



# Marion County

## Land Development Regulation Commission

### Meeting Agenda

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**Wednesday, July 16, 2025**

**5:30 PM**

**Marion County Growth Services  
- Main Training Room**

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#### **ROLL CALL AND PLEDGE OF ALLEGIANCE**

#### **Acknowledgement of Proof of Publication**

#### **1. ADOPT THE FOLLOWING MINUTES**

1.1. [July 2, 2025](#)

#### **2. SCHEDULED ITEMS**

2.1. [Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments to Review and Update Section 4.2.2 General Requirements for all Agricultural Classifications.](#)

2.2. [Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments to Review and Update Article 1, Division 2 Definitions](#)

2.3. [Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments to Review and Update Article 6 Division 7 Tree Protection and Replacement](#)

#### **3. NEW BUSINESS**

#### **ADJOURN**



# Marion County

## Land Development Regulation Commission

### Agenda Item

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**File No.:** 2025-19787

**Agenda Date:** 7/16/2025

**Agenda No.:** 1.1.

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**SUBJECT:**  
**July 2, 2025**

**DESCRIPTION/BACKGROUND:**  
Minutes from the previous LDRC Workshop.

The Marion County Land Development Regulation Commission met on July 2, 2025, 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 5:34 p.m.

## **ROLL CALL & PLEDGE OF ALLEGIANCE**

Rebecca Brinkley called roll, and the quorum was confirmed.

Board members present were Chairman David Tillman, Vice Chairman Gene Losito, Christopher Howson, and Richard Busche.

Chairman David Tillman led the Pledge of Allegiance.

Staff members present were Assistant County Attorney Dana Olesky, Growth Services Director Chuck Varadin, Growth Services Deputy Director Ken Weyrauch, Administrative Manager Nate Mittler, Planner Kathleen Brugnoli, Development Review Coordinator Elizabeth Madeloni, Land Development Manager Aaron Pool, Stormwater Engineer Jason Cambre, and Staff Assistant Rebecca Brinkley.

There were no members of the public present.

## **ACKNOWLEDGEMENT OF PROOF OF PUBLICATION**

Rebecca Brinkley read the Proof of Publication and advised that the meeting was properly advertised.

### **1. ADOPT THE FOLLOWING MINUTES**

Christopher Howson made a motion to adopt the minutes from the June 18, 2025, meeting. The motion was seconded by Gene Losito. The motion passed unanimously (4-0).

### **2. SCHEDULED ITEMS**

#### **2.1 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.9 Grading Criteria**

Jason Cambre, Stormwater Engineer, opened the discussion regarding this item.

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

The Board reviewed changes to the language based on prior discussion. These updates will finalize the board recommendations, and a public hearing was set for

July 23, 2025, at 5:30 p.m.. Gene Losito made a motion to adopt changes and to proceed to the public hearing. Motion was seconded by Richard Busche. Motion passed unanimously (4-0).

## **2.2 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.3.12 Roadside Vendors**

Kathleen Brugnoli, Planner, opened the discussion regarding this item.

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

The Board reviewed changes to the language based on prior discussion. These updates will finalize the board recommendations, and this item will be moved to an upcoming public hearing. Richard Busche made a motion to adopt changes and to proceed to the public hearing. Motion was seconded by Gene Losito. Motion passed unanimously (4-0).

## **2.3 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.2.2 General Requirements for all Agricultural Classifications**

Chairman David Tillman opened the discussion regarding this item.

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

The Board reviewed changes to the language based on prior discussion. These updates will finalize the board recommendations, and this item will be moved to an upcoming public hearing. Richard Busche made a motion to adopt changes and to proceed to the public hearing. Motion was seconded by Christopher Howson. Motion passed unanimously (4-0).

### **3. NEW BUSINESS**

#### **3.1 Upcoming Public Hearing Date**

Dana Olesky, Assistant County Attorney, opened the discussion regarding this item.

Board Members voiced their recommendations and comments regarding the current date.

Staff will work to confirm a quorum for the upcoming LDRC Public Hearing on July 23, 2025. If a quorum is not confirmed, the board will be notified, and a new date will be set.

### 3.2 Upcoming Meeting Topics

Ken Weyrauch, Growth Services Deputy Director, opened the discussion regarding this item.

Board Members voiced their recommendations and comments.

### ADJOURNMENT

The meeting adjourned at 6:21 p.m.

Attest:

\_\_\_\_\_  
David Tillman, Chairman

\_\_\_\_\_  
Rebecca Brinkley, Staff Assistant IV



# Marion County

## Land Development Regulation Commission

### Agenda Item

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**File No.:** 2025-19784

**Agenda Date:** 7/16/2025

**Agenda No.:** 2.1.

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**SUBJECT:**

**Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.2.2 General Requirements for all Agricultural Classifications.**

**DESCRIPTION/BACKGROUND:**

Staff has attached the proposed language to update LDC Section 4.2.2 General Requirements for all Agricultural Classifications relating to solar facilities. Solar facilities are now allowed by right in agricultural zoning per Florida Statutes, this proposed amendment to the zoning code will provide development standards for solar facilities.

LDC CODE UPDATE	
DATE:	January 30, 2025
LDC SECTION:	Section 4.2.2 General requirements for all agricultural classifications
COMP PLAN REFERENCE:	N/A
DISCUSSION:	
<p>Background</p> <p>During recent EAR workshops with the BOCC, it was noted that Solar Energy Facilities are allowable in all Agricultural zoning classifications per Florida State Statutes. As of January 2025, the Land Development Code of Marion County, FL, Sec. 4.2.2, General requirements for all agricultural classifications is absent of Solar Energy Facilities requirements. The Board requested that regulations be adopted that provide for buffering, setbacks, etc., which is allowable for the local jurisdictions to adopt. With the continued growth of such facilities throughout the region, the primary intent of the recommended text changes is to reflect current development standards.</p> <p>Changes to the LDC Section</p> <p>Changes to the text of Section 4.2.2.D General requirements for all agricultural classifications address the following issues.</p> <ol style="list-style-type: none"><li>1. Add the Solar Energy Facilities development standards pursuant to F.S.S. 162.3205 to Sec 4.2.2D. The proposed standards are in line with projects completed by similar utility providers and comparable jurisdictions.</li><li>2. Remove the accessory use aircraft hangar height in Sec 4.2.2.D standard given more detailed Fly-in Communities regulation will soon be proposed.</li></ol> <p>Attachments: Redline LDC Changes to Section 4.2.2 General requirements for all agricultural classifications</p>	

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#### Sec. 4.2.2. General requirements for all agricultural classifications.

- A. Contained in the following sections are the allowed land uses, building and lot standards (including minimum setbacks), other general requirements, and permitted uses specified for all agricultural zoning classifications.
- B. Where the setback requirements set forth herein preclude development of the parcel or tract; and where the parcel or tract could be developed in conformance with the zoning code in effect prior to the adoption of this Code; the prior requirements shall prevail.
- C. Special requirements for all agricultural zoning classifications:
  - (1) All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, chimneys and fireplaces may protrude two and one-half feet into a required setback
  - (2) No structure or building may be erected, placed upon or extend over any easement unless approved in writing by the person or entity holding said easement
  - (3) Outdoor ground and building lighting shall not cast direct light on adjacent properties.
  - (4) The sale, either retail or wholesale, of hay, either locally grown or imported from outside the State of Florida, is allowed as an accessory use on a working farm, as defined in CH 604.50 FS, where hay is already produced and sold. This provision is not permitted in the A-3 zoning classification.
  - (5) On A-1 zone parcels residential complexes for agricultural employees are allowed as an accessory use and may be clustered provided central water and sewage facilities are provided. Dwelling units may be conventional construction, or manufactured housing.
  - (6) On legal non-conforming lots or parcels of one acre or less in size or lots up to nine and nine-tenths acres in size, the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, beefalo and other large farm animals is as follows:
    - (a) The minimum square footage of contiguous open pasture area, not including the dwelling and the garage (either attached or detached) shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal.
    - (b) The total number of such animals that may be kept shall not exceed four per acre except offspring, which may be kept until weaned.
  - (7) Requirements of the Storage of Manure:
    - (a) Manure shall not be allowed to accumulate causing a nuisance or hazard to the health, welfare, or safety of humans or animals.
    - (b) The outside storage of manure in piles (two cubic yards or greater) shall not be permitted within 100 feet of any lot line and/or any residence.
    - (c) Compliance with Article 5 Springs Protection Zone standards.
- D. Permitted Uses:
  - Accessory use aircraft hangars in approved fly-in communities shall be permitted and include a maximum height of 30 feet.
  - Beekeeping Operations
  - Pigeon lofts meeting the requirements of Sec. 4.3.20
  - Pot-bellied pigs as pets
  - Silos, not exceeding 100 feet in height



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Single-family guest cottage/apartment Refer to Sec. 4.3.18

Yard sales (up to three per year)

Solar Energy Facilities pursuant to F.S.S 163.3205 with the following development standards:

- (1) A Type A buffer per Section 6.8.6 is required around the boundary of the project site.
- (2) All mechanical equipment, including solar panels and similar structures, shall be set back a minimum of 100 feet from all property boundaries.
- (3) The solar facility power inverters and similar equipment shall be oriented towards the interior of the site and away from adjacent properties and be set back a minimum of 300 feet from the property boundary.
- (4) All other development standards in Sec 4.2.4 shall also apply.

- E. Owners of properties located on waterbodies considered "non-ESQZ" waterbodies may elect to designate the yard fronting on the waterbody as the new front or rear yard of the property.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)

LDC CODE UPDATE	
DATE:	January 30, 2025
LDC SECTION:	Section 4.2.2 General requirements for all agricultural classifications
COMP PLAN REFERENCE:	N/A
DISCUSSION:	
<p>Background</p> <p>During recent EAR workshops with the BOCC, it was noted that Solar Energy Facilities are allowable in all Agricultural zoning classifications per Florida State Statutes. As of January 2025, the Land Development Code of Marion County, FL, Sec. 4.2.2, General requirements for all agricultural classifications is absent of Solar Energy Facilities requirements. The Board requested that regulations be adopted that provide for buffering, setbacks, etc., which is allowable for the local jurisdictions to adopt. With the continued growth of such facilities throughout the region, the primary intent of the recommended text changes is to reflect current development standards.</p> <p>Changes to the LDC Section</p> <p>Changes to the text of Section 4.2.2.D General requirements for all agricultural classifications address the following issues.</p> <ol style="list-style-type: none"><li>1. Add the Solar Energy Facilities development standards pursuant to F.S.S. 162.3205 to Sec 4.2.2D. The proposed standards are in line with projects completed by similar utility providers and comparable jurisdictions.</li><li>2. Remove the accessory use aircraft hangar height in Sec 4.2.2.D standard given more detailed Fly-in Communities regulation will soon be proposed.</li></ol> <p>Attachments: Redline LDC Changes to Section 4.2.2 General requirements for all agricultural classifications</p>	

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#### **Sec. 4.2.2. General requirements for all agricultural classifications.**

- A. Contained in the following sections are the allowed land uses, building and lot standards (including minimum setbacks), other general requirements, and permitted uses specified for all agricultural zoning classifications.
- B. Where the setback requirements set forth herein preclude development of the parcel or tract; and where the parcel or tract could be developed in conformance with the zoning code in effect prior to the adoption of this Code; the prior requirements shall prevail.
- C. Special requirements for all agricultural zoning classifications:
  - (1) All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, chimneys and fireplaces may protrude two and one-half feet into a required setback
  - (2) No structure or building may be erected, placed upon or extend over any easement unless approved in writing by the person or entity holding said easement
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  - (5) On A-1 zone parcels residential complexes for agricultural employees are allowed as an accessory use and may be clustered provided central water and sewage facilities are provided. Dwelling units may be conventional construction, or manufactured housing.
  - (6) On legal non-conforming lots or parcels of one acre or less in size or lots up to nine and nine-tenths acres in size, the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, beefalo and other large farm animals is as follows:
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- (2) All mechanical equipment, including solar panels and similar structures, shall be set back a minimum of 100 feet from all property boundaries.
- (3) The solar facility power inverters and similar equipment shall be oriented towards the interior of the site and away from adjacent properties and be set back a minimum of 300 feet from the property boundary.
- (4) All other development standards in Sec 4.2.4 shall also apply.

