



Marion County

Land Development Regulation Commission

Meeting Agenda

Wednesday, June 3, 2026

5:30 PM

Growth Services Main Training
Room

ROLL CALL AND PLEDGE OF ALLEGIANCE

Acknowledgement of Proof of Publication

1. ADOPT THE FOLLOWING MINUTES

1.1. [May 20, 2026](#)

2. SCHEDULED ITEMS

2.1. [Workshop: Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Section 6.7 Tree Protection and Replacement](#)

3. NEW BUSINESS

3.1. [The next LDRC Public Hearing is scheduled for June 17, 2026 at 5:30pm located at the McPherson Auditorium](#)

ADJOURN



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-23159

Agenda Date: 6/3/2026

Agenda No.: 1.1.

SUBJECT:
May 20, 2026

DESCRIPTION/BACKGROUND:
Minutes from the Previous LDRC Workshop

The Marion County Land Development Regulation Commission met on May 20, 2026, at 5:30 p.m. in the Growth Services Main Training Room, 2710 E Silver Springs Blvd, Ocala, Florida.

CALL TO ORDER

Chairman David Tillman called the meeting to order at 5:36 p.m.

ROLL CALL & PLEDGE OF ALLEGIANCE

Autumn Williams called roll, and the quorum was confirmed.

Board members present were Chairman David Tillman, Vice Chairman Gene Losito, Richard Busche, Erica Larson, Robert Stepp, and Nate Chambers.

Staff members present were Chief Assistant County Attorney Dana Olesky, Assistant County Administrator Tracy Straub, Growth Services Director Chuck Varadin, Growth Services Deputy Director Ken Weyrauch, Code Enforcement Manager Robin Hough, Planner Sarah Wells, and Administrative Manager Autumn Williams.

Chairman David Tillman led the Pledge of Allegiance.

There were members of the public present.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION

Autumn Williams read the Proof of Publication and advised that the meeting was properly advertised.

1. ADOPT THE FOLLOWING MINUTES

LDRC Board Member Richard Busche made a motion to adopt the minutes from the May 6, 2026, meeting. The motion was seconded by Board Member Gene Losito. The motion passed unanimously (6-0).

2. SCHEDULED ITEMS

2.1 Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Section 4.3.30 Smoke Shops

Ken Weyrauch, Growth Services Deputy Director, opened the discussion regarding this item. Chief Assistant County Attorney Dana Olesky added additional comments.

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

The following member of the public spoke during Public Comment:

1. Mary DelZotto – 5050 NW 150th Avenue, Morriston
 - Clarified that there are currently 140 to 170 child care facilities in Marion County.

LDRC Board Member Gene Losito made a motion, which was seconded by Board Member Erica Larson. The motion passed unanimously (6-0).

2.2 Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Section 4.3.12 Roadside Vendors

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

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

Chuck Varadin, Growth Services Director, Dana Olesky, Assistant County Attorney, and Robin Hough, Code Enforcement Manager, added additional comments.

The following member of the public spoke during Public Comment:

1. Mary DelZotto – 5050 NW 150th Avenue, Morriston
 - Expressed concerns about the restroom facilities intended for employees only, or are they also available for public/guest use? If a restaurant removes its kitchen operations from inside the main building and instead operates from a food truck positioned behind the establishment, does this arrangement fall under the same rules and requirements as standard food trucks? In cases where equipment or structures (such as a food truck or portable kitchen setup) are temporary or removable, how are they classified for regulatory or compliance purposes?

The Board agreed that more discussion on the language was needed and will bring the item back to a future Workshop.

2. NEW BUSINESS

3.1 Next LDRC Workshop will be scheduled for June 3, 2026

Dana Olesky, Chief Assistant County Attorney, clarified when public comment should be accepted. She also discussed the upcoming Workshop and Public Hearing Meeting dates.

ADJOURNMENT

The workshop adjourned at 6:35 p.m.

Attest:

David Tillman, Chairman

Autumn Williams, Administrative Manager

DRAFT

Land Development Regulation Commission Attendance Report

2026		January 7	January 21	February 4	February 18	February 25	March 4	March 11	March 25	April 15	May 6	May 20	June 3	June 17	July 1	July 15	August 5	August 19	September 2	September 16	October 7	October 21	November 4	November 18	December 2	December 16
David Tillman	Chairman	X		X	X	X	X	X	X	X		X														
Chris Howson	Board Member	X	X		X	X	X		X		X															
Gene Losito	Vice Chairman	X	X		X		X			X	X	X														
Richard Busche	Board Member	X	X	X	X	X	X	X	X	X	X	X														
Robert Stepp	Board Member		X	X					X			X														
Erica Larson	Board Member	X			X	X	X	X	X		X	X														
Nate Chambers	Board Member *As of 1/20/26	*		X	X			X	X	X	X	X														
Vacant	Alt. Board Member	-																								
Vacant	Alt. Board Member	-																								

- N/A

X Present: attendance is counted towards the quorum

* Alternate Present; attendance not counted towards quorum



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-23160

Agenda Date: 6/3/2026

Agenda No.: 2.1.

