



Planning and Development
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PLANNING & ZONING COMMISSION

City Hall Board Room

April 16, 2026 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing of non-agenda items
- V. Old Business
 - A. Landscaping Code Update
- VI. Staff Updates
 - A. EAR "Evaluation Appraisal Report"
 - B. Traffic Guidelines
- VII. Announcement of next scheduled meeting date
 - A. May 20, 2026 @ 10:00 am
- VIII. Adjournment

NOTICE: For purposes of Section 286.011, Florida Statutes, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, Florida Statutes.

NOTICE: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at clerk@cityofmoundora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
March 18, 2026**

I. Call to Order

Having been duly advertised as required by law Vice Chair, Adrian Coombes called the regular meeting of the Planning and Zoning Commission to order at 10: 00 a.m. on Wednesday, March 18, 2026.

II. Roll Call with Determination of Quorum

Present: Adrian Coombes, Harris Turner, Lynn Tipton, Tom Dring, Suzanne Scheck, Andrea Lothar & David Hoops

III. Election

On a motion by Ms. Scheck, seconded by Mr. Turner, the board voted to nominate Adrian Coombes as chair; unanimously with a 7-0 vote.

On a motion by Ms. Scheck, seconded by Ms. Tipton, the board voted to nominate Mr. Dring as vice-chair; unanimously with a 7-0 vote.

IV. Approval of Minutes

On a motion by Ms. Tipton, seconded by Ms. Scheck, the board voted to approve the meeting minutes dated January 21, 2026; unanimously with a 7-0 vote.

V. Public participation/hearing of non-agenda items

None

VI. New Business

- A. Request for Variance;** 110 N Clayton St (Project Name); 110 N Clayton Street (Site Address); Carloyn Parlato (Owner); Carloyn Parlato (Applicant). Project No. VAR26-01. Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends denial of the application.

Mr. Turner stated for the record, that he is a surrounding neighbor of the applicant and was notified of the proposed application through the adjacent property's mailings sent out by the city.

Mr. Hand stated that there's no conflict.

The applicant clarified the intention of the application and stated that there will be an extension to replicate the current garage.

The applicant further reiterated that they've already received Historic approval for the door replacement.

Mr. Malak stated that it will be one-story with a deck and will be bigger width wise. Currently width wise vehicles can't fit into the space.



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Mr. Malak stated that he met with the Public Works Utilities Director, Mr. Marsian and was informed that the proposed structure would not adversely impact current stormwater negatively.

Mr. Malak explained that their hardship is that they are currently experiencing water damage/flooding in vehicles. As a result, they are having to move their vehicles off of the property all hours of the day/night.

Mr. Malak clarified that Mr. Marsian stated that the proposed work would be beneficial and for both the home owner and the flow of stormwater drainage.

Discussion on application process/order for Variance and Certificate of Appropriateness.

Ms. Janiszewski clarified that the Variance application process is done first and then followed by applying for a Certificate of Appropriateness.

The applicant reiterated that the overall intent to make house more unison.

Conversation regarding if backdoor/backyard access on southern side.

Discussion on how maintenance on house will be maintained, for areas not accessible by owner.

The applicant stated that they will be using paints that are mildew/mold resistant to avoid maintenance issues for access points that may not be accessible on the northern side of garage.

Adjacent neighbors including Mr. Rodriguez, Mr. Wallace and Mrs. Hargraves stated they are in support of the application.

Discussion on whether or not the variance will help protect vehicles if in the garage.

Mr. Malak stated that the current garage doesn't pull in water because it sits higher. The proposed garage will be the same elevation.

Conversation on the garage being on the southern entry of the property.

The applicant stated he would still have to be a variance application submitted.

The Board stated they believe the applicants request is viable but they would like to speak with Mr. Marsian from Public Works regarding the stormwater plans.

The applicant expressed concerns with waiting on stormwater plans, due to flooding/water damage.

Discussion regarding setting a precedence for variance, in regards to liability.



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Mr. Hand stated variance doesn't set a precedence because the board is reviewing for individual/unique circumstances.

Discussion on whether or not the application meets all of the standards listed in section 2.5.(1) 6.

Ms. Janiszewski clarified that if the board is recommending approval, the application needs to meet all of the standards listed.

Conversation on R-1 zoning, the number of garages permitted to a house and parking spaces allowed.

Ms. Janiszewski stated that a second space needs to be provided but only one needs to be in a garage.

The applicant stated that their parking is currently disrupted due to the situation, so this should not apply

Discussion regarding future applications, having engineering/stormwater staff available for questions/concerns.

Discussion regarding granting an easement for city access to property.

Ms. Janiszewski stated that there is currently no easement.

Discussion on adding a condition to the motion.

Mr. hand, not adding a condition on motion but rather a discussion.

On a motion by Ms. Scheck, seconded by Mr. Turner, the board voted to approve the Variance application unanimously with a 7-0 vote, subject to conditions provided by staff per the Land Development code.

- B. Request for Variance;** Detached Garage (Project Name); 1218 Overlook Drive (Site Address); Nicholas Tanner & Michelle Crunk (Owner); Nicholas Tanner (Applicant). Project No. VAR-26-02.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends denial of the application.

The applicant, Mr. Tanner reiterated the justification for the proposed application.

Mr. Tanner provided (exhibit A: additional documents/pictures) to support their application.

The board made a recommendation to take a short recess.



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The meeting resumed at 11:01 a.m.

Discussion on the proposed use and if trees will be removed for new driveway.

The applicant stated that the proposed structure will be used for a garage.

Conversation on the square footage of structure.

Discussion on hardship.

The applicant stated that hardship is that they don't have a garage at all.

Discussion on not being bound by square footage, per the Land Development Code.

Conversation regarding the existing driveway on Normandy.

Discussion on number of accessory structures allowed.

Conversation on how the vehicles will be moved into the garage.

Mr. Tanner inquired about other properties within the city that have exceeded square footage for detached structures.

Mr. Tanner reiterated that the garage cannot be attached to the existing main structure of the home.

Discussion on building two separate structures. The applicant stated that it's costly and it's not viable.

