



Marion County

Land Development Regulation Commission

Meeting Agenda

Wednesday, August 6, 2025

5:30 PM

**Marion County Growth Services
Main Training Room**

ROLL CALL AND PLEDGE OF ALLEGIANCE

Acknowledgement of Proof of Publication

1. ADOPT THE FOLLOWING MINUTES

1.1. [July 16, 2025](#)

2. SCHEDULED ITEMS

2.1. [Presentation and Consideration of Revisions to the Marion County Land Development Code \(LDC\) Article 1 Administration, Division 2 - Definitions](#)

2.2. [Presentation and Consideration of Revisions to the Marion County Land Development Code \(LDC\) Article 2, Division 4 Section 2.4.4 Completion and Close Out](#)

2.3. [Presentation and Consideration of Revisions to the Marion County Land Development Code \(LDC\) Article 2, Division 7, Section 2.7.1 Applicability](#)

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

2.5. [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

File No.: 2025-20049

Agenda Date: 8/6/2025

Agenda No.: 1.1.

SUBJECT:
July 16, 2025

DESCRIPTION/BACKGROUND:
Minutes from the previous LDRC Workshop.

The Marion County Land Development Regulation Commission met on July 16, 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, Christopher Howson, Richard Busche, Robert Stepp, Jonny Heath, and Erica Larson.

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, Planner Erik Kramer, Development Review Coordinator Elizabeth Madeloni, Parks and Recreation Director Jim Couillard, Project Assistant & Certified Arborist Susan Heyen, and Staff Assistant Rebecca Brinkley.

There were 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

Robert Stepp made a motion to adopt the minutes from the July 2, 2025, meeting. The motion was seconded by Erica Larson. The motion passed unanimously (6-0).

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

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

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

Richard Busche made a motion to change the language in Section 4.2.2 (D) from 30 feet to 50 feet. Motion was seconded by Christopher Howson. Motion passed unanimously (6-0).

These updates will finalize the board's recommendations, and this item will be moved to a public hearing. Public Hearing date to be set. Richard Busche made a motion to adopt changes and to proceed to public hearing. Motion was seconded by Christopher Howson. Motion passed unanimously (6-0).

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

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

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

Jim Couillard noted items that need to be followed up on. The Board agreed that more discussion on the language was needed. Mr. Couillard will make edits to the verbiage and bring the item back to a future workshop.

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

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

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

The Board Chair allowed public comment:

Todd Rudniansyn, 2441 NE 3rd Street, Suite 201, Ocala, FL 34470

- Opposed - Stated he does not think the removal of trees should be able to dictate the ability of the landowner to change land use/zoning for 5 years as proposed in Section 6.7.2 (C). Feels certain types of land use/zoning should be exempt from Section 6.7.2 (C). Stated the proposed language of 5 years in Section 6.7.2 (C) is too long of a time frame. Feels the proposed language in Section 6.7.2 (C) could lead to people cutting trees prematurely.

Davis Dinkins, 125 NE 1st Avenue, Suite 2, Ocala, FL 34470

- Opposed - Asked about the origin of issues prompting the updates to Section 6.7.2. Noted ongoing difficulty developers face in meeting tree-related criteria as is. Sought clarification on 6.7.2 (J), specifically whether evaluation by a

licensed arborist is required. Stated that the proposed language for Division 7 appears to be significantly more restrictive. Asked whether comment submission would be allowed prior to the next meeting.

The Chair closed Public comment.

Jonny Heath made a motion to change the language in Section 6.7.2, Exceptions C, to reduce the specified term from 5 years to 2 years. Motion was seconded by Christopher Howson. Motion passed (3-2 with Richard Busche and Robert Stepp dissenting). Dana Olesky, Assistant County Attorney, informed the board that Erica Larson could not vote as the alternate when a quorum of board members was present.

Robert Stepp made a motion to add language to Section 6.7.2 (F) to match Section 6.7.2 (H) regarding jurisdiction. Motion seconded by Richard Busche. Motion passed unanimously (5-0).