SUBJECT:

Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Section 6.7 Tree Protection and Replacement

DESCRIPTION/BACKGROUND:

Staff have attached the proposed language to update LDC Section 6.7 Tree Protection and Replacement - Amendments related to Tree Protection and Tree Replacement. After initial BCC review, the Board directed that the amendments be returned to the LDRC for additional evaluation, which includes this LDRC Workshop and a subsequent LDRC Public Hearing on June 17, 2026. The amendment will return to the Board of County Commissioners for the third continuation of the second required public hearing on July 8, 2026.

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~~ on 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;~~ communities.
- (2) Replacement of trees that are ~~removed;~~ 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 PUD/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 (5) 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. Any removal conducted under an agricultural exemption within five (5) years prior to an application for land use or zoning changes, or site plan approval, shall be presumed to have been conducted in anticipation of

1 development. To rebut this presumption, the application must provide a sworn affidavit and evidence (e.g.
2 crop yields, livestock sales, or timber receipts) proving that the clearing was part of a continuous, bona fide
3 agricultural operation. For any parcel where trees were removed under an agricultural exemption within the
4 preceding five (5) years, the tree mitigation and replacement requirements shall be based on the canopy
5 density and tree count shown in aerial photography from January 1, 2024.

6 E. The removal of trees which have a DBH of less than ~~10~~20 inches, except those trees which have been designated
7 replacement and conservation trees pursuant to Section 6.7.9.G.

8 ~~E.F.~~ The removal of trees on an individual parcel of record used or to be used for single-family ~~dwelling~~s or duplex
9 dwelling units.

10 ~~F.G.~~ The removal of trees associated with ~~the County's~~ construction, rehabilitation, or routine maintenance of
11 roads, utilities, and drainage systems within public rights-of-way or easements, by the County or agencies
12 having local jurisdiction.

13 ~~G.H.~~ The removal of trees associated with the rehabilitation or routine maintenance of roads and drainage systems
14 within private rights-of-way or easements.

15 ~~H.I.~~ Tree removal or trimming for the construction of firebreaks, and firelines, by the County or agencies having
16 local jurisdiction and surveying associated with this construction.

17 ~~I.J.~~ The removal of trees which pose an immediate and direct threat to persons or property, and the removal of
18 trees that are dead or dying due to natural causes, as determined by a Landscape Architect or a Certified
19 Arborist.

20 ~~J.J.~~ The removal of trees on residential property that pose an unacceptable risk to persons or property as per
21 §Florida Statute 163.045 FS "Tree pruning, trimming, or removal on residential property."

22 ~~K.K.~~ Transplanting of any size tree.

23 ~~L.L. Removal of K.~~ ~~Removal of~~ trees required by a development plan which has been fully approved by the
24 County.

25 ~~M.M. Removal of L.~~ ~~Removal of~~ exotic ~~tree~~ or nuisance tree or plant species as listed by the UF/IFAS
26 Assessment of Non-native Plants, "Prohibited" or "Invasive - Not Recommended" tables, as updated.

27 (Ord. No. 13-20, § 2, 7-11-2013)

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

29 A. Design for the protection of trees.

30 (1) ~~Every reasonable effort should be made to minimize tree removal. Tree~~Site development shall consider
31 tree preservation shall be an integral part of by balancing the requirements of site planning or
32 subdivision and utility design process. Tree preservation shall be conceived with preserving existing trees
33 in a total pattern throughout an integrated manner across the site, integrating the various elements of
34 site design, preserving and enhancing the particular identity of the site.

35 (2) The preservation of existing trees and vegetation for use as perimeter land use buffers shall be
36 considered during early in the site design process and implemented to preserveprovide required buffers
37 while preserving habitat whileand lowering the cost of development.

38 (3) In all cases, a post-development ratio of ~~s~~Shade ~~t~~Trees to ~~the area~~of the site must be provided as
39 required in Section 6.7.4.

1 (4) All ~~regulated~~ trees with a DBH of 10 inches or larger shall be considered protected trees, unless listed
2 by the UF/IFAS Assessment of Non-native Plants, "Prohibited" or "Invasive - Not Recommended" tables,
3 as updated.

4 (5) ~~A proper~~ After a Tree Survey is completed, an evaluation by a Certified Arborist or Landscape Architect
5 shall be made to determine if existing ~~protected trees~~ Regulated Trees, or groups of ~~trees~~ existing
6 Regulated Trees, are ~~good~~ suitable candidates for preservation before final site plans are developed. If
7 the ~~site~~ applicant proposes preserving existing trees, or if the site contains Specimen Trees, this
8 evaluation shall be submitted with the ~~development application~~ PUD Master Plan, Site Plan and ~~-/or~~
9 Improvement Plan. The evaluation shall be used to guide decisions about tree preservation, tree
10 protection, and tree removal and shall include:

11 (a) ~~Determination~~ Identification of species of tree(s); proposed for preservation;

12 (b) ~~Assessment of the health of the tree(s);~~

13 ~~(c) —~~ Determination Evaluation of the condition of the tree(s) to be preserved based on the species,
14 health, age, observations of external internal or external signs of disease or impacts, and age and
15 whether the tree(s) will provide a lasting value to the finished project (trees with fast growth habits
16 and have a shorter life span may not be desirable); possible longevity based on species type, site
17 conditions, or location. If no evaluation is provided, all ~~regulated~~ trees are considered viable.

