



Marion County

Land Development Regulation Commission

Meeting Agenda

Wednesday, February 25, 2026 5:30 PM Growth Services Training Room

ROLL CALL AND PLEDGE OF ALLEGIANCE

Acknowledgement of Proof of Publication

1. ADOPT THE FOLLOWING MINUTES

1.1. [February 18, 2026](#)

2. SCHEDULED ITEMS

2.1. [Workshop: Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments to Review and Update Section 6.6.6 Open Space](#)

2.2. [Workshop: Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments to Review and Update Section 6.7 Tree Protection and Replacement](#)

2.3. [Workshop: Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments to Review and Update Section 6.8 Landscape](#)

3. NEW BUSINESS

3.1. [Next LDRC Workshop will be 3/4/2026 and the LDRC Public Hearing is Scheduled for March 11, 2026](#)

ADJOURN



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-22188

Agenda Date: 2/25/2026

Agenda No.: 1.1.

SUBJECT:
February 18, 2026

DESCRIPTION/BACKGROUND:
Minutes from the previous LDRC Workshop.

The Marion County Land Development Regulation Commission met on February 18, 2026, at 5:30 p.m. in the Growth Services Main Training Room, 2710 E Silver Springs Blvd, Ocala, Florida.

CALL TO ORDER

Chairman David Tillman called the meeting to order at 5:32 p.m.

ROLL CALL & PLEDGE OF ALLEGIANCE

Kimberly Lamb called roll, and the quorum was confirmed. Board members present were Chairman David Tillman, Vice-Chairman Gene Losito, Richard Busche, Christopher Howson, and Erica Larson. Nate Chambers was not present during the roll call, but the Chair confirmed his attendance on the record at 5:34 p.m., immediately after roll was called.

Staff members present were Chief Assistant County Attorney Dana Olesky, Assistant County Administrator Tracy Straub, Growth Services Director Chuck Varadin, Growth Services Deputy Director Ken Weyrauch, Development Review Coordinator Elizabeth Madeloni, Parks & Recreation Director Jim Couillard, Parks & Recreation Project Coordinator Susan Heyen, and Staff Assistant IV Kimberly Lamb.

Chairman David Tillman led the Pledge of Allegiance.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION

Kimberly Lamb read the Proof of Publication and advised that the meeting was properly advertised.

1. ADOPT THE FOLLOWING MINUTES

LDRC Board Member Richard Busche made a motion to adopt the minutes from the February 4, 2026, meeting. The motion was seconded by Board Member Chris Howson. The motion passed unanimously (5-0).

2. SCHEDULED ITEMS

2.1 Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 1.2 Definitions

LDRC Board Members voiced their recommendations and comments regarding the current language.

The Board agreed that more discussion on the language was needed and will bring the item back to a future workshop on February 25, 2026.

2.2 Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 6, Division 7 Tree Protection and Replacement

Jim Couillard, Parks & Recreation Director, opened the discussion regarding this item.

LDRC Board Members voiced their recommendations and comments regarding the current language.

The Board agreed that more discussion on the language was needed and will bring the item back to a future workshop on February 25, 2026.

2.3. Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.8 Landscape

Due to time constraints, this item was not addressed and is postponed to a future meeting.

3. NEW BUSINESS

3.1 The Next LDRC Public Hearing/Workshop will be on March 4, 2026, at the McPherson Governmental Campus

Chief Assistant County Attorney Dana Olesky confirmed with the Board that the LDRC Workshop will be held next week on February 25, 2026. She also reminded the board of the upcoming LDRC meetings and stressed the importance of timely responses and attendance to ensure a quorum.

The Board also agreed to reschedule the LDRC Public Hearing originally set for March 4, 2026, to March 11, 2026.

ADJOURNMENT

The workshop adjourned at 7:16 p.m.

Attest:

David Tillman, Chairman

Kimberly Lamb, Staff Assistant IV



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-22185

Agenda Date: 2/25/2026

Agenda No.: 2.1.

SUBJECT:

Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.6.6 Open Space

DESCRIPTION/BACKGROUND:

Staff have attached the proposed language to update LDC Section 6.6.6 Open Space - Amendments related to Open Space and Amenities for residential development.



**Marion County
Board of County Commissioners**

Parks & Recreation

111 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8560
Fax: 352-671-8550

MEMORANDUM

DATE: February 13, 2026
TO: David Tillman, PE
Chairman – Land Development Regulation Commission
FROM: Jim Couillard, PLA, ASLA 
Director – Landscape Architect
SUBJECT: Tree Protection and Replacement Changes

As stewards of the Tree Protection and Replacement section of the Land Development Code (LDC), our responsibility is to establish regulations that balance growth with the preservation of natural resources. This includes ensuring the LDC is clear, practical, and enforceable.

During the recent Land Development Regulation Commission (LDRC) meeting, we identified that the revised Division 7, as presented, was difficult to interpret and would be challenging to implement and enforce. With only two staff members, the County Landscape Architect and a Certified Arborist, overseeing Divisions 7, 8, 9, and 19, clarity and enforceability are critical.

Since that meeting, we have re-evaluated Division 7 with a focus on codifying only regulations that can be realistically implemented while meeting the Board of County Commissioners' direction. We believe, and expect the LDRC will agree, that unenforceable provisions should not be included in the code.

Our process involved reviewing the previously issued Division 7, incorporating approved changes, and assessing each section for clarity, enforceability, and alignment with established goals. The result is the version presented for discussion at the February 18 LDRC meeting.

Key changes include:

- Increasing the regulated tree size threshold from 10" to 20" DBH.
- Eliminating the provision allowing removal of all trees on a site with replacement at 100" DBH per acre.

We have also highlighted sections requiring further discussion, particularly those related to field inspections, a known weakness in the LDC. Your input will be essential in finding balanced solutions.

We look forward to collaborating with the Commission to finalize this code and deliver it to the Board of County Commissioners promptly.

Cc:

Members of the Land Development Regulation Commission
Chuck Varadin, Growth Services Director
Ken Weyrauch, Growth Services Assistant Director
Susan Heyen, ISA – Project Assistant

1 **Sec. 6.6.6. - Open space.**

2 A. The provision of Natural Open Space shall comply with the following design standards:

3 (1) The preservation of environmentally sensitive lands and locally significant resources
4 shall be given priority when determining the location of natural open space.

5 (2) Natural open space shall be arranged in a contiguous manner which supports the
6 preservation and connectivity of the space, with particular attention to providing
7 connectivity to wildlife, agricultural, and/or passive recreational uses, as appropriate for the
8 characteristics of the space.

9 (3) Natural open space shall be arranged in a manner which supports compatibility with
10 surrounding areas which are not part of the proposed development.

11 (4) The buildable area resulting from the identification of natural open space shall be
12 compact and contiguous with the natural open space providing a buffering effect to
13 surrounding areas.

14 (5) Natural open space shall be designated accordingly on a plan and conveyed for
15 ownership and maintenance which will include identifying one or more entities responsible
16 for ownership and maintenance of the open space, and conveyed accordingly.

17 (6) The Board may also require that a Developer's Agreement and/or a Conservation
18 Easement conveyed to Marion County be established for the natural open space as part of
19 the plan review process.

20 (7) The natural open space shall be maintained in a healthy state consistent with the habitat
21 and use of the space and current applicable best management practices acceptable to
22 Marion County, if any, consistent with characteristics of the space.

23 (8) Constructed stormwater facilities of any kind are prohibited within areas designated as
24 natural open space.

25 (9) Structures are prohibited within natural open space; however limited minimal structural
26 improvements may be provided for passive access and agricultural or environmental
27 control such as boardwalks, trails, and fencing. Agricultural structures which are for bona
28 fide agricultural purposes and not for human occupancy for residential or non-residential
29 purposes (e.g., residence, apartment, office) may be placed within natural open space in
30 compliance with the following design requirements:

31 (a) The area where the agricultural structures may be located, either on individual
32 lots and/or on common property, as appropriate, shall be clearly designated as a
33 separate agricultural structure buildable area on the development project's primary
34 development plan and presented for approval by the Board.

35 (b) The cumulative acreage of the agricultural structure buildable areas shall not
36 exceed 10 percent of the natural open space.

1 (c) The stormwater design for the development project shall provide for and reflect
2 projected impervious surface coverage calculations for the identified agricultural
3 structure buildable areas.

4 For hamlet subdivisions platted and recorded on or before October 12, 2012,
5 agricultural structures may be located within the natural open space but items (a)
6 through (c) above will not apply; however, if all or part of the recorded hamlet
7 subdivision is re-platted, the re-plat must comply with items (a) through (c) above.

8 (10) The location, scope, and intent of any proposed limited structural improvements to be
9 placed within the natural open space shall be clearly indicated by the corresponding
10 project application and its accompanying plan.

11 (11) Natural open space is not eligible to be awarded TDCs as provided in Division 3.4
12 Transfer of Rights Programs.

1 B. The provision of Improved Open Space shall comply with the following design standards:

2 (1) All residential projects shall provide IOS at a minimum ratio of 350 square feet per
3 dwelling unit, consistent with the Comprehensive Plan.

4 **Table 6.6.6.1 - Required Improved Open Space (IOS)**

<u># Residential Dwelling Units</u>	<u>Required IOS (Acres) **</u>
<u>50</u>	<u>0.40</u>
<u>100</u>	<u>0.80</u>
<u>200</u>	<u>1.61</u>
<u>500</u>	<u>4.02</u>
<u>1,000</u>	<u>8.03</u>

5 ** Calculate required IOS for developments based on 350 sf/dwelling unit

6 (2) IOS shall consist of active or passive recreational spaces in single or linked multiple
7 tracts within the residential development, and such spaces shall be accessible to all
8 residents within the development.

9 (3) IOS must be located in common tracts or properties and may not be located within any
10 residential lots or tracts.

11 (4) Roads, streets, and/or parking lots shall not qualify as IOS.

12 (5) The following features qualify as IOS, provided they are accessible to all residents and
13 are designed for active or passive recreational use:

14 a. Neighborhood parks designed for passive or active recreation.

15 1. Neighborhood Parks must include at least three of the following
16 elements:

- 17 • Age-appropriate play equipment
- 18 • Sports/game areas (e.g., soccer field, basketball court, racquet
19 sports such as tennis, pickleball, padel, etc., cornhole, horseshoes,
20 etc.)
- 21 • Open turf areas suitable for informal play or gathering
- 22 • Multi-purpose fields
- 23 • Outdoor fitness stations
- 24 • Picnic area with tables and grills

- 1 • Gazebos, pergolas or pavilions for group activities and events
- 2 2. Neighborhood Parks shall include a minimum of two of the following
- 3 elements: benches, picnic tables, or other seating areas.
- 4 3. Neighborhood Parks shall include a minimum of one shade tree per
- 5 3,000 square feet of park area shall be provided within the park
- 6 boundary. Existing Shade Trees may be counted towards this
- 7 requirement.
- 8 4. Neighborhood Parks must include a sign or monument marker that
- 9 establishes it as a common open space.
- 10 b. Golf Courses may satisfy up to 50% of the total IOS requirement.
- 11 c. Nature preserves, with public access that include an improved recreation trail
- 12 around the perimeter of the preserve and other elements such as information
- 13 stations, seating areas or other publicly accessible improvements.
- 14 d. Improved multi-use recreation trails a minimum of 8 feet in width, excluding on
- 15 street sidewalks. A multi-use recreation trail is a designated path or route
- 16 designed to accommodate a variety of non-motorized recreational activities,
- 17 such as walking, running, cycling, inline skating, etc. These trails must be
- 18 accessible and open to people of all ages and abilities and are intended to
- 19 promote safe, shared use by different types of users. Recreation trails must be
- 20 constructed of asphalt, concrete, or other hard, permanent surfaces. For area
- 21 calculations, the IOS contribution includes the width of the recreation trail plus
- 22 five (5) feet, or the width of the trail plus adjacent landscaped or preserved
- 23 natural area within the dedicated IOS tract—whichever is greater
- 24 e. Publicly accessible common squares, plazas and gathering spaces improved
- 25 with seating, paving, landscaping, or other features that encourage active or
- 26 passive recreation and social interaction.
- 27 f. Recreation courts and active sports areas including facilities such as tennis,
- 28 basketball, pickleball, or other similar features intended for organized or
- 29 informal sport activity.
- 30 g. Dog Parks or pet-friendly play areas fenced with pet amenities, at least 0.5 acres
- 31 in size.
- 32 a.h. Central Recreation and Amenity Areas that include multi-use recreational
- 33 buildings, neighborhood pools, neighborhood centers, passive recreational
- 34 areas, or other indoor/outdoor amenities.
- 35 ~~(2) — Stormwater facilities and golf courses may be located within designated IOS.~~
- 36 ~~(3) — No more than 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements~~
- 37 ~~for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the~~
- 38 ~~facility.~~