Jim Couillard noted items that need to be followed up on. The Board agreed that more discussion on the language was needed. Mr. Couillard will make edits to the verbiage and bring the item back to a future workshop.

3. NEW BUSINESS

3.1 Discussion Regarding Removal of James Stockton III from the LDRC Board Due to Nonattendance

Chairman David Tillman opened the discussion regarding this item.

LDRC Board Members voiced their recommendations and comments.

Robert Stepp made a motion to proceed with the process of removing James Stockton III from the board. Motion was seconded by Richard Busche. Motion passed unanimously (6-0).

3.2 Upcoming Meeting Dates and Changes to Legal Ad Procedures

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

LDRC Board Members voiced their recommendations and comments.

This item will be brought back to the next LDRC workshop as an agenda item.

ADJOURNMENT

The meeting adjourned at 7:03 p.m.

Attest:

David Tillman, Chairman

Rebecca Brinkley, Staff Assistant IV

DRAFT



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-20043

Agenda Date: 8/6/2025

Agenda No.: 2.1.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code (LDC) Article 1 Administration, Division 2 - Definitions

DESCRIPTION/BACKGROUND:

Staff is proposing to revise the requirements for legal advertisements pursuant to changes to 50.011, Florida Statutes, which allow publication on a publicly accessible website. There are two (2) sections that need to be amended in addition to the definitions.

DIVISION 2. DEFINITIONS

DUE PUBLIC NOTICE. Publication of notice of the date, time, and place of a required public hearing; the title or titles of proposed ordinances, and the place within the County where such proposed ordinances may be inspected by the public. The notice shall also advise that interested parties may appear at the public hearing and be heard with respect to the proposed ordinance. Publication of notice shall be given at least ten days prior to said public hearing in a newspaper of general circulation in the County or on a publicly accessible website under s. 50.0311. Due public notice for public hearings of the Planning and Zoning Commission and the Board for land use permits shall include mailed written notice to all owners of property, within 300 feet of the boundaries of the property subject to the land use change, whose address is known by reference to the latest ad valorem tax records and to all parties of interest who timely request such notice in writing to the Growth Services Director or designee. The mailed notice shall include a brief explanation of the land use permit request and a location map identifying the property under consideration and shall notify the person of the time, date and location of all public hearings. Notices shall also be posted in a conspicuous place or places on or around such lots, parcels, or tracts of lands requesting the land use change. Affidavit proof of the required publication, mailing and posting of the notice shall be presented at the hearing by the Growth Services Director, or designee, to the Clerk of the Court. For land use changes initiated by the County, and for ordinances that change the actual lists of permitted, conditional or prohibited uses within a zoning category, the provisions of § 125.66(4) FS shall apply.

DIVISION 2. DEFINITIONS

DUE PUBLIC NOTICE. Publication of notice of the date, time, and place of a required public hearing; the title or titles of proposed ordinances, and the place within the County where such proposed ordinances may be inspected by the public. The notice shall also advise that interested parties may appear at the public hearing and be heard with respect to the proposed ordinance. Publication of notice shall be given at least ten days prior to said public hearing in a newspaper of general circulation in the County or on a publicly accessible website under s. 50.0311. Due public notice for public hearings of the Planning and Zoning Commission and the Board for land use permits shall include mailed written notice to all owners of property, within 300 feet of the boundaries of the property subject to the land use change, whose address is known by reference to the latest ad valorem tax records and to all parties of interest who timely request such notice in writing to the Growth Services Director or designee. The mailed notice shall include a brief explanation of the land use permit request and a location map identifying the property under consideration and shall notify the person of the time, date and location of all public hearings. Notices shall also be posted in a conspicuous place or places on or around such lots, parcels, or tracts of lands requesting the land use change. Affidavit proof of the required publication, mailing and posting of the notice shall be presented at the hearing by the Growth Services Director, or designee, to the Clerk of the Court. For land use changes initiated by the County, and for ordinances that change the actual lists of permitted, conditional or prohibited uses within a zoning category, the provisions of § 125.66(4) FS shall apply.