Conversation on the board's role for approval/denial.

Discussion on size/length of vehicle proposed to store in a garage

On a motion by Mr. Turner, seconded by Ms. Scheck, the board voted to approve the Variance application subject to conditions provided by staff per the Land Development Code; with a 6-1 vote.

VII. Other Business/Staff Updates

Discussion on current Planning Department organizational chart.

Discussion on Juniper Townhomes.

Ms. Janiszewski stated that the applicant has resubmitted. There will be a subdivision application but it doesn't need to go before the board.



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Conversation regarding rectifying trees that were removed.

Ms. Janiszewski stated that staff will be looking into landscaping plan and possibly utilizing tree bank.

Discussion regarding speed bump maintenance.

VIII. Announcement of next scheduled meeting date

A. April 15, 2026, at 10:00 am

IX. Adjournment

On a motion by Ms. Tipton, seconded by Ms. Scheck, the board voted to adjourn the meeting at 11:37 a.m.

Adrian Coombes
Chair

Whitney Scott
Associate Planner

ORDINANCE NO: 2026 - XX

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER VI, DESIGN STANDARDS AND CHAPTER VIII, DEFINITIONS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government, the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the City of Mount Dora may regulate land use matters and design standards within the City limits through the adoption of Land Development regulations; and

WHEREAS, from time to time the City of Mount Dora provides updates and amendments to its Land Development regulations; and

WHEREAS, the City finds that the amendments to its Land Development Code, as set forth herein, are consistent with all applicable policies of the City of Mount Dora Comprehensive Plan; and

WHEREAS, the City has determined that the amendments to its Land Development Code, as set forth herein, advance a legitimate public purpose and promote and protect the health, safety and welfare of the citizens of the City of Mount Dora.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER VI, DESIGN STANDARDS AND CHAPTER VIII.

DEFINITIONS. The City of Mount Dora Land Development Code Chapter VI, Design Standards, and Chapter VIII, Definitions, is hereby revised and amended as follows:

Note: Underlined words constitute additions to existing text, ~~strike through~~ constitutes deletions from existing text and asterisks (***) indicate omitted parts which are intended to remain unchanged.

CHAPTER VI. – DESIGN STANDARDS

6.6. - Landscaping and buffers.

Landscaping areas and buffers are required between certain land uses, along certain corridors, in certain areas, and in paved parking areas to preserve the value of land and buildings on surrounding properties and neighborhoods; to eliminate or minimize potential nuisances such as noise, lights, signs, dirt, litter, unsightly buildings, or parking areas; and to encourage the proliferation of trees and vegetation. Buffers provide spacing to reduce potentially adverse impacts, ~~of such as~~ odor and danger from fire or explosions. Landscaping can aid in erosion prevention, oxygen production, beautification and aesthetic enhancement of improved and vacant land.

6.6.1. General requirements. The landscape requirements contained herein shall apply to all new development with the exception of city parks. In the case of additions or renovations to, or redevelopment of, an existing building or project, where the cost of such addition, renovation, or redevelopment exceeds 50 percent of the value of the existing structure(s), or 20 percent of the square footage of the existing structures, the provisions of this section shall apply.

~~No additions or improvements may be made on existing developed property unless the development conforms to the regulations contained herein.~~

City parks shall be exempt from the regulations contained herein; however, landscape improvements shall be required at the discretion of the city council.

In order to fulfill the purposes of this code and to allow for necessary recharge, impervious surface may cover no more than the percentage of the site area (land above the mean high water line) shown below:

District	Percentage
Single and multifamily residential	65
C-1	80
C-2 within downtown exempt district	100
C-2 other	80
C-2A	80
C-3	65
OP	65
RP	65
WP-1	65
WP-2	65
PLI	70

Recreation	25
Conservation	10
EC	75
MU-1 and MU-2	100

The remaining site area shall be devoted to stormwater retention, easements, green areas and the specific landscaping requirements of this code. Areas within the C-2 downtown exempt district C-1, and MU zoning districts shall be guided by these standards. Landscaping standards as outlined in section 3.4 shall apply.

Notwithstanding anything contained within this section 6.6 to the contrary, any site for which a building or other development permit has been issued shall be appropriately landscaped so that no erosion occurs which impacts adjacent sites or parcels of property.

6.6.2. Buffer standards and requirements.

1. *Location and design:* Buffers shall be provided on the outer perimeter of a lot or parcel, in accordance with the requirements and standards contained herein. Buffers shall not be located on any portion of any existing, dedicated, or reserved public or private street or right-of-way. The buffer width is normally calculated parallel to the property line. Design variations are allowed, however, if the average width of the buffer conforms to the standard listed herein. The average width shall be measured at the two end points of the buffer and two additional points which are each approximately equidistant from themselves and from the closest end point.

In order to reduce the monotony of sight design, no more than 33⅓ percent of canopy and understory trees may be of the same species on-sites where a total of 15 or more canopy trees are required.


2. *Use of buffers:* A buffer may be used for some forms of passive recreation. It may contain pedestrian, bike or equestrian trails, provided that:
 - a. No plant material is eliminated.
 - b. The total width of the buffer is maintained.
 - c. All other requirements of this code are met. In no event, however, shall the following uses be allowed in buffer areas:
 - *Playfields
 - *Tennis courts
 - *Stables
 - *Swimming pools
 - *Other active recreation


The buffer may include a stormwater retention area and/or septic tank.