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

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

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

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

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

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

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

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

30 (1) Standards. Tree protection standards are based on successful implementation of ANSI A300 (Part 5) –
31 Construction Management Standards manual.

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

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

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

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

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

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

4 (a) No excavation, ~~filling, trenching~~ construction, or ~~other intense~~ otherwise disruption of the root zone
5 is allowed within the CRZ. Hand-digging and construction under the direct supervision of a Certified
6 Arborist is allowed.

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

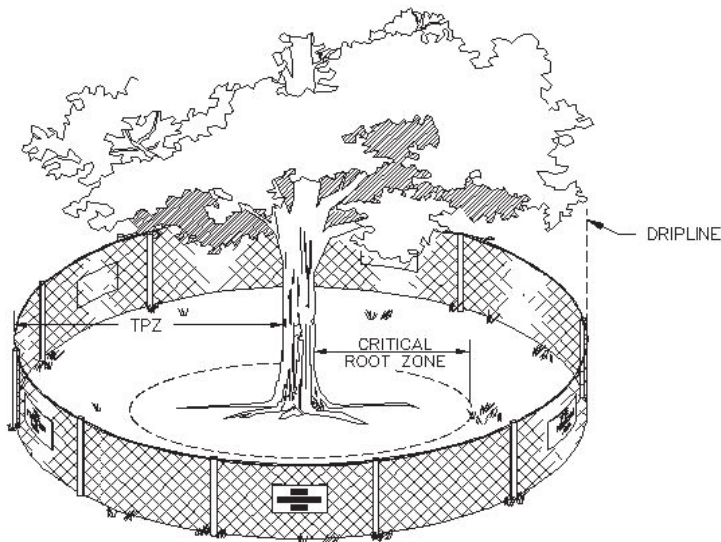
10 ~~(c) Damage to roots in this area may result in penalties or fines.~~

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

13 ~~(4)~~ (34) No reduction of the TPZ or removal of barricades may occur without prior written authorization
14 from a Certified Arborist or the County's Landscape Architect.

15 ~~(5)~~ (5) The TPZ may be temporarily reduced in size and/or barricades may be temporarily removed to allow for
16 minor construction or maintenance within the TPZ, as approved by a Certified Arborist or the County's
17 Landscape Architect prior to construction activities. Barricades shall be reinstalled as soon as work within
18 the TPZ is completed.

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



20
21 **Figure 6.7-1 Tree Protection Zones** ~~Zones~~

22
23 C. Tree protection barricades shall be:

24 (1) No less than four feet (4) in height.

25 (2) Constructed of rigid material capable of surviving for the duration of the construction.

26 (3) Posted with highly visible signs placed on the tree protection barricades at each quadrant of single
27 protected trees and along driplines of groups of trees being protected at 50-foot intervals or less. Signs
28 shall include the words "Tree Protection Zone."

1 D. Pre-construction tree protection.

- 2 (1) The owner, applicant or Design Professional of Record shall be responsible for ~~insuring~~ensuring that all
3 possible measures are taken to avoid damage to trees not approved for removal.
- 4 (2) Prior to any clearing, grubbing, or any construction, tree protection barricades shall be erected around
5 all trees, or groups of trees, within the construction area which are to be preserved.
- 6 ~~(3) The County Landscape Architect shall be notified given a 10-day notice requesting—and a pre-~~
7 ~~clearing/grubbing/grading on-site review of all required tree protection barricades will be conducted.~~

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

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

26 (Ord. No. 13-20, § 2, 7-11-2013)

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

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

29 A. ~~A.~~ The post-development ratio of ~~S~~shade ~~t~~Trees to the area of the site ~~shall be a minimum of one shade tree~~
30 ~~per 3,000 square feet.~~ for all developments excluding single-family or duplex residential developments shall
31 be as follows:

32 (1) For the first five (5) acres, a minimum of one (1) ~~s~~Shade ~~t~~Tree per 3,000 square feet.

33 ~~(1)(2)~~ For the remaining acres, a minimum of one (1) ~~s~~Shade ~~t~~Tree per 5,000 square feet.

34 B. Shade trees may include:

- 35 (1) Specimen Trees and/or;
- 36 (2) Protected and preserved trees which havewith a favorable assessment; and/or;
- 37 ~~(23)~~ Trees as required for buffers, parking areas, vehicle use areas, screening, and building areas, and/or;
- 38 ~~(34)~~ Trees as required as tree mitigation replacement trees.

