas, required to be preserved by federal, state, or local laws, are prohibited species, or are located within areas of the site where trees are not required.

Section 12.6. Landscape Plan Required

For multi-family and commercial developments, prior to installation of any required landscape material, the applicant shall submit a landscape plan to the City unless

specifically exempted.

- (a) The landscape plan shall be drawn to a suitable scale and indicate the location of existing and proposed parking spaces, access aisles, driveways, and the location, size, and description of all landscape materials, including the method proposed for required irrigation and maintaining the landscape area. In addition, a tabulation of the code required landscaping necessary to insure compliance with this code shall also appear.
- (b) A Certificate of Occupancy shall not be issued until approval of the landscaping plan and installation of plants and materials consistent with that approved plan has been completed and inspected by the City.
- (c) The plan shall be prepared by and bear the seal of a landscape architect registered in the State of Florida for multi-family and non-residential development over 10,000 square feet in land area.

Section 12.7. Irrigation

Prior to installation of any irrigation, the applicant shall submit an irrigation plan to the City. The plan shall be drawn at the same scale as the landscape plan and indicate main, valve, and pump locations, pipe sizes and specifications, controller locations and specifications, backflow preventer and rain-sensing devices and include a typical sprinkler zone plan indicating type, specifications, spacing, and coverage. If drip irrigation or soaker hoses are proposed, their layout shall be shown.

- (a) Irrigation systems shall be designed to avoid impacts with existing vegetation. Field changes may be made to avoid disturbances of such vegetation, such as line routing, sprinkler head placement, and spray direction adjustments.
- (b) Within Punta Gorda Isles, Burnt Store Isles, and all multi-family and non-residential uses outside of Punta Gorda Isles and Burnt Stores Isles, mechanical irrigation systems are required. Underground sprinkler systems are not required in all other residential single-family areas.

Section 12.8. Environmental Survey

An environmental survey shall be provided by the applicant to identify existing trees, under story vegetation, known endangered species, wetlands, streams and creeks, floodplains and topographical features of a site prior to preparation of development plans. This enables the reasonable and practicable planned preservation of existing vegetation while considering unique conditions to improve the appearance of the development proposed and to encourage the use of the existing forest and tree canopy, specimen trees, and significant vegetation. The survey requirements are as follows:

- (a) Provide a general written description of the significant vegetation 12 inches in DBH or greater and native species 4 inches or greater, including species, size, spacing between trees, and general health and vigor of the stand.

- (b) Identify all free standing, open grown or field grown specimen trees, 18 inches DBH or greater located on the site.
- (c) Show all other important natural features influencing site design such as the location of wetlands, perennial streams, natural drainage ways, lakes, and other water bodies. To the maximum extent possible these site features shall be retained and protected.
- (d) All development on-site, including public and private utilities, shall conform to the provision of the environmental study.
- (e) Include location and type of any endangered or threatened species and provide a plan acceptable to the City and State agencies for their protection. This shall include plans for the protection of the natural habitat of any endangered or threatened animals and/or their relocation. Endangered and threatened species are those listed by the most current publications of the United State Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission, to include those designated as 'species of concern'.

{Ord. No. 1755-13, <sec 1>, 6-19-13}

Section 12.9. Removal of Significant Vegetation

Removal of a healthy specimen tree over 18 inches in diameter, significant vegetation over 12 inches in diameter, and native species over 4 inches in diameter can only occur within the building footprint area, street right-of-way, driveways, utility easements, and drainage ways after plat or site plan approval is obtained. A tree and root preservation plan shall be incorporated for these trees. The plan shall consist of the following preventative measures:

- (a) Tree protection barriers shall be placed around all significant trees to be saved. These barriers shall be installed prior to grading, construction, or other land disturbing activity and cannot be removed until after final inspection by the City. The barriers shall be constructed from any material substantial enough to protect the roots, trunk, and crown of the tree, such as 2x4 standards and 1x4 rails, silt fencing or orange silt fencing, a minimum 4 feet in height on metal or wood posts. The barriers shall be placed at least 1 foot from the tree trunk for each 1-inch in tree diameter, with a minimum distance of 10 feet required from the edge of the trunk.
- (b) No soil disturbance or compaction, stock piling of soil or other construction materials, vehicular traffic or storage of heavy equipment is allowed in the tree and root protection area or within the drip line of trees to be retained.
- (c) Dead trees and undesirable scrub growth shall be cut flush with adjacent grade and removed during construction. Stumps of trees greater than 3 inches in DBH shall be ground with stump grinder or removed and filled.