E. Owners of properties located on waterbodies considered "non-ESQZ" waterbodies may elect to designate the yard fronting on the waterbody as the new front or rear yard of the property.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)



# Marion County

## Land Development Regulation Commission

### Agenda Item

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**File No.:** 2025-19785

**Agenda Date:** 7/16/2025

**Agenda No.:** 2.2.

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**SUBJECT:**

**Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 1, Division 2 Definitions**

**DESCRIPTION/BACKGROUND:**

Staff has attached the proposed language to update LDC Article 1 Division 2 Definitions.

LDC CODE UPDATE	
DATE:	July 2025
LDC SECTION:	Article 1, Division 2 – Definitions Related to Tree Protection and Replacement
COMP PLAN REFERENCE:	N/A
DISCUSSION:	
<p><b>Background</b></p> <p>Updates to Division 2 are proposed to incorporate direction from the Board regarding the need to better protect trees within the County, add definitions for Specimen Trees.</p> <p><b>Changes to the LDC Section</b></p> <p>Changes are proposed throughout the Division. Some highlights include:</p> <ul style="list-style-type: none"> <li>• Addition of definitions for Specimen Trees</li> </ul> <p>Attachments: Redline LDC Changes to Article 1 Division 2</p>	

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- LAND DEVELOPMENT CODE

Article 1 - ADMINISTRATION

DIVISION 2. DEFINITIONS

**Reference Only?**

PLANT, INVASIVE EXOTIC. Any plant species as listed in the most recent version of F.A.C. Rules 5B-57.007 Noxious Weed List or 5B-64.011 Prohibited Aquatic Plants. " tables, as updated.

- (1) Florida Exotic Pest Plant Council Category I & II List of *Invasive* Plant Species,
- (2) Prohibited Aquatic Plants per F.A.C. 5B-64.011, and
- (3) Center for Aquatic and *Invasive* Plants, University of Florida, IFAS.

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Add the following definitions to Division 2 of the LDC:

TREE, REGULATED. Any existing non-invasive non-exotic tree species that is 10" diameter breast height (DBH) or larger, or any tree that was planted in compliance with an approved development order or to mitigate the prior removal of a Regulated Tree. Pine and palm tree species are also considered Regulated Trees.

TREE, CRITICAL ROOT ZONE. The at-grade and subterranean area adjacent and surrounding the existing tree's trunk where the tree's roots are located that provide stability and uptake of water and minerals required for the tree's survival. The tree's critical root zone, or 'CRZ', is the area is defined as a circular area, centered on the trunk of the tree, with a radius equivalent to the greater of 6 feet or 4 times the tree's DBH. For example, a 10" DBH tree would have a CRZ of 6', a 12" DBH tree a CRZ of 6', and a 24" DBH tree a CRZ of 8'.

TREE, PROTECTION ZONE. The at-grade and subterranean area surrounding the trunk of an existing tree or group of trees to be preserved, intended to protect roots and soil to ensure future tree health and stability. The tree protection zone, or 'TPZ', is the area defined by the extent of the tree's canopy dripline.

TREE, SPECIMEN. A Regulated Tree that is 36" DBH or larger; in good condition as determined from a proper evaluation by a Certified Arborist or Landscape Architect and confirmation by the County Landscape Architect; and offers value due to its species type, age, historic value, or other outstanding qualities.



- LAND DEVELOPMENT CODE  
Article 1 - ADMINISTRATION  
DIVISION 2. DEFINITIONS

**Reference Only?**

PLANT, INVASIVE EXOTIC. Any plant species as listed in the most recent version of F.A.C. Rules 5B-57.007 Noxious Weed List or 5B-64.011 Prohibited Aquatic Plants. " tables, as updated.

- (1) Florida Exotic Pest Plant Council Category I & II List of *Invasive* Plant Species,
- (2) Prohibited Aquatic Plants per F.A.C. 5B-64.011, and
- (3) Center for Aquatic and *Invasive* Plants, University of Florida, IFAS.

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TREE, CRITICAL ROOT ZONE. The at-grade and subterranean area adjacent and surrounding the existing tree's trunk where the tree's roots are located that provide stability and uptake of water and minerals required for the tree's survival. The tree's critical root zone, or 'CRZ', is the area is defined as a circular area, centered on the trunk of the tree, with a radius equivalent to the greater of 6 feet or 4 times the tree's DBH. For example, a 10" DBH tree would have a CRZ of 6', a 12" DBH tree a CRZ of 6', and a 24" DBH tree a CRZ of 8'.

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TREE, SPECIMEN. A Regulated Tree that is 36" DBH or larger; in good condition as determined from a proper evaluation by a Certified Arborist or Landscape Architect and confirmation by the County Landscape Architect; and offers value due to its species type, age, historic value, or other outstanding qualities.

- LAND DEVELOPMENT CODE  
Article 1 - ADMINISTRATION  
DIVISION 2. DEFINITIONS



# Marion County

## Land Development Regulation Commission

### Agenda Item

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**File No.:** 2025-19786

**Agenda Date:** 7/16/2025

**Agenda No.:** 2.3.

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**SUBJECT:**

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

**DESCRIPTION/BACKGROUND:**

Staff has attached the proposed language to update LDC Article 6 Division 7, Tree Protection and Replacement to add definitions and regulations related to tree preservation and regulation of Specimen Trees.

LDC CODE UPDATE	
DATE:	July 2025
LDC SECTION:	Article 6, Division 7 – Tree Protection and Replacement
COMP PLAN REFERENCE:	N/A
DISCUSSION:	
<p><b>Background</b></p> <p>Updates to Division 7 are proposed to incorporate direction from the Board regarding the need to better protect trees within the County, add regulation for Specimen Trees, and provide updated incentives and credits for tree preservation.</p> <p><b>Changes to the LDC Section</b></p> <p>Changes are proposed throughout the Division. Some highlights include:</p> <ul style="list-style-type: none"> <li>• Addition of regulations for Specimen Trees</li> <li>• Update to length of time for tree removals for exemptions</li> <li>• Updated guidance for pre-application meetings and field reviews</li> <li>• Updates to Shade Tree calculations, including credits for preserved trees</li> <li>• Updates to tree replacement ratios, and addition of Specimen Trees</li> <li>• Updates to tree replacement credits for tree preservation</li> <li>• Update to uses for the Tree Mitigation Fund</li> </ul> <p>Attachments: Redline LDC Changes to Article 6 Division 7</p>	

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## ***DIVISION 7. TREE PROTECTION AND REPLACEMENT***

### **Sec. 6.7.1. Purpose and intent.**

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

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

(Ord. No. 13-20, § 2, 7-11-2013)

### **Sec. 6.7.2. Exceptions.**

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

- A. The removal of trees for purposes of conducting bona fide agricultural uses such as field crops, landscape nursery, citrus nursery, forest crops, animal husbandry, greenhouses, aquaculture, silviculture and the like, on lands with an agricultural zoning classification.
- B. Property used for bona fide agricultural use, as listed in Section 6.7.2.A above, zoned other than agriculture and possessing an agriculture classification from the County Property Appraiser per § 193.461 FS. ~~Lands with an urban land use designation may not use this exemption.~~
- C. On lands where either of the two exemptions in Sections 6.7.2.A and B above has enabled tree removal without a permit, no applications for any land use or zoning changes, or development plans, shall be ~~made~~accepted within ~~one year~~five years of the tree removal date unless:
  - (1) The applicant provides tree replacement at 100 inches DBH of native trees per acre, or lower based on the pre-clearing density of existing trees, or
  - (2) The applicant/owner provides payment into a Tree Mitigation fund in the equivalent amount of planting 100 inches DBH of native trees per acre, ~~or lower,~~ based on the pre-clearing density of existing trees.
- D. The removal of trees which have a DBH of less than 10 inches, except those trees which have been designated replacement and conservation trees pursuant to Section 6.7.9.G.
- E. The removal of trees on an individual parcel of record used or to be used for single-family ~~dwelling~~s or duplex dwelling units.
- F. The removal of trees associated with the County's construction, rehabilitation, or routine maintenance of roads, utilities, and drainage systems within public rights-of-way or easements.

- G. The removal of trees associated with the rehabilitation or routine maintenance of roads and drainage systems within private rights-of-way or easements.
- H. Tree removal or trimming for the construction of firebreaks, ~~and~~ firelines, by the County or agencies having local jurisdiction and surveying associated with this construction.
- I. The removal of trees which pose an immediate and direct threat to persons or property, and the removal of trees that are dead or dying due to natural causes.
- ~~J.~~ The removal of trees on residential property that pose an unacceptable risk to persons or property as per Florida Statute 163.045 "Tree pruning, trimming, or removal on residential property."
- K. Transplanting of any size tree.
- L. Removal of ~~K. Removal of~~ trees required by a development plan which has been fully approved by the County.
- M. Removal of ~~L. Removal of~~ exotic ~~tree~~ or nuisance tree or plant species as listed by the UF/IFAS Assessment of Non-native Plants, "Prohibited" or "Invasive - Not Recommended" tables, as updated.

(Ord. No. 13-20, § 2, 7-11-2013)

### Sec. 6.7.3. Tree ~~protection~~ Protection, General.

#### A. Design for the protection of trees.

- (1) Every reasonable effort should be made to minimize tree removal. ~~Tree~~ Site development shall consider tree preservation shall be an integral part of by balancing the requirements of site planning or subdivision and utility design process. Tree preservation shall be conceived with preserving existing trees in a total pattern throughout an integrated manner across the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site.
- (2) The preservation of existing trees and vegetation for use as perimeter land use buffers shall be considered during early in the site design process and implemented to ~~preserve~~ provide required buffers while preserving habitat while and lowering the cost of development.
- (3) In all cases, a post-development ratio of shade trees to the area of the site must be provided as required in Section 6.7.4.
- (4) All regulated trees ~~with a DBH of 10 inches or larger~~ shall be considered ~~protected trees unless listed by the UF/IFAS Assessment of Non-native Plants, "Prohibited" or "Invasive - Not Recommended" tables, as updated.~~ Protected Trees.
- (5) ~~A proper~~ An evaluation by a Certified Arborist or Landscape Architect shall be made to determine if existing ~~protected trees~~ Regulated Trees, or groups of ~~trees~~ existing Regulated Trees, are ~~good~~ suitable candidates for preservation before final site plans are developed. If the site proposes preserving existing trees, or if the site contains Specimen Trees, this evaluation shall be submitted with the development application. The evaluation shall be used to guide decisions about tree preservation, tree protection, and tree removal and shall include:
  - (a) ~~Determination~~ Identification of species of tree(s); proposed for preservation;
  - (b) ~~Assessment of the health of the tree(s);~~
  - ~~(c) —~~ Determination Evaluation of the condition of the tree(s) to be preserved based on the species, health age, observations of external or external signs of disease or impacts, and ~~age and whether the tree(s) will provide a lasting value to the finished project (trees with fast growth habits and~~

~~have a shorter life span may not be desirable);~~ possible longevity based on species type, site conditions, or location.