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-20044

Agenda Date: 8/6/2025

Agenda No.: 2.2.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code (LDC) Article 2, Division 4 Section 2.4.4 Completion and Close Out

DESCRIPTION/BACKGROUND:

Staff is proposing to revise the requirements for legal advertisements pursuant to changes to 50.011, Florida Statutes, which allow publication on a publicly accessible website. There are two (2) sections that need to be amended in addition to the definitions.

Sec. 2.4.4. Completion and close out.

- A. The Board shall hold public hearings to consider recommendations from the LDRC for approval or denial of proposed LDC amendments. The Board shall provide for public notice and hearings as follows:
- (1) The Board shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote elects to conduct that hearing at another time of day. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.
 - (2) If published in the print edition of a newspaper, ~~The~~ the required advertisements shall be no less than two columns wide by ten inches long in a standard size newspaper and the headline in the advertisement shall be in a type no smaller than 18 point and shall comply with the provisions of § 125.66 FS.
- B. Board decisions, appeals. All recommendations for a LDC amendment shall be approved or denied by a majority vote of the Board members present and voting at the public hearing of the Board. If the vote of the Board results in a tie vote, the tie vote may operate as a deferral to the next Board public hearing or date otherwise designated by the Board and the Board may defer the Amendment until a full Board is present. Appeal of any decision of the Board granting or denying a LDC amendment shall be made by filing a Petition for Writ of Certiorari with the Circuit Court in Marion County within 30 days of rendition of the decision to be reviewed.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.4.4. Completion and close out.

- A. The Board shall hold public hearings to consider recommendations from the LDRC for approval or denial of proposed LDC amendments. The Board shall provide for public notice and hearings as follows:
- (1) The Board shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote elects to conduct that hearing at another time of day. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.
 - (2) If published in the print edition of a newspaper, the required advertisements shall be no less than two columns wide by ten inches long in a standard size newspaper and the headline in the advertisement shall be in a type no smaller than 18 point and shall comply with the provisions of § 125.66 FS.
- B. Board decisions, appeals. All recommendations for a LDC amendment shall be approved or denied by a majority vote of the Board members present and voting at the public hearing of the Board. If the vote of the Board results in a tie vote, the tie vote may operate as a deferral to the next Board public hearing or date otherwise designated by the Board and the Board may defer the Amendment until a full Board is present. Appeal of any decision of the Board granting or denying a LDC amendment shall be made by filing a Petition for Writ of Certiorari with the Circuit Court in Marion County within 30 days of rendition of the decision to be reviewed.

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-20045

Agenda Date: 8/6/2025

Agenda No.: 2.3.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code (LDC) Article 2, Division 7, Section 2.7.1 Applicability

DESCRIPTION/BACKGROUND:

Staff is proposing to revise the requirements for legal advertisements pursuant to changes to 50.011, Florida Statutes, which allow publication on a publicly accessible website. There are two (2) sections that need to be amended in addition to the definitions.

Sec. 2.7.1. Applicability.