Section 12.10. Prohibited Plants

Any tree or plant listed on the current Florida Exotic Pest Plant Council Invasive Plant List as the same may be from time to time amended, are prohibited and shall be removed from any development sites prior to new development. In addition, all Eucalyptus and Ficus trees are prohibited to be sold or planted due to their invasive root system. Any person who sells or plants any tree or plant material in violation of this Section may be required to remove such prohibited tree or plant at their sole expense.

Beginning July 13, 2011, all property owners shall be required to maintain their property so as to remove any Australian Pines that sprout on their property subsequent to said date. Failure to remove such Australian Pines shall constitute a violation of this Section.

{Ord. No. 1683-11, <sec> 1, 7/13/11; Ord. No. 1755-13, <sec> 1, 6-19-13}

Section 12.11. Administration

All required landscaping, including mulching, seeding, or sod shall be completed in accordance with an approved landscape plan prior to issuance of a Certificate of Occupancy for the site. The City may grant exceptions and extensions due to unusual environmental conditions, such as drought, or over-saturated soil [deep mud], provided that the developer or property owner provides the City with a surety bond ensuring the installation of the remaining landscape materials. In such cases, the City may authorize a temporary Certificate of Occupancy for a period of 30 to 60 days.

- (a) Bonds. Any bond posted as surety for exceptions shall be accompanied by documentation of the estimated cost of the remaining landscaping to be completed. This documentation may be a landscaping contractor's bid or contract, a nurseryman's bill, or a similar document. The amount of the bond shall be one and one-half times the cost of the plant material yet to be installed, based on the highest estimate received. The City Manager is authorized to release part of any security posted as the improvements are completed and approved by the City. Such funds shall be released within 10 days after the corresponding improvements have been approved.

Section 12.12. Annual Inspections- Commercial and Multi-Family Development

A permanent Certificate of Occupancy for the development shall not be issued unless the landscaping required under this Article is installed in accordance with these standards and in accordance with the approved site plan or subdivision plat. The Code Compliance Division shall inspect the site on an annual basis to ensure compliance with the approved site plan and to ensure that the landscape is properly maintained in perpetuity. Corrective actions will be required to be commenced within 30 days of the notice of non-compliance and fully installed within 60 days.

Section 12.13. Maintenance Responsibilities All Development

The owner shall be responsible for the installation, preservation, and maintenance of all

plantings and physical features required by this Article in a healthy growing condition, for replacing them when necessary, and for keeping the area free of refuse and debris. Any dead, unhealthy, or missing vegetation, or vegetation disfigured by pruning, shall be replaced with locally adapted vegetation which conforms to the standards of this Article and to the approved site or subdivision plan. In the event that any vegetation or physical element functioning to meet the standards of this Article is severely damaged due to an unusual weather occurrence or natural catastrophe, the owner shall have one growing season to replace or replant after reconstruction is complete.

Section 12.14. Replacement of Disturbed and Damaged Vegetation

The disturbance of any landscaped area or vegetation required by this Article shall constitute a violation of the site or subdivision plan and shall be required to be replaced within 90 days of citation. All disturbed landscaped areas and vegetation shall be replanted so as to meet the standards of this Article as well as the approved site plan. Where the vegetation that has been disturbed or damaged existed on the site at the time the development was approved, all replacement vegetation shall meet the standards set forth in this Article taking into account any unique site conditions and significant vegetation remaining within the landscaped area.

- (a) Trees or landscape vegetation that die or are severely stressed shall be removed and replaced with new vegetation consisting of one or a combination of any of the following measures.
 - (1) Replant according to the requirements of this Article. A replanting plan denoting the proposed installation shall be submitted to the City for approval.
 - (2) Replace damaged vegetation with an equal amount of new vegetation according to the size of vegetation removed. Any tree with a DBH of at least 12 inches which is damaged or removed shall be replaced with one or more trees which have a cumulative DBH equal to or greater than the original tree. A revegetation plan denoting the proposed installation shall be submitted to the Zoning Official or designee for approval.
 - (3) For all other cases where existing vegetation is damaged or removed, the type and amount of replacement vegetation required shall be of the type and amount that is necessary to provide the type of landscaping required under this Article.
- (b) Location of Replacement Trees. Replanting should be located within the vicinity of the removed tree. If the area is too small for sufficient growth, a more suitable location on the site may be selected as permitted by the Zoning Official or designee.
- (c) Stop Work Orders. Stop work orders shall also apply for damaging and/or destroying significant vegetation, interior specimen significant vegetation, landscape, or tree save areas.