1 C. ~~When mature~~ Priority shall be given to preserve Specimen Trees and those existing trees with a full canopy of
2 30-foot radius or larger, with a favorable ~~that are the highest rated per the tree assessment,~~

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

7 ~~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>36" — 47" Specimen Trees</u>	<u>Five</u>
<u>48" and above</u>	<u>Six</u>

8
9 (Ord. No. 13-20, § 2, 7-11-2013)

10 Sec. 6.7.5. Tree trimming and tree removal permit.

11 A. For tree removals not associated with any development as outlined in this division, refer to Section 2.22.4. For
12 all other tree removal applications, the approved development plans shall serve as the tree removal permit.

13 B. A tree removal permit shall be required for the removal of any ~~tree with a DBH of 10 inches or larger,~~ Regulated
14 Tree except for exempt activities as outlined in Section 6.7.2. A tree removal permit shall be obtained from the
15 County's Landscape Architect or ~~his~~ their designee prior to any site clearing, grading, or for any construction
16 which requires a permit from the Marion County Building Department. The failure to obtain any such permit
17 when required shall be a violation of this Code, subject to penalties provided herein.

18 C. A tree removal permit shall be obtained by any public or private utility or communications company
19 undertaking construction activities that require tree removal. Prior to trimming or removal of any trees in the
20 public right of way, related to the utilities operations and not associated with road construction or road
21 maintenance activities, the contactor shall:

22 1. Contact the County's Landscape Architect and ~~providing~~ provide a map of where all vegetation
23 management practices and tree trimming or removal will be performed.

24 2. Conduct an on-site review of the vegetation management and/or tree removal to review potential
25 impacts.

26 3. Consideration will be given to the removal of trees and palms which have been topped or have been
27 "directionally pruned" ~~as to where recovery~~ the extent that the appearance and/or the long-term
28 long-term viability of the ~~tree~~ tree or tree or palms is unlikely.

29 4. After removal of trees all stumps must be ground to a depth of no less than two (2) inches below grade
30 and remove grinding refuse.

31 5. Stabilize all disturbed areas in an acceptable manner

32 D. Tree removal permits shall expire within one year or upon expiration of the building permit, whichever comes
33 first. Trees authorized to be removed may not be removed after the permit expires unless a new permit is
34 obtained pursuant to this division.

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

2 **Sec. 6.7.6. Submittal requirements.**

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

5 A. Depending on the density of existing trees, the applicant may provide a separate "Tree Removal and
6 Preservation Plan." For development sites with lower density of trees, such information may be indicated on
7 the Site Plan or the Landscape Plan. Either method used shall indicate the location of all ~~trees, with a DBH of~~
8 ~~10 inches and larger,~~ Regulated Trees to be removed and trees to be preserved. Preserved trees and
9 replacement trees shall be indicated on the Landscape Plan to demonstrate the final appearance of the site.

10 B. Tree calculations shall include:

11 (1) The total numbers of existing ~~trees~~ Regulated Trees within the site and the respective DBH of each tree;
12 and

13 (2) The pre-development ratio of ~~native tree~~ Regulated Tree inches-per-acre; and

14 (3) The total DBH inches of ~~native trees~~ Regulated Trees to be removed; and

15 (4) The total DBH inches of ~~native trees~~ Regulated Trees to be preserved; and

16 (5) The native status of trees to be preserved.

17 C. A tree protection detail which graphically indicates the requirements of tree protection as required by this
18 division.

19 D. ~~List~~ Listing general prohibitions ~~on the plan~~ as stated in Section 6.7.3.E.

20 E. Indication of all TPZs on the site plan, grading plan and on ~~which ever~~ whichever plan is used to demonstrate
21 tree preservation and replacement.

22 F. Fees required for review and issuance of tree removal permits, inspections, and restoration plans shall be
23 established by the Board, by resolution. Tree removal permit application fees for projects associated with any
24 development (excluding stand alone permits) shall be included in the overall plan review and application fees
25 available at the Office of the County Engineer.

26 (Ord. No. 13-20, § 2, 7-11-2013)

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

28 A. During review of tree preservation submittals, the County's Landscape Architect or ~~his~~ their designee may
29 determine that modifications of the proposed plans or calculations are necessary. Conditions that may require
30 changes include, but are not limited to, the following:

31 (1) ~~Preserving Required preservation of any tree due to their age, size, rarity, uniqueness, historic value,~~
32 ~~status as a specimen tree, or other outstanding quality.~~ Specimen Trees.

33 (2) Proposed grading or clearing activities ~~do not follow the requirements of this division. W~~ within the TPZ
34 and/or,

35 (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6.

36 B. The applicant will be ~~asked~~ required to revise and update the tree preservation information according to review
37 comments.