- A. An application for the rezoning of a parcel of land may be obtained from the Growth Services Department. The application shall include all material and information, including proposed densities and intensities, necessary to demonstrate that the granting of the rezoning request will be consistent with the adopted Comprehensive Plan and any amendments thereto; and will be compatible with the surrounding area.
- B. Rezoning of property initiated by the Board without application by the property owner shall be enacted pursuant to the following procedures:
 - (1) In cases in which the proposed ordinance changes the actual zoning map designation for a parcel or parcels of land involving less than ten contiguous acres the Board shall provide due public notice and shall notify by registered mail each real property owner whose land the Board proposes to redesignate. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for a public hearing. Such notice shall be given at least 30 days prior to the date set for the public hearing before the Board, and a copy of such notice shall be kept available for public inspection during the regular business hours at the office of the Planning/Zoning Manager.
 - (2) In cases in which the proposed ordinance changes the actual list of permitted, conditional, or prohibited uses within a zoning category, or changes the actual zoning map designation of a parcel or parcels of land involving ten contiguous acres or more, the Board shall provide for public notice and hearings as follows:
 - (a) The Board shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote elects to conduct that hearing at another time of day. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.
 - (b) ~~If published in the print edition of a newspaper, The~~ the required advertisements shall be no less than two columns wide by ten inches long in a standard size newspaper and the headline in the advertisement shall be in a type no smaller than 18 point and shall comply with the provisions of § 125.66(4) FS.
- C. An application for rezoning shall not be construed to be, or be processed as, an application for a special use permit or vice versa. However, an applicant may submit applications in the alternative, one being an application for a rezoning, and the other being an application for a special use permit, upon payment of the applicable fee for each type of application. The Board of County Commissioners may consider such alternative applications with respect to the same parcel at the same public hearing. In such case, each alternative application shall be noticed and advertised so that the public will be on notice that the two alternatives will be considered during the same public hearing. Each alternative will receive the appropriate staff analysis and recommendation in a written report, but such analysis and recommendation may be included in a single staff report as long as the two alternatives are clearly distinguished for the reader. Notwithstanding the foregoing, the Marion County Board of County Commissioners shall have the authority to approve a pending zoning application to a lesser intensive zoning classification than the classification applied for at a public hearing without the necessity of the applicant filing either a revised rezoning application or an alternative application for a less intense zoning application.

(Ord. No. 13-20, § 2, 7-11-2013; Ord. No. 23-12, § 1, 5-2-2023)

Sec. 2.7.1. Applicability.

- A. An application for the rezoning of a parcel of land may be obtained from the Growth Services Department. The application shall include all material and information, including proposed densities and intensities, necessary to demonstrate that the granting of the rezoning request will be consistent with the adopted Comprehensive Plan and any amendments thereto; and will be compatible with the surrounding area.
- B. Rezoning of property initiated by the Board without application by the property owner shall be enacted pursuant to the following procedures:
 - (1) In cases in which the proposed ordinance changes the actual zoning map designation for a parcel or parcels of land involving less than ten contiguous acres the Board shall provide due public notice and shall notify by registered mail each real property owner whose land the Board proposes to redesignate. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for a public hearing. Such notice shall be given at least 30 days prior to the date set for the public hearing before the Board, and a copy of such notice shall be kept available for public inspection during the regular business hours at the office of the Planning/Zoning Manager.
 - (2) In cases in which the proposed ordinance changes the actual list of permitted, conditional, or prohibited uses within a zoning category, or changes the actual zoning map designation of a parcel or parcels of land involving ten contiguous acres or more, the Board shall provide for public notice and hearings as follows:
 - (a) The Board shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote elects to conduct that hearing at another time of day. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.
 - (b) If published in the print edition of a newspaper, the required advertisements shall be no less than two columns wide by ten inches long in a standard size newspaper and the headline in the advertisement shall be in a type no smaller than 18 point and shall comply with the provisions of § 125.66(4) FS.
- C. An application for rezoning shall not be construed to be, or be processed as, an application for a special use permit or vice versa. However, an applicant may submit applications in the alternative, one being an application for a rezoning, and the other being an application for a special use permit, upon payment of the applicable fee for each type of application. The Board of County Commissioners may consider such alternative applications with respect to the same parcel at the same public hearing. In such case, each alternative application shall be noticed and advertised so that the public will be on notice that the two alternatives will be considered during the same public hearing. Each alternative will receive the appropriate staff analysis and recommendation in a written report, but such analysis and recommendation may be included in a single staff report as long as the two alternatives are clearly distinguished for the reader. Notwithstanding the foregoing, the Marion County Board of County Commissioners shall have the authority to approve a pending zoning application to a lesser intensive zoning classification than the classification applied for at a public hearing without the necessity of the applicant filing either a revised rezoning application or an alternative application for a less intense zoning application.