Section 12.15. Native and Approved Non-Native Trees and Palms

The species listed below shall constitute an approved native or non-native tree or palm.

Native and non-native tree or palm species not listed herein may be considered by the Zoning Official or designee for inclusion in a landscape plan to meet the landscape requirements of this article. ~~Trees or palms with a DBH of less than two and one-half inches and below 10 feet in height, and trees or palms which are diseased or weakened by age or injury shall not qualify as approved native or non-native trees or palms for the purpose of replacement. See also Urban Trees for Florida, Florida Department of Agriculture and Consumer Services.~~

(a) Native and Approved Non-Native Canopy Trees. [Permitted in any yard.]

	COMMON NAME	SCIENTIFIC NAME	NATIVE	50% MATURE CANOPY	COMMENTS
1.	Autograph Tree	Clusia rosea	YES	250	Evergreen, partial to full sun, salt & drought tolerant, height 20' - 30'
2.	Bay Cedar	Suriana maritima	YES	50	Evergreen, full sun, salt & drought tolerant, height 5'-20'
3.	Black Haw/ Walter's Viburnum	Viburnum obovatum	YES	75	Evergreen, part shade to full sun, white flower, very low salt tolerance, drought tolerant, height 8'-25'
4.	Black Mangrove ¹	Avicennia germinans	YES	N/A	Protected species - see note below.
5.	Cassia spp	Cassia spp	NO	75	Full sun, yellow or pink flowers, moderate salt tolerance & drought tolerant, height 15'- 45'
6.	Dahoon Holly	Ilex cassine	YES	50	Evergreen, mostly shaded to full sun, moderate salt and drought tolerant, height 20'-30'
7.	Geiger Tree	Cordia sesbestena	YES	75	Evergreen, part shade to full sun, high salt tolerance, drought tolerant, orange flowers, height 25'
8.	Green Buttonwood	Conocarpus erectus	YES	350	Evergreen, full sun, salt & drought tolerant, height 30'-35'
9.	Red Mangrove ¹	Rhizophora mangle	YES	N/A	Protected species - see note below
10.	Satinleaf	Chrysophyllum oliviforme	YES	245	Evergreen, white inconspicuous flowers, part shade to full sun, moderate salt tolerance, drought tolerant, height 35'-70'
11.	Seagrape	Coccoloba uvifera	YES	350	Evergreen, red to green leaves, part shade to full sun, high salt tolerance, drought tolerant, height 30'-40'
12.	Silver Buttonwood	Conocarpus erectus var. sericeus	YES	350	Evergreen, full sun, salt & drought tolerant, height 15'- 20'
13.	Southern Wax Myrtle	Myrica cerifera	YES	315	Evergreen, part shade to full sun, high salt tolerance, drought tolerant, height 15'-20'
14.	Sweetbay	Magnolia virginiana	YES	250	Evergreen, white fragrant showy flower, part shade to full sun, low salt tolerance, moderate drought tolerance, height 40'-50'

	COMMON NAME	SCIENTIFIC NAME	NATIVE	50% MATURE CANOPY	COMMENTS
15.	Varnish Leaf	<i>Dodonaea viscosa</i>	YES	250	Evergreen, full sun, yellow flower, drought tolerant, height 10'-15'
16.	White Mangrove ¹	<i>Laguncularia racemosa</i>	YES	N/A	Protected species - see note below.
17.	Wild Cinnamon	<i>Canella winterana</i>	YES	75	Evergreen, part shade to full sun, white flower, salt & drought tolerant, height 20'-30'
18.	Wild Lime	<i>Zanthoxylum fagara</i>	YES	150	Evergreen, yellow flower, part shade to full sun, drought tolerant, height 15'-25', thorns
19.	Yellow Tabebuia/ Trumpet tree	<i>Tabebuia caraiba</i>	NO	175	Deciduous or semi-evergreen, yellow showy flowers, height 15'-35'

¹ Protected species pruning and/or removal subject to the 1996 Mangrove Trimming and preservation Act (403.9321 - 403.9333 F.S.)

- (b) Native and Approved Non-Native Canopy Trees. [Not permitted in side yards when less than 20 feet of clearance is available or yards abutting a waterway.]