1 ~~(4) IOS shall be designated accordingly on any development plan and shall also include identifying the~~
2 ~~ownership and maintenance entity of the IOS.~~

3 ~~(Ord. No. 13-20, § 2, 7-11-2013)~~

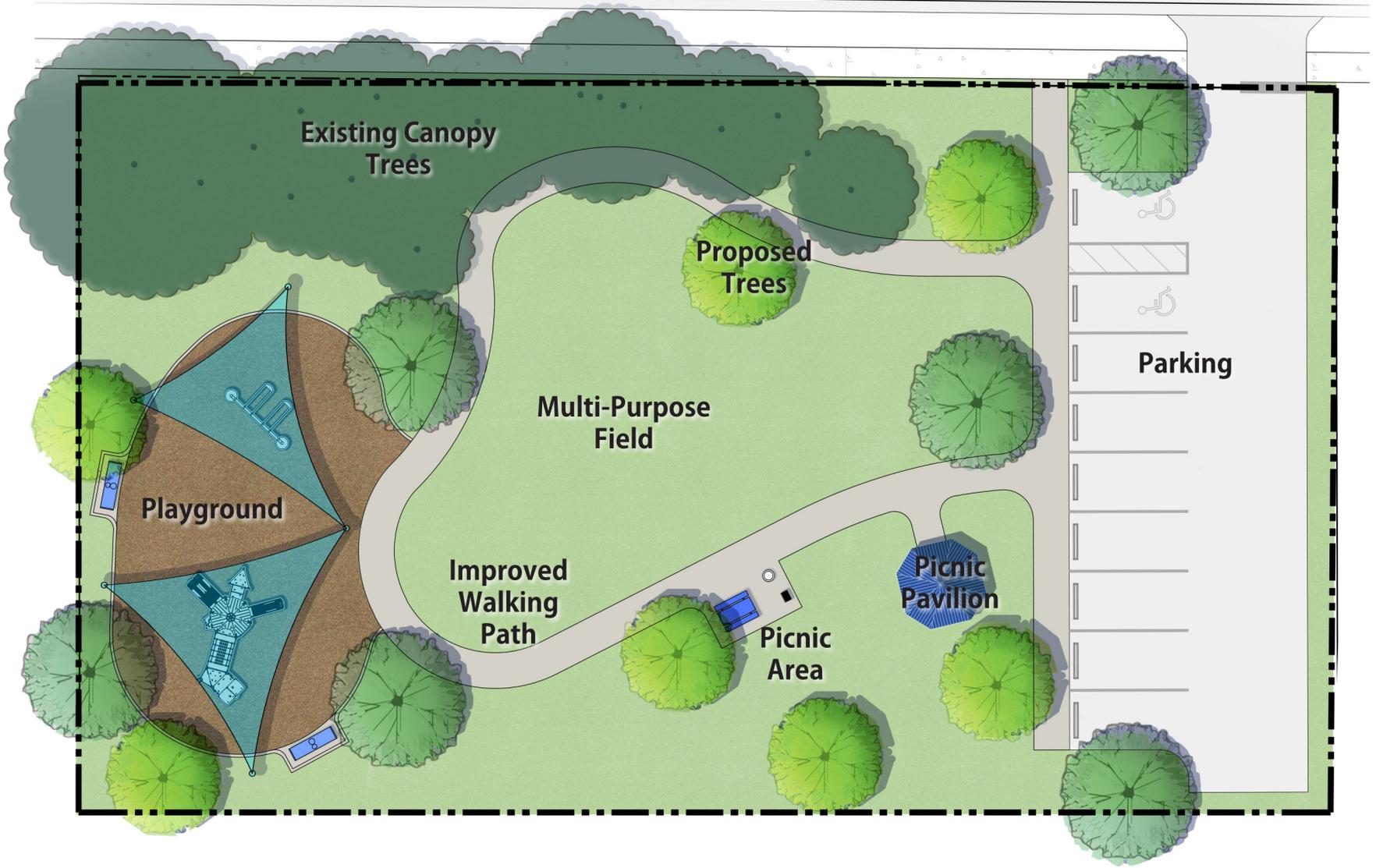
4 i. Where a development provides a central recreation amenity area with
5 the following minimum components, the area of the amenity facility and
6 improvements shall count at a 2:1 ratio for the required IOS acreage. For
7 example, a 1.5 acre amenity area satisfying this section shall satisfy 3.0
8 acres of required IOS. The minimum components must include:

- 9 1. A 2,500 square foot minimum structured, air-conditioned
10 amenity center building with meeting and recreation space and
11 indoor restroom facilities.
- 12 2. An improved outdoor area including a neighborhood swimming
13 pool. The swimming pool at the water surface shall be a
14 minimum of 1,500 square feet.
- 15 3. A minimum of two improved sport courts such as tennis,
16 pickleball, basketball, racquetball, or similar sport court subject
17 to the approval of the Growth Services Director.
- 18 4. An open play field, playground, or similar.

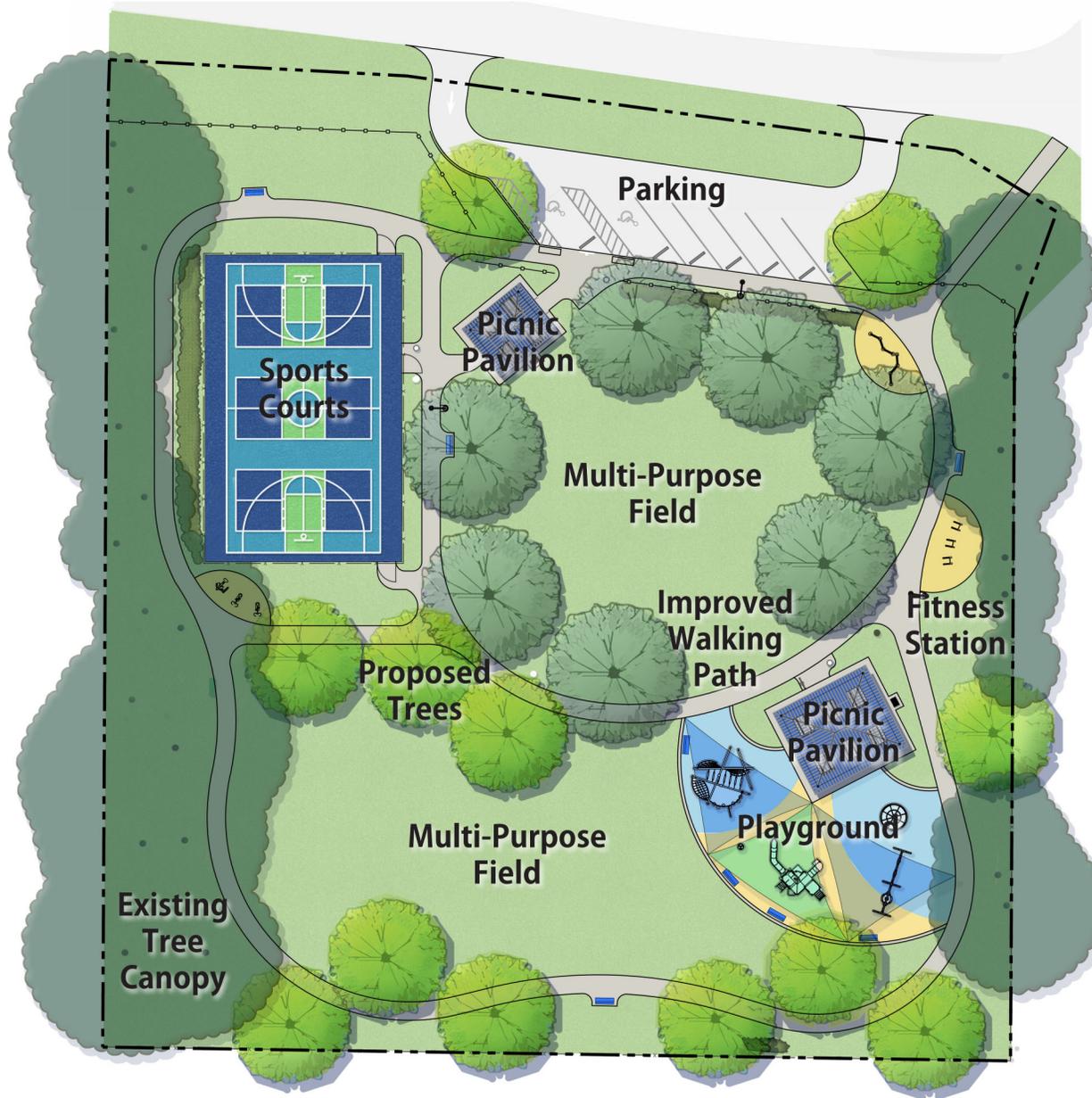
19 i. Other similar uses that provide recreational opportunities for residents within
20 the development, subject to the approval of the Growth Services Director.

21 (6) The following uses are not considered to satisfy IOS requirements:

- 22 a. Drainage retention areas.
- 23 b. Roads, streets, and/or parking lots.
- 24 c. Recreation activity areas within drainage retention areas (i.e. a play field at the
25 bottom of a drainage retention area or similar).
- 26 d. Landscape buffers, unless such buffers include an integrated and paved multi-
27 use recreational trail at least eight feet in width.



Small Neighborhood Park
+/- 0.6 Acres



Medium Neighborhood Park
 +/- 2.0 Acres



Large Neighborhood Park
 +/- 6.8 Acres



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-22186

Agenda Date: 2/25/2026

Agenda No.: 2.2.

SUBJECT:

Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.7 Tree Protection and Replacement

DESCRIPTION/BACKGROUND:

Staff have attached the proposed language to update LDC Section 6.7 Tree Protection and Replacement - Amendments related to Tree Protection and Tree Replacement.

DIVISION 7. TREE PROTECTION AND REPLACEMENT

1 **Sec. 6.7.1. Purpose and intent.**

2 A. The purpose of this division is to regulate the protection, removal, replacement, and maintenance of trees
3 ~~in~~ on public and private property, ~~excluding existing residential properties.~~ Tree protection and replacement
4 shall work cooperatively with landscaping requirements to preserve and enhance the aesthetic quality of
5 Marion County, complementing the natural and built environments, while providing shade and habitat
6 through:

- 7 (1) Preservation of existing trees and native plant ~~communities;~~ communities.
- 8 (2) Replacement of trees that are ~~removed;~~ removed.
- 9 (3) Maintenance of trees ~~and;~~
- 10 (4) Prevention of tree abuse; and
- 11 (5) Enforcement.

12 ~~(Ord. No. 13-20, § 2, 7-11-2013)~~

13 B. The preservation of trees, along with the planting of new trees as required in Division 8, shall be considered
14 as a priority in the development of improvement plans. The process of site design, from the Master Plan level,
15 through specific design details, shall take the protection of existing trees and the mature sizes of proposed
16 trees into consideration.

17 **Sec. 6.7.2. Exceptions.**

18 The preservation and replacement of trees and protected plant species shall apply to all development with the
19 following exceptions:

- 20 A. The removal of trees for purposes of conducting bona fide agricultural uses such as field crops, landscape
21 nursery, citrus nursery, forest crops, animal husbandry, greenhouses, aquaculture, silviculture and the
22 like, on lands with an agricultural zoning classification.
- 23 B. Property used for bona fide agricultural use, as listed in Section 6.7.2.A above, zoned other than
24 agriculture and possessing an agriculture classification from the County Property Appraiser per § 193.461
25 FS. ~~Lands with an urban land use designation may not use this exemption.~~
- 26 C. On lands where either of the two exemptions in Sections 6.7.2.A and B above has enabled tree removal
27 without a permit, no applications for any land use or zoning changes from rural to urban designations,
28 or development plans, shall be ~~made~~ accepted within ~~one year~~ five two years of the tree removal date
29 unless:
 - 30 (1) The applicant provides tree replacement at 100 inches DBH of native trees per acre, or lower based
31 on the pre-clearing density of existing trees, or
 - 32 (2) The applicant/owner provides payment into a Tree Mitigation fund in the equivalent amount of
33 planting 100 inches DBH of native trees per acre, or lower, based on the pre-clearing density of
34 existing trees.