~~(d)~~ Assessment of the size (DBH and canopy) of the tree(s); to be preserved;

~~(e) — Assessment of the rarity, uniqueness, and character of the tree(s);~~

~~(f) — Assessment of the historic value, status as a specimen tree, or other outstanding quality;~~

~~(g) — An general overview of the site and whether the tree(s) will provide a lasting and positive contribution to the site and general surroundings, and~~

~~(h) — Determination if any minor alternations to the site topography will impact the long term viability of preserving existing trees.~~

(d) Identification of Specimen Trees. Any Specimen Tree proposed for removal for any reason requires field verification and approval by the County Landscape Architect.

(e) Illustration of TPZ and CRZ areas for trees to be preserved.

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

(1) Extents of the Tree Protection Zone (TPZ) is a defined area surrounding the trunk of a tree (or group of trees) to be preserved, intended to protect roots and soil to ensure future tree health and stability.

~~(a) — All tree measurements for tree protection and preservation shall be made at 4.5 feet above grade to establish the correct diameter at breast height (DBH).~~

~~(b) — The TPZ shall be located at the dripline of the tree (or group of trees) to be preserved.~~ for trees proposed for preservation. For tree protection requirements, the dripline TPZ shall be indicated on a plan the grading and utility construction sheets as well as the Tree Removal and Preservation Plan or Landscape Plan as required in Section 6.7.6.E and determined by either of the following methods:

~~1. — Field location by either a Surveyor and Mapper, a Landscape Architect, or a Certified Arborist, or~~

~~(2. — Utilizing a "desktop canopy" rule generally understood as using one foot for every inch] Extents of DBH. For example, a 30-inch diameter tree would have a 30-foot radius dripline.~~

~~(2) — The the Tree Critical Root Zone (CRZ) is the area of soil around a tree trunk where roots are located that provide stability and uptake of water and minerals required for tree survival.~~ For trees proposed for preservation.

~~(a) No excavation, filling, trenching construction, or other intense otherwise disruption of the root zone is allowed within the CRZ.~~

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

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

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

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



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

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

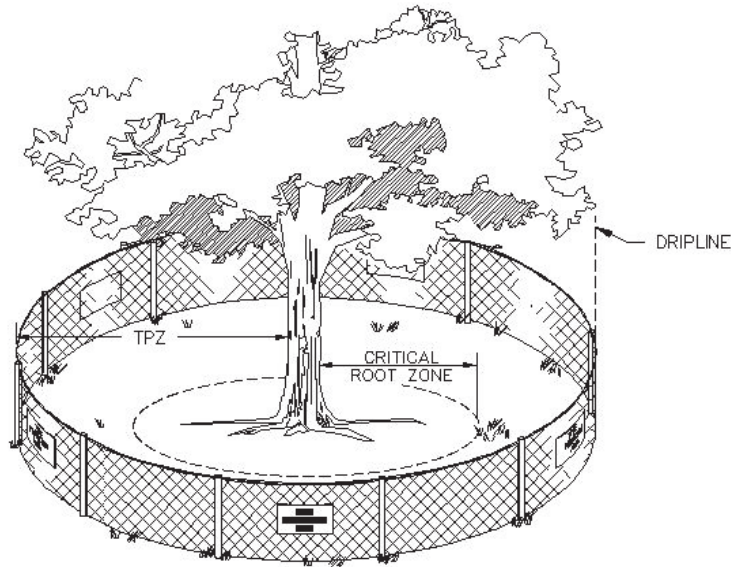


Figure 6.7-1 Tree Protection Zones

C. Tree protection barricades shall be:

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

D. Pre-construction tree protection.

- (1) The owner shall be responsible for ~~insuring~~ensuring that all possible measures are taken to avoid damage to trees not approved for removal.
- (2) Prior to any clearing, grubbing, or any construction, tree protection barricades shall be erected around all trees, or groups of trees, within the construction area which are to be preserved.
- (3) The County Landscape Architect shall be notified and a pre-clearing/grubbing/grading on-site review of all required tree protection barricades will be conducted.

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

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

- 
- (2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
  - (3) The contractor shall inspect all tree protection barricades and signs on a weekly basis ~~during the course of~~ throughout construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
  - (4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

(Ord. No. 13-20, § 2, 7-11-2013)

#### Sec. 6.7.4. Shade ~~trees.~~ Trees, Minimum Requirements

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

- A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. ~~for all developments excluding single-family or duplex residential developments~~
- B. Shade trees may include:
  - (1) Specimen Trees and/or;
  - (2) Protected and preserved trees ~~which have~~ with a favorable assessment; and/or;
  - (2) Trees as required for buffers, parking areas, vehicle use areas, screening, and building areas, and/or;
  - (3) Trees as required as tree mitigation replacement trees.
- C. ~~When mature~~ Priority shall be given to preserve Specimen Trees and those existing trees with a full canopy of 30-foot radius or larger, with a favorable ~~that are the highest rated per the tree assessment;~~

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

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

<u>Preserved Regulated Tree (DBH)</u>	<u>Number of Shade Trees Credited</u>
<u>10" – 19"</u>	<u>One</u>
<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 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 contactor shall:
1. Contact the County's Landscape Architect and providing 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 of the trees 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)

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### Sec. 6.7.6. Submittal requirements.

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

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

(Ord. No. 13-20, § 2, 7-11-2013)

### Sec. 6.7.7. Review and approval procedures.

- A. During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following:
  - (1) ~~Preserving Required preservation of any tree due to their age, size, rarity, uniqueness, historic value, status as a specimen tree, or other outstanding quality.~~Specimen Trees
  - (2) Proposed grading or clearing activities ~~do not follow the requirements of this division.~~Within the TPZ and/or
  - (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6.
- B. The applicant will be ~~asked~~required to revise and update the tree preservation information according to review comments.

~~C. After approval, the County's Landscape Architect or his designee shall issue a tree removal permit if such tree removal is in accordance with all provisions of this Code. The approved development plans shall serve as the Tree Removal Permit.~~

(Ord. No. 13-20, § 2, 7-11-2013)

### Sec. 6.7.8. Protected tree replacement requirements.

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

- A. ~~A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved.~~
- B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches.
- C. ~~Replacement~~ Removal of trees Regulated Trees less than ~~30~~ 36 inches DBH and permitted for removal ~~shall be as described below~~ is permissible if the following replacement requirements are met:
  - (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed ~~and the minimum replacement tree size is 3.5-inch caliper.~~
  - (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed.
  - (3) Existing trees measuring 30 inches DBH to 35 inches DBH shall be replaced with a ratio of 2 inches replacement per 2 inches removed.
  - (3) Replacement trees must be a minimum of 3.5 inch caliper, unless otherwise approved by the County Landscape Architect.
- D. If the pre-development number of inches of Regulated Trees is greater than 100 DBH per acre, the property owner shall replace trees equal to 100 DBH per acre
- E. Removal of Specimen Trees may only be permitted following review and approval by the County's Landscape Architect and as per the following circumstances:
  - (a) The Specimen Tree does not have a favorable assessment per an arborist's assessment and confirmed during a pre-development on site review meeting with the County Landscape Architect; and/or
  - (b) The Specimen Tree materially interferes with the proposed location, service or function of the project site plan and the Specimen Tree cannot be preserved through a redesign of the site infrastructure.
  - (c) If the County Landscape Architect approves removal, then Specimen Trees shall be replaced at a ratio of 3.0 inches replacement for 1 inch removed and the minimum replacement tree size is 4.0-inch caliper.
- F. Existing trees that have experienced tree abuse as part of landscape maintenance or site development activities that cause critical impact as determined by the County Landscape Architect will require mitigation. Tree abuse may include:
  - (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; or
- (j) Removing more than 25% of the tree's canopy.
- G. Existing trees that have had their CRZ or TPZ impacted by activities prohibited above will require tree mitigation. Replacement trees for these impacted trees will be determined on a case-by-case basis by the County Landscape Architect.
- H. Regardless of size, any Regulated Tree proposed for removal that receives an unfavorable assessment at the predesign on site review shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper.
- ~~D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below:~~
  - ~~(1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances:~~
    - ~~(a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and~~
    - ~~(b) The tree cannot be preserved through re-design of the infrastructure.~~
  - ~~(2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper.~~
  - ~~(3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper.~~
- I. If replanting replacement trees on site is not practicable per best landscape design practices, then a fee in lieu of planting may be provided as per Section 6.7.10.
- J. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed are exempt from protected tree removal requirements if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction.

(Ord. No. 13-20, § 2, 7-11-2013)

### **Sec. 6.7.9. Replacement trees.**

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

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- B. All trees and/or palms used for tree replacement purposes shall be nursery grown and Florida No. 1 quality or better, as established by Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida, as amended.
- C. Replacement trees shall meet the minimum tree requirements established in Section 6.7.8.
- D. Replacement trees shall be Florida native species compatible to the site.
- E. Palms may only be used to replace palms that are permitted for removal. Replacement palms shall have a clear trunk height of 10-foot minimum. The use of palms shall ~~work~~comply with the required palm ratio as required in Section 6.8.10.C.
- F. For trees removed pursuant to a tree removal permit or development plan approval, required replacement trees shall be located within the parcel boundaries and shown on the site plan. If space constraints are such that the replacement trees cannot be located within the parcel boundaries using sound horticultural and design principles, then the replacement trees may be located on public property at the County's discretion ~~and as determined at the time of the permit or site development review~~. The public property location shall be specifically designated by the County and such replacement trees shall be donated to the County. The County will be responsible for planting and maintenance of donated trees on public property.
- ~~G.~~ G. The preservation of existing Regulated Trees will count towards satisfying the required Replacement Tree amount at the following ratios:
- (1) Preserved trees measuring 10 inches DBH to 19 inches DBH shall count towards the replacement tree criteria at a ratio of one inch of replacement value per one-inch preserved.
  - (2) Preserved trees measuring 20 inches DBH to 29 inches DBH shall count towards the replacement tree criteria at a ratio of three inches of replacement per one inch preserved.
  - (3) Preserved trees measuring 30 inches DBH to 35 inches DBH shall count towards the replacement tree criteria at a ratio of four inches of replacement per one inch preserved.
  - (3) Specimen Trees preserved shall count towards the replacement criteria at a ratio of eight inches of replacement per one inch preserved.
- H. As an alternative to replacement, the property owner may comply with the requirement of Section 6.7.8 by designating existing trees on site which are native tree species and less than 10 inches DBH as conservation trees, provided that the property owner takes steps to designate and protect such conservation trees. If the owner chooses to utilize this provision, then the location, number, size, and type (genus and species) of those trees or groups of trees requested as conservation trees shall be included in the tree survey.
- ~~H.~~ A property owner designating conservation trees shall record in the public records of Marion County, a notice to subsequent property owners that the site contains conservation trees, subject to maintenance requirements, with reference to the development plan on file with the County designating such trees. A copy of such recorded notice on a form provided by the County shall be supplied to the Planning/Zoning Manager or his designee prior to the issuance of a Certificate of Occupancy.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.10. Tree mitigation fund.**

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

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- B. An application to pay in lieu of installing any required tree mitigation replacement trees is made through the County's Landscape Architect. The "pay in lieu" option shall only be used for tree mitigation replacement trees ~~and for no other landscape or tree planting requirement as stated in this Code.~~
- C. At the County's discretion, in lieu of installing replacement trees, a permittee may pay a fee into the Tree Mitigation Fund at ~~a per tree cost. The amount of such fee shall be determined on a case by case basis through the public solicitation for bids and the amount shall be based on:~~ the tree replacement fee as listed in the County's annual fee list.
- ~~(1) The wholesale cost of material~~
- ~~(2) Cost of labor for installation~~
- ~~(3) Cost of maintenance for two years~~
- D. Payment into the Tree Mitigation Fund shall be ~~recommended~~ approved by the County's Landscape Architect and approved by the Board prior to issuance of the tree removal permit or development approval.
- ~~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#
- ~~(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.~~



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- ~~(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 shall be required beyond such two-year period. After the two-year period, the owner of record shall be responsible for maintaining the replacement trees in a healthy condition.~~
  - (3) The permittee or the property owner shall record in the public records of Marion County, appropriate notice to subsequent owners of the maintenance period or replacement requirement for replacement trees with reference to the development plans on file with the County identifying such trees. A copy of such recorded notice shall be supplied to the ~~Planning/Zoning Manager or his designee~~ County prior to the issuance of a Certificate of Occupancy.
  - (4) For ~~residential and mixed-use~~ developments where tree preservation and replacement requirements are ~~approved with any application~~ may be fulfilled by future or subsequent developers or builders, the developer shall require future property owners of lots where protected trees have been preserved to continue to protect and preserve such trees. Such requirements shall run with the parcel until ~~removal~~ replacement of the tree(s) is required due to age, declining health, or for the protection of public safety.