	COMMON NAME	SCIENTIFIC NAME	NATIVE	50% MATURE CANOPY	COMMENTS
1.	Bald Cypress	<i>Taxodium distichum</i>	YES	960	Deciduous, full sun, moderate salt tolerance, drought tolerant, height 60'- 80'
2.	Copperpod Tree/ Yellow poinciana	<i>Peltophorum pterocarpum</i>	NO	625	Semi-evergreen, flowers yellow & fragrant, moderate salt tolerance & drought tolerant, height 50'
3.	Golden Shower	<i>Cassia fistula</i>	NO	350	Evergreen, striking yellow flowers, full sun, moderate salt tolerance & drought tolerant, height 30'-40'
4.	Gumbo Limbo	<i>Bursera simaruba</i>	YES	1,410	Semi-evergreen, part sun to full sun, high salt tolerance, drought tolerant, height 25'-40'
5.	Jacaranda	<i>Jacaranda mimosifolia</i>	NO	625	Deciduous, lavender fragrant flowers, full sun, moderately drought tolerant, height 35'-45'
6.	Laurel Oak	<i>Quercus laurifolia</i>	YES	1,410	Deciduous, part - full sun, low salt tolerance, drought tolerant, height 60'-70'
7.	Longleaf Pine	<i>Pinus palustris</i>	YES	625	Evergreen, full sun, salt & drought tolerant height 80-125'
8.	Myrtle Oak	<i>Quercus myrtifolia</i>	YES	625	Evergreen, salt & drought tolerant, 15'-20' spread, height 10'-25'
9.	Pink Tabebuia/ Trumpet Tree	<i>Tabebuia</i> spp.	NO	490	Deciduous, pink showy flowers, full sun, moderate salt tolerance, drought tolerant, height 20'-50'

	COMMON NAME	SCIENTIFIC NAME	NATIVE	50% MATURE CANOPY	COMMENTS
10.	Pond Cypress	Taxodium ascendens	YES	475	Deciduous, partial to full sun, moderate salt tolerance, drought tolerant, height 50' - 60'
11.	Royal Poinciana	Delonix regia	NO	625	Semi-evergreen, orange to red showy flowers, full sun, low salt tolerance, drought tolerant, height 25'- 40'
12.	Shady Lady/ Black Olive	Bucida buceras "Shady Lady"	YES	960	Evergreen, part shade to full sun, high salt tolerance, drought tolerant, height 40' -50'
13.	South Florida Slash Pine	Pinus elliottii	NO	705	Evergreen, part shade to full sun, moderate salt tolerance, drought tolerant, height 75'-100'
14.	Southern Live Oak	Quercus virginiana	YES	1,925	Evergreen to semi-evergreen, part shade to full sun, moderate to high salt tolerance, drought tolerant, height 60'-80'
15.	Southern Red Cedar	Juniperus virginiana	YES	705	Evergreen, full sun, high salt tolerance, drought tolerant, height 40'-50'
16.	Sweet Gum	Liquidambar styraciflua	YES	975	Deciduous, part shade to full sun, low salt tolerance, moderate drought tolerance, height 75'
17.	West Indies Mahogany	Swietenia mahogani	YES	700	Semi-evergreen, part shade to full sun, high salt tolerance, drought tolerant, 30' spread, height 30'-75',
18.	Wild Tamarind	Lysiloma latisiliqua	YES	705	Evergreen, part shade to full sun, salt and drought tolerant, height 40'-60'
19.	Yellow Poinciana/ Copperpod	Peltophorum pterocarpum	NO	625	Semi-evergreen, flowers yellow & fragrant, moderate salt tolerance, drought tolerant, height 50'

(c) Palms. [Permitted in any yard.]