- 1 D. The removal of trees which have a DBH of less than ~~10~~20 inches, except those trees which have been
2 designated replacement and conservation trees pursuant to Section 6.7.9.G.
- 3 E. The removal of trees on an individual parcel of record used or to be used for single-family ~~dwelling~~s or
4 duplex dwelling units.
- 5 F. The removal of trees associated with ~~the County's~~ construction, rehabilitation, or routine maintenance
6 of roads, utilities, and drainage systems within public rights-of-way or easements, by the County or
7 agencies having local jurisdiction.
- 8 G. The removal of trees associated with the rehabilitation or routine maintenance of roads and drainage
9 systems within private rights-of-way or easements.
- 10 H. Tree removal or trimming for the construction of firebreaks, and firelines, by the County or agencies
11 having local jurisdiction and surveying associated with this construction.
- 12 I. The removal of trees which pose an immediate and direct threat to persons or property, and the removal
13 of trees that are dead or dying due to natural causes ~~as determined by a Landscape Architect or a~~
14 Certified Arborist.
- 15 ~~J. The removal of trees on residential property that pose an unacceptable risk to persons or property as~~
16 per Florida Statute 163.045 "Tree pruning, trimming, or removal on residential property."
- 17 K. Transplanting of any size tree.
- 18 L. Removal of ~~K. Removal of~~ trees required by a development plan which has been fully approved by the
19 County.
- 20 M. Removal of ~~L. Removal of~~ exotic ~~tree~~ or nuisance tree or plant species as listed by the UF/IFAS
- 21 Assessment of Non-native Plants, "Prohibited" or "Invasive - Not Recommended" tables, as updated.

22 (Ord. No. 13-20, § 2, 7-11-2013)

23 **Sec. 6.7.3. Tree ~~protection~~Protection, General.**

- 24 A. Design for the protection of trees.
- 25 (1) ~~Every reasonable effort should be made to minimize tree removal. Tree~~Site development shall consider
26 tree preservation shall be an integral part of by balancing the requirements of site planning or
27 subdivision and utility design process. Tree preservation shall be conceived with preserving existing trees
28 in a total pattern throughout an integrated manner across the site, integrating the various elements of
29 site design, preserving and enhancing the particular identity of the site.
- 30 (2) The preservation of existing trees and vegetation for use as perimeter land use buffers shall be
31 considered during early in the site design process and implemented to preserve provide required buffers
32 while preserving habitat while and lowering the cost of development.
- 33 (3) In all cases, a post-development ratio of shade trees to the area of the site must be provided as required
34 in Section 6.7.4.
- 35 (4) All regulated trees ~~with a DBH of 10 inches or larger~~ shall be considered protected trees, ~~unless listed by~~
36 the UF/IFAS Assessment of Non-native Plants, "Prohibited" or "Invasive - Not Recommended" tables, as
37 updated.
- 38 (5) ~~A proper~~After a Tree Survey is completed, an evaluation by a Certified Arborist or Landscape Architect
39 shall be made to determine if existing ~~protected trees~~Regulated Trees, or groups of ~~trees~~existing
40 Regulated Trees, are good suitable candidates for preservation before final site plans are developed. If

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1 the site proposes preserving existing trees, or if the site contains Specimen Trees, this evaluation shall
2 be submitted with the ~~development application~~ Site Plan and ~~-/~~-or Improvement Plan. The evaluation
3 shall be used to guide decisions about tree preservation, tree protection, and tree removal and shall
4 include:

- 5 (a) ~~Determination~~ Identification of species of tree(s); proposed for preservation;
- 6 (b) ~~Assessment of the health of the tree(s);~~
- 7 ~~(c) Determination~~ Evaluation of the condition of the tree(s) to be preserved based on the species,
8 health, age, observations of external/internal or external signs of disease or impacts, and age and
9 whether the tree(s) will provide a lasting value to the finished project (trees with fast growth habits
10 and have a shorter life span may not be desirable); possible longevity based on species type, site
11 conditions, or location. If no evaluation is provided, all regulated trees are considered viable.
- 12 ~~(d)~~ Assessment of the size (DBH and canopy) of the tree(s); to be preserved;
- 13 ~~(e) Assessment of the rarity, uniqueness, and character of the tree(s);~~
- 14 ~~(f) Assessment of the historic value, status as a specimen tree, or other outstanding quality;~~
- 15 ~~(g) An general overview of the site and whether the tree(s) will provide a lasting and positive~~
16 ~~contribution to the site and general surroundings, and~~
- 17 ~~(h) Determination if any minor alternations to the site topography will impact the long term viability~~
18 ~~of preserving existing trees.~~
- 19 (d) Identification of Specimen Trees. Any Specimen Tree proposed for removal for any reason requires
20 field verification and approval by the County Landscape Architect.
- 21 (e) Illustration of TPZ and CRZ areas for trees to be preserved.

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22 B. Tree protection ~~zones are as follows;~~ measures shall be denoted on tree removal permit or site development
23 review plans by illustrating and dimensioning the following:

- 24 (1) Extents of the Tree Protection Zone (TPZ) is a defined area surrounding the trunk of a tree (or group of
25 trees) to be preserved, intended to protect roots and soil to ensure future tree health and stability.
- 26 ~~(a) All tree measurements for tree protection and preservation shall be made at 4.5 feet above grade to~~
27 ~~establish the correct diameter at breast height (DBH).~~
- 28 ~~(b) The TPZ shall be located at the dripline of the tree (or group of trees) to be preserved. For trees proposed~~
29 ~~for preservation, For tree protection requirements, the dripline/TPZ shall be indicated on a plan, the~~
30 ~~grading and utility construction sheets as well as the Tree Removal and Preservation Plan or Landscape~~
31 ~~Plan as required in Section 6.7.6.E and determined by either of the following methods:~~
 - 32 1. ~~Field location by either a Surveyor and Mapper, a Landscape Architect, or a Certified Arborist,~~
33 ~~or~~
 - 34 2. ~~Utilizing a "desktop canopy" rule generally understood as using one foot for every inch~~
35 ~~Extents of DBH. For example, a 30 inch diameter tree would have a 30 foot radius~~
36 ~~dripline.~~
- 37 ~~(2) The Tree Critical Root Zone (CRZ) is the area of soil around a tree trunk where roots are located that~~
38 ~~provide stability and uptake of water and minerals required for tree survival. For trees proposed for~~
39 ~~preservation.~~
- 40 (a) No excavation, filling, trenching construction, or ~~other intense~~ otherwise disruption of the root zone
41 is allowed within the CRZ.

1 (b) The CRZ is established ~~on a tree-by-tree basis through~~ definition, or based on an on-site review and
2 assessment by either a Landscape Architect or a Certified Arborist prior to construction.

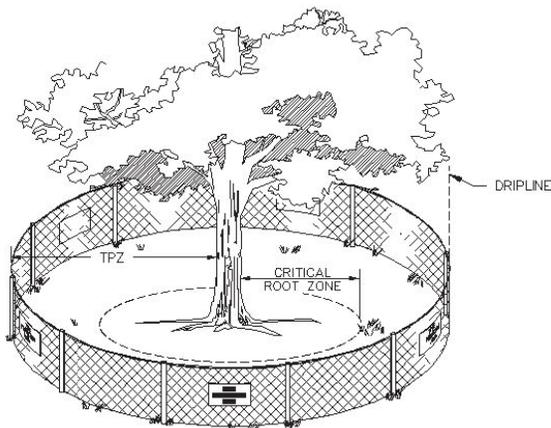
3 ~~(c) — Damage to roots in this area may result in penalties or fines.~~

4 ~~(3) — The County's Landscape Architect or his designee may reduce the limits of the TPZ to allow authorized~~
5 ~~construction to occur.~~

6 ~~(4)(3)~~ No reduction of the TPZ or removal of barricades may occur without prior written authorization from
7 the County's Landscape Architect.

8 ~~(54)~~ The TPZ may be temporarily reduced in size and/or barricades may be temporarily removed to allow for
9 minor construction or maintenance within the TPZ ~~as approved by the County's Landscape Architect~~
10 prior to construction activities. Barricades shall be reinstalled as soon as work within the TPZ is
11 completed.

12 ~~(6) — The TPZ shall not be reduced to any point within the CRZ.~~



13
14 **Figure 6.7-1 Tree Protection Zones**

15
16 C. Tree protection barricades shall be:

- 17 (1) No less than four feet in height.
18 (2) Constructed of rigid material capable of surviving for the duration of the construction.
19 (3) Posted with highly visible signs placed on the tree protection barricades at each quadrant of single
20 protected trees and along driplines of groups of trees being protected at 50-foot intervals or less. Signs
21 shall include the words "Tree Protection Zone."

22 D. Pre-construction tree protection.

- 23 (1) The owner shall be responsible for ~~insuring~~ ensuring that all possible measures are taken to avoid damage
24 to trees not approved for removal.
25 (2) Prior to any clearing, grubbing, or any construction, tree protection barricades shall be erected around
26 all trees, or groups of trees, within the construction area which are to be preserved.

1 (3) The County Landscape Architect shall be ~~notified~~ given a 10-day notice requesting ~~and a pre-~~
2 ~~clearing/grubbing/grading on-site review of all required tree protection barricades will be conducted.~~

3 E. Tree protection shall continue ~~during the course of~~ throughout construction. The following requirements shall
4 be conditions of tree removal permits, all permits for private construction in public rights-of-way, and all
5 development permits issued under and pursuant to this Code:

6 (1) ~~The~~ No cleaning of construction equipment or material or the disposal of waste materials including but
7 not limited to, paint, oil, solvents, asphalt, concrete, and mortar shall be permissible within the TPZ of
8 any tree which is being protected ~~is not allowed.~~

9 (2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any
10 tree which is being protected is not allowed.

11 (3) The contractor shall inspect all tree protection barricades and signs on a weekly basis ~~during the course~~
12 ~~of~~ throughout construction. Any barricade or sign which has been damaged or is missing shall be replaced
13 immediately.

14 (4) If any tree which has not been approved to be removed is destroyed, or receives major damage during
15 construction, with the exception of natural events, so as to place its long term survival in question, the
16 tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed
17 or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s)
18 with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a
19 replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the
20 County's Landscape Architect.

21 (Ord. No. 13-20, § 2, 7-11-2013)

22 **Sec. 6.7.4. Shade ~~trees~~ Trees, Minimum Requirements**

23 ~~Shade trees are required for all developments excluding residential developments.~~

24 A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree
25 per 3,000 square feet ~~for all developments excluding single-family or duplex residential developments~~

26 B. Shade trees may include:

27 (1) Specimen Trees and/or;

28 (2) Protected and preserved trees which have with a favorable assessment, and/or;

29 (2) Trees as required for buffers, parking areas, vehicle use areas, screening, and building areas,
30 and/or;

31 (3) Trees as required as tree mitigation replacement trees.

32 C. ~~When mature~~ Priority shall be given to preserve Specimen Trees and those existing trees with a full
33 ~~canopy of 30-foot radius or larger, with a favorable~~ that are the highest rated per the tree assessment,

34
35
36 D. Credits towards the Shade Tree requirement shall be given for existing Regulated Trees that are
37 preserved on the project site, a credit of two shade by the development. ~~Preserved trees may be used~~
38 ~~towards the overall shade tree requirement.~~ for Shade Tree credits shall be subject to the approval of
39 the County Landscape Architect. Tree credits shall be given for preserved Regulated Trees as follows:

40 ~~D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.~~

Commented [SH1]: Stop 2/18

<u>Preserved Regulated Tree (DBH)</u>	<u>Number of Shade Trees Credited</u>
10" – 19"	One
<u>20" – 29"</u>	<u>Two</u>
<u>30" – 35"</u>	<u>Three</u>
<u>Specimen Trees</u>	<u>Five</u>

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 6.7.5. Tree trimming and tree removal permit.

- A. For tree removals not associated with any development as outlined in this division, refer to Section 2.22.4. For all other tree removal applications, the approved development plans shall serve as the tree removal permit.
- B. A tree removal permit shall be required for the removal of any ~~tree with a DBH of 10 inches or larger, Regulated Tree~~ except for exempt activities as outlined in Section 6.7.2. A tree removal permit shall be obtained from the County's Landscape Architect or ~~his~~their designee prior to any site clearing, grading, or for any construction which requires a permit from the Marion County Building Department. The failure to obtain any such permit when required shall be a violation of this Code, subject to ~~penalties provided herein.~~
- C. A tree removal permit shall be obtained by any public or private utility or communications company undertaking construction activities that require tree removal. Prior to trimming or removal of any trees in the public right of way, related to the utilities operations and not associated with road construction or road maintenance activities, the contractor shall:
 - 1. Contact the County's Landscape Architect and ~~providing~~provide a map of where all vegetation management practices and tree trimming or removal will be performed.
 - 2. Conduct an on-site review of the vegetation management and/or tree removal to review potential impacts.
 - 3. Consideration will be given to the removal of trees and palms which have been topped or have been "directionally pruned" ~~as to where recovery~~the extent that the appearance and/or the long-term viability of the ~~tree~~tree or tree or palms is unlikely.
 - 4. After removal of trees all stumps must be ground to a depth of no less than two inches below grade and remove grinding refuse.
 - 5. Stabilize all disturbed areas in an acceptable manner
- D. Tree removal permits shall expire within one year or upon expiration of the building permit, whichever comes first. Trees authorized to be removed may not be removed after the permit expires unless a new permit is obtained pursuant to this division.