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

4 (Ord. No. 13-20, § 2, 7-11-2013)

5 Sec. 6.7.8. Protected tree replacement requirements.

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

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

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

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

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

18 ~~(2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with 75% of inches a ratio of~~
19 ~~1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5 inch~~
20 ~~caliper.~~

21 D. ~~Replacement of (32) Existing trees measuring 30 inches DBH or to 35 inches DBH shall be replaced~~
22 ~~with a 100% of inches atio of 2 inches replacement per 2 inches removed.~~

23 (3) Replacement trees must be a minimum of 3.5 inch caliper, unless otherwise approved by the County
24 Landscape Architect. ~~greater and than 100 DBH per acre, the property owner shall replace trees equal to~~
25 ~~100 DBH per acre~~

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

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

30 (a) ~~The tree~~ (a1) The Specimen Tree does not have a favorable assessment per an Certified a Arborist's
31 assessment and confirmed during a pre-development on site review meeting with the County Landscape
32 Architect; and/or,

33 (b2) ~~The Specimen Tree is located within the proposed building footprint, required fire access, required utility~~
34 ~~corridors, or code-required parking or drainage areas; and~~

35 (a) The applicant demonstrates that reasonable alternative site configurations have been evaluated; and

36 (b) Preservation of the Specimen Tree would prevent compliance with zoning standards or reduce the
37 site's buildable area or required parking; or

38 (c) Redesign would require elimination or reduction of a permitted principal use or result in
39 disproportionate site inefficiencies not customarily required for similar development.

~~(1) (d3)~~ The determination of the County Landscape Architect may be appealed to the Development Review Committee. ~~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-designa redesign of the site infrastructure.~~

~~(2) All trees which receive a favorable assessment~~⁽³⁴⁾ If the County Landscape Architect approves removal, then Specimen Trees shall be replaced ~~at a~~ with 200% of inches removed ~~ratio of 3.0 inches replacement for 1 inch-for-inch removed~~ and the minimum replacement tree size is ~~4.0~~^{3.5}-inch caliper.

~~FDC.~~ 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:

~~(a1)~~ Hatracking a tree; or

~~(2b)~~ Destroying the natural habit of tree growth; or

~~(c3)~~ Pruning which leaves stubs or results in a flush cut; or splitting of limb ends; or grading and/or clearing and grubbing resulting in ripping and tearing of roots within the TPZ of trees to be preserved; or

~~(d4)~~ 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

~~(e5)~~ 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

~~(f6)~~ Pruning that does not conform to standards or recommendations set by the ANSI A300 Part 1, as updated; or

~~(g7)~~ Pruning of live palm fronds which initiate above the horizontal plane; or

~~(h8)~~ Overlifting a tree; or

~~(i9)~~ Shaping a tree⁽³⁾ ~~All trees which receive;~~ or

~~(j10)~~ Removing more than 25% of the tree's canopy.

~~GED.~~ 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's 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.~~

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

~~GFJ.~~ 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)

1 **Sec. 6.7.9. Replacement trees.**

- 2 A. Replacement trees are a part of the comprehensive tree program and shall work in combination with required
3 shade trees, buffer trees, and any other required landscaping.
- 4 B. All trees and/or palms used for tree replacement purposes shall be nursery grown and Florida No. 1 quality or
5 better, as established by Grades and Standards for Nursery Plants, Department of Agriculture, State of Florida,
6 as amended.
- 7 C. Replacement trees shall meet the minimum tree requirements established in Section 6.7.8.
- 8 D. Replacement trees shall be Florida native species compatible to the site.
- 9 E. Palms may only be used to replace palms that are permitted for removal. Replacement palms shall have a clear
10 trunk height of 10-foot minimum. The use of palms shall ~~work~~ comply with the required palm ratio as required
11 in Section 6.8.10.C.
- 12 F. For trees removed pursuant to a stand alone tree removal permit or development plan approval, required
13 replacement trees shall be located within the parcel boundaries and shown on the site plan. If space
14 constraints are such that the replacement trees cannot be located within the parcel boundaries using sound
15 horticultural and design principles, then the replacement trees may be located on public property at the
16 County's Landscape Architect's discretion, and as determined at the time of the permit or site development
17 review. The public property location shall be specifically designated by the ~~County~~ County, and such
18 replacement trees shall be donated to the County. The County will be responsible for planting and
19 maintenance of donated trees on public property.
- 20 ~~G.~~ G. The preservation of existing Regulated Trees with a favorable assessment will count towards satisfying the
21 required Replacement Tree amount at the following ratios:
- 22 (1) ~~(1)~~ Preserved trees measuring 10 inches DBH to 19 inches DBH shall count towards the
23 replacement tree criteria at a ratio of one (1) inch of replacement value per one (1)- inch preserved.
- 24
- 25 (2) Preserved trees measuring 20 inches DBH to 2935 inches DBH shall count towards the replacement
26 tree criteria at a ratio of ~~three~~ two (2) inches of replacement per one (1) inch preserved.
- 27 (3) Preserved trees measuring 30 inches DBH to 35 inches DBH shall count towards the replacement
28 tree criteria at a ratio of ~~four (4)~~ three (3) inches of replacement per one (1) inch preserved.
- 29 (4) Specimen Trees preserved shall count towards the replacement criteria at a ratio of ~~three~~ eight
30 (8) inches of replacement per one (1) inch preserved.
- 31 H. As an alternative to replacement, the property owner may comply with the requirement of Section 6.7.8 by
32 designating existing trees on site which are native tree species and less than ~~10~~ 20 inches DBH as conservation
33 trees, provided that the property owner takes steps to designate and protect such conservation trees. If the
34 owner chooses to utilize this provision, then the location, number, size, and type (genus and species) of those
35 trees or groups of trees requested as conservation trees shall be included in the tree survey.
- 36 ~~H.~~ A property owner designating conservation trees shall record in the covenant and restrictive deeds ~~public~~
37 ~~records of Marion County~~, a notice to subsequent property owners that the site contains conservation trees,
38 subject to maintenance requirements, with reference to the development plan on file with the County
39 designating such trees. A copy of such recorded notice on a form provided by the County shall be supplied to
40 the ~~Planning/Zoning Manager~~ Growth Service Director or ~~his~~ their designee prior to the issuance of a Certificate
41 of Occupancy.