3. *Required buffer widths:* Requirements for buffers are based on the intensity of the proposed development or use, and the use which is developed or designated on all adjacent properties. In order to determine the type of buffer required for a proposed use, the following procedure shall apply:


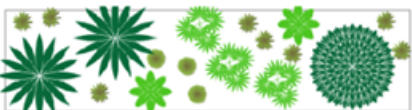
- a. Identify the zoning classification of the site and all adjacent properties.
 - b. Refer to Table VI-1 ~~and/or Table VI-2~~ for the buffer type required on each boundary.
 - c. Refer to buffer type description.
 - d. The total required buffer width may be reduced by up to ten feet and the number of required planting materials may be reduced by 20 percent if a six-foot-high brick wall is installed as a part of the buffer.
 - e. Regardless of width averaging, in no event shall any portion of a buffer be less than five feet in width nor shall a measurement of any portion of the buffer used in determining the average width exceed 200 percent of the required width.
4. Installation of Buffers. Landscape buffering shall be required at the time of development as specified below:
- a. If no buffer exists on the adjoining property or if the existing buffer fails to meet the requirements of the table below, buffering shall be required. In order to utilize a buffer on an adjoining property to meet the regulations, the buffer on the adjoining property must have been required by a development order issued by the City or Lake County.
 - b. If a buffer exists on the adjoining property that meets the requirements of the table below, no additional buffering shall be required. In order to utilize a buffer on an adjoining property to meet the regulations, the buffer on the adjoining property must have been required by a development order issued by the City or Lake County.
 - c. Commercial parcels within a mixed use Planned Unit Developments (PUD) may utilize the buffer installed on adjacent parcels within the same development if such buffers were required by a development order issued by the City.
 - d. If an adjacent commercial parcel is vacant, a minimum of fifty (50) percent of the buffer width and plants shall be required for the commercial parcel being developed. The adjacent vacant commercial parcel shall install the remaining fifty (50) percent of the buffer when it is developed.
5. Buffering from Public Right-of-Ways: Any parcel adjacent to a public right-of-way shall have a Type A landscape buffer along its right-of-way. A Type B Landscape Buffer is required for parcels along US 441, CR 44 and SR 46.
6. Buffer Types: Each buffer type shall contain the materials described as follows, with the remainder of each buffer area landscaped with grass, ground cover or other landscape treatment:

Commented [M1]: Staff needs to compare existing and proposed buffer material to determine if we can proceed with establishing new buffers


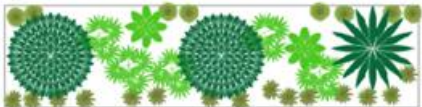
Buffer Type A	Width Options	Landscaping Requirements, per 100 linear feet
This buffer functions as basic edge demarcating individual properties with a slight visual obstruction	15'	1 canopy tree and 6 understory trees 

from the ground to a height of ten feet.	25'	3 canopy trees 
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Buffer Type B	Width Options	Landscaping Requirements, per 100 linear feet
This buffer functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact	15'	1 canopy tree, 7 understory trees, and 5 shrubs 
	25'	3 canopy trees and 12 shrubs 

Buffer Type C	Width Options	Landscaping Requirements, per 100 linear feet
This buffer functions as a semi-opaque screen from the ground to at least a height of four feet.	15'	2 canopy trees, 6 understory trees, and 15 shrubs 
	25'	3 canopy trees, 5 understory trees and 11 shrubs 

Buffer Type D	Width Options	Landscaping Requirements, per 100 linear feet
This buffer functions as an	15'	2 canopy tree, 8 understory trees, and 29 shrubs

opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.		
	25'	3 canopy trees, 7 understory trees and 23 shrubs 

7. Landscape Buffers: The table below provides the required buffer and specific requirements.

Table VI-1 - Landscape Buffers between Zoning Districts.

	<u>GB</u>	<u>R-1AAA, R-1AA, R-1A, R-1, and R-1B</u>	<u>R-2</u>	<u>R-3</u>	<u>MPH</u>	<u>C-3</u>	<u>RP</u>	<u>OP</u>	<u>WP-1, WP-2</u>	<u>PLI</u>
<u>GB</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>B</u>
<u>R-1AAA, R-1AA, R-1A, R-1, and R-1B</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>D</u>	<u>C</u>
<u>R-2</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>D</u>	<u>C</u>
<u>R-3</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>
<u>MHP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>B</u>
<u>C-3</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>B</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>
<u>RP</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>
<u>OP</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>B</u>	<u>B</u>	<u>A</u>	<u>D</u>	<u>B</u>
<u>WP-1, WP-2</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>D</u>
<u>PLI</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>

- a. PUD and Mixed Use (MU-1 and MU-2) buffer requirements will generally be the same as those required of the conventional zoning district most similar to each PUD/Mixed Use (MU-1 and MU-2). Based on adjacent unlike uses, more stringent buffering treatments may be required. Requirements may be negotiated.
- b. Wolf Branch Innovation-Employment (WBI-E) and Wolf Branch Innovation-Gateway (WBI-G) shall follow the buffer and treatments of the Wolf Branch Innovation districts of this code and most recent WBID Design Guidelines adopted by reference.
- c. C-1, C-2, and C-2A zoning district landscape requirements are included in the zoning section of this code.

Reference to removed charts

~~4.—Buffer type description: Each buffer type shall contain the materials described as follows, with the remainder of each buffer area landscaped with grass, ground cover or other landscape treatment:~~

~~a.—Buffer type A:~~

~~1.—Minimum average width: Twenty five feet.~~

~~2.—Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Three canopy trees.~~

~~Five understory trees.~~

~~Shrubby or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~b.—Buffer type B:~~

~~1.—Minimum average width: Thirty feet.~~

~~2.—Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Four canopy trees.~~

~~Five understory trees.~~

~~Shrubby or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~c.—Buffer type C:~~

~~1.—Minimum average width: Forty feet.~~

~~2.—Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Four canopy trees.~~

~~Six understory trees.~~

~~Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

- ~~3. Screen: A six foot high brick, block, or stucco wall shall be provided. The location of the wall within the buffer may vary. However, all shrubs and a majority of the trees shall be on the neighbor's side of the wall. The wall shall be designed either with maintenance breaks or other access to the adjacent properties side of the wall for maintaining landscaping on both sides.~~

~~d. Buffer type (a):~~

- ~~1. Minimum average width: Ten feet.~~

- ~~2. Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Three canopy trees.~~

~~Five understory trees.~~

~~Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~e. Buffer type (b):~~

- ~~1. Minimum average width: Fifteen feet.~~

- ~~2. Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Three canopy trees.~~

~~Ten understory trees.~~

~~Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~f. Buffer type (c):~~

- ~~1. Minimum average width: Twenty feet.~~

- ~~2. Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Five canopy trees.~~

~~Fifteen understory trees.~~

~~Shrubby or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~For purposes of this section, "continuous visual screen upon planting" shall mean overlapping foliage from one plant to another.~~

6.6.3. Parking lot requirements. Landscaping shall be provided for interior vehicular use areas to provide visual and climatic relief from broad expanses of pavement and to channelize and define pedestrian and vehicular traffic.