(Ord. No. 13-20, § 2, 7-11-2013; Ord. No. 17-08, § 2(Exh. A), 4-11-2017)

Sec. 6.7.6. Submittal requirements.

The following requirements shall apply to the application for stand alone tree removal permits and site development review plans and are in addition to the Minimum Plan Requirements:

Commented [SH2]: Do we want to be issuing tree removal permits?
Commented [SH3]: Clearly define penalties in 6.7.13

Commented [SH4]: Look at catching specimen trees

- 1 A. Depending on the density of existing trees, the applicant may provide a separate "Tree Removal and
2 Preservation Plan." For development sites with lower density of trees, such information may be indicated
3 on the Site Plan or the Landscape Plan. Either method used shall indicate the location of all ~~trees, with a~~
4 ~~DBH of 10 inches and larger,~~ Regulated Trees to be removed and trees to be preserved. Preserved trees
5 and replacement trees shall be indicated on the Landscape Plan to demonstrate the final appearance of
6 the site.
- 7 B. Tree calculations shall include:
- 8 (1) The total numbers of existing ~~trees~~ Regulated Trees within the site and the respective DBH of each
9 tree; and
- 10 (2) The pre-development ratio of ~~native tree~~ Regulated Tree inches-per-acre; and
- 11 (3) The total DBH inches of ~~native trees~~ Regulated Trees to be removed; and
- 12 (4) The total DBH inches of ~~native trees~~ Regulated Trees to be preserved; and
13 (5) The native status of trees to be preserved.
- 14 C. A tree protection detail which graphically indicates the requirements of tree protection as required by
15 this division.
- 16 D. ~~List~~ Listing general prohibitions ~~on the plan~~ as stated in Section 6.7.3.E.
- 17 E. Indication of all TPZs on the site plan, grading plan and on ~~which ever~~ whichever plan is used to
18 demonstrate tree preservation and replacement.
- 19 F. Fees required for review and issuance of tree removal permits, inspections, and restoration plans shall
20 be established by the Board, by resolution. Tree removal permit application fees for projects associated
21 with any development (excluding stand alone permits) shall be included in the overall plan review and
22 application fees available at the Office of the County Engineer.

23 (Ord. No. 13-20, § 2, 7-11-2013)

Commented [SH5]: Why would OCE list our fees? They don't have other dept fees

24 **Sec. 6.7.7. Review and approval procedures.**

- 25 A. During review of tree preservation submittals, the County's Landscape Architect or his designee may
26 determine that modifications of the proposed plans or calculations are necessary. Conditions that may require
27 changes include, but are not limited to, the following:
- 28 (1) ~~Preserving Required preservation of any tree due to their age, size, rarity, uniqueness, historic value,~~
29 ~~status as a specimen tree, or other outstanding quality.~~ Specimen Trees
- 30 (2) Proposed grading or clearing activities ~~do not follow the requirements of this division. W~~ within the TPZ
31 and/or
- 32 (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6.
- 33 B. The applicant will be ~~asked~~ required to revise and update the tree preservation information according to review
34 comments.
- 35 ~~C. After approval, the County's Landscape Architect or his designee shall issue a tree removal permit if such tree~~
36 ~~removal is in accordance with all provisions of this Code. The approved development plans shall serve as the~~
37 ~~Tree Removal Permit.~~

38 (Ord. No. 13-20, § 2, 7-11-2013)

(Supp. No. 5)

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1 **Sec. 6.7.8. Protected tree replacement requirements.**

Commented [SH6]: Revisit section

2 ~~All trees not permitted~~ Regulated Trees that are proposed for removal ~~must be protected and maintained. For those~~
3 ~~protected trees permitted for removal, trees~~ shall be replaced in accordance with the minimum standards set forth
4 below.

5 A. ~~A.~~ Replacement is not required where the property owner retains existing trees on the site which
6 total an average of 100 inches DBH per acre. ~~If replacement is necessary, a minimum of 100 inches DBH~~
7 ~~per acre on the average shall be achieved.~~

8 B. ~~If the pre-development number of inches is less than 100 DBH per acre on the average, the property~~
9 ~~owner shall replace trees to equal the pre-development number of DBH inches.~~

10 C. ~~Replacement~~ Removal of trees Regulated Trees less than 30 36 inches DBH and permitted for removal
11 ~~shall be as described below~~ is permissible if the following replacement requirements are met:

Commented [SH7]: delete

12 (1) ~~Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one inch~~
13 ~~replacement per two inches removed and the minimum replacement tree size is 3.5 inch caliper.~~

14 (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches
15 replacement per two inches removed ~~and the minimum replacement tree size is 3.5 inch caliper.~~

16 ~~D.~~ ~~Replacement of~~ (3) Existing trees measuring 30 inches DBH or to 35 inches DBH shall be
17 replaced with a ratio of 2 inches replacement per 2 inches removed.

Commented [SH8]: Could this be 1:1

18 (3) Replacement trees must be a minimum of 3.5 inch caliper, unless otherwise approved by the County
19 Landscape Architect ~~greater and than 100 DBH per acre, the property owner shall replace trees equal to~~
20 100 DBH per acre

Commented [SH9]: 4

Commented [SH10]: Stop 1/21/26

21 E. Removal of Specimen Trees may only be permitted ~~for removal shall be~~ following review and approval
22 by the County's Landscape Architect and as described below:

23 (1) ~~All trees which receive a favorable assessment may be approved for removal by the County's Landscape~~
24 ~~Architect or his designee under~~ per the following circumstances:

25 (a) ~~The tree~~ (a) The Specimen Tree does not have a favorable assessment per an arborist's
26 assessment and confirmed during a pre-development on site review meeting with the County
27 Landscape Architect; and/or

28 (b) The Specimen Tree materially interferes with the proposed location, service or function of
29 the utility lines or services, or rights of way, and

30 (b) ~~The tree~~ project site plan and the Specimen Tree cannot be preserved through ~~re-design~~ redesign
31 of the site infrastructure.

32 (2) ~~All trees which receive a favorable assessment~~ (c) If the County Landscape Architect approves
33 removal, then Specimen Trees shall be replaced at a ratio of 3.0 inches replacement for 1 inch ~~for~~
34 inch removed and the minimum replacement tree size is 4.0-inch caliper.

35 F. Existing trees that have experienced tree abuse as part of landscape maintenance or site development
36 activities that cause critical impact as determined by the County Landscape Architect will require
37 mitigation. Tree abuse may include:

38 (a) Hatracking a tree; or

39 (b) Destroying the natural habit of tree growth; or

40 (c) Pruning which leaves stubs or results in a flush cut; or splitting of limb ends; or

1 (d) Removing tree bark to the extent that if a line is drawn at any height around the circumference of
2 the tree, over ¼ of the length of the line falls on portions of the tree where bark no longer remains;
3 or

4 (e) Using climbing spikes, nails, or hooks, except for purposes of total tree removal or as specifically
5 permitted by standards set by the ANSI, as updated; or

6 (f) Pruning that does not conform to standards or recommendations set by the ANSI, as updated; or

7 (g) Pruning of live palm fronds which initiate above the horizontal plane; or

8 (h) Overlifting a tree; or

9 (i) Shaping a tree~~(3) All trees which receive~~; or

10 (j) Removing more than 25% of the tree's canopy.

11 G. Existing trees that have had their CRZ or TPZ impacted by activities prohibited above will require tree
12 mitigation. Replacement trees for these impacted trees will be determined on a case-by-case basis by
13 the County Landscape Architect.

14 H. Regardless of size, any Regulated Tree proposed for removal that receives an unfavorable assessment
15 at the predesign on site review shall be replaced with a ratio of 1.5 inches replacement per two inches
16 removed and the minimum replacement tree size is 3.5-inch caliper.

17 ~~E.~~ If replanting replacement trees on site is not practical~~le~~ per best landscape design practices, then a fee
18 in lieu of planting may be provided as per Section 6.7.10.

19 I. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or
20 Federal authority, ~~shall not be required to replace the DBH of trees removed~~are exempt from protected
21 tree removal requirements if such authority demonstrates that such trees conflict with proposed utilities,
22 drainage, or roadway construction.

23 (Ord. No. 13-20, § 2, 7-11-2013)

24 **Sec. 6.7.9. Replacement trees.**

25 A. Replacement trees are a part of the comprehensive tree program and shall work in combination with required
26 shade trees, buffer trees, and any other required landscaping.

27 B. All trees and/or palms used for tree replacement purposes shall be nursery grown and Florida No. 1 quality or
28 better, as established by Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida,
29 as amended.

30 C. Replacement trees shall meet the minimum tree requirements established in Section 6.7.8.

31 D. Replacement trees shall be Florida native species compatible to the site.

32 E. Palms may only be used to replace palms that are permitted for removal. Replacement palms shall have a clear
33 trunk height of 10-foot minimum. The use of palms shall ~~work~~comply with the required palm ratio as required
34 in Section 6.8.10.C.

35 F. For trees removed pursuant to a stand alone tree removal permit or development plan approval, required
36 replacement trees shall be located within the parcel boundaries and shown on the site plan. If space
37 constraints are such that the replacement trees cannot be located within the parcel boundaries using sound
38 horticultural and design principles, then the replacement trees may be located on public property at the
39 County's discretion, and as determined at the time of the permit or site development review. The public
40 property location shall be specifically designated by the ~~County~~County, and such replacement trees shall be

Commented [SH11]: Sentence is awkward

(Supp. No. 5)

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1 donated to the County. The County will be responsible for planting and maintenance of donated trees on public
2 property.

3 ~~G.~~ G. The preservation of existing Regulated Trees will count towards satisfying the required Replacement Tree
4 amount at the following ratios:

5 (1) Preserved trees measuring 10 inches DBH to 19 inches DBH shall count towards the replacement
6 tree criteria at a ratio of one inch of replacement value per one inch preserved.

7 (2) Preserved trees measuring 20 inches DBH to 29 inches DBH shall count towards the replacement
8 tree criteria at a ratio of three inches of replacement per one inch preserved.

9 (3) Preserved trees measuring 30 inches DBH to 35 inches DBH shall count towards the replacement
10 tree criteria at a ratio of four inches of replacement per one inch preserved.

11 (3) Specimen Trees preserved shall count towards the replacement criteria at a ratio of eight inches
12 of replacement per one inch preserved.

13 H. As an alternative to replacement, the property owner may comply with the requirement of Section 6.7.8 by
14 designating existing trees on site which are native tree species and less than ~~40~~20 inches DBH as conservation
15 trees, provided that the property owner takes steps to designate and protect such conservation trees. If the
16 owner chooses to utilize this provision, then the location, number, size, and type (genus and species) of those
17 trees or groups of trees requested as conservation trees shall be included in the tree survey.

18 ~~H.~~ A property owner designating conservation trees shall record in the public records of Marion County, a notice
19 to subsequent property owners that the site contains conservation trees, subject to maintenance
20 requirements, with reference to the development plan on file with the County designating such trees. A copy
21 of such recorded notice on a form provided by the County shall be supplied to the ~~Planning/Zoning Manager~~
22 Growth Service Director or his designee prior to the issuance of a Certificate of Occupancy.

23 (Ord. No. 13-20, § 2, 7-11-2013)

24 **Sec. 6.7.10. Tree mitigation fund.**

25 A. The Tree Mitigation Fund has been created in the general trust fund of Marion County for the purpose of
26 accepting and disbursing the contributions made to the Board as part of the tree replacement monies
27 deposited for tree replacement purposes. This fund shall be used to enhance tree replacement in Marion
28 County and to enhance the Marion County Parks system.

29 B. An application to pay in lieu of installing any required tree mitigation replacement trees is made through the
30 County's Landscape Architect. The "pay in lieu" option shall only be used for tree mitigation replacement trees
31 ~~and for no other landscape or tree planting requirement as stated in this Code.~~

32 C. At the County's discretion, in lieu of installing replacement trees, a permittee may pay a fee into the Tree
33 Mitigation Fund at a per tree cost. The amount of such fee shall be determined on a case by case basis through
34 the public solicitation for bids and the amount shall be based on the tree replacement fee as listed in the
35 County's annual fee list.