42 (Ord. No. 13-20, § 2, 7-11-2013)

1 **Sec. 6.7.10. Tree mitigation fund.**

- 2 A. The Tree Mitigation Fund has been created in the general trust fund of Marion County for the purpose of
3 accepting and disbursing the contributions made to the Board as part of the tree replacement monies
4 deposited for tree replacement purposes. This fund shall be used to enhance tree replacement in Marion
5 County and to enhance the Marion County Parks system.
- 6 B. An application to pay in lieu of installing any required tree mitigation replacement trees is made through the
7 County's Landscape Architect. The "pay in lieu" option shall only be used for tree mitigation replacement trees
8 ~~and for no other landscape or tree planting requirement as stated in this Code.~~
- 9 C. At the County's discretion, in lieu of installing replacement trees, a permittee may pay a fee into the Tree
10 Mitigation Fund at ~~a per tree cost. The amount of such fee shall be determined on a case by case basis through~~
11 ~~the public solicitation for bids and the amount shall be based on: the tree replacement fee as listed in the~~
12 County's annual fee list ~~the per-inch replacement rate provided to the Development Review Committee by the~~
13 County's Landscape Architect.
- 14 ~~(1) The wholesale cost of material~~
15 ~~(2) Cost of labor for installation~~
16 ~~(3) Cost of maintenance for two years~~
- 17 D. Payment into the Tree Mitigation Fund shall be ~~recommended~~ approved by the County's Landscape Architect
18 and approved by the Board prior to issuance of the tree removal permit or development approval.
- 19 ~~E. Tree mitigation funds shall be used by the County for the installation, establishment, and maintenance of trees~~
20 ~~on public property within Marion County.~~
- 21 E. The County Landscape Architect shall provide an annual report to the Board describing the available funds,
22 annual expenditures, and a narrative describing the disbursement and utilization of tree mitigation funds.

23 (Ord. No. 13-20, § 2, 7-11-2013)

24 **Sec. 6.7.11. Tree maintenance and management.**

- 25 ~~A. Unless otherwise permitted by this division, no person shall cause or authorize:~~
- 26 ~~(1) The removal of any protected tree without first obtaining a tree removal permit as required by this Code.~~
- 27 ~~(2) Tree abuse which includes:~~
- 28 ~~(a) Hatracking a tree; or~~
- 29 ~~(b) Destroying the natural habit of tree growth; or~~
- 30 ~~(c) Pruning which leaves stubs or results in a flush cut; or splitting of limb ends; or~~
- 31 ~~(d) Removing tree bark to the extent that if a line is drawn at any height around the circumference of~~
32 ~~the tree, over 1/3 of the length of the line falls on portions of the tree where bark no longer remains;~~
33 ~~or~~
- 34 ~~(e) Using climbing spikes, nails, or hooks, except for purposes of total tree removal or as specifically~~
35 ~~permitted by standards set by the ANSI, as updated; or~~
- 36 ~~(f) Pruning that does not conform to standards or recommendations set by the ANSI, as updated; or~~
- 37 ~~(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 covenants and restrictive deeds 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~~ their 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

1 preliminary inspection, shall be noted by the County's Landscape Architect or ~~his~~their designee on the permit
2 and shall constitute notice to proceed with tree removal.

3 B. A final inspection shall be conducted by the County's Landscape Architect or ~~his~~their designee after completion
4 of tree removal and replacement in accordance with the approved plans. It is the Owner's responsibility to
5 notify the County Landscape Architect of completion of tree removal activities. Approval, after final inspection,
6 shall be noted by the County's Landscape Architect or ~~his~~their designee on the permit and shall constitute
7 notice of commencement of the required maintenance period of replacement trees if replacement is required.

8 C. During the final inspection, if trees preserved towards tree preservation credits, Shade Trees, or any other
9 preserved Regulated Trees, which are damaged during site construction and deemed unviable by the County's
10 Landscape Architect or their designee, may require replacement at the ratios provided in Section 6.7.9 above
11 prior to final approval.