(Ord. No. 13-20, § 2, 7-11-2013; Ord. No. 23-12, § 1, 5-2-2023)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-20046

Agenda Date: 8/6/2025

Agenda No.: 2.4.

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.

- LAND DEVELOPMENT CODE

Article 1 - ADMINISTRATION

DIVISION 2. DEFINITIONS

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.

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~~-viable 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.

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



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-20047

Agenda Date: 8/6/2025

Agenda No.: 2.5.

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.

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 ~~and;~~
- (4) Prevention of tree abuse; and
- (5) Enforcement.

~~(Ord. No. 13-20, § 2, 7-11-2013)~~

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. ~~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 from rural to urban designations, or development plans, shall be ~~made~~ accepted within ~~one year~~ five two 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, by the County or agencies having local jurisdiction.
 - 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 ~~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~~ After a Tree Survey is completed, 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~~c) 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.

~~(5)~~ (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.

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

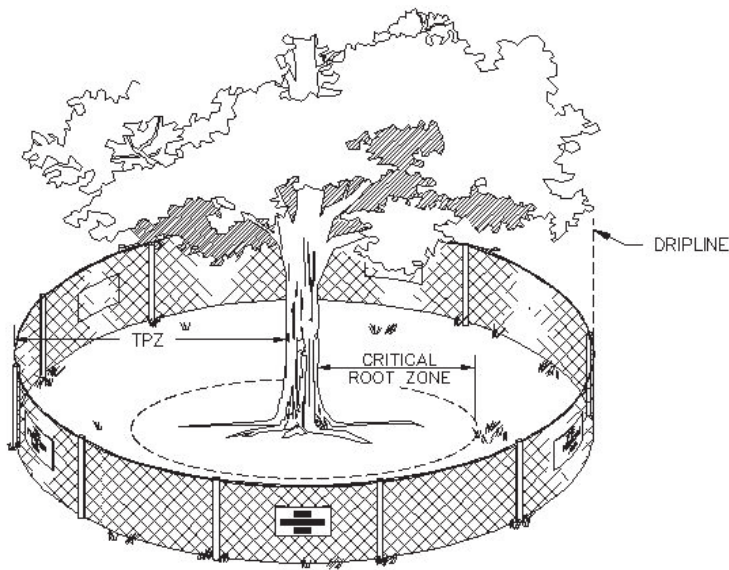


Figure 6.7-1 Tree Protection Zones

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~~ 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 ~~providing~~ provide a map of where all vegetation management practices and tree trimming or removal will be performed.
 2. Conduct an on-site review of the vegetation management and/or tree removal to review potential impacts.
 3. Consideration will be given to the removal of trees and palms which have been topped or have been "directionally pruned" ~~as to where recovery~~ the extent that the appearance and/or the long term viability of the ~~trees~~ tree or palms is unlikely.
 4. After removal of trees all stumps must be ground to a depth of no less than two inches below grade and remove grinding refuse.
 5. Stabilize all disturbed areas in an acceptable manner
- D. Tree removal permits shall expire within one year or upon expiration of the building permit, whichever comes first. Trees authorized to be removed may not be removed after the permit expires unless a new permit is obtained pursuant to this division.

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

Sec. 6.7.6. Submittal requirements.

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

- 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 ~~and the minimum replacement tree size is 3.5-inch caliper.~~
 - ~~D. Replacement of (3)~~ Existing trees measuring 30 inches DBH or 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 and 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 for removal shall be following review and approval by the County's Landscape Architect and 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~~ per the following circumstances:
 - ~~(a) The tree~~ (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 utility lines or services, or rights of way, and
 - ~~(b) The tree~~ project site plan and the Specimen Tree cannot be preserved through re-design redesign of the site infrastructure.
 - ~~(2) All trees which receive a favorable assessment~~ (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-for-inch removed and the minimum replacement tree size is 4.0-inch caliper.