(Ord. No. 13-20, § 2, 7-11-2013)

### Sec. 6.7.12. Tree inspections.

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

- A. A ~~preliminary~~ preconstruction inspection shall be conducted by the County's Landscape Architect or his designee prior to any demolition or site construction in order to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barricades around trees, or groups of trees, to be preserved prior to any clearing, grubbing, or construction. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and reinspected. Approval, after preliminary inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.
- B. A final inspection shall be conducted by the County's Landscape Architect or his designee after completion of tree removal and replacement in accordance with the approved plans. It is the Owner's responsibility to notify the County Landscape Architect of completion of tree removal activities. Approval, after final inspection, shall be noted by the County's Landscape Architect or his designee on

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the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.13. Violation and enforcement.**

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

- A. If unauthorized tree removal or site grading occurs, the County's Landscape Architect or his designee may issue a stop work order for the ~~affected project area of such unauthorized tree removal~~project and all related site work will cease until a restoration plan is prepared by the owner, developer, contractor, or agent, and then submitted to, and approved by the County's Landscape Architect or his designee.
- B. If a restoration plan is not presented within 30 days, the owner, developer, contractor, or agent will be cited by the County's Landscape Architect, or designee, and referred to the Code Enforcement Board.
- C. A Certificate of Occupancy will not be granted until all trees and vegetation shown upon the approved restoration plan have been installed and all site grades restored.
- D. All trees and vegetation shown upon the approved site restoration plan must be installed on the property and the site grade restored even if project termination occurs before completion of the project. Failure to complete the approved restoration plan is a violation of this Code and the owner, developer, contractor, or agent will be cited by the County's Landscape Architect or his designee and referred to the Code Enforcement Board.
- E. In addition to all other remedies provided herein, the ~~Landscape Architect~~County may seek injunctive relief or the imposition of fines and penalties for any violation of this division.

(Ord. No. 13-20, § 2, 7-11-2013)

## ***DIVISION 7. TREE PROTECTION AND REPLACEMENT***

### **Sec. 6.7.1. Purpose and intent.**

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

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

(Ord. No. 13-20, § 2, 7-11-2013)

### **Sec. 6.7.2. Exceptions.**

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

- A. The removal of trees for purposes of conducting bona fide agricultural uses such as field crops, landscape nursery, citrus nursery, forest crops, animal husbandry, greenhouses, aquaculture, silviculture and the like, on lands with an agricultural zoning classification.
- B. Property used for bona fide agricultural use, as listed in Section 6.7.2.A above, zoned other than agriculture and possessing an agriculture classification from the County Property Appraiser per § 193.461 FS.
- C. On lands where either of the two exemptions in Sections 6.7.2.A and B above has enabled tree removal without a permit, no applications for any land use or zoning changes, or development plans, shall be accepted within five years of the tree removal date unless:
  - (1) The applicant provides tree replacement at 100 inches DBH of native trees per acre, or lower based on the pre-clearing density of existing trees, or
  - (2) The applicant/owner provides payment into a Tree Mitigation fund in the equivalent amount of planting 100 inches DBH of native trees per acre, or lower based on the pre-clearing density of existing trees.
- D. The removal of trees which have a DBH of less than 10 inches, except those trees which have been designated replacement and conservation trees pursuant to Section 6.7.9.G.
- E. The removal of trees on an individual parcel of record used or to be used for single-family or duplex dwelling units.
- F. The removal of trees associated with the County's construction, rehabilitation, or routine maintenance of roads, utilities, and drainage systems within public rights-of-way or easements.

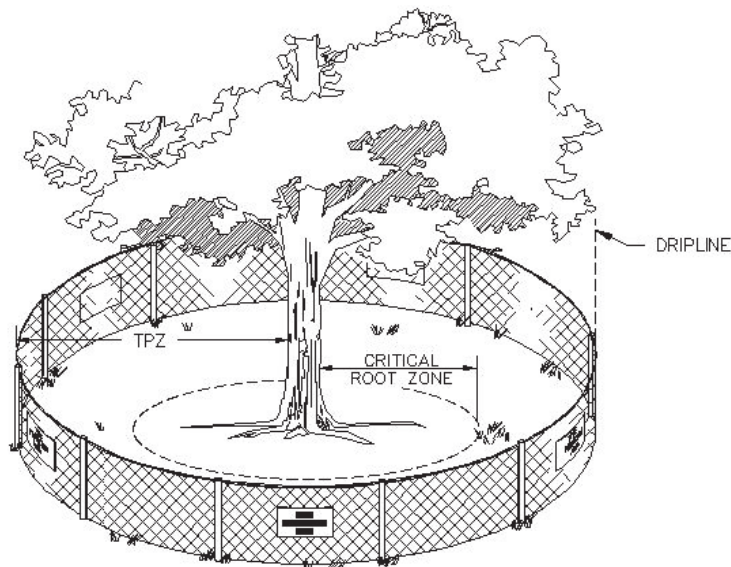
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- G. The removal of trees associated with the rehabilitation or routine maintenance of roads and drainage systems within private rights-of-way or easements.
  - H. Tree removal or trimming for the construction of firebreaks and firelines by the County or agencies having local jurisdiction and surveying associated with this construction.
  - I. The removal of trees which pose an immediate and direct threat to persons or property, and the removal of trees that are dead or dying due to natural causes.
  - J. The removal of trees on residential property that pose an unacceptable risk to persons or property as per Florida Statute 163.045 "Tree pruning, trimming, or removal on residential property."
  - K. Transplanting of any size tree.
  - L. Removal of trees required by a development plan which has been fully approved by the County.
  - M. Removal of exotic or nuisance tree or plant species as listed by the UF/IFAS Assessment of Non-native Plants, "Prohibited" or "Invasive - Not Recommended" tables, as updated.

(Ord. No. 13-20, § 2, 7-11-2013)

### **Sec. 6.7.3. Tree Protection, General.**

- A. Design for the protection of trees.
  - (1) Every reasonable effort should be made to minimize tree removal. Site development shall consider tree preservation by balancing the requirements of site and utility design with preserving existing trees in an integrated manner across the site.
  - (2) The preservation of existing trees and vegetation for use as perimeter land use buffers shall be considered early in the site design process and implemented to provide required buffers while preserving habitat and lowering the cost of development.
  - (3) In all cases, a post-development ratio of shade trees to the area of the site must be provided as required in Section 6.7.4.
  - (4) All regulated trees shall be considered Protected Trees.
  - (5) An evaluation by a Certified Arborist or Landscape Architect shall be made to determine if existing Regulated Trees, or groups of existing Regulated Trees, are suitable candidates for preservation before final site plans are developed. If the site proposes preserving existing trees, or if the site contains Specimen Trees, this evaluation shall be submitted with the development application. The evaluation shall be used to guide decisions about tree preservation, tree protection, and tree removal and shall include:
    - (a) Identification of species of tree(s) proposed for preservation;
    - (b) Evaluation of the condition of the tree(s) to be preserved based on the species, age, observations of external or external signs of disease or impacts, and possible longevity based on species type, site conditions, or location.
    - (c) Assessment of the size (DBH and canopy) of the tree(s) to be preserved;
    - (d) Identification of Specimen Trees. Any Specimen Tree proposed for removal for any reason requires field verification and approval by the County Landscape Architect.
    - (e) Illustration of TPZ and CRZ areas for trees to be preserved.

- B. Tree protection measures shall be denoted on tree removal permit or site development review plans by illustrating and dimensioning the following:
- (1) Extents of the Tree Protection Zone (TPZ) for trees proposed for preservation. For tree protection requirements, the TPZ shall be indicated on the grading and utility construction sheets as well as the Tree Removal and Preservation Plan or Landscape Plan as required in Section 6.7.6.E.
  - (2) Extents of the Tree Critical Root Zone (CRZ) For trees proposed for preservation.
    - (a) No excavation, construction, or otherwise disruption of the root zone is allowed within the CRZ.
    - (b) The CRZ is established by definition, or based on an on-site review and assessment by either a Landscape Architect or a Certified Arborist prior to construction.
  - (3) No reduction of the TPZ or removal of barricades may occur without prior written authorization from the County's Landscape Architect.
  - (4) The TPZ may be temporarily reduced in size and/or barricades may be temporarily removed to allow for minor construction or maintenance within the TPZ, as approved by the County's Landscape Architect prior to construction activities. Barricades shall be reinstalled as soon as work within the TPZ is completed.



**Figure 6.7-1 Tree Protection Zones**

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

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- (1) The owner shall be responsible for ensuring that all possible measures are taken to avoid damage to trees not approved for removal.
  - (2) Prior to any clearing, grubbing, or any construction, tree protection barricades shall be erected around all trees, or groups of trees, within the construction area which are to be preserved.
  - (3) The County Landscape Architect shall be notified and a pre-clearing/grubbing/grading on-site review of all required tree protection barricades will be conducted.
- E. Tree protection shall continue throughout construction. The following requirements shall be conditions of tree removal permits, all permits for private construction in public rights-of-way, and all development permits issued under and pursuant to this Code:
- (1) No cleaning of construction equipment or material or the disposal of waste materials including but not limited to, paint, oil, solvents, asphalt, concrete, and mortar shall be permissible within the TPZ of any tree which is being protected.
  - (2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
  - (3) The contractor shall inspect all tree protection barricades and signs on a weekly basis throughout construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
  - (4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.4. Shade Trees, Minimum Requirements**

- A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet for all developments excluding single-family or duplex residential developments
- B. Shade trees may include:
  - (1) Specimen Trees and/or;
  - (2) Protected and preserved trees with a favorable assessment and/or;
  - (2) Trees as required for buffers, parking areas, vehicle use areas, screening, and building areas, and/or;
  - (3) Trees as required as tree mitigation replacement trees.
- C. Priority shall be given to preserve Specimen Trees and those existing trees that are the highest rated per the tree assessment.