12 (Ord. No. 13-20, § 2, 7-11-2013)

13 **Sec. 6.7.13. Violation and enforcement.**

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

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

21 B. If a restoration plan is not presented within 30 days, the owner, developer, contractor, or agent will be cited
22 by the County's Landscape Architect, or designee, and referred to the Code Enforcement Board.

23 C. A Certificate of Occupancy will not be granted until all trees and vegetation shown upon the approved
24 restoration plan have been installed and all site grades restored.

25 D. All trees and vegetation shown upon the approved site restoration plan must be installed on the property and
26 the site grade restored even if project termination occurs before completion of the project. Failure to complete
27 the approved restoration plan is a violation of this Code and the owner, developer, contractor, or agent will
28 be cited by the County's Landscape Architect or ~~his~~their designee and referred to the Code Enforcement Board.

29 E. In addition to all other remedies provided herein, the ~~Landscape Architect~~County may seek injunctive relief or
30 the imposition of fines and penalties for any violation of this division, if no restoration plan is submitted. Fines
31 may be assessed by the County based on pre-development density of trees per acre discovered through aerial
32 photos and at the same rate established by the County for use in the Tree Mitigation Replacement Rate in
33 6.7.10.C. Fines shall be assessed at up to 100" per acre across entire site affected by unauthorized tree
34 removal.

35 (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 on 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 PUD/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 (2) 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. Any removal conducted under an agricultural exemption within five (5) years prior to an application for land use or zoning changes, or site plan approval, shall be presumed to have been conducted in anticipation of development. To rebut this presumption, the application must provide a sworn affidavit and evidence (e.g. crop yields, livestock sales, or timber receipts) proving that the clearing was part of a continuous, bona fide agricultural operation. For any parcel where trees were removed under an agricultural exemption within the

preceding five (5) years, the tree mitigation and replacement requirements shall be based on the canopy density and tree count shown in aerial photography from January 1, 2024.

- E. The removal of trees which have a DBH of less than 20 inches, except those trees which have been designated replacement and conservation trees pursuant to Section 6.7.9.G.
- F. The removal of trees on an individual parcel of record used or to be used for single-family or duplex dwelling units.
- G. 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.
- H. The removal of trees associated with the rehabilitation or routine maintenance of roads and drainage systems within private rights-of-way or easements.
- I. 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.
- J. 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.
- 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) 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 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 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 applicant proposes preserving existing trees, or if the site contains Specimen Trees, this evaluation shall be submitted with the PUD Master Plan, Site Plan and/or Improvement Plan. 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 internal or external signs of disease or impacts, and possible longevity based on species type, site conditions, or location. If no evaluation is provided, all Regulated trees are considered viable.
 - (c) Assessment of the size (DBH) and canopy of the tree(s) to be preserved;
 - (d) Identification of Specimen Trees.
 - (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) Standards. Tree protection standards are based on successful implementation of ANSI A300 (Part 5) – Construction Management Standards manual.
 - (2) 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.
 - (3) Extents of the Tree Critical Root Zone (CRZ) for trees proposed for preservation when construction within the TPZ is planned.
 - (a) No excavation, construction, or otherwise disruption of the root zone is allowed within the CRZ. Hand-digging and construction under the direct supervision of a Certified Arborist is allowed.
 - (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.
 - (4) No reduction of the TPZ or removal of barricades may occur without prior written authorization from a Certified Arborist or the County's Landscape Architect.
 - (5) 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 a Certified Arborist or the County's Landscape Architect prior to construction activities. Barricades shall be reinstalled as soon as work within the TPZ is completed.

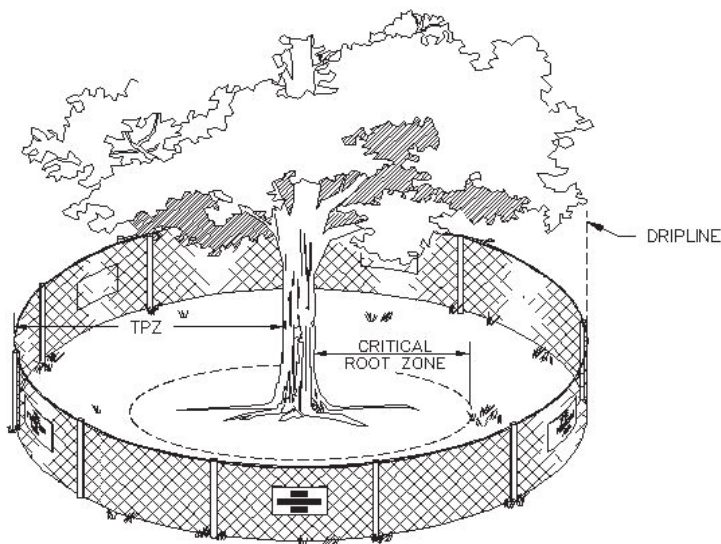


Figure 6.7-1 Tree Protection Zones

-
- C. Tree protection barricades shall be:
- (1) No less than four feet (4) 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, applicant or Design Professional of Record 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 given a 10-day notice requesting a pre-clearing/grubbing/grading on-site review of all required tree protection barricades.
- 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 for all developments excluding single-family or duplex residential developments shall be as follows:
- (1) For the first five (5) acres, a minimum of one (1) Shade Tree per 3,000 square feet.
 - (2) For the remaining acres, a minimum of one (1) Shade Tree per 5,000 square feet.
- B. Shade trees may include:
- (1) Specimen Trees and/or;
 - (2) Protected and preserved trees with a favorable assessment and/or;