Created: 2024-03-29 12:10:43 [EST]

(Supp. No. 5)

-
- 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
 - (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) All trees which receive;~~ 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.
- ~~E~~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.
- 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 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.~~ 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.
- 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) Hatracking a tree; or~~
 - ~~(b) Destroying the natural habit of tree growth; or~~
 - ~~(c) Pruning which leaves stubs or results in a flush cut; or splitting of limb ends; or~~
 - ~~(d) Removing tree bark to the extent that if a line is drawn at any height around the circumference of the tree, over 1/3 of the length of the line falls on portions of the tree where bark no longer remains; or~~
 - ~~(e) Using climbing spikes, nails, or hooks, except for purposes of total tree removal or as specifically permitted by standards set by the ANSI, as updated; or~~
 - ~~(f) Pruning that does not conform to standards or recommendations set by the ANSI, as updated; or~~
 - ~~(g) Pruning of live palm fronds which initiate above the horizontal plane; or~~
 - ~~(h) Overlifting a tree; or~~
 - ~~(i) Shaping a tree.~~
- ~~(3) Any encroachments, excavations, or change the natural grade within the Tree Protection Zone (TPZ), as defined herein, of a tree unless it can be demonstrated to the County's Landscape Architect prior to commencement of said activity, that the activity will not negatively impact any tree.~~
- ~~(4) Land clearing or the operation of heavy equipment in the vicinity of a protected tree without placing and maintaining a protective barrier around the TPZ.~~
- ~~(5) The storage or use of materials or equipment within the TPZ of any protected tree, or attachments, other than those of a protective and non-damaging nature, to any tree.~~

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

- B. The following requirements shall be conditions of any tree removal permit which includes a requirement for replacement trees:
- (1) Replacement trees required in conjunction with a commercial or industrial development or subdivision approval shall be considered required improvements and shall be subject to certification of satisfactory completion contained in this Code.
 - (2) All replacement trees shall be maintained in a living, healthy condition ~~for a period of two years following final inspection and approval~~, or else be replaced, by the owner, successor, or assignee. ~~No replacement 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 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, 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 from rural to urban designations shall be accepted within two 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 construction, rehabilitation, or routine maintenance of roads, utilities, and drainage systems within public rights-of-way or easements, by the County or agencies having local jurisdiction.
 - 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.

Created: 2024-03-29 12:10:43 [EST]

(Supp. No. 5)

- (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.

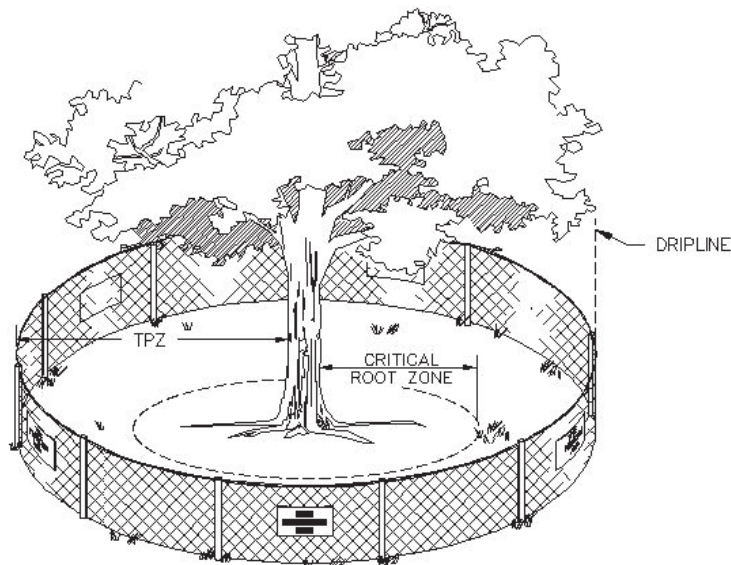


Figure 6.7-1 Tree Protection Zones

- 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.
 - (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 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)

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.

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

-
- (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:

-
- (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:

-
- (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

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)