	COMMON NAME	SCIENTIFIC NAME	NATIVE	50% MATURE CANOPY	COMMENTS
1.	Alexander Palm	<i>Ptychosperma elegans</i>	NO	N/A	Part sun, self-cleaning, slender trunk, low salt tolerance, drought tolerant, 6'-10' spread, height 20-25',
2.	Buccaneer Palm	<i>Pseudophoenix sargentii</i>	YES	N/A	Full sun, self-cleaning trunk, salt tolerant, drought tolerant, 10'-15' spread, height 10-40'
3.	Cabbage Palm	<i>Sabal palmetto</i>	YES	115	Cold hardy palm-Trunk 10-15" in diameter, full sun, salt & drought tolerant, 10'-15' spread, height 40'-50'
4.	Carpentaria Palm	<i>Carpentaria acuminata</i>	NO	75	Full sun, smooth trunk, low salt tolerance, moderate drought tolerant, 8'-10'spread, height 40'
5.	Everglades palm/ Paurotis Palm	<i>Acoelorrhaphes wrightii</i>	YES	115	Grows in clumps, full sun, moderate salt & drought tolerant, 10'-15' spread, height 15'- 25'
6.	Foxtail Palm	<i>Wodyetia bifurca</i>	NO	490	Full sun, self-cleaning trunk, moderate salt tolerance, not drought tolerant, 8'-20'spread, height 25-30'
7.	Majesty Palm	<i>Ravenea rivularis</i>	NO	N/A	Shade tolerant, moderate salt tolerant, drought tolerant, 10-15' spread, height 20'
8.	Thatch Palm	<i>Thrinax morrisii</i>	YES	25	Partial shade - full sun, slow growing, thin trunk, salt & drought tolerant, 6'-10' spread, height 20'-30'

(d) Palms. [Not Permitted within eight feet of the seawall.]

	COMMON NAME	SCIENTIFIC NAME	NATIVE	50% MATURE CANOPY	COMMENTS
1.	Bismark Palm ¹	<i>Bismarckia nobilis</i>	NO	490	Full sun, moderate salt tolerance, drought tolerant, 10-15' spread, height 40'- 60'
2.	Royal Palm	<i>Roystonea spp.</i>	YES	490	Partial shade - full sun, moderate salt & drought tolerant, self-cleaning, 15'-25' spread, height 60-70'
3.	Yellow Butterfly Palm (Areca Palm)	<i>Chrysalidocarpus lutescens</i>	NO	115	Grows in dense clumps, forms privacy screen, full sun - shade, medium salt tolerance, drought tolerant, 10' spread, height 15'-25'

¹ Requires a minimum 20' clearance.

{Ord. No. 1800-14, <sec> 2, 11-05-2014; Ord. No. 1838-16, <sec> 2, 03-02-2016}

Section 12.16. Approved Shrubs and Groundcovers

The species listed below shall constitute an approved native or non-native shrub or groundcover. Native, and non-native shrub or groundcover species not listed herein may be considered by the Zoning Official or designee for inclusion in a landscape plan to meet the landscape requirements of this article. ~~Trees or palms with a DBH of less than two and one-half inches and below 10 feet in height, and trees or palms which are diseased or weakened by age or injury shall not qualify as approved native or non-native trees or palms for the purpose of replacement. See also Urban Trees for Florida, Florida Department of Agriculture and Consumer Services.~~

(a) Large Shrubs

	COMMON NAME	SCIENTIFIC NAME	NATIVE	COMMENTS
1.	Bay Cedar	Suriana maritima	YES	Evergreen, full sun, salt & drought tolerant, 5'-8' spread, height 5'-20', Beach stabilizer
2.	Coastal Plain Willow	Salix caroliniana	YES	Part shade, no salt tolerance, medium drought tolerant, height 25' good for wet areas
3.	Cocoplum	Chrysobalanus icaco	YES	Full to partial sun, salt tolerant for "horizontal" cultivar, lower salt tolerance for "Red Tip" cultivar, Height 15', can be pruned to hedge height
4.	Copper Leaf	Acalypha wilkesiana	NO	Full sun, low salt tolerance, medium drought tolerant, 2'-5' spread, height 3'-5', Poisonous to animals
5.	Croton	Codiaeum variegatum	NO	Full sun, low salt tolerance, medium drought tolerant, 2'-5' spread, height 3'-5', Multi-colored leaves, many varieties
6.	Dwarf Firebush ¹	Hamelia patens var. glabra	YES	Smaller than above, orange/yellow flowers
7.	Firebush	Hamelia patens	YES	Part shade, orange-red flower year round, low salt tolerance, moderate drought tolerant, 5'-8' spread, height 6'-12'
8.	Florida Fiddlewood	Citharexylum fruticosum	YES	Evergreen, part shade, moderate salt tolerance, high drought tolerance, white flowers, 8'-15' spread, height 15'-25'
9.	Green Buttonwood	Conocarpus erectus	YES	Full to partial sun, white flower, salt tolerant, drought tolerant once established, 15'-20' spread, height 30'-40' if not trimmed
10.	Hibiscus	Hibiscus spp. (grandiflorus)	NO	Part shade to full sun, flowering shrub, varied colors, some species salt tolerant, not drought tolerant, 4'-8' spread, height 15'
11.	Natal Plum	Carissa grandiflora	NO	Part shade, glossy evergreen leaf, white flower, good salt & drought tolerance, 4'-10' spread, height 6'-10'