36 ~~(1) The wholesale cost of material~~

37 ~~(2) Cost of labor for installation~~

38 ~~(3) Cost of maintenance for two years~~

39 D. Payment into the Tree Mitigation Fund shall be ~~recommended~~approved by the County's Landscape Architect
40 and approved by the Board prior to issuance of the tree removal permit or development approval.

Commented [SH12]: This is uber confusing - is this in addition to the shade tree credits? I have serious concerns about this added language

~~E. Tree mitigation funds shall be used by the County for the installation, establishment, and maintenance of trees on public property within Marion County.~~

E. The County Landscape Architect shall provide an annual report to the Board describing the available funds, annual expenditures, and a narrative describing the disbursement and utilization of tree mitigation funds.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 6.7.11. Tree maintenance and management.

~~A. Unless otherwise permitted by this division, no person shall cause or authorize:~~

~~(1) The removal of any protected tree without first obtaining a tree removal permit as required by this Code.~~

~~(2) Tree abuse which includes:~~

~~(a) Hatracking a tree; or~~

~~(b) Destroying the natural habit of tree growth; or~~

~~(c) Pruning which leaves stubs or results in a flush cut, or splitting of limb ends; or~~

~~(d) Removing tree bark to the extent that if a line is drawn at any height around the circumference of the tree, over 1/3 of the length of the line falls on portions of the tree where bark no longer remains; or~~

~~(e) Using climbing spikes, nails, or hooks, except for purposes of total tree removal or as specifically permitted by standards set by the ANSI, as updated; or~~

~~(f) Pruning that does not conform to standards or recommendations set by the ANSI, as updated; or~~

~~(g) Pruning of live palm fronds which initiate above the horizontal plane; or~~

~~(h) Overlifting a tree; or~~

~~(i) Shaping a tree.~~

~~(3) Any encroachments, excavations, or change the natural grade within the Tree Protection Zone (TPZ), as defined herein, of a tree unless it can be demonstrated to the County's Landscape Architect prior to commencement of said activity, that the activity will not negatively impact any tree.~~

~~(4) Land clearing or the operation of heavy equipment in the vicinity of a protected tree without placing and maintaining a protective barrier around the TPZ.~~

~~(5) The storage or use of materials or equipment within the TPZ of any protected tree, or attachments, other than those of a protective and non-damaging nature, to any tree.~~

~~(6) Land clearing, including the removal of understory, without first obtaining authorization as herein provided.~~

~~B. The following requirements shall be conditions of any tree removal permit which includes a requirement for replacement trees:~~

~~(1) Replacement trees required in conjunction with a commercial or industrial development or subdivision approval shall be considered required improvements and shall be subject to certification of satisfactory completion contained in this Code.~~

~~(2) All replacement trees shall be maintained in a living, healthy condition for a period of two years following final inspection and approval, or else be replaced, by the owner, successor, or assignee. No replacement~~

1 ~~shall be required beyond such two-year period. After the two-year period, the owner of record shall be~~
2 ~~responsible for maintaining the replacement trees in a healthy condition.~~

3 (3) The permittee or the property owner shall record in the public records of Marion County, appropriate
4 notice to subsequent owners of the maintenance period or replacement requirement for replacement
5 trees with reference to the development plans on file with the County identifying such trees. A copy of
6 such recorded notice shall be supplied to the ~~Planning/Zoning Manager or his designee~~ County prior to
7 the issuance of a Certificate of Occupancy.

8 (4) For ~~residential and mixed-use~~ developments where tree preservation and replacement requirements ~~are~~
9 ~~approved with any application~~ may be fulfilled by future or subsequent developers or builders, the
10 developer shall require future property owners of lots where protected trees have been preserved to
11 continue to protect and preserve such trees. Such requirements shall run with the parcel until
12 ~~removal~~ replacement of the tree(s) is required due to age, declining health, or for the protection of public
13 safety.

14 (Ord. No. 13-20, § 2, 7-11-2013)

15 **Sec. 6.7.12. Tree inspections.**

16 The following tree preservation and/or replacement inspections shall be required to ensure compliance with this
17 division and with the requirements of permits issued hereunder. No Certificate of Occupancy or Certificate of
18 Completion, as appropriate, may be issued for any development involving the removal of trees requiring a permit
19 until all of the following inspections have been completed and approval is granted:

20 A. A ~~preliminary~~ preconstruction inspection shall be conducted by the County's Landscape Architect or his
21 designee prior to any demolition or site construction in order to confirm that the permittee has marked
22 trees permitted to be removed and has installed tree protection barricades around trees, or groups of
23 trees, to be preserved prior to any clearing, grubbing, or construction. Any deficiencies noted during this
24 inspection shall be cause to withhold approval until they are corrected by the permittee and reinspected.
25 Approval, after preliminary inspection, shall be noted by the County's Landscape Architect or his
26 designee on the permit and shall constitute notice to proceed with tree removal.

27 B. A final inspection shall be conducted by the County's Landscape Architect or his designee after
28 completion of tree removal and replacement in accordance with the approved plans. It is the Owner's
29 responsibility to notify the County Landscape Architect of completion of tree removal activities.
30 Approval, after final inspection, shall be noted by the County's Landscape Architect or his designee on
31 the permit and shall constitute notice of commencement of the required maintenance period of
32 replacement trees if replacement is required.

33 (Ord. No. 13-20, § 2, 7-11-2013)

34 **Sec. 6.7.13. Violation and enforcement.**

35 It shall be a violation of this Code to fail to obtain a tree removal permit when required, to fail to comply with
36 any condition of any tree removal permit issued, or to violate any provision of this division. When such violations
37 occur, the following sanctions apply:

38 A. If unauthorized tree removal or site grading occurs, the County's Landscape Architect or his designee
39 may issue a stop work order for the ~~affected project area of such unauthorized tree removal~~ project
40 and all related site work will cease until a restoration plan is prepared by the owner, developer,
41 contractor, or agent, and then submitted to, and approved by the County's Landscape Architect or his
42 designee.

(Supp. No. 5)

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-
- 1 B. If a restoration plan is not presented within 30 days, the owner, developer, contractor, or agent will be
2 cited by the County's Landscape Architect, or designee, and referred to the Code Enforcement Board.
- 3 C. A Certificate of Occupancy will not be granted until all trees and vegetation shown upon the approved
4 restoration plan have been installed and all site grades restored.
- 5 D. All trees and vegetation shown upon the approved site restoration plan must be installed on the
6 property and the site grade restored even if project termination occurs before completion of the
7 project. Failure to complete the approved restoration plan is a violation of this Code and the owner,
8 developer, contractor, or agent will be cited by the County's Landscape Architect or his designee and
9 referred to the Code Enforcement Board.
- 10 E. In addition to all other remedies provided herein, the ~~Landscape Architect~~County may seek injunctive
11 relief or the imposition of fines and penalties for any violation of this ~~division~~.
- 12 (Ord. No. 13-20, § 2, 7-11-2013)

Commented [SH13]: Will this be up to Code Enforcement to determine? Who at the County determines this? The BoCC?



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-22187

Agenda Date: 2/25/2026

Agenda No.: 2.3.

SUBJECT:

Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.8 Landscape

DESCRIPTION/BACKGROUND:

Staff have attached the proposed language to update LDC Section 6.8 Landscape - Amendments related to Landscape requirements.

1 **DIVISION 8. LANDSCAPING**

2 **Sec. 6.8.1. Purpose and intent.**

3 The purpose and intent of this division is to provide landscaping guidelines establishing minimum standards
4 and criteria for the design, installation, and maintenance of landscaping which enhances the aesthetic appearance
5 of Marion County, complimenting the natural and built environments, reducing noise and glare, improving air and
6 water quality, providing shade and habitat, and buffering the aspects of development.

7 (Ord. No. 13-20, § 2, 7-11-2013)

8 **Sec. 6.8.2. Landscape plan requirements.**

9 A landscape plan which indicates the following is required for all development except for individual single-
10 family homes and duplexes:

- 11 A. All existing landscaping, indigenous open space, and natural features;
- 12 B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and
13 other vegetation to be preserved;
- 14 C. Vegetation and tree protection barricades;
- 15 D. All replacement trees as required per Section 6.7.8;
- 16 E. All proposed landscape areas, labeled and with sizes of each landscape area provided;
- 17 F. Construction details as applicable, including but not limited to:
 - 18 (1) Tree protection;
 - 19 (2) Tree, palm, and shrub installation;
 - 20 (3) Details for specialized installations;
 - 21 (4) Elevation drawings of walls proposed for buffers and/or screening; and
 - 22 (5) Cross section of proposed walls/berms/combination for buffers.
- 23 G. Plant schedule:
 - 24 (1) A key matching the plants being specified (may be plant symbols or written)
 - 25 (2) Quantities of plants being specified
 - 26 (3) Common plant names
 - 27 (4) Scientific plant names
 - 28 (5) Plant specifications including height, spread, and spacing
 - 29 (6) Native status
- 30 H. Calculations for required landscaping:
 - 31 (1) Tree preservation and replacement

- 1 (2) Shade tree requirements
- 2 (3) Buffers
- 3 (4) Parking areas
- 4 (5) Vehicle use areas
- 5 ~~H.~~ I. Proposed street and/or parking lot light pole locations.
- 6 J. All proposed sign locations, including advertisement and internal vehicular control signs.
- 7 K. Notes including installation instructions and special requirements related to contractor licensing, utility
 8 locating, tree protection, maintenance, fertilizer use, and watering.
- 9 ~~J.~~ Notes L. Tree barricade locations and details as well as notes regarding tree protection and
 10 inspections as outlined in Section 6.7.3 and 6.7.12 ~~and~~ shall also be provided on the ~~site and~~
 11 ~~grading~~ landscape plan sheets.
- 12 (Ord. No. 13-20, § 2, 7-11-2013)

13 **Sec. 6.8.3. Landscape design standards.**

- 14 A. All new landscapes in Marion County shall be designed to protect the County's unique natural resources by
 15 conserving water, protecting the quality of groundwater, reducing waste and pollution, creating wildlife
 16 habitat, and preventing erosion by implementation of Florida-Friendly Landscaping (FFL) by UF/IFAS and
 17 FDEP, including but not limited to:
 - 18 (1) Right plant, right place;
 - 19 (2) Water efficiently;
 - 20 (3) Fertilize appropriately;
 - 21 (4) Mulch;
 - 22 (5) Attract wildlife;
 - 23 (6) Manage yard pests responsibly;
 - 24 (7) Recycle yard waste;
 - 25 (8) Reduce stormwater runoff; and
 - 26 (9) Protect the waterfront.
- 27 ~~B. All plant species listed as "Prohibited" in the UF/IFAS Assessment of Non-native Plants (Central Zone) shall be~~
 28 ~~removed from proposed development sites. Plant species listed as "Invasive—Not Recommended" shall be~~
 29 ~~removed from all proposed development sites outside of the Urban Growth Boundary (UGB); they may~~
 30 ~~remain within the UGB with authorization from the County Landscape Architect.~~
- 31 ~~C.~~ B. Prohibited Plants. Prohibited vegetation based on the following sources:
 - 32 (1) Florida Exotic Pest Plant Council Category I & II List of *Invasive* Plant Species,
 - 33 (2) Prohibited Aquatic Plants per F.A.C. 5B-64.011, and
 - 34 (3) Center for Aquatic and *Invasive* Plants, University of Florida, IFAS.
- 35 C. Removal and eradication of Prohibited Plant species shall be a condition of development approval.
- 36 D. Landscaping within rights-of-way shall require approval by the County Engineer or his designee.

1 ~~D~~E. Trees shall not be located in areas that will cause conflict with overhead or underground utilities. ~~Large~~Shade
2 trees shall not be located within 30 feet of ~~power~~overhead electric lines. Alternative design strategies may
3 be approved by the County's Landscape Architect when conflicts with existing utilities cannot be avoided.

4 (Ord. No. 13-20, § 2, 7-11-2013)

5 **Sec. 6.8.4. Non-residential development.**

6 For non-residential development, at least 20 percent of the ~~land to be developed shall be~~
7 ~~landscaped~~development project area shall be landscape areas as defined below. The development project area is
8 defined as the outer extent perimeter of all disturbed areas of the project.