1. For developments requiring less than 200 spaces, a minimum of ten percent of the gross square footage of the paved parking lot area and entranceway shall be devoted to landscaping. For developments requiring 200 or more parking spaces, 15 percent of the gross square footage of the paved parking area and entranceway shall be devoted to landscaping.
2. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of 100 feet. A maximum of ten parking spaces in a row will be permitted, although adjustments may be made to save specimen trees.
3. One canopy tree shall be required for each landscape break. A two-inch DBH drake elm may be substituted for up to 25 percent of the canopy trees in parking areas. A ground cover such as ivy, juniper, jasmine and lily turf shall be used. Grass or turf is prohibited.
4. All parking garages shall be required to either:
 - a. Provide landscaped hanging baskets and/or landscaped planters around the exterior of the first three levels of the garage structure; or
 - b. Provide additional landscaping in other areas of the site.
5. Parking areas for detached single-family and duplex homes are exempt from these requirements.
6. To promote preservation of trees in parking areas, the city may reduce the total number of required spaces by up to 15 percent in order to provide adequate area for the trees to survive provided:
 - a. Spaces within the dripline are eliminated and a groundcover such as ivy, juniper, jasmine and lily turf is used as a landscape break;
 - b. Trees must be at least six inches in diameter to qualify for the parking space reduction.

- 7. Interior landscape breaks in parking lots shall be a minimum of ten feet by 20 feet.
- 8. Parking garages shall be required to provide landscaping at the entrance(s) and exit(s) of the structure. To soften the façade, parking garages shall provide landscaping features on every elevation. Landscaping features include, but are not limited to, hanging baskets, vegetated trellis, or planters.

6.6.4. Downtown. See zoning regulations for downtown landscape standards.

6.6.5. Planting standards and requirements.

- 1. *Preservation.* Preservation of existing landscape materials and land forms is encouraged. Natural existing vegetation may be substituted for the applicable landscape buffer provided canopy trees ~~are greater than six inches in diameter~~ and understory/hedge/shrubbery provides a continuous visual screen from the adjacent property.

Existing trees may be used to meet the landscaping requirements in accordance with the following criteria:

- a. The trees are in good health and free of pests, disease, or injury.
- b. The trees meet the requirements above for canopy, ornamental and palms, as defined in this code.
- c. To count for buffering or interior landscape requirements, the trees must be located within the corresponding area.
- d. Tree credits shall be given for existing qualifying canopy trees as follows:

Table VI-2

LANDSCAPING CREDIT FOR EXISTING TREES

<u>Existing Tree Size based on DBH</u>	<u>Number of Trees Credited For Required Landscape</u>
<u>2"—4.99"</u>	<u>1 Canopy Tree Credits</u>
<u>5"—12.99"</u>	<u>2 Canopy Tree Credits</u>
<u>13" – 20"</u>	<u>3 Canopy Tree Credits</u>
<u>20" – 23.99"</u>	<u>4 Canopy Tree Credits</u>
<u>24" or greater</u>	<u>5 Canopy Tree Credits</u>

- 2. *Quality.* Plant materials used to conform with the provisions of this section shall equal or exceed the Florida No. 1, as given in "Grades and Standards for Nursery Plants," Part I, 1963, and Part III, State of Florida, Department of Agriculture, and amendments thereto.
 - a. *Trees:* Commercial canopy trees shall have a minimum height of eight feet and a caliper requirement of two inches measured six inches above the ground immediately upon planting or where required as replacement planting. ~~Anchoring or staking is not required.~~ Trees of species providing roots known to cause damage

to public roadways or other public works shall not be planted closer than 12 feet to such public works, unless the tree root system is completely encased within a container for which the minimum interior dimensions shall be five feet square and five feet deep in compliance with the construction requirements of the city. All rootball wrapping shall be removed prior to planting. Residential canopy trees shall have a minimum height of eight feet and a caliper requirement of two inches measured six inches above the ground immediately upon planting. Anchoring or staking is not required.

Understory trees shall have a minimum height of six feet and a caliber requirement of 1.5 inches measured six inches above the ground with a minimum four feet crown spread at the time of planting. Multi-trunk understory trees shall have no more than three main trunks with combined caliber of 2.5 inches.

- b. *Shrubs and hedges:* Shrubs shall be a minimum of 24 inches in height immediately upon planting and reach an average height of 36 inches within one year after planting. Hedges shall be of nondeciduous species and planted and maintained so as to form a continuous unbroken solid, visual screen immediately upon planting.
 - c. *Ground cover:* Ground cover such as ivy, juniper and lily turf used in lieu of grass shall be planted in such manner as to present a finished appearance and reasonably complete coverage within three months after planting.
 - d. *Lawn grass:* Grass shall be species normally grown as permanent lawns in the city. However, all species of St. Augustine grass shall be prohibited in new developments. Grass seed shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the job site in containers with Florida Department of Agriculture tags attached indicating the seed grower's compliance with the department's quality control program.
 - e. *Berm:* When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, such berm shall not exceed a slope of 30 degrees and shall be completely covered with shrubs, grass or other living ground cover.
3. *Approved species:* The landscaping requirements of this ~~appendix~~ ~~section~~ may be achieved by using any of the approved drought tolerant xeriscape species listed in Table VI-3. Other species may also be used if approved in advance by the city as being equivalent in function and quality. The city encourages plant listing and publication of the <http://floridayards.org>. Pines listed in the approved species list may be counted for landscaping purposes if they exist on site at the time of development; however, pines may not be counted for landscaping purposes if they are planted as a part of new landscaping.
 4. *Designation on-site plan:* The specific species designated on the approved site plan shall be the species planted in the locations and quantities indicated.