	COMMON NAME	SCIENTIFIC NAME	NATIVE	COMMENTS
12.	Oleander	Nerium oleander	NO	Poisonous cold hardy plants, full sun, moderate salt tolerance, high drought tolerant once established. Can grow to height 10'-18' with 10'-15' spread
13.	Pigeon Plum	Coccoloba diversifolia	YES	Evergreen, part shade-full sun, high salt & drought tolerant, 20'-30'spread, height 25'-30', trim to desired height
14.	Seagrape	Coccoloba uvifera	YES	Evergreen, part shade-full sun, high salt & drought tolerant, 20'-30'spread, height15'-25', trim to desired height
15.	Silver Buttonwood	Conocarpus erectus var. sericeus	YES	Full sun, salt & drought tolerant, 15'-20' width, height15'-25', can be used as hedge
16.	Snowberry	Chiococca alba	YES	Part shade, yellow flower, 6'-10' spread, height depends on supporting structure, fruit provides food for birds, poisonous to humans
17.	Yaupon Holly	Ilex vomitoria 'Nana'	YES	Part shade, small orange/red fruits, moderate salt tolerance, high drought tolerance, 6'-10 spread, height 4'-7'

¹ This species is non-native but counted as native due to the fact that the flower structure provides the same natural function to native nectar gathering insects as the native variety.

(b) Medium and Small Shrubs

	COMMON NAME	SCIENTIFIC NAME	NATIVE	COMMENTS
1.	Allamanda	Allamanda spp.	NO	Full sun, variety of colored flowers, high drought tolerance, grows to various heights depending on where it is planted and the structure it is on
2.	Awabuki Viburnum	Viburnum odoratissimum var. Awabuki	NO	Partial to full sun, fragrant small white flowers, red berries, moderate drought, 15'-20' spread, height 15'-20'
3.	Bougainvillea	Bougainvillea spp.	NO	Full sun, sprawling thorny flowering shrub, can be trained on a trellis
4.	Cardboard Plant	Zamia furfuracea	NO	Native to Mexico not Florida, part shade, salt & drought tolerant, slow growing shrub, 5'-8' spread, height 2-5'
5.	Coontie	Zamia floridana	YES	Part shade, salt & drought tolerant, slow growing shrub, 3'-5' spread, height 2-4'
6.	Downy Jasmine	Jasminum multiflorum	NO	Full sun, white fragrant blossoms low salt tolerance, medium drought tolerant, 5'-10' spread, height 5'-10', hardy fluffy shrub.
7.	Dwarf Fakahatchee Grass	Tripsacum Floridanum	YES	Part shade to full sun, medium salt & drought tolerant, 4'-6' spread, clump forming grass used as shrub, height 3'

	COMMON NAME	SCIENTIFIC NAME	NATIVE	COMMENTS
8.	Dwarf Oleander	Nerium oleander spp	NO	Poisonous cold hardy plants, full sun, moderate salt tolerance, high drought tolerance once established
9.	Dwarf Pittosporum	Pittosporum tobira 'Wheeleri'	NO	Part shade, white fragrant flower, moderate salt & drought tolerant, 3'-5' spread, height 2'-3'
10.	Dwarf Schefflera	Schefflera arboricola	NO	Shade tolerant, partial sun to full sun, moderate salt tolerance, high drought tolerance, dark green foliage, or variegated with yellow, 6'-15' spread, height 10', usually maintained at 4' -6'
11.	Fakahatchee Grass	Tripsacum dactyloides	YES	Full sun, medium salt & drought tolerant, large clump forming grass, flower spikes at top, 4'-6' spread, height 4'-6'
12.	Florida Privet	Forestiera segregata	YES	Can grow 8-15' height, evergreen with yellow bloom, drought tolerant, attracts bees, butterflies, birds
13.	Inkberry	Scaevola plumieri	YES	Full sun, pink & white flowers, high salt & drought tolerance, Holly family, provides fruit/berries for some species of birds, nectar is used for honey production, 3'-8' spread, height 2-4'
14.	Ixora	Ixora coccinea	NO	Evergreen flowering bush, can be pruned for hedges, may have red, orange, yellow or pink flowers
15.	Locust Berry	Byrsonima lucida	YES	Produces multi-colored flowers, drought tolerant once established, can be trimmed into a border shrub or hedge
16.	Monkey Grass	Liriope muscari	NO	12"-15" height, clumping grass makes small shrub, sun or shade, drought tolerant
17.	Muhly Grass	Muhlenbergia capillaris	YES	Full sun, bright pink/purple flowers in fall, high salt & drought tolerant, ornamental grass used as a shrub, 4-5' spread, height 3'- 4'
18.	Pittosporum	Pittosporum tobira	NO	Part shade, white fragrant flower, moderate salt, high drought tolerance, 12'-18' spread, height 8'-12'
19.	Plumbago	Plumbago auriculata	NO	Full sun, white/blue/purple flowering shrub/vine, moderate drought tolerant, spreading round plant
20.	Powderpuff spp.	Calliandra haematocephala	NO	Part shade - full sun, pink & white flowers, not salt tolerant, drought tolerant, 4'-8' spread, height 3'-5', fast grower
21.	Sand Cord Grass	Spartina bakerii	YES	Full sun, salt & drought tolerant, 3'-5' spread, height 3'-4'