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- D. Credits towards the Shade Tree requirement shall be given for existing Regulated Trees that are preserved by the development. Preserved trees used for Shade Tree credits shall be subject to the approval of the County Landscape Architect. Tree credits shall be given for preserved Regulated Trees as follows:

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

(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 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 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 contactor shall:
1. Contact the County's Landscape Architect and providing 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 of the trees 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)

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### **Sec. 6.7.6. Submittal requirements.**

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

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

(Ord. No. 13-20, § 2, 7-11-2013)

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

- A. During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following:
  - (1) Required preservation of any Specimen Trees
  - (2) Proposed grading or clearing activities Within the TPZ and/or
  - (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6.
- B. The applicant will be required to revise and update the tree preservation information according to review comments.

(Ord. No. 13-20, § 2, 7-11-2013)



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

Regulated Trees that are proposed for removal shall be replaced in accordance with the minimum standards set forth below.

- A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre.
- B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches.
- C. Removal of Regulated Trees less than 36 inches DBH and permitted for removal is permissible if the following replacement requirements are met:
  - (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed.
  - (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed.
  - (3) Existing trees measuring 30 inches DBH to 35 inches DBH shall be replaced with a ratio of 2 inches replacement per 2 inches removed.
  - (3) Replacement trees must be a minimum of 3.5 inch caliper, unless otherwise approved by the County Landscape Architect.
- D. If the pre-development number of inches of Regulated Trees is greater than 100 DBH per acre, the property owner shall replace trees equal to 100 DBH per acre
- E. Removal of Specimen Trees may only be permitted following review and approval by the County's Landscape Architect and as per the following circumstances:
  - (a) The Specimen Tree does not have a favorable assessment per an arborist's assessment and confirmed during a pre-development on site review meeting with the County Landscape Architect; and/or
  - (b) The Specimen Tree materially interferes with the proposed location, service or function of the project site plan and the Specimen Tree cannot be preserved through a redesign of the site infrastructure.
  - (c) If the County Landscape Architect approves removal, then Specimen Trees shall be replaced at a ratio of 3.0 inches replacement for 1 inch removed and the minimum replacement tree size is 4.0-inch caliper.
- F. Existing trees that have experienced tree abuse as part of landscape maintenance or site development activities that cause critical impact as determined by the County Landscape Architect will require mitigation. Tree abuse may include:
  - (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  $\frac{1}{3}$  of the length of the line falls on portions of the tree where bark no longer remains; or

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- (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; or
  - (j) Removing more than 25% of the tree's canopy.
- G. Existing trees that have had their CRZ or TPZ impacted by activities prohibited above will require tree mitigation. Replacement trees for these impacted trees will be determined on a case-by-case basis by the County Landscape Architect.
  - H. Regardless of size, any Regulated Tree proposed for removal that receives an unfavorable assessment at the predesign on site review shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper.
  - I. If replanting replacement trees on site is not practicable per best landscape design practices, then a fee in lieu of planting may be provided as per Section 6.7.10.
  - J. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, are exempt from protected tree removal requirements if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.9. Replacement trees.**

- A. Replacement trees are a part of the comprehensive tree program and shall work in combination with required shade trees, buffer trees, and any other required landscaping.
- B. All trees and/or palms used for tree replacement purposes shall be nursery grown and Florida No. 1 quality or better, as established by Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida, as amended.
- C. Replacement trees shall meet the minimum tree requirements established in Section 6.7.8.
- D. Replacement trees shall be Florida native species compatible to the site.
- E. Palms may only be used to replace palms that are permitted for removal. Replacement palms shall have a clear trunk height of 10-foot minimum. The use of palms shall comply with the required palm ratio as required in Section 6.8.10.C.
- F. For trees removed pursuant to a tree removal permit or development plan approval, required replacement trees shall be located within the parcel boundaries and shown on the site plan. If space constraints are such that the replacement trees cannot be located within the parcel boundaries using sound horticultural and design principles, then the replacement trees may be located on public property at the County's discretion and as determined at the time of the permit or site development review. The public property location shall be specifically designated by the County and such replacement trees shall be donated to the County. The County will be responsible for planting and maintenance of donated trees on public property.
- G. The preservation of existing Regulated Trees will count towards satisfying the required Replacement Tree amount at the following ratios:

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- (1) Preserved trees measuring 10 inches DBH to 19 inches DBH shall count towards the replacement tree criteria at a ratio of one inch of replacement value per one-inch preserved.
  - (2) Preserved trees measuring 20 inches DBH to 29 inches DBH shall count towards the replacement tree criteria at a ratio of three inches of replacement per one inch preserved.
  - (3) Preserved trees measuring 30 inches DBH to 35 inches DBH shall count towards the replacement tree criteria at a ratio of four inches of replacement per one inch preserved.
  - (3) Specimen Trees preserved shall count towards the replacement criteria at a ratio of eight inches of replacement per one inch preserved.
- H. As an alternative to replacement, the property owner may comply with the requirement of Section 6.7.8 by designating existing trees on site which are native tree species and less than 10 inches DBH as conservation trees, provided that the property owner takes steps to designate and protect such conservation trees. If the owner chooses to utilize this provision, then the location, number, size, and type (genus and species) of those trees or groups of trees requested as conservation trees shall be included in the tree survey.
- I. A property owner designating conservation trees shall record in the public records of Marion County, a notice to subsequent property owners that the site contains conservation trees, subject to maintenance requirements, with reference to the development plan on file with the County designating such trees. A copy of such recorded notice on a form provided by the County shall be supplied to the Planning/Zoning Manager or his designee prior to the issuance of a Certificate of Occupancy.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.10. Tree mitigation fund.**

- A. The Tree Mitigation Fund has been created in the general trust fund of Marion County for the purpose of accepting and disbursing the contributions made to the Board as part of the tree replacement monies deposited for tree replacement purposes. This fund shall be used to enhance tree replacement in Marion County and to enhance the Marion County Parks system.
- B. An application to pay in lieu of installing any required tree mitigation replacement trees is made through the County's Landscape Architect. The "pay in lieu" option shall only be used for tree mitigation replacement trees.
- C. At the County's discretion, in lieu of installing replacement trees, a permittee may pay a fee into the Tree Mitigation Fund at the tree replacement fee as listed in the County's annual fee list.
- D. Payment into the Tree Mitigation Fund shall be approved by the County's Landscape Architect and approved by the Board prior to issuance of the tree removal permit or development approval.
- 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. The following requirements shall be conditions of any tree removal permit which includes a requirement for replacement trees:

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- (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, or else be replaced, by the owner, successor, or assignee.
  - (3) The permittee or the property owner shall record in the public records of Marion County appropriate notice to subsequent owners of the maintenance period or replacement requirement for replacement trees with reference to the development plans on file with the County identifying such trees. A copy of such recorded notice shall be supplied to the County prior to the issuance of a Certificate of Occupancy.
  - (4) For developments where tree preservation and replacement requirements are may be fulfilled by future or subsequent developers or builders, the developer shall require future property owners of lots where protected trees have been preserved to continue to protect and preserve such trees. Such requirements shall run with the parcel until replacement of the tree(s) is required due to age, declining health, or for the protection of public safety.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.12. Tree inspections.**

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

- A. A preconstruction inspection shall be conducted by the County's Landscape Architect or his designee prior to any demolition or site construction in order to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barricades around trees, or groups of trees, to be preserved prior to any clearing, grubbing, or construction. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and reinspected. Approval, after preliminary inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.
- B. A final inspection shall be conducted by the County's Landscape Architect or his designee after completion of tree removal and replacement in accordance with the approved plans. It is the Owner's responsibility to notify the County Landscape Architect of completion of tree removal activities. Approval, after final inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.13. Violation and enforcement.**

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

- A. If unauthorized tree removal or site grading occurs, the County's Landscape Architect or his designee may issue a stop work order for the project and all related site work will cease until a restoration plan

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is prepared by the owner, developer, contractor, or agent, and then submitted to, and approved by the County's Landscape Architect or his designee.

- B. If a restoration plan is not presented within 30 days, the owner, developer, contractor, or agent will be cited by the County's Landscape Architect, or designee, and referred to the Code Enforcement Board.
- C. A Certificate of Occupancy will not be granted until all trees and vegetation shown upon the approved restoration plan have been installed and all site grades restored.
- D. All trees and vegetation shown upon the approved site restoration plan must be installed on the property and the site grade restored even if project termination occurs before completion of the project. Failure to complete the approved restoration plan is a violation of this Code and the owner, developer, contractor, or agent will be cited by the County's Landscape Architect or his designee and referred to the Code Enforcement Board.
- E. In addition to all other remedies provided herein, the County may seek injunctive relief or the imposition of fines and penalties for any violation of this division.

(Ord. No. 13-20, § 2, 7-11-2013)

- LAND DEVELOPMENT CODE  
Article 6 - TECHNICAL STANDARDS AND REQUIREMENTS  
DIVISION 7. TREE PROTECTION AND REPLACEMENT

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Add the following definitions to Division 2 of the LDC:

PLANT, INVASIVE EXOTIC. Any plant species as listed in the most recent version of F.A.C. Rules 5B-57.007 Noxious Weed List or 5B-64.011 Prohibited Aquatic Plants. " tables, as updated.

- (1) Florida Exotic Pest Plant Council Category I & II List of *Invasive* Plant Species,
- (2) Prohibited Aquatic Plants per F.A.C. 5B-64.011, and
- (3) Center for Aquatic and *Invasive* Plants, University of Florida, IFAS.

TREE, REGULATED. Any existing non-invasive non-exotic tree species that is 10" diameter breast height (DBH) or larger, or any tree that was planted in compliance with an approved development order or to mitigate the prior removal of a Regulated Tree. Pine and palm tree species are also considered Regulated Trees.

TREE, CRITICAL ROOT ZONE. The at-grade and subterranean area adjacent and surrounding the existing tree's trunk where the tree's roots are located that provide stability and uptake of water and minerals required for the tree's survival. The tree's critical root zone, or 'CRZ', is the area is defined as a circular area, centered on the trunk of the tree, with a radius equivalent to the greater of 6 feet or 4 times the tree's DBH. For example, a 10" DBH tree would have a CRZ of 6', a 12" DBH tree a CRZ of 6', and a 24" DBH tree a CRZ of 8'.

TREE, PROTECTION ZONE. The at-grade and subterranean area surrounding the trunk of an existing tree or group of trees to be preserved, intended to protect roots and soil to ensure future tree health and stability. The tree protection zone, or 'TPZ', is the area defined by the extent of the tree's canopy dripline.

TREE, SPECIMEN. A Regulated Tree that is 36" DBH or larger; in good condition as determined from a proper evaluation by a Certified Arborist or Landscape Architect and confirmation by the County Landscape Architect; and offers value due to its species type, age, historic value, or other outstanding qualities.

## ***DIVISION 7. TREE PROTECTION AND REPLACEMENT***

### **Sec. 6.7.1. Purpose and intent.**

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

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

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

### **Sec. 6.7.2. Exceptions.**

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

- A. The removal of trees for purposes of conducting bona fide agricultural uses such as field crops, landscape nursery, citrus nursery, forest crops, animal husbandry, greenhouses, aquaculture, silviculture and the like, on lands with an agricultural zoning classification.
- B. Property used for bona fide agricultural use, as listed in Section 6.7.2.A above, zoned other than agriculture and possessing an agriculture classification from the County Property Appraiser per § 193.461 FS.
- C. On lands where either of the two exemptions in Sections 6.7.2.A and B above has enabled tree removal without a permit, no applications for any land use or zoning changes, or development plans, shall be accepted within five years of the tree removal date unless:
  - (1) The applicant provides tree replacement at 100 inches DBH of native trees per acre, or lower based on the pre-clearing density of existing trees, or
  - (2) The applicant/owner provides payment into a Tree Mitigation fund in the equivalent amount of planting 100 inches DBH of native trees per acre, or lower based on the pre-clearing density of existing trees.
- D. The removal of trees which have a DBH of less than 10 inches, except those trees which have been designated replacement and conservation trees pursuant to Section 6.7.9.G.
- E. The removal of trees on an individual parcel of record used or to be used for single-family or duplex dwelling units.