TABLE VI-3
APPROVED TREE AND PLANT SPECIES LIST

1. *Canopy trees*—Trees which normally grown to mature height of 40 feet or more:

- a. Live Oak (*Quercus Virginiana*)
 - b. Shumard Oak (*Quercus Shumardii*)
 - c. Red Maple (*Acer Rubrum*)
 - d. American Holly (*Ilex Opaca*)
 - e. Sweetgum (*Liquidambar Styraciflua*)
 - f. Southern Magnolia (*Magnolia Grandiflora*)
 - g. Sweet Bay (*Magnolia Virginiana*)
 - h. Slash Pine (*Pinus Elliottii*)
 - i. Sand Pine (*Pinus Clausa*)
 - j. Longleaf Pine (*Pinus palustris*)
 - k. Loblolly Pine (*Pinus taeda*)
 - l. Bald Cypress (*Taxodium Distichum*)
2. *Understory trees*—Trees which normally grow to a mature height of 15 to 35 feet:
- a. Winged Elm (*Ulmus Atata*)
 - b. Drake Elm*
 - c. Chinese Elm (*Ulmus Parfolia*)
 - d. Yaupon Holly (*Ilex Vomitoria*)
 - e. Weeping Bottlebrush (*Callistemon Viminalis*)
 - f. Loquat (*Eriobotrya Japonica*)
 - g. Redbud (*Cercis Canadensis*)
 - h. Dogwood (*Cornus Florida*)
 - i. Jerusalem Thorn (*Parkinsonia Aculeata*)
 - j. Tree of Gold (*Tabebuia Argentea*)
 - k. Cherry Laurel (*Prunus Caroliniana*)
 - l. Chickasaw Plum (*Prunus Angustifolia*)
 - m. Southern Wax Myrtle (*Myrica Cerifera*)
 - n. Crape Myrtle (*Lagerstroemia Indica*)
 - o. Citrus trees (all kinds)
 - p. Walter Viburnum (*Viburnum Obovatum*)
 - q. Devilwood (*Osmanthus Americanum*)
 - r. Bumelia (*Bumelia Tenax*)

- s. Tar Flower (*Befaria Racemosa*)
 - t. Fringe Tree (*Chionanthus Virginicus*)
- *May be used as canopy tree in parking lots with a minimum of 2.5 inch DBH.

3. *Shrubs:*

- a. Sandankwa Viburnum (*Viburnum Suspensum*)
- b. Glossy Privet (*Ligustrum Lucidum*)
- c. Japanese Privet (*Ligustrum Japonicum*)
- d. Podocarpus (*Podocarpus Macrophylla*)
- e. Pittosporum (*Pittosporum Tobira*)
- f. Surinam Cherry (*Eugenia Uniflora*)
- g. Cherry Laurel (*Prunus Caroliniana*)
- h. Wax Myrtle (*Myrica Cevifera*)
- i. Native Azaleas (*Rhododendron Viscosum*)
- j. Star Anise (*Illicium Parviflorum*)
- k. Eleagnus (*Eleagnus Pungens*)
- l. Florida Lencothoe (*Agavista Populifovia*)
- m. Walter Viburnum (*Viburnum Obovatum*)
- n. Sweet Viburnum (*Vuburnum Odoratissium*)
- o. Devilwood
- p. Red Tip Photinia

4. *Prohibited trees:*

- a. Australian Pine (*Casuarina species*)
- b. Cajeput or Punk Tree (*Melaleuca Quinquenervia*)
- c. Chinaberry (*Melia Azedarach*)
- d. Ear Tree (*Enterlobium Cyclocarpum*)
- e. Eucalyptus species
- f. Florida Holly or Brazilian Pepper (*Schninus Terebinthifolius*)
- g. Paper Mulberry (*Broussonetia Papyrifera*)
- h. Camphor Tree (*Cinnanonum Camphora*)

5. *Safety and protection:*

- a. Curbing or wheel stops shall be used to protect landscape areas.

- b. If curbs are used, tree trunks and shrubs shall be set in three feet from either side of a parking space to avoid damage by vehicles.
 - c. Street and highway sight distances established by the Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction, and Maintenance shall be observed for all street intersections or driveways and streets. Within these sight distances, no landscape material exceeding 2.5 feet in height shall be permitted. Trees shall be permitted when traffic visibility is not obstructed.
6. *Performance standards:*
- a. *Clustering:* In order to provide a more interesting and aesthetically pleasing effect, landscaping may be clustered along perimeter buffers. Clustered landscape plans shall be approved at the discretion of the planning and zoning commission.
 - b. *Substitutions:* Six cabbage palm trees may be substituted for each canopy tree for up to 25 percent of the total number of canopy trees. These trees must be clustered at a maximum six foot on center and have a minimum height of 12 feet.
 - c. *Shifting:* Canopy trees may be shifted within the perimeter buffers provided a minimum of three canopy trees per 100 linear feet be maintained in any one buffer.
 - d. *Off-site donation:* If the applicant finds it difficult to provide the necessary landscape materials to meet minimum code requirements, the planning and zoning commission may consider allowing the applicant to contribute to the City Tree Bank donation of materials for off site landscaping. Such landscaping may be located along public rights of way and on publicly owned property. The applicant shall demonstrate the hardship and provide justification to the Planning and Zoning Commission for their consideration and determination as to whether or not accept a contribution to the City Tree Bank in lieu of providing the landscape materials on site.
 - e. *Xeriscape standards:* Plant material shall be clustered and located with plants of similar water use requirements. The primary plantings shall be drought-tolerant which require less water and are adapted to drought conditions and soils with low water-holding capacities. Irrigation systems shall be designed to provide differential zones to accommodate the specific needs for each plant grouping to ensure that over watering does not occur. Mulching shall be provided in xeriscape designs to prevent excessive watering.
7. Tree Planting Standards. To ensure trees are effectively planted to ensure their successful establishment, trees shall be planted in accordance with Chapter 11 — Planting and Establishing Trees: ENH 1061/EP314, 9/2007 published by the University of Florida IFAS Extension. This shall require the following the following measures be followed:
- a. Locate Root Flare: Before digging, identify where the top-most root - emerges from the trunk. This point must be at or slightly above the final soil surface, never below it.