9 ~~A. — When a project area is less than the size of the overall parcel to be developed, the required landscape~~
10 ~~area calculation may be reduced to apply to the project area as authorized by the County Landscape~~
11 ~~Architect. All other requirements directed by the Board, DRC, or included in this division shall apply.~~

12 ~~B~~A. Landscape areas shall include:

- 13 (1) Buffers;
- 14 (2) Landscaping required for parking areas;
- 15 (3) ~~Building landscaping;~~Shade Trees and/or Replacement Trees;
- 16 (4) ~~Service~~Landscaped side slopes and ~~equipment area screening.~~

17 ~~C. — Landscape areas may also include planted~~sodded bottoms of dry stormwater management areas
18 with a depth of four feet or less, ~~and the planted littoral zones of wet stormwater management~~
19 ~~areas;~~

20 ~~D~~(5) ~~Building landscaping;~~

21 (6) ~~Service and equipment area screening.~~

22 ~~B~~. Credit towards the landscape area requirements may be allowed for all or part of preserved native
23 habitat if the applicant demonstrates that it includes one or more of the following:

- 24 (1) ~~Tree~~Preserved existing trees or tree clusters including ~~preserved~~ native ~~vegetative communities~~
25 ~~are protected from development impact.~~~~vegetation under their dripline.~~
- 26 (2) ~~Vegetative~~Preserved areas ~~with~~of existing native ~~understory flora are protected from~~
27 ~~development impact.~~~~vegetation.~~

28 (Ord. No. 13-20, § 2, 7-11-2013)

29 **Sec. 6.8.5. New residential developments.**

30 For new residential developments and mixed-use developments, landscape plans shall demonstrate the
31 following:

32 ~~A. — The landscape design standards in Section 6.8.3 shall be provided for any proposed landscaping in the~~
33 ~~following areas:~~

- 34 (1) ~~Development entry areas.~~
- 35 (2) ~~Medians and/or boulevards.~~
- 36 (3) ~~Community buildings.~~

1 ~~(4) Recreation and common areas.~~ A. Yard Tree Requirements.

2 (1) For all

3 ~~B. New residential and mixed-use developments shall create Marion-Friendly Landscape Areas (MFLA) to~~
4 ~~minimize impacts to the quality and quantity of natural groundwater recharge.~~

5 ~~(1) Non-residential components of mixed-use development shall adhere to the landscape~~
6 ~~requirements as in accordance with Section 6.8.4.~~

7 ~~(2) MFLA shall not be located on residential lots.~~

8 ~~(3) The MFLA requirements for the residential components are as follows:~~

9 ~~(a) Within the Primary SPZ, 20 percent of the project area shall be MFLA.~~

10 ~~(b) Outside of the Primary SPZ, 15 percent of the project area shall be MFLA.~~

11 ~~(4) Water retention/detention areas that meet the stormwater quality criteria of Section 6.13.6 and~~
12 ~~land-use buffers which use Marion-friendly landscaping qualify as MFLAs.~~

13 ~~(5) The area limitations under Section 6.8.5 above may be reduced in accordance with a mitigation~~
14 ~~strategy approved by the County.~~

15 ~~C. The developer shall inform future owners within residential developments that all permit applications~~
16 ~~for construction shall include a landscape plan which meets the requirements of this division.~~

17 ~~D. residential developments, each individual single-family or duplex lot shall contain two shade~~
18 ~~trees. One shade tree shall be located in the front yard and one shall be located in the rear yard.~~
19 ~~Front yard trees shall be installed within the residential lot area between the road right of way~~
20 ~~and the residential structures. Yard trees may be deferred until the home construction.~~

21 (2) For multi-family or mixed-use developments where the residential structures are adjacent to
22 parking areas instead of street, the requirements for building landscaping, parking lot
23 landscaping and screening shall serve in lieu of yard trees.

24 (2) All yard trees shall be Shade Trees. Front yard trees must be planted within a minimum of five (5)
25 feet and a maximum of twenty (20) feet of the right-of-way line.

26 (3) Front yard trees may not be planted in the right-of-way

27 B. In new single-family residential developments ~~with more than 50 lots,~~ the developer shall also promote
28 the practices and principles of FFL as described in the 'Florida Yards and Neighborhoods-Friendly
29 Landscaping Handbook for Home Landscapes', as amended. A program which promotes these
30 principles shall be provided to the County as part of the development application materials, and
31 incorporated into and made part of the restrictive covenants and shall include:

32 (1) Information about the applicable landscaping requirements under this division and under Division
33 6.8;

34 (2) Procedures for future owners to follow when implementing FFL on individual lots, and

35 (3) Water conservation and FFL educational materials to all new homeowners; and

36 (4) Information regarding landscape irrigation scheduling as stipulated in Section 6.9.9.

37 (Ord. No. 13-20, § 2, 7-11-2013)

1 **Sec. 6.8.6. Buffers.**

2 A. It is the intent of this section to eliminate or reduce the negative impacts of ~~the~~ adjacent uses upon each
3 other such that the long-term continuance of either use is not threatened by such impacts and the uses may
4 be considered compatible.

5 B. Buffers shall provide a year-round screen, meaning no 100% deciduous trees, and provide an aesthetic
6 quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from
7 public view.

8 C. ~~Plant~~ A diverse number of plant species shall be ~~mixed~~ incorporated into buffer plantings to provide
9 ~~diversity~~ habitat and appeal.

10 D. Buffers may consist of landscaping, buffer walls, ~~fencing~~, berms, or combinations thereof which work
11 cohesively to achieve the intent of buffering.

12 ~~E. — Every development,~~ E. — If no buffering exists on the adjoining property or if the existing buffer fails to
13 meet the requirements of this section, buffering shall be required with the exception of the construction of
14 an individual single-family residence or duplexes on an individual parcel of record, ~~shall provide sufficient~~
15 ~~buffering when topographical or other barriers do not provide reasonable screening.~~

16 ~~(1) In order to utilize a F. — If buffers are required, the length shall be measured along each property line,~~
17 ~~and shall exclude driveways and other access points.~~

18 ~~G. — No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be~~
19 ~~permitted within~~ on an adjoining property to meet the regulations, ~~the buffer area.~~

20 ~~H. — Buffers shall not be located on any portion of an existing or dedicated right-of-way.~~

21 ~~I. — Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage~~
22 ~~to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root~~
23 ~~damage, and interference with nearby utilities.~~

24 ~~J. — Required buffer types between land uses.~~

25 ~~(1) — Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore,~~
26 ~~buffer requirements shall apply only to lots on the perimeter of the district.~~

27 ~~(2) — Buffer installation and maintenance shall be provided concurrently with the adjoining property~~
28 ~~must have been required by a development of the more intense land use, with the following~~
29 ~~deviations:~~ order issued by Marion County or a municipality in Marion County.

30 ~~(2)~~ If a buffer exists on the adjoining property that meets the requirements of this section, no
31 additional buffering shall be required.

32 (3) Commercial properties within a master planned commercial center, or mixed-use PUD may utilize
33 the buffer installed on adjacent parcels within the same development if such buffers were
34 required by a development order issued by Marion County.

35 (4) Commercial properties within a master planned commercial center if an adjacent commercial
36 parcel is vacant, only fifty (50) percent of the buffer width and plants shall be required for the
37 commercial parcel being developed. The adjacent vacant commercial parcel shall install the
38 remaining fifty (50) percent of the buffer when it is developed.

39 (5) When a new but less intense land use is developed adjoining a pre-existing developed site with a
40 higher intensity use that does not provide a buffer consistent with this code, the new use is
41 subject to providing the required land use buffer.

~~(b)~~ When a new but less intense land use is responsible for providing the required land use buffer in this case, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.

~~(c)~~ ~~The 4~~ Regardless of type of land use adjoining it, the development of an individual single-family residence or duplex is exempt from providing ~~the required buffer~~ buffers.

~~(35)~~ In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. and as based on the project's proposed use(s).

~~(46)~~ Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

F. If buffers are required, the length shall be measured along each property line and shall exclude driveways and other access points and easements.

G. No buildings, structures (other than lighting, signs, buffer walls, decorative hardscape, or fences), storage of materials, or parking shall be permitted within the buffer area. Pedestrian trails, sidewalks, etc. are permitted in buffers when integrated into the design of the buffer areas.

H. Buffers shall not be located on any portion of an existing or dedicated right-of-way, or on individual single-family residential or duplex parcels.

I. Arrangement of plantings in buffers shall: (Landscape to be given priority in buffers.)

(1) provide maximum screening to adjacent properties

(2) avoid damage to existing trees and plant material both within the development and in those areas outside of but directly adjacent to the project development,

(3) account for mature growing sizes of preserved existing and proposed trees regarding shade, root damage, and interference with nearby utilities and signage.

(4) offer interest with a meandering, organic layout where appropriate and a variety of textures and colors

~~Table 6.8-1 Buffer Type Requirements~~

AG	Agriculture, Rural Lands, Natural Reservation
SFR	Single family, duplex residential
MF	Multi-family residential
COM	Commercial, RV parks, Commercial Recreation
IND	Industrial uses
PUB	Public Use (including Government, Institutional, and related Professional Offices)
ROW	Arterial or Collector Right of Way or Road Easement

~~Table 6.8-2 Land Use Categories for Buffers~~

AG	SFR	MF	COM	IND	PUB	ROW	Permitted or Existing Use											
							AG	SFR	MF	COM	IND	PUB	ROW					
AG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

	SFR	E	-	C	A	B	C	C
	MF	E	A	-	A	B	C	C
	COM	D	B	B	-	B	C	C
	IND	B	B	B	B	-	B	D
	PUB	E	B	C	C	C	-	C

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K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. ~~The design professional~~ Landscaping Plans for required buffers shall be prepared by a Registered Landscape Architect, who shall use these requirements to design buffers that are thoughtfully designed and enhance the perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. The plant quantities and parameters in the buffer type descriptions may be used to develop a total quantity of plants for the entire buffer length and then utilized to achieve an appealing, comprehensive landscape design. Desirable buffers are creatively designed, minimize the implementation of evenly spaced trees or a cookie-cutter appearance, and consider the specific character and topography of the proposed development.

Required landscaping as per below shall meet Section 6.8.10 General Planting Requirements.

- (1) ~~A-Type All landscaping required as part of a buffer shall consist of a 30-foot wide landscape strip without a be installed on the public view side of any buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal, if a wall is required.~~
(2) Shrubs, if required per the following, shall be seven (7) gallon in size, or equivalent, reaching a minimum height of three (3) feet or fractional part thereof, within one year of planting and shall be spaced no further apart than 48 inches on center unless otherwise approved by the County Landscape Architect.
- (3) Groundcovers, if required per the following, shall be spaced no further apart than 30 inches on center.
- (4) Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall if required, shall be arranged to form a layered landscape screen with a minimum height of three feet achieved within one year of planting. If a buffer wall is not required, then shrubs and groundcovers shall attain eighty (80) percent opacity within 12 months of planting. If a buffer wall is required, then shrubs and groundcovers shall attain fifty (50) percent opacity in front of the buffer wall within 12 months of planting.
- ~~(2) B-5) Type buffer C Buffers adjacent to the following roadways shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees buffer width and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs planting requirements, and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.~~
(shall also require an equestrian or agricultural-themed 3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum-rail, 4-rail wooden fence of a 48" height of three feet achieved within one year.
- ~~(4) D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part~~

1 ~~thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent~~ at least 50%
2 ~~of the required buffer.~~ buffer's linear footage and distributed throughout that linear footage:

3 ~~(5) E Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall~~
4 ~~contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be~~
5 ~~planted in a double-staggered row and be capable of reaching a maintained height of six feet within~~
6 ~~three years. Groundcovers and/or turfgrass shall not be used in this buffer.~~

7 a) All roadways classified as a Collector or above in the following locations:

8 i. Within the Farmland Preservation Area

9 ii. Outside of the Urban Growth Boundary, west of I-75

10 iii. US 27 and SR 40 within the Urban Growth Boundary, west of I-75

11 iv. US HWY 301/441 within the Urban Growth Boundary, north of the Ocala City
12 Limits.

13 v. Classified as a Scenic Road

14 (6) The preservation of existing natural vegetation within buffers is permitted and encouraged to meet
15 buffering requirements. In order to utilize natural vegetation as a portion of required buffer plantings,
16 or in lieu of required buffer plantings, the applicant shall prepare an assessment of the existing trees
17 vegetation and conduct a field meeting with the County Landscape Architect. Utilization of existing
18 natural vegetation to satisfy buffer requirements is subject to approval by the County Landscape
19 Architect.