	COMMON NAME	SCIENTIFIC NAME	NATIVE	COMMENTS
22.	Sandankwa Viburnum	Viburnum suspensum	NO	Evergreen, part shade-full sun, not salt tolerant, moderate drought tolerance, 15'-20' spread, compact growing 6-12 feet in height if untrimmed. Used as hedge when kept trimmed.
23.	Thryallis	Galphimia glauca	NO	Sun, blooms in warm weather, best if kept pruned to 4-5', drought tolerant, not salt tolerant
24.	Varigated Pittosporum	Pittosporum tobira 'variegata'	NO	Part shade, white fragrant flower, moderate salt tolerance, high drought tolerance, 12'-18' spread, height 8'-12', green leaves with white/cream tips
25.	Wax Myrtle	Myrica cerifera	YES	Evergreen, shade to full sun, high salt tolerance, moderate drought tolerance, 20'-25' spread, height 15'-25', can be a shrub or small tree
26.	White Indigoberry	Randia aculeata	YES	Full sun to light shade, white flower, moderate salt tolerant, high drought tolerant, 5'-8' spread, height 6'-10', medium shrub, glossy leaves
27.	Wild Coffee	Psychotria nervosa	YES	Evergreen, partial sun to full shade, red berries, not salt tolerant, moderate drought tolerant, dense, round multi-stemmed shrub, 4-8' spread, height 4-10', moist soil preferred

- (c) Groundcovers. All groundcover used must maintained at a height of 12 inches or less and maintained in accordance with this Section.

	COMMON NAME	SCIENTIFIC NAME	NATIVE	COMMENTS
1.	Algerian Ivy	Hedera canariensis variegata	NO	Green or variegated leaves, part sun to shade, moist soil, can also be climbing on trellis
2.	Asian Jasmine	Trachelospermum asiaticum	NO	Evergreen vine, small fragrant white, yellow or pink flowers, glossy leaves. Grows 6-12" high, each plant can spread 3', prefers partial shade, but grows well in sun. Drought tolerant once established. Can be trimmed or mowed.
3.	Aztec Daylily Gold	Hemerocallis spp	NO	18-20" high, spread 18-22", moderate growth, full sun to partial shade, can be mowed to be used as ground cover, otherwise would be small shrub
4.	Bacopa ¹	Bacopa caroliniana	YES	Lemon bacopa has a blue flower and a light fragrance, 10"-24"
5.	Blue Daze	Evolvulus glomeratus	NO	Up to 12" tall and wide, full sun, regular watering, attracts butterflies, hummingbirds
6.	Bulbine	Bulbine frutescens	NO	Drought tolerant, flowers up to 2' tall, full sun.
7.	Mondo Grass	Ophiopogon japonicus	NO	9-12" height, 12" spread, clumping ornamental grass
8.	Perennial Peanut ¹	Arachis glabrata	YES	Drought tolerant low-growing ground cover, full sun and partial shade, little or no mowing
9.	Sunshine mimosa ¹	Mimosa strigillosa	YES	Evergreen low-growing ground cover, 3-9", can be mowed when not in bloom, pink powder-puff pom-pom blooms, full sun, drought tolerant once established.