Commented [MJ2]: Added to be consistent with the City's Strategic Plan

- b. Hole Preparation: The hole should be 1.5 to 2 times the width of the root ball to encourage horizontal root growth.
- c. Depth: Dig the hole 10% shallower than the root ball height to allow for settling.
- d. Backfill: Use the native soil removed from the hole to backfill. Do not add fertilizer, potting soil, or organic matter to the backfill, as this can hinder root development.
- e. Root Ball Management: Cut or remove circling roots. Remove the top 1/3 of burlap from wire baskets.
- f. Mulching: Apply 2-3 inches of mulch over the entire planting area, but keep it away from the tree trunk (no mulch volcanoes).
- g. Irrigation: Light, frequent irrigation is required for establishment. In Florida, new trees need consistent water through the first growing season, often 3 months per inch of trunk diameter.
- h. Staking: Stake only if necessary (e.g., in windy areas or to protect from mowers). Ensure stakes are removed after 6- 12 months.

6.6.6. Maintenance. Maintenance shall consist of mowing, removing of litter and dead plant materials, necessary pruning, replacement of dead plantings, watering and fertilizing. Maintenance is required in order to ensure proper functioning.

1. *Responsibility:* The owner of any property or the tenant thereof, shall be, as to those parties, jointly and severally responsible for the perpetual maintenance of all landscaping on-site and in the unpaved portion of the rights-of-way adjoining the site to present a neat, healthy and orderly appearance, free of refuse and debris. The owner shall have an implied easement on rights-of-way extending from the site to the road pavement to complete the required maintenance.
2. *Irrigation:* All new landscape areas shall be provided with an automatic underground irrigation system constructed to the Irrigation Association (IA) standards for irrigation with 100 percent coverage. Rain sensor device required. Irrigation system to be designed with water-friendly conservation practices (Xeriscape standards), per section 6.6.5.6.e of this code. New developments or redevelopments are not required to provide an irrigation plan, however landscape plans shall provide confirmation statements that the design will adhere to the irrigation requirements, as contained in this code. Irrigation systems utilizing potable water are required to include a backflow preventer.
3. *Enforcement:* The city may conduct periodic inspections to assure compliance with the maintenance requirements of this code.
4. *Pruning:* All pruning Shall be in accordance with Standard Practice for Tree, Shrubs and Other Woody Plant Maintenance—Standard Practices (Pruning), ANSI 300 of the National Tree Care Association. Homeowners obtaining the services of a professional tree contractor should require the company to be trained through ISA having a Certified Arborist of with the UF/IFAS Extension Services acquiring a Tree Trimmer Certification.

- a. ~~Applicability.~~ The owner of a property, or the tenant thereof, shall not trim, prune, remove living branches or cause the diminution of the crown of any canopy tree without a permit except pursuant to Florida law.
- b. ~~Permit application procedures.~~ The following procedures shall be followed and shall govern the granting of all permits pursuant to this section.
 - 1. ~~Submittals.~~ The fees associated with a permit application submitted pursuant to this section shall be adopted from time to time by resolution. Each application for permit to alter, trim, prune, or reduce the canopy or crown of trees shall be accompanied by a written statement indicating the reasons for the requested action and two copies of a legible site plan drawn to the largest practicable scale indicating the following:
 - a. The portion of the site involved in the operation, and
 - b. The trees by type and number to be pruned.
 - 2. ~~Application review.~~ Upon receipt of the application, the appropriate city staff member as designated by the city manager shall review said application, which may include a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies.
- c. ~~Permit exemptions:~~
 - 1. If the following tree conditions exist, a permit shall not be required:
 - a. The branches to be pruned obstruct vision along a traveled public or private way;
 - b. The branches to be pruned interfere with vehicular or pedestrian travel lanes and present a safety hazard;
 - c. The branches to be pruned are diseased, damaged, or in danger of falling;
 - d. The branches to be pruned interfere with utility lines, or existing or proposed structures so as to endanger such structures;
 - e. The removal of specific living parts of the tree will increase fruit or flower production or will facilitate the health of the tree as a whole;
 - f. As permitted by Florida law.
 - 2. ~~Permit form.~~ Permits shall be issued in such form as may be prescribed by the city manager and may set forth in detail the conditions upon which the permit is granted. One permit may cover several trees or groups of trees as long as the same can be clearly identified thereon; however, no permit may be issued for more than one parcel or area of land unless said parcels or areas of land shall be contiguous to one another.

~~d. *Unauthorized pruning of trees.* If a tree not authorized for pruning is altered, pruned, trimmed or diminished in canopy, the property owner shall pay the city \$250.00 for each tree pruned.~~

~~e. *Appeals procedure.* Any person adversely affected by a decision of any city official or employee in the enforcement or interpretation of this subsection, may appeal such decision to the city council who, by a majority vote, may affirm, reverse, or modify the decision. Any decision of the city council is subject to review by the circuit court by certiorari.~~

5. Irrigation Risers. Irrigation risers shall only be permitted within garden beds.

6. Notification. In any residential plat where landscaping is proposed on individual lots, the final plat and restrictive covenants shall contain a provision that notifies prospective lot purchasers of the landscape maintenance requirements.

7. An applicant seeking to apply commercial fertilizer on urban landscapes shall be required to hold a Limited Urban Commercial Fertilizer Applicator Certificate (LF Certificate) issued by the Florida Department of Agriculture and Consumer Services (FDACS).