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- F. The removal of trees associated with the County's construction, rehabilitation, or routine maintenance of roads, utilities, and drainage systems within public rights-of-way or easements.
  - G. The removal of trees associated with the rehabilitation or routine maintenance of roads and drainage systems within private rights-of-way or easements.
  - H. Tree removal or trimming for the construction of firebreaks and firelines by the County or agencies having local jurisdiction and surveying associated with this construction.
  - I. The removal of trees which pose an immediate and direct threat to persons or property, and the removal of trees that are dead or dying due to natural causes as determined by a Landscape Architect or a Certified Arborist.
  - J. The removal of trees on residential property that pose an unacceptable risk to persons or property as per Florida Statute 163.045 "Tree pruning, trimming, or removal on residential property."
  - K. Transplanting of any size tree.
  - L. Removal of trees required by a development plan which has been fully approved by the County.
  - M. Removal of exotic or nuisance tree or plant species as listed by the UF/IFAS Assessment of Non-native Plants, "Prohibited" or "Invasive - Not Recommended" tables, as updated.

(Ord. No. 13-20, § 2, 7-11-2013)

### **Sec. 6.7.3. Tree Protection, General.**

- A. Design for the protection of trees.
  - (1) Every reasonable effort should be made to minimize tree removal. Site development shall consider tree preservation by balancing the requirements of site and utility design with preserving existing trees in an integrated manner across the site.
  - (2) The preservation of existing trees and vegetation for use as perimeter land use buffers shall be considered early in the site design process and implemented to provide required buffers while preserving habitat and lowering the cost of development.
  - (3) In all cases, a post-development ratio of shade trees to the area of the site must be provided as required in Section 6.7.4.
  - (4) All regulated trees shall be considered Protected Trees.
  - (5) After a Tree Survey is completed, a An evaluation by a Certified Arborist or Landscape Architect shall be made to determine if existing Regulated Trees, or groups of existing Regulated Trees, are suitable candidates for preservation before final site plans are developed. If the site proposes preserving existing trees, or if the site contains Specimen Trees, this evaluation shall be submitted with the development application. The evaluation shall be used to guide decisions about tree preservation, tree protection, and tree removal and shall include:
    - (a) Identification of species of tree(s) proposed for preservation;
    - (b) Evaluation of the condition of the tree(s) to be preserved based on the species, age, observations of external or external signs of disease or impacts, and possible longevity based on species type, site conditions, or location.
    - (c) Assessment of the size (DBH and canopy) of the tree(s) to be preserved;

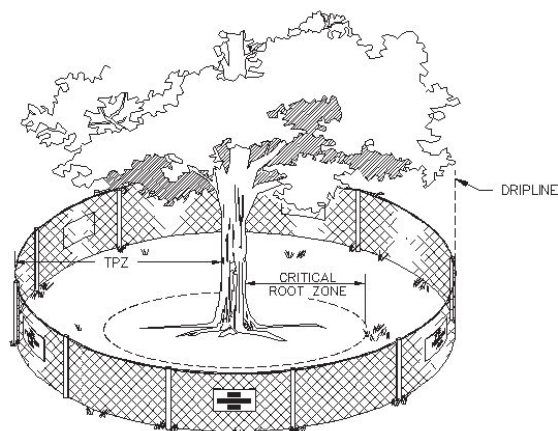
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- (d) Identification of Specimen Trees. Any Specimen Tree proposed for removal for any reason requires field verification and approval by the County Landscape Architect.
  - (e) Illustration of TPZ and CRZ areas for trees to be preserved.
- B. Tree protection measures shall be denoted on tree removal permit or site development review plans by illustrating and dimensioning the following:
- (1) Extents of the Tree Protection Zone (TPZ) for trees proposed for preservation. For tree protection requirements, the TPZ shall be indicated on the grading and utility construction sheets as well as the Tree Removal and Preservation Plan or Landscape Plan as required in Section 6.7.6.E.
  - (2) Extents of the Tree Critical Root Zone (CRZ) For trees proposed for preservation.
    - (a) No excavation, construction, or otherwise disruption of the root zone is allowed within the CRZ.
    - (b) The CRZ is established by definition, or based on an on-site review and assessment by either a Landscape Architect or a Certified Arborist prior to construction.
  - (3) No reduction of the TPZ or removal of barricades may occur without prior written authorization from the County's Landscape Architect.
  - (4) The TPZ may be temporarily reduced in size and/or barricades may be temporarily removed to allow for minor construction or maintenance within the TPZ, as approved by the County's Landscape Architect prior to construction activities. Barricades shall be reinstalled as soon as work within the TPZ is completed.



**Figure 6.7-1 Tree Protection Zones**

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

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D. Pre-construction tree protection.

- (1) The owner shall be responsible for ensuring that all possible measures are taken to avoid damage to trees not approved for removal.
- (2) Prior to any clearing, grubbing, or any construction, tree protection barricades shall be erected around all trees, or groups of trees, within the construction area which are to be preserved.
- (3) The County Landscape Architect shall be notified and a pre-clearing/grubbing/grading on-site review of all required tree protection barricades will be conducted.

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

- (1) No cleaning of construction equipment or material or the disposal of waste materials including but not limited to, paint, oil, solvents, asphalt, concrete, and mortar shall be permissible within the TPZ of any tree which is being protected.
- (2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
- (3) The contractor shall inspect all tree protection barricades and signs on a weekly basis throughout construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
- (4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 6.7.4. Shade Trees, Minimum Requirements**

- A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet for all developments excluding single-family or duplex residential developments
- B. Shade trees may include:
  - (1) Specimen Trees and/or;
  - (2) Protected and preserved trees with a favorable assessment and/or;
  - (2) Trees as required for buffers, parking areas, vehicle use areas, screening, and building areas, and/or;
  - (3) Trees as required as tree mitigation replacement trees.
- C. Priority shall be given to preserve Specimen Trees and those existing trees that are the highest rated per the tree assessment.

- D. Credits towards the Shade Tree requirement shall be given for existing Regulated Trees that are preserved by the development. Preserved trees used for Shade Tree credits shall be subject to the approval of the County Landscape Architect. Tree credits shall be given for preserved Regulated Trees as follows:

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

(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 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" to the extent that the appearance and/or the long term viability of the tree ~~as to where recovery of the trees~~ 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.

Commented [JC1]: Is there any mention of buffering cleared sites?

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

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#### **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:

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

(Ord. No. 13-20, § 2, 7-11-2013)

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

- A. During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following:
  - (1) Required preservation of any Specimen Trees
  - (2) Proposed grading or clearing activities Within the TPZ and/or
  - (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6.
- B. The applicant will be required to revise and update the tree preservation information according to review comments.

(Ord. No. 13-20, § 2, 7-11-2013)

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#### Sec. 6.7.8. Protected tree replacement requirements.

Regulated Trees that are proposed for removal shall be replaced in accordance with the minimum standards set forth below.

- A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre.
- B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches.
- C. Removal of Regulated Trees less than 36 inches DBH and permitted for removal is permissible if the following replacement requirements are met:
  - (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed.
  - (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed.
  - (3) Existing trees measuring 30 inches DBH to 35 inches DBH shall be replaced with a ratio of 2 inches replacement per 2 inches removed.
  - (3) Replacement trees must be a minimum of 3.5 inch caliper, unless otherwise approved by the County Landscape Architect.
- D. If the pre-development number of inches of Regulated Trees is greater than 100 DBH per acre, the property owner shall replace trees equal to 100 DBH per acre
- E. Removal of Specimen Trees may only be permitted following review and approval by the County's Landscape Architect and as per the following circumstances:
  - (a) The Specimen Tree does not have a favorable assessment per an arborist's assessment and confirmed during a pre-development on site review meeting with the County Landscape Architect; and/or
  - (b) The Specimen Tree materially interferes with the proposed location, service or function of the project site plan and the Specimen Tree cannot be preserved through a redesign of the site infrastructure.
  - (c) If the County Landscape Architect approves removal, then Specimen Trees shall be replaced at a ratio of 3.0 inches replacement for 1 inch removed and the minimum replacement tree size is 4.0-inch caliper.
- F. Existing trees that have experienced tree abuse as part of landscape maintenance or site development activities that cause critical impact as determined by the County Landscape Architect will require mitigation. Tree abuse may include:
  - (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 ⅓ of the length of the line falls on portions of the tree where bark no longer remains; or

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- (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; or
  - (j) Removing more than 25% of the tree's canopy.
- G. Existing trees that have had their CRZ or TPZ impacted by activities prohibited above will require tree mitigation. Replacement trees for these impacted trees will be determined on a case-by-case basis by the County Landscape Architect.
- H. Regardless of size, any Regulated Tree proposed for removal that receives an unfavorable assessment at the predesign on site review shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper.
- I. If replanting replacement trees on site is not practicable per best landscape design practices, then a fee in lieu of planting may be provided as per Section 6.7.10.
- J. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, are exempt from protected tree removal requirements if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.9. Replacement trees.**

- A. Replacement trees are a part of the comprehensive tree program and shall work in combination with required shade trees, buffer trees, and any other required landscaping.
- B. All trees and/or palms used for tree replacement purposes shall be nursery grown and Florida No. 1 quality or better, as established by Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida, as amended.
- C. Replacement trees shall meet the minimum tree requirements established in Section 6.7.8.
- D. Replacement trees shall be Florida native species compatible to the site.
- E. Palms may only be used to replace palms that are permitted for removal. Replacement palms shall have a clear trunk height of 10-foot minimum. The use of palms shall comply with the required palm ratio as required in Section 6.8.10.C.
- F. For trees removed pursuant to a [Stand Alone](#) tree removal permit or development plan approval, required replacement trees shall be located within the parcel boundaries and shown on the site plan. If space constraints are such that the replacement trees cannot be located within the parcel boundaries using sound horticultural and design principles, then the replacement trees may be located on public property at the County's discretion and as determined at the time of the permit or site development review. The public property location shall be specifically designated by the County and such replacement trees shall be donated to the County. The County will be responsible for planting and maintenance of donated trees on public property.
- G. The preservation of existing Regulated Trees will count towards satisfying the required Replacement Tree amount at the following ratios:

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- (1) Preserved trees measuring 10 inches DBH to 19 inches DBH shall count towards the replacement tree criteria at a ratio of one inch of replacement value per one-inch preserved.
  - (2) Preserved trees measuring 20 inches DBH to 29 inches DBH shall count towards the replacement tree criteria at a ratio of three inches of replacement per one inch preserved.
  - (3) Preserved trees measuring 30 inches DBH to 35 inches DBH shall count towards the replacement tree criteria at a ratio of four inches of replacement per one inch preserved.
  - (3) Specimen Trees preserved shall count towards the replacement criteria at a ratio of eight inches of replacement per one inch preserved.
- H. As an alternative to replacement, the property owner may comply with the requirement of Section 6.7.8 by designating existing trees on site which are native tree species and less than 10 inches DBH as conservation trees, provided that the property owner takes steps to designate and protect such conservation trees. If the owner chooses to utilize this provision, then the location, number, size, and type (genus and species) of those trees or groups of trees requested as conservation trees shall be included in the tree survey.
- I. A property owner designating conservation trees shall record in the public records of Marion County, a notice to subsequent property owners that the site contains conservation trees, subject to maintenance requirements, with reference to the development plan on file with the County designating such trees. A copy of such recorded notice on a form provided by the County shall be supplied to the Planning/Zoning Manager or his designee prior to the issuance of a Certificate of Occupancy.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.10. Tree mitigation fund.**