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(Supp. No. 5)

-
- (3) Trees as required for buffers, parking areas, vehicle use areas, screening, and building areas, and/or;
 - (4) 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.

(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 (2) 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

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

(Ord. No. 13-20, § 2, 7-11-2013)

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. Removal of Regulated Trees less than 36 inches DBH is permissible if the following replacement requirements are met:
 - (1) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with 75% of inches removed.
 - (2) Existing trees measuring 30 inches DBH to 35 inches DBH shall be replaced with 100% of inches removed.

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(Supp. No. 5)

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- (3) Replacement trees must be a minimum of 3.5 inch caliper, unless otherwise approved by the County Landscape Architect.
- B. Removal of Specimen Trees may only be permitted following review and approval by the County's Landscape Architect and as per the following circumstances:
- (1) The Specimen Tree does not have a favorable assessment per a Certified Arborist's assessment and confirmed during a pre-development on site review meeting with the County Landscape Architect; and/or,
 - (2) The Specimen Tree is located within the proposed building footprint, required fire access, required utility corridors, or code-required parking or drainage areas; and
 - (a) The applicant demonstrates that reasonable alternative site configurations have been evaluated; and
 - (b) Preservation of the Specimen Tree would prevent compliance with zoning standards or reduce the site's buildable area or required parking; or
 - (c) Redesign would require elimination or reduction of a permitted principal use or result in disproportionate site inefficiencies not customarily required for similar development.
 - (3) The determination of the County Landscape Architect may be appealed to the Development Review Committee.
 - (4) If the County Landscape Architect approves removal, then Specimen Trees shall be replaced with 200% of inches removed and the minimum replacement tree size is 3.5-inch caliper.
- C. 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:
- (1) Hatracking a tree; or
 - (2) Destroying the natural habit of tree growth; or
 - (3) Pruning which leaves stubs or results in a flush cut or splitting of limb ends; or grading and/or clearing and grubbing resulting in ripping and tearing of roots within the TPZ of trees to be preserved; or
 - (4) 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
 - (5) 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
 - (6) Pruning that does not conform to standards or recommendations set by the ANSI A300 Part 1, as updated; or
 - (7) Pruning of live palm fronds which initiate above the horizontal plane; or
 - (8) Overlifting a tree; or
 - (9) Shaping a tree; or
 - (10) Removing more than 25% of the tree's canopy.
- D. 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's Landscape Architect.
- E. If replanting replacement trees on site is not practical per best landscape design practices, then a fee in lieu of planting may be provided as per Section 6.7.10.

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- F. 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 Landscape Architect's discretion 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 with a favorable assessment 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 (1) inch of replacement value per one (1) inch preserved.
 - (2) Preserved trees measuring 20 inches DBH to 35 inches DBH shall count towards the replacement tree criteria at a ratio of two (2) inches of replacement per one (1) inch preserved.
 - (3) Specimen Trees preserved shall count towards the replacement criteria at a ratio of three (3) inches of replacement per one (1) 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 20 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 covenant and restrictive deeds, 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 Growth Service Director or their designee prior to the issuance of a Certificate of Occupancy.

(Ord. No. 13-20, § 2, 7-11-2013)

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(Supp. No. 5)

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 per-inch replacement rate provided to the Development Review Committee by the County's Landscape Architect.
- 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 covenants and restrictive deeds 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 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:

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- A. A preconstruction inspection shall be conducted by the County's Landscape Architect or their 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 their 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 their 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 their designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.
 - C. During the final inspection, if trees preserved towards tree preservation credits, Shade Trees, or any other preserved Regulated Trees, which are damaged during site construction and deemed unviable by the County's Landscape Architect or their designee, may require replacement at the ratios provided in Section 6.7.9 above prior to final approval.

(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 their 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 their 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 their 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, if no restoration plan is submitted. Fines may be assessed by the County based on pre-development density of trees per acre discovered through aerial photos and at the same rate established by the County for use in the Tree Mitigation Replacement Rate in 6.7.10.C. Fines shall be assessed at up to 100" per acre across entire site affected by unauthorized tree removal.

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-23170

Agenda Date: 6/3/2026

Agenda No.: 3.1.

SUBJECT:

The next LDRC Public Hearing is scheduled for June 17, 2026 at 5:30pm located at the McPherson Auditorium

DESCRIPTION/BACKGROUND:

For Informational Purposes Only