6.6.7. *Preservation of existing trees.*

1. *Tree removal and replacement program* for new development requirements:

a. ~~Removal of an approved protected and specimen trees~~ for construction, new developments, or redevelopments, shall require the owner to replace the cumulative inches removed ~~said tree~~ on-site at the replacement ratios listed below. ~~Definition of approved tree: Any living, self-supporting, perennial plant which has a trunk diameter of at least six inches measured four feet above grade (at the base of the tree) and normally grows a minimum overall height of 15 feet.~~

1. Protected Trees: For every 6" DBH removed, 1" shall be replaced.

2. Specimen Tree: For every 3" DBH removed, 1" shall be replaced.

b. Relocation of trees may be allowed provided a tree relocation plan prepared by a certified arborist is submitted for city review and approval. Such plan shall include at a minimum the tree specifications, health and size of the tree, root trimming specification, relocation details, etc. In cases where relocated trees do not survive within 12 months of replanting, the owner shall replace said tree pursuant to the requirements of this code. Relocation of existing trees is not a city preferred tree mitigation, as the survivability of replaced trees is not favorable.

c. ~~All trees replaced shall have an oxygen producing capacity at least equal to that of the tree removed, and of a type to reach an eventual height of at least 15 feet with a trunk diameter of at least three and one half inches measured six inches above the ground, at the time of planting.~~

Existing trees and trees proposed for removal shall be shown on a landscape plan detailing species, condition and size in DBH of the existing trees; indication of

Commented [M3]: Do we want to proceed with these calculations or go another route? Mark Miller suggested mitigation percentages based on the footprint of the building area.

which trees will be removed, which trees will be protected, and which trees will be used to meet the landscaping requirements (if eligible); how the removed trees will be replaced on the property; and the amount which will be paid into the city tree bank if unable to be accommodated on the property.

- ~~d.~~ Tree sized six inches to 23.99 inches: In the event the tree removed is an approved tree is size if six inches to 23.99 inches in diameter when measured four feet above the ground, the owner shall provide one approved canopy type tree specimen or each tree removed (replacement ratio of tree replaced for tree removed) removed of a type to reach an eventual height of at least 15 feet with a trunk diameter of at least 3½ inches measured six inches above the ground, at the time of planting, with the oxygen producing capacity of the removed tree upon maturity.
- ~~e.~~ Tree sized 24 inches or greater: In the event the tree removed is an approved canopy tree greater than or equal to 24 inches in diameter when measured four feet above the ground, the owner shall provide one approved canopy tree for each six inches of diameter (replacement ratio of 1:6) removed of a type to reach an eventual height of at least 15 feet with a trunk diameter of at least 3½ inches measured six inches above the ground, at the time of planting, with the oxygen producing capacity of the removed tree upon maturity.
- ~~f.~~ d. In the event the replacement trees required would be too numerous to be placed upon the site, the owner may elect to provide fewer replacement trees so long as the tree inches provided as replacement tree inches are greater than or equal to the mitigation requirements tree inches required.
- ~~g.~~ e. Replacement trees shall not be counted toward the buffer requirement, but may be planted within the buffer with the approval of planning and zoning commission.
- ~~h.~~ f. City tree bank contributions: In cases where there are no opportunities to replace tree inches on site for tree inches proposed for removal, the owner may make a tree bank contribution for each caliper inch unable to be replaced on site in the amount equal to the retail price of a canopy type specimen tree for the remaining tree replacement inches. Tree bank contributions shall be used for the purpose of purchasing and planting trees, and providing tree maintenance throughout the city at the sole discretion of the city. Replacement retail cost shall be based on a Live Oak (Quercus Virginiana) sized minimum three and one half inches, eight to ten feet in height, and Florida Number one grade or better. Payment of tree bank funds must be made prior to issuance of arbor permit (when required), site development permit or as authorized by the city, or as specified by the city.
- ~~i.~~ Existing trees and trees proposed for removal shall be shown on a landscape plan with the following tree data (applicant to fill in blanks):
 - Total existing number of trees sized 6"–23.99": _____
 - Total existing number of trees sized 6"–23.99" removed: _____
 - Total existing number of trees sized 24" or greater: _____

Commented [M14]: Do we want to keep this or establish a set price for caliper inch mitigated?

Total existing number of tree sized 24" or greater removed: _____
Total number of trees replaced at ratio 1:1 for trees removed 6' – 23.99": _____
Total number of trees placed at ratio 1:6 (for trees removed 24" or greater): _____
Total number of trees replaced: _____
Total number of tree deficient (not being replaced) for tree bank contribution and includes total dollar amount of contribution funds: \$ _____

2. Tree removal and replacement program for developed properties:
- a. Removal of a protected tree or specimen tree shall only be permitted with the issuance of a tree removal permit by the Public Works Department.
 - b. The director of Public Works, or their designee, shall review the application on the following merits for approval and determine whether or not:
 - 1. The tree reasonably restricts economic use of the property; and
 - 2. The health and condition of the tree; and
 - 3. The tree is a risk or hazard due to its condition or promity to existing or proposed structures or utility services.
 - c. Development with an approved landscaping plan shall replace the removed tree(s) with a tree(s) meeting the requirements for new plantings.
 - d. Development without an approved landscaping plan shall mitigate the removed trees on site or contributing to the City Tree Bank. Mitigation requirements shall be calculated as follows:
 - 1. Protected Trees: For every 6” DBH removed, 1” shall be replaced.
 - 2. Specimen Tree: For every 3” DBH removed, 1” shall be replaced.
 - d. For emergencies, such as storms, a written permit for removal of a tree may be waived if the tree is endangering the public health, welfare or safety and requires immediate removal. Verbal authorization may be given by the mayor, the fire chief, the police chief, the building inspector or the director of public works.
 - e. Any person adversely affected by a decision of the director of public works, or his representative, under this article, may appeal through written notice filed with the city clerk. The notice shall set forth all grounds for the appeal.
 - f. Where removal of a tree is approved for construction of a paved area, the director of public works may require the owner to move or replace the tree somewhere within the property site. The replacement tree shall have an oxygen-producing capacity at least equal to that of the tree removed and of a type to reach an eventual height of at least 15 feet, with a trunk diameter of at least four inches.
 - g. Residential properties do not have to obtain a tree removal permit, nor mitigate the removed tree, if the owner possesses documentation from an arborist certified by the ISA or a Florida licensed landscape architect that the tree poses an unacceptable

Commented [MJ5]: This section was removed and reworked from the Code of Ordinances. Need to discuss with Public Works.

risk to persons or property. A tree poses an unacceptable risk if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017).