- A. The Tree Mitigation Fund has been created in the general trust fund of Marion County for the purpose of accepting and disbursing the contributions made to the Board as part of the tree replacement monies deposited for tree replacement purposes. This fund shall be used to enhance tree replacement in Marion County and to enhance the Marion County Parks system.
- B. An application to pay in lieu of installing any required tree mitigation replacement trees is made through the County's Landscape Architect. The "pay in lieu" option shall only be used for tree mitigation replacement trees.
- C. At the County's discretion, in lieu of installing replacement trees, a permittee may pay a fee into the Tree Mitigation Fund at the tree replacement fee as listed in the County's annual fee list.
- D. Payment into the Tree Mitigation Fund shall be approved by the County's Landscape Architect and approved by the Board prior to issuance of the tree removal permit or development approval.
- 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. The following requirements shall be conditions of any tree removal permit which includes a requirement for replacement trees:

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- (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, or else be replaced, by the owner, successor, or assignee.
  - (3) The permittee or the property owner shall record in the public records of Marion County appropriate notice to subsequent owners of the maintenance period or replacement requirement for replacement trees with reference to the development plans on file with the County identifying such trees. A copy of such recorded notice shall be supplied to the County prior to the issuance of a Certificate of Occupancy.
  - (4) For developments where tree preservation and replacement requirements are may be fulfilled by future or subsequent developers or builders, the developer shall require future property owners of lots where protected trees have been preserved to continue to protect and preserve such trees. Such requirements shall run with the parcel until replacement of the tree(s) is required due to age, declining health, or for the protection of public safety.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.12. Tree inspections.**

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

- A. A preconstruction inspection shall be conducted by the County's Landscape Architect or his designee prior to any demolition or site construction in order to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barricades around trees, or groups of trees, to be preserved prior to any clearing, grubbing, or construction. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and reinspected. Approval, after preliminary inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.
- B. A final inspection shall be conducted by the County's Landscape Architect or his designee after completion of tree removal and replacement in accordance with the approved plans. It is the Owner's responsibility to notify the County Landscape Architect of completion of tree removal activities. Approval, after final inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.13. Violation and enforcement.**

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

- A. If unauthorized tree removal or site grading occurs, the County's Landscape Architect or his designee may issue a stop work order for the project and all related site work will cease until a restoration plan

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is prepared by the owner, developer, contractor, or agent, and then submitted to, and approved by the County's Landscape Architect or his designee.

- B. If a restoration plan is not presented within 30 days, the owner, developer, contractor, or agent will be cited by the County's Landscape Architect, or designee, and referred to the Code Enforcement Board.
- C. A Certificate of Occupancy will not be granted until all trees and vegetation shown upon the approved restoration plan have been installed and all site grades restored.
- D. All trees and vegetation shown upon the approved site restoration plan must be installed on the property and the site grade restored even if project termination occurs before completion of the project. Failure to complete the approved restoration plan is a violation of this Code and the owner, developer, contractor, or agent will be cited by the County's Landscape Architect or his designee and referred to the Code Enforcement Board.
- E. In addition to all other remedies provided herein, the County may seek injunctive relief or the imposition of fines and penalties for any violation of this division.

(Ord. No. 13-20, § 2, 7-11-2013)

- LAND DEVELOPMENT CODE  
Article 6 - TECHNICAL STANDARDS AND REQUIREMENTS  
DIVISION 7. TREE PROTECTION AND REPLACEMENT

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Add the following definitions to Division 2 of the LDC:

PLANT, INVASIVE EXOTIC. Any plant species as listed in the most recent version of F.A.C. Rules 5B-57.007 Noxious Weed List or 5B-64.011 Prohibited Aquatic Plants. " tables, as updated.

- (1) Florida Exotic Pest Plant Council Category I & II List of *Invasive* Plant Species,
- (2) Prohibited Aquatic Plants per F.A.C. 5B-64.011, and
- (3) Center for Aquatic and *Invasive* Plants, University of Florida, IFAS.

TREE, REGULATED. Any existing non-invasive non-exotic tree species that is 10" diameter breast height (DBH) or larger, or any tree that was planted in compliance with an approved development order or to mitigate the prior removal of a Regulated Tree. Pine and palm tree species are also considered Regulated Trees.

TREE, CRITICAL ROOT ZONE. The at-grade and subterranean area adjacent and surrounding the existing tree's trunk where the tree's roots are located that provide stability and uptake of water and minerals required for the tree's survival. The tree's critical root zone, or 'CRZ', is the area is defined as a circular area, centered on the trunk of the tree, with a radius equivalent to the greater of 6 feet or 4 times the tree's DBH. For example, a 10" DBH tree would have a CRZ of 6', a 12" DBH tree a CRZ of 6', and a 24" DBH tree a CRZ of 8'.

TREE, PROTECTION ZONE. The at-grade and subterranean area surrounding the trunk of an existing tree or group of trees to be preserved, intended to protect roots and soil to ensure future tree health and stability. The tree protection zone, or 'TPZ', is the area defined by the extent of the tree's canopy dripline.

TREE, SPECIMEN. A Regulated Tree that is 36" DBH or larger; in good condition as determined from a proper evaluation by a Certified Arborist or Landscape Architect and confirmation by the County Landscape Architect; and offers value due to its species type, age, historic value, or other outstanding qualities.

## ***DIVISION 7. TREE PROTECTION AND REPLACEMENT***

### **Sec. 6.7.1. Purpose and intent.**

- A. The purpose of this division is to regulate the protection, removal, replacement, and maintenance of trees in public and private property, excluding existing residential properties. Tree protection and replacement shall work cooperatively with landscaping requirements to preserve and enhance the aesthetic quality of Marion County, complementing the natural and built environments, while providing shade and habitat through:
- (1) Preservation of existing trees and native plant communities;
  - (2) Replacement of trees that are removed;
  - (3) Maintenance of trees;
  - (4) Prevention of tree abuse; and
  - (5) Enforcement.
- B. The preservation of trees, along with the planting of new trees as required in Division 8, shall be considered as a priority in the development of improvement plans. The process of site design, from the Master Plan level, through specific design details, shall take the protection of existing trees and the mature sizes of proposed trees into consideration.

### **Sec. 6.7.2. Exceptions.**

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

- A. The removal of trees for purposes of conducting bona fide agricultural uses such as field crops, landscape nursery, citrus nursery, forest crops, animal husbandry, greenhouses, aquaculture, silviculture and the like, on lands with an agricultural zoning classification.
- B. Property used for bona fide agricultural use, as listed in Section 6.7.2.A above, zoned other than agriculture and possessing an agriculture classification from the County Property Appraiser per § 193.461 FS.
- C. On lands where either of the two exemptions in Sections 6.7.2.A and B above has enabled tree removal without a permit, no applications for any land use or zoning changes, or development plans, shall be accepted within five years of the tree removal date unless:
- (1) The applicant provides tree replacement at 100 inches DBH of native trees per acre, or lower based on the pre-clearing density of existing trees, or
  - (2) The applicant/owner provides payment into a Tree Mitigation fund in the equivalent amount of planting 100 inches DBH of native trees per acre, or lower based on the pre-clearing density of existing trees.
- D. The removal of trees which have a DBH of less than 10 inches, except those trees which have been designated replacement and conservation trees pursuant to Section 6.7.9.G.
- E. The removal of trees on an individual parcel of record used or to be used for single-family or duplex dwelling units.

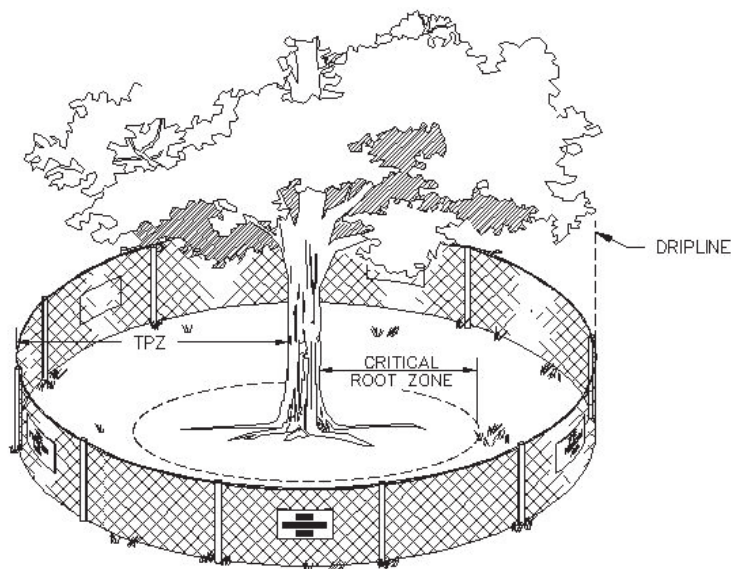
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- F. The removal of trees associated with the County's construction, rehabilitation, or routine maintenance of roads, utilities, and drainage systems within public rights-of-way or easements.
  - G. The removal of trees associated with the rehabilitation or routine maintenance of roads and drainage systems within private rights-of-way or easements.
  - H. Tree removal or trimming for the construction of firebreaks and firelines by the County or agencies having local jurisdiction and surveying associated with this construction.
  - I. The removal of trees which pose an immediate and direct threat to persons or property, and the removal of trees that are dead or dying due to natural causes as determined by a Landscape Architect or a Certified Arborist.
  - J. The removal of trees on residential property that pose an unacceptable risk to persons or property as per Florida Statute 163.045 "Tree pruning, trimming, or removal on residential property."
  - K. Transplanting of any size tree.
  - L. Removal of trees required by a development plan which has been fully approved by the County.
  - M. Removal of exotic or nuisance tree or plant species as listed by the UF/IFAS Assessment of Non-native Plants, "Prohibited" or "Invasive - Not Recommended" tables, as updated.