20 K. Buffer walls, ~~buffer fences,~~ and berms.

21 ~~(1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used~~
22 ~~to meet the intent of buffering. Buffer fences may be used to as a substitute for buffer walls with~~
23 ~~approval of the DRC. The buffer walls, buffer fences, and berms shall:~~ (1) Buffer walls and berms
24 shall:

25 (a) Not be constructed or installed in a manner which creates a threat to public safety or interferes
26 with vehicular circulation;

27 (b) Be designed to be compatible with existing and proposed site architecture and the character of
28 the surrounding and adjacent settings including the style and selection of materials; and

29 (c) Be situated so that the ~~wall or fence components~~ walls and berms are within the buffer limits and
30 any required landscaping shall be installed on the public view side of the wall.

31 (2) When a buffer wall is required, the buffer wall may be used in conjunction with a berm to achieve a
32 minimum final elevation of six feet in height. When buffer walls, berms and/or combinations of each
33 are used, they shall be constructed to:

34 (a) Ensure that historic and/or proposed ~~drainage, stormwater, or other surface~~ water flow patterns
35 or facilities are ~~accommodated~~ not impacted;

36 ~~(b) Not interfere with or obstruct any stormwater facilities; and~~

37 ~~(c) Provide sufficient ingress/egress for bicycle traffic and pedestrians access with proper~~
38 ~~arrangement to limit visibility into the proposed development.~~

39 ~~(3) If planted berms are used, the top of the berm shall have a four-foot wide maintainable area.~~ (3) The
40 maximum side slope for a berm planted with shrubs and woody groundcovers shall be 3:1. The maximum
41 side slope for a berm planted with turfgrass shall be 3.5:1. ~~Planting trees~~ Trees or shrubs ~~on~~ may not be
42 planted along the ~~very top~~ ridgeline of a ~~the~~ berm is discouraged.

1 ~~M. Buffer plantings shall be irrigated appropriately for the specific plant species and characteristics of the site to~~
2 ~~promote healthy growth.~~

3 ~~N.~~(4) Buffer areas shall be continually maintained and kept free of all trash and debris.

4 (Ord. No. 13-20, § 2, 7-11-2013)

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Table 6.8-1 Buffer Type Requirements

<u>AG</u>	<u>Agriculture, Rural Lands, Rural Residential, Natural Preservation</u>
<u>SFR</u>	<u>Single family or duplex residential</u>
<u>MF</u>	<u>Multi-family residential</u>
<u>COM</u>	<u>Commercial, RV parks, Commercial Recreation</u>
<u>IND</u>	<u>Industrial uses</u>
<u>PUB</u>	<u>Public Use (including Government, Institutional, and related Professional Offices)</u>
<u>ROW</u>	<u>Arterial or Collector Right-of-Way or Road Easement</u>

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Table 6.8-2 Land Use Categories for Buffers

		Adjacent Permitted or Existing Use						
		<u>AG</u>	<u>SFR</u>	<u>MF</u>	<u>COM</u>	<u>IND</u>	<u>PUB</u>	<u>ROW</u>
<u>Proposed Use</u>	<u>AG</u>	-	-	-	-	-	-	-
	<u>SFR</u>	<u>A</u>	<u>E³</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D¹</u>
	<u>MF</u>	<u>A</u>	<u>D</u>	-	<u>A</u>	<u>B</u>	<u>C</u>	<u>D¹</u>
	<u>COM</u>	<u>D</u>	<u>B</u>	<u>B</u>	-	<u>B</u>	<u>C</u>	<u>C</u>
	<u>IND</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	-	<u>B</u>	<u>C/D²</u>
	<u>PUB</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	<u>C</u>

4

1. Properties within the limits of 6.8.6.J(5) shall comply with that buffer requirement

5

2. D Type Buffer if residential is adjacent to opposite ROW

6

3. A 6' opaque fence may be used in lieu of a vegetative buffer

7

TABLE 6.8.3 – BUFFER CLASSIFICATION REQUIREMENTS

BUFFER CLASSIFICATION	BUFFER WIDTH	PLANTING REQUIREMENTS (Per 100 lineal feet)	WALL REQUIRED?
A	50 feet	Three Shade Trees Five Understory Trees 30% Shrubs and Groundcover, excluding turf grass and with continuous shrubs	No
	30 feet	Four Shade Trees Six Understory Trees 70% Shrubs and Groundcover, excluding turf grass and with continuous shrubs	No
B	30 feet	Two Shade Trees Three Understory Trees 50% Shrubs and Groundcover, excluding turf grass and with continuous shrubs	Yes
	20 feet	Three Shade Trees Four Understory Trees 75% Shrubs and Groundcover, excluding turf grass and with continuous shrubs	Yes
C	25 feet	Two Shade Trees Three Understory Trees 50% Shrubs and Groundcover, excluding turf grass and with continuous shrubs	No
	15 feet	Three Shade Trees Five Understory Trees 80% Shrubs and Groundcover, excluding turf grass and with continuous shrubs	No
D	25 feet	Two Shade Trees Three Understory Trees 25% Shrubs and Groundcover, excluding turf grass	Yes
	15 feet	Three Shade Trees Three Understory Trees 60% Shrubs and Groundcover, excluding turf grass	Yes
E	15 feet	Four Shade Trees Single row of continuous Shrubs	No
	5 feet	Five Shade Trees Double row of continuous Shrubs	No

1 **Sec. 6.8.7. Parking areas and vehicular use areas.**

- 2 A. A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall
3 be provided around the perimeter of parking areas to form a landscape screen with a minimum height of
4 three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this
5 requirement.
- 6 B. Landscaping adjacent to parking areas and vehicular use areas shall be protected from being damaged ~~by~~
7 vehicles using these areas. Landscaping at the ~~end~~nose of parking stalls shall be offset ~~away~~two and a half
8 feet from the ~~parking stall~~face of curb or wheelstop to allow for vehicle overhang. The area between the
9 landscape ~~screening and the end of the~~and parking stall shall be mulched and contain no vertical irrigation
10 components.
- 11 C. A landscaped parking lot island shall be located every ten parking spaces ~~and~~. Where Shade Trees are
12 required, to provide sufficient space for health root development, parking lot islands shall be a minimum of
13 ~~200~~400 square feet in size. Unsuitable soils, including limerock road base, shall be excavated and replaced
14 with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or
15 porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of
16 turfgrass is prohibited.
- 17 ~~D. — Trees within parking areas.~~
- 18 ~~(1) — All trees required for parking areas and vehicular use areas shall be shade trees, unless required~~
19 ~~otherwise by provisions in this section.~~
- 20 ~~(2) — All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site~~
21 ~~lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking~~
22 ~~bays are proposed) shall contain two shade trees.~~D. _____
- 23 ~~(3) — In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees~~
24 ~~shall be installed depending on the size and configuration of the island.~~
- 25 ~~(4) — Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees,~~
26 ~~which will not conflict with the visibility of such signage.~~
- 27 E. Each row of parking spaces shall be terminated by a landscaped island.
- 28 F. Divider medians may be used to meet parking area landscape requirements.
- 29 (1) The minimum width of a divider median shall be eight feet.
- 30 (2) One ~~shade tree~~Shade Tree shall be provided per 50 lineal feet of divider median.
- 31 G. To offset heat gain from paved surfaces, ~~shade trees~~Shade Trees as required in Section 6.7.4 should be
32 located to provide as much shade as possible on such surfaces.
- 33 H. Parking lot screening must be achieved regardless of other landscaping requirements in this article. Shade
34 trees as required in Section 6.7.4 ~~may~~shall be integrated into the parking area landscaping.
- 35 I. All landscaping in parking areas and street frontages shall be placed so that it will not obstruct any sight
36 triangle.
- 37 J. Trees within parking areas.
- 38 (1) All trees required for parking areas and vehicular use areas shall be Shade Trees, unless required
39 otherwise by provisions in this section.
- 40 (2) All parking lot islands, including terminal parking lot islands, shall contain one Shade Tree unless site
41 lighting fixtures are proposed in said island..

1 (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees
2 shall be installed depending on the size and configuration of the island.

3
4 (Ord. No. 13-20, § 2, 7-11-2013)

5 **Sec. 6.8.8. Building landscaping.**

- 6 A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the
7 monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the
8 building.
- 9 B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend
10 along 60 percent of the total length of the wall, excluding those areas required for access to the building.
- 11 C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the
12 façade to the innermost plants.
- 13 D. Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located
14 sufficiently to allow for healthy growth and to minimize the need for pruning.

15 (Ord. No. 13-20, § 2, 7-11-2013)

16 **Sec. 6.8.9. Service and equipment areas.**

17 ~~A. Utility areas and loading/unloading areas shall be screened as follows:~~

18 ~~(1) A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape~~
19 ~~screen, or~~

20 ~~(2) Buffer fencing with a minimum height of three feet.~~

21 ~~B.A.~~ Garbage collection areas (dumpster pad) shall be screened with a wall, ~~buffer~~opaque fencing, or a landscape
22 screen capable of reaching a minimum height of six feet within three years- and maintained to preserve an
23 opaque screening quality.

24 C. Shade Trees shall remain fifteen feet while other trees and shrubs shall remain eight feet from any fire
25 service connection.

26 ~~D.~~ Trees and shrubs shall remain offset three feet from any electrical transformer and shall not be proposed
27 along the access door face of the transformer within the distance provided by the power provider.

28 E. Exterior air conditioning components shall be screened by locating the equipment away from public view or
29 through the use of a landscape screen with a minimum height of three feet- offset a minimum of three feet
30 from the equipment.

31 (Ord. No. 13-20, § 2, 7-11-2013)

32 **Sec. 6.8.10. General planting requirements.**

- 33 A. All trees, palms, shrubs, and groundcovers shall be nursery grown and Florida No. 1 quality or better, as
34 established by Florida Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida,
35 including latest updates, (‘Florida Grades and Standards’) as amended.

1 B. Plant ~~palettes~~selection shall be appropriate for the development site and provide the highest level of
2 diversity as practicable.

3 ~~C.~~ Diversity requirements: Landscape design that includes a diversity of tree and plant species is required. For
4 projects in which 20 or more trees are required, one species may not account for more than 25% of the total
5 number of trees unless otherwise approved by the County Landscape Architect. At least three species of
6 shrubs or groundcover shall be specified unless otherwise approved by the County Landscape Architect.

7 D. Planting specifications are listed as follows:

8 (1) Native plant requirements:

9 (a) Within the Urban Growth Boundary (UGB), a minimum of 25 percent of all proposed plant
10 quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County.

11 (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding
12 turfgrass, shall be Florida native species suitable for use in Marion County.

13 (c) A minimum of 50 percent of the required ~~shade trees~~Shade Trees shall be Florida native species
14 suitable for use in Marion County.

15 ~~(d) To promote biological diversity, no more than 50 percent of the required shade trees for a~~
16 ~~development shall be of one species.~~

17 (2) The use of invasive plant species ~~is based on the UF/IFAS Assessment of Non-native Plants (Central~~
18 ~~Zone) as updated.~~ following sources, shall be prohibited:

19 (a) Florida Exotic Pest Plant species listed as "Council Category I & II List of Invasive Plant Species,

20 Prohibited" are not permitted for use in any proposed development. Aquatic Plants per F.A.C.
21 5B-64.011, and

22 ~~(b) Plant species listed as "Invasive—Not Recommended" are not permitted for use in any~~
23 ~~development outside of the UGB. This group of plants may be used within the UGB with subject~~
24 ~~to approval by the County Landscape Architect.~~

25 ~~(c) Plant species listed as "Caution" may be used provided specific management strategies and~~
26 ~~monitoring are included in the project's BMP manual.~~

27 (c) Center for Aquatic and Invasive Plants, University of Florida, IFAS.

28 (3) Trees.

29 (a) Shade trees shall have a minimum caliper of 3.5 inches ~~and a height and crown diameter as per~~
30 Florida Grades and Standards.

31 ~~Accent or ornamental (understory) Understory~~ trees shall have a minimum ~~overall height caliper~~
32 ~~of six feet and a minimum spread of 42 inches upon installation.~~ and a height and crown
33 diameter as per Florida Grades and Standards.

34 (4) Palms.

35 (a) Not more than 25 percent of all required trees shall be palm trees unless a higher percentage is
36 authorized as stated in Section 6.7.9.

37 (b) Additional palms may be provided in excess of the 25 percent threshold when three palms are
38 used to substitute one required tree. ~~Where specimen palms are specified, substitution may be a~~
39 ~~one-to-one ratio.~~

40 (c) Palm trees shall not be substituted for Shade Trees required ~~shade trees~~ to meet tree mitigation
41 plantings.