3. Exemptions to replacement and mitigation. The replacement and mitigation requirements shall not be required when the removed tree is:

a. Dead, diseased, or dying unless required as part of an approved development order; or

b. Not listed on the approved canopy tree list.

24. Erection of protective barriers. During construction, builders shall be required to erect protective barriers around trees that might be injured. These barriers shall be constructed of wood and extend to the drip line of the tree to be protected. Tree barriers shall be installed and inspected by the city prior to any authorized and permitted tree removal.

53. Other protection. It shall be unlawful for any person to allow machinery, soil deposits, harmful liquids or any substance that would cause disease or destruction of any trees protected by this section to encroach into or be stored within the drip line of the tree.

64. Appeals. Any person adversely affected by a decision of the zoning official or his representative may appeal to the planning and zoning commission through written notice filed with the City Clerk of the City of Mount Dora. The notice shall set forth all grounds for the appeal.

65. Public property. Trees on public parks and public rights-of-way and on city properties shall be subject to this section.

76. Emergency waivers. In case of emergencies, such as storms, a written permit for removal may be waived in the event the tree is endangering the public health, welfare or safety and requires immediate removal. Verbal authorization may be given by the city manager, the fire or police chief, the community development director or public services director or their designees.

87. Parking areas. No parking areas for more than two cars, public or private, shall be approved until a drawing has been presented to the zoning official showing site plan, existing trees, and plans for planting of trees to provide shade and aesthetic relief from the barrenness of open paving.

98. It shall be unlawful for the owner of any real property within the city to permit any dead canopy tree of a height equal to or greater than the distance from the base of the tree in question to the nearest real property boundary or utility easement to remain standing on such real property.

6.6.8. Decorative entrances. Decorative entrances, structures or landscaping shall not be permitted in a public right-of-way unless it can be shown to not conflict with any existing or proposed utilities and may be required to be removed if maintenance within the right-of-way is required. All decorative entrances must be approved by the public services director.

6.6.9 Residential lot tree. New residential developments or in cases when a new single-family or duplex dwelling is constructed a minimum one canopy tree as contained in this section shall be planted in the front yard. The canopy tree must be a minimum two-inch caliper, eight feet in height, and Florida number one grade or better. Said lot canopy shall be planted on each residential lot at a distance of three feet from the right-of-way line or any utility easement adjacent to the right-of-way, whichever is further from the center line of the road right-of-way for the lot in question. Addition trees and sizes are listed in section 6.14. residential design standards overlay zoning district.

6.6.10 Landscaping for Residential Lots.

Commented [MJ6]: Asides from the residential lot tree (as required in 6.6.9) did we want to include anything else?

6.6.11 Previous Approvals. Development Orders approved prior to the XXXX, XX 2026, shall utilize the landscaping buffer requirements established in the code at their date of approval, as provided below.

<u>Buffer Type</u>	<u>Minimum Average Width</u>	<u>Required Planting Materials per 100 linear feet</u>
<u>A</u>	<u>25'</u>	<u>Three canopy trees; Five understory trees; and Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.</u>
<u>B</u>	<u>30'</u>	<u>Four canopy trees; Five understory trees; and Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.</u>
<u>C</u>	<u>40'</u>	<u>Four canopy trees; Six understory trees; and Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.</u> <u>A six-foot-high brick, block, or stucco wall shall be provided. The location of the wall within the buffer may vary. However, all shrubs and a majority of the trees shall be on the neighbor's side of the wall. The wall shall be designed either with maintenance breaks or other access to the adjacent properties side of the wall for maintaining landscaping on both sides.</u>
<u>a</u>	<u>10'</u>	<u>Three canopy trees; Five understory trees; and Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.</u>
<u>b</u>	<u>15'</u>	<u>Three canopy trees; Ten understory trees; and Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.</u>

<u>c</u>	<u>20'</u>	<u>Five canopy trees; Fifteen understory trees; and Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.</u>
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CHAPTER VIII. – DEFINITIONS

The following definitions shall apply throughout this code. Words not specifically defined or otherwise explained within this code shall be as defined in a standard dictionary or as understood by the development review coordinator. Definitions specifically related to signage shall be found within Chapter VI, Design Standards, Section 6.7, Signs.

Caliper: Diameter of a new tree measured six inches from the ground on trees up to and including four inches in caliper, and 12 inches above the ground for larger trees. Existing trees shall have their diameter measured at DBH. Caliper for multi-trunk trees shall be determined by measuring each trunk immediately above the fork and adding the total caliper.

Diameter Breast Height (DBH): The diameter, in inches, of a tree measured at four and one-half (4½) feet above the existing grade. When a tree has grown with cluster stems at breast height, DBH shall be equal to the sum or aggregate of the individual stems measured at four and one-half (4½) feet above grade.

Specimen Tree: Any living, self-supporting, perennial plant which has a trunk diameter of at least six inches DBH and normally grows a minimum overall height of 15 feet. Any protected tree measuring thirty-six (36) inches measured four feet above grade (at the base of the tree).

Protected Tree: Any living, self-supporting, perennial plant which has a trunk diameter of at least six (6) inches DBH and normally grows a minimum overall height of 15 feet.

SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS.

The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as

deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed prudent.

SECTION 4. CODIFICATION AND SCRIVENER'S ERRORS.

A. The revisions to City of Mount Dora Land Development Code, as set forth in Sections 2 above shall be codified in the City of Mount Dora Code of Ordinances.

B. The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier of the City of Mount Dora Land Development Code.

C. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 5. SAVINGS CLAUSE. All prior actions of the City pertaining to the amendments to the City of Mount Dora Land Development Code, as well as any and all other applicable matters, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon enactment by the City of Mount Dora.

PASSED AND ADOPTED this **XXst** day of **XXXXXX** 2026.

FIRST READING: **XXXXXXXX XX, 2026**

SECOND READING: **XXXXXXXX XX, 2026**

James Homich, Mayor
City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

City Attorney