(Ord. No. 13-20, § 2, 7-11-2013)

### **Sec. 6.7.3. Tree Protection, General.**

- A. Design for the protection of trees.
  - (1) Every reasonable effort should be made to minimize tree removal. Site development shall consider tree preservation by balancing the requirements of site and utility design with preserving existing trees in an integrated manner across the site.
  - (2) The preservation of existing trees and vegetation for use as perimeter land use buffers shall be considered early in the site design process and implemented to provide required buffers while preserving habitat and lowering the cost of development.
  - (3) In all cases, a post-development ratio of shade trees to the area of the site must be provided as required in Section 6.7.4.
  - (4) All regulated trees shall be considered Protected Trees.
  - (5) After a Tree Survey is completed, an evaluation by a Certified Arborist or Landscape Architect shall be made to determine if existing Regulated Trees, or groups of existing Regulated Trees, are suitable candidates for preservation before final site plans are developed. If the site proposes preserving existing trees, or if the site contains Specimen Trees, this evaluation shall be submitted with the development application. The evaluation shall be used to guide decisions about tree preservation, tree protection, and tree removal and shall include:
    - (a) Identification of species of tree(s) proposed for preservation;
    - (b) Evaluation of the condition of the tree(s) to be preserved based on the species, age, observations of external or external signs of disease or impacts, and possible longevity based on species type, site conditions, or location.
    - (c) Assessment of the size (DBH and canopy) of the tree(s) to be preserved;

- (d) Identification of Specimen Trees. Any Specimen Tree proposed for removal for any reason requires field verification and approval by the County Landscape Architect.
  - (e) Illustration of TPZ and CRZ areas for trees to be preserved.
- B. Tree protection measures shall be denoted on tree removal permit or site development review plans by illustrating and dimensioning the following:
- (1) Extents of the Tree Protection Zone (TPZ) for trees proposed for preservation. For tree protection requirements, the TPZ shall be indicated on the grading and utility construction sheets as well as the Tree Removal and Preservation Plan or Landscape Plan as required in Section 6.7.6.E.
  - (2) Extents of the Tree Critical Root Zone (CRZ) For trees proposed for preservation.
    - (a) No excavation, construction, or otherwise disruption of the root zone is allowed within the CRZ.
    - (b) The CRZ is established by definition, or based on an on-site review and assessment by either a Landscape Architect or a Certified Arborist prior to construction.
  - (3) No reduction of the TPZ or removal of barricades may occur without prior written authorization from the County's Landscape Architect.
  - (4) The TPZ may be temporarily reduced in size and/or barricades may be temporarily removed to allow for minor construction or maintenance within the TPZ, as approved by the County's Landscape Architect prior to construction activities. Barricades shall be reinstalled as soon as work within the TPZ is completed.



**Figure 6.7-1 Tree Protection Zones**

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

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D. Pre-construction tree protection.

- (1) The owner shall be responsible for ensuring that all possible measures are taken to avoid damage to trees not approved for removal.
- (2) Prior to any clearing, grubbing, or any construction, tree protection barricades shall be erected around all trees, or groups of trees, within the construction area which are to be preserved.
- (3) The County Landscape Architect shall be notified and a pre-clearing/grubbing/grading on-site review of all required tree protection barricades will be conducted.

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

- (1) No cleaning of construction equipment or material or the disposal of waste materials including but not limited to, paint, oil, solvents, asphalt, concrete, and mortar shall be permissible within the TPZ of any tree which is being protected.
- (2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
- (3) The contractor shall inspect all tree protection barricades and signs on a weekly basis throughout construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
- (4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.4. Shade Trees, Minimum Requirements**

- A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet for all developments excluding single-family or duplex residential developments
- B. Shade trees may include:
  - (1) Specimen Trees and/or;
  - (2) Protected and preserved trees with a favorable assessment and/or;
  - (2) Trees as required for buffers, parking areas, vehicle use areas, screening, and building areas, and/or;
  - (3) Trees as required as tree mitigation replacement trees.
- C. Priority shall be given to preserve Specimen Trees and those existing trees that are the highest rated per the tree assessment.

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- D. Credits towards the Shade Tree requirement shall be given for existing Regulated Trees that are preserved by the development. Preserved trees used for Shade Tree credits shall be subject to the approval of the County Landscape Architect. Tree credits shall be given for preserved Regulated Trees as follows:

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

(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 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 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 contactor shall:
1. Contact the County's Landscape Architect and 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" to the extent that the appearance and/or the long term viability of the 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)

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### **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:

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

(Ord. No. 13-20, § 2, 7-11-2013)

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

- A. During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following:
  - (1) Required preservation of any Specimen Trees
  - (2) Proposed grading or clearing activities Within the TPZ and/or
  - (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6.
- B. The applicant will be required to revise and update the tree preservation information according to review comments.

(Ord. No. 13-20, § 2, 7-11-2013)



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

Regulated Trees that are proposed for removal shall be replaced in accordance with the minimum standards set forth below.

- A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre.
- B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches.
- C. Removal of Regulated Trees less than 36 inches DBH and permitted for removal is permissible if the following replacement requirements are met:
  - (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed.
  - (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed.
  - (3) Existing trees measuring 30 inches DBH to 35 inches DBH shall be replaced with a ratio of 2 inches replacement per 2 inches removed.
  - (3) Replacement trees must be a minimum of 3.5 inch caliper, unless otherwise approved by the County Landscape Architect.
- D. If the pre-development number of inches of Regulated Trees is greater than 100 DBH per acre, the property owner shall replace trees equal to 100 DBH per acre
- E. Removal of Specimen Trees may only be permitted following review and approval by the County's Landscape Architect and as per the following circumstances:
  - (a) The Specimen Tree does not have a favorable assessment per an arborist's assessment and confirmed during a pre-development on site review meeting with the County Landscape Architect; and/or
  - (b) The Specimen Tree materially interferes with the proposed location, service or function of the project site plan and the Specimen Tree cannot be preserved through a redesign of the site infrastructure.
  - (c) If the County Landscape Architect approves removal, then Specimen Trees shall be replaced at a ratio of 3.0 inches replacement for 1 inch removed and the minimum replacement tree size is 4.0-inch caliper.
- F. Existing trees that have experienced tree abuse as part of landscape maintenance or site development activities that cause critical impact as determined by the County Landscape Architect will require mitigation. Tree abuse may include:
  - (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  $\frac{1}{3}$  of the length of the line falls on portions of the tree where bark no longer remains; or

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- (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; or
  - (j) Removing more than 25% of the tree's canopy.
- G. Existing trees that have had their CRZ or TPZ impacted by activities prohibited above will require tree mitigation. Replacement trees for these impacted trees will be determined on a case-by-case basis by the County Landscape Architect.
  - H. Regardless of size, any Regulated Tree proposed for removal that receives an unfavorable assessment at the predesign on site review shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper.
  - I. If replanting replacement trees on site is not practicable per best landscape design practices, then a fee in lieu of planting may be provided as per Section 6.7.10.
  - J. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, are exempt from protected tree removal requirements if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.9. Replacement trees.**

- A. Replacement trees are a part of the comprehensive tree program and shall work in combination with required shade trees, buffer trees, and any other required landscaping.
- B. All trees and/or palms used for tree replacement purposes shall be nursery grown and Florida No. 1 quality or better, as established by Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida, as amended.
- C. Replacement trees shall meet the minimum tree requirements established in Section 6.7.8.
- D. Replacement trees shall be Florida native species compatible to the site.
- E. Palms may only be used to replace palms that are permitted for removal. Replacement palms shall have a clear trunk height of 10-foot minimum. The use of palms shall comply with the required palm ratio as required in Section 6.8.10.C.
- F. For trees removed pursuant to a Stand Alone tree removal permit or development plan approval, required replacement trees shall be located within the parcel boundaries and shown on the site plan. If space constraints are such that the replacement trees cannot be located within the parcel boundaries using sound horticultural and design principles, then the replacement trees may be located on public property at the County's discretion and as determined at the time of the permit or site development review. The public property location shall be specifically designated by the County and such replacement trees shall be donated to the County. The County will be responsible for planting and maintenance of donated trees on public property.
- G. The preservation of existing Regulated Trees will count towards satisfying the required Replacement Tree amount at the following ratios:

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- (1) Preserved trees measuring 10 inches DBH to 19 inches DBH shall count towards the replacement tree criteria at a ratio of one inch of replacement value per one-inch preserved.
  - (2) Preserved trees measuring 20 inches DBH to 29 inches DBH shall count towards the replacement tree criteria at a ratio of three inches of replacement per one inch preserved.
  - (3) Preserved trees measuring 30 inches DBH to 35 inches DBH shall count towards the replacement tree criteria at a ratio of four inches of replacement per one inch preserved.
  - (3) Specimen Trees preserved shall count towards the replacement criteria at a ratio of eight inches of replacement per one inch preserved.
- H. As an alternative to replacement, the property owner may comply with the requirement of Section 6.7.8 by designating existing trees on site which are native tree species and less than 10 inches DBH as conservation trees, provided that the property owner takes steps to designate and protect such conservation trees. If the owner chooses to utilize this provision, then the location, number, size, and type (genus and species) of those trees or groups of trees requested as conservation trees shall be included in the tree survey.
- I. A property owner designating conservation trees shall record in the public records of Marion County, a notice to subsequent property owners that the site contains conservation trees, subject to maintenance requirements, with reference to the development plan on file with the County designating such trees. A copy of such recorded notice on a form provided by the County shall be supplied to the Planning/Zoning Manager or his designee prior to the issuance of a Certificate of Occupancy.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.10. Tree mitigation fund.**

- A. The Tree Mitigation Fund has been created in the general trust fund of Marion County for the purpose of accepting and disbursing the contributions made to the Board as part of the tree replacement monies deposited for tree replacement purposes. This fund shall be used to enhance tree replacement in Marion County and to enhance the Marion County Parks system.
- B. An application to pay in lieu of installing any required tree mitigation replacement trees is made through the County's Landscape Architect. The "pay in lieu" option shall only be used for tree mitigation replacement trees.
- C. At the County's discretion, in lieu of installing replacement trees, a permittee may pay a fee into the Tree Mitigation Fund at the tree replacement fee as listed in the County's annual fee list.
- D. Payment into the Tree Mitigation Fund shall be approved by the County's Landscape Architect and approved by the Board prior to issuance of the tree removal permit or development approval.
- 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. The following requirements shall be conditions of any tree removal permit which includes a requirement for replacement trees:

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- (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, or else be replaced, by the owner, successor, or assignee.
  - (3) The permittee or the property owner shall record in the public records of Marion County appropriate notice to subsequent owners of the maintenance period or replacement requirement for replacement trees with reference to the development plans on file with the County identifying such trees. A copy of such recorded notice shall be supplied to the County prior to the issuance of a Certificate of Occupancy.
  - (4) For developments where tree preservation and replacement requirements are may be fulfilled by future or subsequent developers or builders, the developer shall require future property owners of lots where protected trees have been preserved to continue to protect and preserve such trees. Such requirements shall run with the parcel until replacement of the tree(s) is required due to age, declining health, or for the protection of public safety.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.12. Tree inspections.**

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

- A. A preconstruction inspection shall be conducted by the County's Landscape Architect or his designee prior to any demolition or site construction in order to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barricades around trees, or groups of trees, to be preserved prior to any clearing, grubbing, or construction. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and reinspected. Approval, after preliminary inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.
- B. A final inspection shall be conducted by the County's Landscape Architect or his designee after completion of tree removal and replacement in accordance with the approved plans. It is the Owner's responsibility to notify the County Landscape Architect of completion of tree removal activities. Approval, after final inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 6.7.13. Violation and enforcement.**

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

- A. If unauthorized tree removal or site grading occurs, the County's Landscape Architect or his designee may issue a stop work order for the project and all related site work will cease until a restoration plan

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is prepared by the owner, developer, contractor, or agent, and then submitted to, and approved by the County's Landscape Architect or his designee.

- B. If a restoration plan is not presented within 30 days, the owner, developer, contractor, or agent will be cited by the County's Landscape Architect, or designee, and referred to the Code Enforcement Board.
- C. A Certificate of Occupancy will not be granted until all trees and vegetation shown upon the approved restoration plan have been installed and all site grades restored.
- D. All trees and vegetation shown upon the approved site restoration plan must be installed on the property and the site grade restored even if project termination occurs before completion of the project. Failure to complete the approved restoration plan is a violation of this Code and the owner, developer, contractor, or agent will be cited by the County's Landscape Architect or his designee and referred to the Code Enforcement Board.
- E. In addition to all other remedies provided herein, the County may seek injunctive relief or the imposition of fines and penalties for any violation of this division.

(Ord. No. 13-20, § 2, 7-11-2013)