¹ May be used in drainage areas with prior approval of a landscape plan:

~~{Ord. No. 1755-13, <sec> 1, 6-19-13; Ord. No. 1838-16, <sec> 2, 03-02-2016}~~

Section 12.17. Modification of Provisions

All new landscaping shall conform to the provisions of this Article. The ~~Urban Design Manager~~ Zoning Official may approve minor variations provided similar materials, configurations and/or techniques are used that fulfill the intent of this Code. All variations shall be noted on the final approved plan. ~~Species listed above shall constitute an approved native or non-native tree.~~

~~{Ord. No. 1508-07, <sec> 4, 10-03-07}~~

Section 12.18. Definitions

Definitions pertaining specifically to this article are located in Article 19 Definitions, Section 19.8

- (a) ~~ANSI 300. The American National Standards Institute 300 Series which provides standards for products and processes on a national and global setting. ANSI 300 requirements cover standard requirements for tree care practices. These guidelines cover general processes and procedures to prune, fertilize and transplant trees and shrubs.~~
- (b) ~~Building Footprint. Building footprint will include the gross area of exterior walls of the primary structure, including the area of all windows and doors installed therein. Also included are the areas of required amenities, such as driveways, water lines, walks and equipment pads.~~
- (c) ~~Building Frontage:
 - (1) ~~Building frontage shall mean the horizontal length of a building on the side facing the street. If the building has more than one street front, each street front shall be included.~~
 - (2) ~~If that side is a straight wall, then the building frontage shall be the length of the wall.~~
 - (3) ~~If the side is not a straight wall, the building frontage shall be the horizontal distance from the corner at one end of the side of the building facing a street to the other corner on the same side of the building.~~~~
- (d) ~~Building Site. The total land area used for the proposed development including single family or duplex structures or commercial and multi-family development is a building site.~~
- (e) ~~DBH. Diameter at Breast Height. The caliper of a semi-mature or mature tree measured at four feet above the existing ground level.~~
- (f) ~~Florida Friendly Landscaping Program. A program administered by the University of Florida that includes nine basic principles designed to help property owners prevent stormwater runoff, limit irrigation usage and preserve water quality.~~
- (g) ~~Florida Friendly Landscaping or Xeriscape. Quality landscapes that conserve water and protect the environment and are adaptable to local conditions and which are drought tolerant. The principles of Xeriscape include planning and design, appropriate choice of plants and soil analysis which may include the use of solid waste compost, efficient irrigation, practical use of turf, appropriate use of mulches and proper maintenance. (Ref. §373.185 F.S.).~~
- (h) ~~Florida Native. Any plant recognized as occurring naturally in the State of Florida prior to the 1500s, as identified in *Atlas of Florida Vascular Plants* by R.P.~~

Wunderlin and B.F. Hansen. 2008. (<http://www.plantatlas.usf.edu/>), by the Institute for Systematic Botany, University of South Florida, Tampa, or other scientific documentation recognized by the City:

- ~~(i) Groundcover. Any low growing plant, 12 inches in height or less, that can be used to cover areas where sod or turf is not desired or will not grow.~~
- ~~(j) Hardscape. Tangible objects and features other than plant materials, including but not limited to steps and ramps, fountains and pools, fences, screens, dividers and walls, overhead structures, i.e., trellis, decks, retaining walls, play equipment, benches and planters, drainage structures, lighting, pavement, curbs and site furnishings.~~
- ~~(k) Inorganic Mulch. A mulch that was never living such as shell or rock or lava rock, or other synthetic materials such as plastic sheeting landscape fabric and pelletized bits of rubber.~~
- ~~(l) Landscaping. Landscaping shall consist of any of the following materials or combination thereof: grass, groundcovers, shrubs, vines, hedges, trees or palms and nonliving durable material commonly used in landscaping but excluding paving, gravel, rock, shell and artificial flora. Building permits are required for structural landscaping components such as decks, landscape walls, fountain, retaining walls, pergolas, trellis' or arbors, etc.~~
- ~~(m) Organic Mulch. Non-living organic materials placed in landscaped areas that aid in moisture retention/detention and weed control.~~
- ~~(n) Ornamental Grass. A self-supporting, non-woody, perennial species of the plant family, Poaceae, Juncaceae or Cyperaceae that is not mowed but is allowed to grow to its full potential and is used in the landscape in the same way as a shrub.~~
- ~~(o) Shrub. A low growing, self-supporting, woody deciduous or evergreen species of plant.~~
- ~~(p) Tree. A perennial, self-supporting, woody plant with a main trunk or multiple trunks at least seven feet in height in a clean condition at maturity and branches forming a distinct elevated crown.~~

~~{Ord. No. 1755-13, <sec> 1, 6-19-13}~~