-
- 1 (d) Palms shall have a clear trunk height of 10 feet minimum.
- 2 (5) Shrubs shall ~~be reach~~ a ~~minimum~~ height of ~~18~~30 inches within one year of planting, unless specified
3 differently elsewhere in this Section, and be spaced appropriately for the species and ~~the~~ required
4 ~~screening and maintenance height.~~
- 5 (6) Groundcovers shall be those species of plants with a mature growing height of 24 inches maximum and
6 spaced up to ~~2'-3'~~24 inches minimum and 30 inches on-center maximum.
- 7 (7) Vining groundcovers shall have a minimum of three runners per plant. Vines may be spaced
8 accordingly for the proposed use. Stakes of vines shall be removed upon planting, and vines shall be
9 trained to the wall or fence for which they are proposed.
- 10 (8) Turfgrass may be of any variety which is adapted and suitable for use in Marion County and that meets
11 FFL requirements. The use of rolled turf is prohibited on property with public access unless the
12 supportive netting is removed prior to or during installation and the integrity of the turf is not
13 jeopardized during installation.
- 14 D. Mulch types shall be of a renewable resource or a recycled product. The use of cypress mulch is
15 ~~discouraged~~not allowed.
- 16 (Ord. No. 13-20, § 2, 7-11-2013)

17 **Sec. 6.8.11. Landscape installation.**

- 18 A. Any person providing landscape installation services for hire shall meet the licensing and certification
19 requirements under Section 6.8.15.
- 20 B. All plantings shall be installed according to current best management practices.
- 21 C. Trees and palms shall be properly planted and guyed or staked.
- 22 D. All plantings shall be properly ~~watered during installation and through the establishment period~~irrigated for
23 healthy growth as recommended by Florida Grades and Standards and UF/IFAS literature.
- 24 E. Installation shall mean survival in perpetuity, and replacement if necessary, of all materials. Dead and/or
25 dying plant material shall be replaced by the owner ~~within 30 days of notification by the County~~.
- 26 (Ord. No. 13-20, § 2, 7-11-2013)

27 **Sec. 6.8.12. Landscape completion and ongoing inspection requirements.**

- 28 A. Upon completion of the installation, of the ~~contractor shall request an inspection by the design professional.~~
29 ~~A~~project a Landscape and Irrigation As-Built Certification shall be signed and sealed by the design
30 professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of
31 Occupancy.
- 32 B. Where landscape buffers are required under this code as a condition of development approval, the
33 responsible maintenance entity shall every 24 months prepare a written certification, on a form provided by
34 the County, that the buffers are in good health and maintenance, and that all plantings required in the buffer
35 are meeting the requirements of the development approval. The certification must be signed by a
36 responsible design professional and submitted to the Growth Services Department.
- 37 (Ord. No. 13-20, § 2, 7-11-2013)

1 **Sec. 6.8.13. Landscape maintenance.**

- 2 A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices
3 for Protection of Water Resources by the Green Industries, FFL, UF/IFAS and FDEP.
- 4 B. Trees or palms shall not be severely pruned or shaped. If over 25% of the crown is trimmed during one
5 trimming, then that tree is considered critically impacted and will require replanting at the cost of the
6 Owner. The natural growth habit of a tree or palm shall be considered during the design phase to avoid
7 maintenance conflicts.
- 8 C. Trees or palms which are guyed or braced shall have such guying or bracing removed ~~once sufficient root~~
9 ~~growth has enable the tree or palm to support itself.~~ within one year of planting. Damaging trees with guying
10 devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the
11 owner.
- 12 D. The alteration of any required and approved landscape area without obtaining prior written approval from
13 the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of
14 planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
- 15 E. Buffers and screening plantings shall provide healthy appearance year-round and be maintained at the
16 required minimum heights.

17 (Ord. No. 13-20, § 2, 7-11-2013)

18 **Sec. 6.8.14. Fertilizers and other landscape chemicals.**

- 19 A. Applicability.
- 20 (1) This section shall be applicable to and shall regulate any and all applicators of fertilizer and areas of
21 application of fertilizer within the unincorporated area of Marion County, unless such applicator is
22 specifically exempted by the terms of this section from the regulatory provisions of this Code. This
23 section shall be prospective only, and shall not impair any existing contracts.
- 24 (2) This section requires the use of BMPs which provide specific management guidelines to minimize
25 negative secondary and cumulative environmental effects associated with the misuse of fertilizers.
- 26 B. Exemptions. The provisions set forth in Section 6.8.14 above in this section shall not apply to:
- 27 (1) Bona fide farm operations as defined in the Florida Right to Farm Act, § 823.14 FS, provided that
28 fertilizers are applied in accordance with the appropriate Best Management Practices Manual adopted
29 by the Florida Department of Agriculture and Consumer Services, Office of Agricultural Water Policy for
30 the crop in question.
- 31 (2) Any lands used for bona fide scientific research, including, but not limited to, research on the effects of
32 fertilizer use on urban stormwater, water quality, agronomics, or horticulture.
- 33 C. Fertilizer content and application rates.
- 34 (1) Fertilizers applied to turfgrass and/or landscape plants within Marion County shall be applied in
35 accordance with directions provided by FAC Rule 5E-1.003(2), Labeling Requirements for Urban Turf
36 Fertilizers.
- 37 (2) Fertilizer containing nitrogen or phosphorus shall not be applied before seeding or sodding a site, and
38 shall not be applied for the first 30 days after seeding or sodding.

(3) Fertilizers should be applied to turf and/or landscape plants at the lowest rate necessary. Nitrogen shall not be applied at an application rate greater than 0.7 lbs of readily available nitrogen per 1,000 square feet at any one time based on the soluble fraction of formulated fertilizer, with no more than 1 pound total nitrogen per 1,000 square feet applied at any one time, and not to exceed the nitrogen recommendations set forth below on an annual basis:

Table 6.8-3 Fertilizer Application Rates

Grass Species	Maximum N Application Rate (Lbs/1,000 sf ² /year)
Bahia	3
Bermuda	4
Centipede	2
St. Augustine	3
Zoysia	4

(4) No phosphorus fertilizer shall be applied to existing turf and/or landscape Plants within the County at application rates which exceed 0.25 pounds phosphorus per 1,000 square feet per application nor exceed 0.50 pounds phosphorus per 1,000 square feet per year.

(5) Nitrogen or phosphorus fertilizer shall not be applied to turf or landscape plants except as provided in Section 6.8.14.C(1) above for turf, or in UF/IFAS recommendations for landscape plants, vegetable gardens, and fruit trees and shrubs, unless a soil or tissue deficiency has been verified by an approved test.

D. Timing of fertilizer application. No applicator shall apply fertilizers containing nitrogen and/or phosphorus when soils are saturated.

E. Fertilizer-free zones.

(1) Fertilizer shall not be applied to turf or landscape plants within 30 feet of any pond, stream, watercourse, lake, canal or wetland. The use of macro-tab slow release fertilizer tablets for landscape plants which are installed within the plant pits during plant installation is allowed.

(2) Fertilizer shall not be applied to turf grass within the following areas:

(a) Seventy-five feet of the WBSL of any spring, pond, stream, watercourse, lake, wetland or sinkhole or other karst feature that has an opening at the surface.

(b) Fifteen feet from the top of the bank of any drainage retention area, canal, or from the top of a seawall, unless a deflector shield, drop spreader, or liquid applicator with a visible and sharply defined edge, is used, in which case a minimum of 3 feet shall be maintained.

(3) In the event an area is included in one or more of the areas described in Section 6.8.14.E(2) above, the more restrictive provision (i.e., the larger distance) shall apply.

(4) Newly planted turf and/or landscape plants may be fertilized in this zone only for a 60-day period beginning 30 days after planting if need to allow the plants to become well established. Caution shall be used to prevent the direct deposit of nutrients into the water.

F. Low maintenance zones. A 10-foot low maintenance zone is required from any pond, stream, water course, lake, wetland, or from the top of a seawall. A swale/berm system is recommended for installation at the landward edge of this low maintenance zone to capture and filter runoff. If more stringent County regulations apply, this provision does not relieve the requirement to adhere to the more stringent

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- 1 regulations. No mowed or cut vegetative material shall be deposited or left remaining in this zone or
2 deposited in the water. Care should be taken to prevent the over-spray of aquatic weed products in this
3 zone.
- 4 G. Impervious surfaces. Spreader deflector shields are required when fertilizing via rotary (broadcast)
5 spreaders. Deflectors must be positioned such that fertilizer granules are deflected away from all impervious
6 surfaces, fertilizer-free zones and water bodies, including wetlands. Fertilizer shall not be applied, spilled, or
7 otherwise deposited on any impervious surfaces. Any fertilizer applied, spilled, or deposited, either
8 intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the
9 greatest extent practicable. Fertilizer released on an impervious surface must be immediately contained and
10 either legally applied to turf or any other legal site, or returned to the original or other appropriate
11 container. In no case shall fertilizer be washed, swept, or blown off impervious surfaces into stormwater
12 drains, ditches, conveyances, or water bodies.
- 13 H. Management of grass clippings and vegetative matter. In no case shall grass clippings, vegetative material,
14 and/or vegetative debris be washed, swept, piled or blown off into stormwater drains, ditches, conveyances,
15 water bodies, wetlands, or sidewalks or roadways. Any material that is accidentally so deposited shall be
16 immediately removed to the maximum extent practicable.
- 17 I. Training for fertilizer applicators.
- 18 (1) Commercial applicators of fertilizer within the unincorporated area of Marion County, shall maintain
19 current Limited Urban Commercial Fertilizer Applicator Certification through the Florida Department of
20 Agriculture and Consumer Services by January 1, 2014, per § 482.1562 FS.
- 21 (2) Any other person whose duties include the application of fertilizer not required to maintain
22 certification in Section 6.8.14.I(1) above, shall obtain a GI-BMP Certificate of Completion within six
23 months of assuming such duties.
- 24 (3) Private homeowners are required to follow the recommendations of the Florida Yards and
25 Neighborhoods Handbook by FDEP and UF/IFAS, as amended except to the extent this Code provides
26 more stringent requirements.
- 27 J. Enforcement.
- 28 (1) In addition to county code enforcement officers, the County Administrator may also delegate
29 enforcement responsibility for this section to agencies and departments of Marion County
30 government, in accordance with state and local law.
- 31 (2) Funds generated by penalties imposed under this section shall be used by the County for the
32 administration and enforcement of § 403.9337 FS, and the corresponding sections of this Code, and to
33 further water conservation and nonpoint pollution prevention activities.
- 34 K. Penalties.
- 35 (1) Violation of any provision of this section shall be subject to the following penalties:
- 36 (a) First violation: Written Notification and Education.
- 37 (b) Second violation: Written Notification and Education.
- 38 (c) Third violation: Fifty dollars (\$50.00).
- 39 (d) Fourth and subsequent violation(s): One Hundred dollars (\$100.00).
- 40 (2) Each day in violation of this section within a 365-day period, beginning the date of the first violation,
41 shall constitute a separate offense. The Board may take any other appropriate legal action, including
42 but not limited to emergency injunctive action, to enforce the provisions of this section.

1 (Ord. No. 13-20, § 2, 7-11-2013)

2 **Sec. 6.8.15. Landscape installation and maintenance licensing and certification.**

3 A. Landscape installation professionals performing work for hire within the unincorporated areas of Marion
4 County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise
5 licensed by the State of Florida.

6 (1) Unless subject by Florida Statutes to certain continuing education requirements, contractors licensed
7 under this section are required to complete a minimum of eight Professional Development Hours or
8 Continuing Education Units in Florida Friendly Landscaping Practices from a continuing education
9 organization approved by the County before each succeeding license renewal or bi-annually, whichever
10 is shortest. Compliance with this requirement will be confirmed at the time of license renewal, or by an
11 approved audit procedure.

12 (2) A list of required and approved courses or certifications for Section 6.8.15.A(1) above will be
13 maintained by the Marion County Licensing Board.

14 (3) A course or certification may be added to or withdrawn from the approved list using an approved
15 petition procedure.

16 B. Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion
17 County shall possess current GI-BMP Certificate of Completion.

18 C. Any person providing services for hire regarding any aspect of landscape maintenance that includes the
19 application of fertilizer or pesticide shall meet the applicable state and County licensing and certification
20 requirements included herein.

21 (Ord. No. 13-20, § 2, 7-11-2013)

22



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-22189

Agenda Date: 2/25/2026

Agenda No.: 3.1.

SUBJECT:

Next LDRC Workshop will be 3/4/2026 and the LDRC Public Hearing is Scheduled for March 11, 2026

DESCRIPTION/BACKGROUND:

For information purposes only.