

Sec. 10.5-23. - In general.

- (a) *Plant selection (plant palette) and placement.* The selection of plants to be included in the plant palette should be based on the plant's adaptability to the existing conditions present at the landscaped area (Lantana is in hardiness zone 10a) and, soil type and moisture conditions, light, mature plant size, desired effect, color and texture. Plant species that are drought and freeze tolerant are recommended. Plants shall be grouped in accordance with their respective water and maintenance needs. Plants with similar water and cultural (soil, climate, sun, and light) requirements shall be grouped together. The water use zones (hydrozones) shall be shown on the landscape and irrigation plans.

With the exception of areas used for permissible driveways or sidewalks leading to a structure on the property, all required setback areas shall be landscaped, planted and maintained with a combination of sod, flowerbeds, shrubs, hedges and ground cover not to exceed three (3) feet in height; and trees which shall be planted so as not to obscure vision of traffic. All swales shall be sodded; no trees or other plant material shall be allowed in swale areas except upon approval by the town. (See Art. II. of Chap. 17 for additional swale regulations). Furthermore, the town encourages the use of "Xeriscape" in the planning and planting of landscaping following seven fundamental practices. Xeriscape is meant to be accomplished by:

- (1) Planning and designing the landscaping for water conservation and beauty from the start;
 - (2) Creating practical turf areas of manageable sizes, shapes, and using appropriate grasses;
 - (3) Selecting low water requiring plants and grouping plants of similar water needs together; and then experimenting to determine how much and how often to water the plants;
 - (4) Using soil amendments if needed on the particular site and/or with the plant palette;
 - (5) Using mulches, such as woodchips, in order to reduce evaporation and to keep the soil cool;
 - (6) Irrigating efficiently with properly designed systems (including hose-end equipment) and applying the right amount of water at the right time; and
 - (7) Maintaining the landscape properly by mowing, weeding, pruning and fertilizing.
- (b) *Installation and phasing.* All landscaping shall be installed according to acceptable industry standards in a manner designed to encourage vigorous growth. Soil improvement measures may be required to ensure healthy plant growth. A plant or tree's growth characteristics shall be considered before planting to prevent conflicts with buildings, views, lighting, utility lines (overhead and underground) or signage. All plants (including turf) require watering during establishment. Temporary irrigation facilities may be installed to facilitate establishment. Required landscaping may be installed in phases as follows.
- (1) *Planned developments.* The number of trees required to be planted or preserved in a construction phase of a planned development, shall be a proportion of the total number of trees required to be planted in the overall planned development. This proportion shall be determined by comparing the area of the phase plan to the area of the entire planned development as shown on its current, controlling preliminary development plan. Areas of vegetation required to be preserved shall be excluded from the calculation of the area of a phase or subdivision plan of the planned development.
 - (2) *Other developments.* The entire perimeter landscaping shall be installed for residential and nonresidential developments, prior to the issuance of the first certificate of occupancy or completion or in accordance with a phasing plan approved by the development services director.
 - (3) *Preserved areas.* Areas of vegetations that are to be preserved must be protected during site construction

through the use of appropriate protection devices, such as tapes, fences, or other barriers.

(c) *Maintenance.* Proper landscape and irrigation maintenance will preserve and enhance a quality landscape and help to ensure water-efficiency. The property owner is responsible for the following.

- (1) Regular maintenance of all landscaping in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, pest control, or other maintenance, as needed and in accordance with acceptable horticultural practices. In no case shall turf and/or grass be permitted to grow to a height greater than twelve (12) inches.
- (2) The maintenance of required landscape structures (e.g., walls, fences) in a structurally sound condition.
- (3) The regular maintenance, repair, or replacement, where necessary, of landscape barriers required by this section.
- (4) Perpetual maintenance to prohibit the reestablishment of prohibited and non-native invasive species within landscaping and preservation areas.
- (5) Continuous maintenance of the site.
- (6) All trees shall be allowed to grow to their natural mature height and a full canopy. Maintenance shall be limited to periodic pruning to maintain healthy trees, removal of diseased limbs, or removal of limbs or foliage that present a hazard.
- (7) Landscape buffers shall be maintained and preserved along the entire length of the property.

Landscape areas which are required to be created or preserved by this section shall not be used for the storage/display of materials or sale of products or services.

(d) *Pruning.* Pruning shall be permitted to allow for healthy growth, and to promote safety considerations. Trees which cause a conflict with views, signage or lighting shall not be pruned more than the maximum allowed. The town manager, development services director or building official may suspend the provisions of this section in case of a natural disaster.

- (1) A maximum of one-fourth ($\frac{1}{4}$) of tree canopy may be removed from a tree within a one-year period, provided that the removal conforms to the standards of crown reduction, crown cleaning, crown thinning, crown raising, vista pruning, and crown restoration pruning techniques. All pruning shall comply with the American National Standards Institute, ANSI 300 (Tree, Shrub and other Woody Plant Maintenance), as amended. The crown of a tree required by this code or condition of approval shall not be reduced below the minimum spread or height requirements of subsection 10.5-24(b) or specific town council conditions of approval. A tree which is pruned in excess of these requirements shall be replaced with a tree that meets the minimum requirements of subsection 10.5-24(b).
- (2) If other than the mature height and spread is desired for any required tree, the size and shape shall be indicated on an approved landscape plan. Shaping of a tree shall be permitted if the tree is to be used as an accent, focal point or as part of an overall landscape design. A maintenance commitment shall be clearly outlined on the approved landscape plan to explain the care and upkeep of a shaped tree.
- (3) Hatracking (tree topping), as defined in this chapter, is strictly prohibited by this subsection and also at subsection 10.5-3(b).
- (4) Exemptions. The following shall be exempt from the requirements of this section.
 - a. Trees affected by FAA and airport safety regulations.

- b. Trees which interfere with safe site triangles, utility lines, or utility structures.
- c. Trees having crown dieback or decay greater than one-third ($\frac{1}{3}$) the tree canopy.
- d. Trees having suffered damage due to natural or accidental causes.
- e. Trees having insect or disease damage greater than one-third ($\frac{1}{3}$) of the tree crown.
- f. Trees in botanical gardens, or botanical research centers.
- g. Trees pruned pursuant to the provisions of F.S. § 163.045.

(e) *Artificial turf.*

(1) *Minimum material standards.* All artificial turf shall comply with the following minimum standards:

- a. Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of one and one-half (1.5) inches and shall have a minimum tufted weight of fifty-six (56) ounces per square yard.
- b. Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.
- c. All artificial turf shall have a minimum eight-year manufacturer's warranty that protects against color fading and a decrease in pile height.
- d. Artificial turf shall be lead free.
- e. All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test).
- f. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.

(2) *Installation, maintenance and repair.*

- a. All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications.
- b. All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
- c. All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
- d. If artificial turf is planned to be installed immediately adjacent to a seawall, the artificial turf shall be pinned or staked behind the seawall. No artificial turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
- e. Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
- f. Artificial turf shall be visually level, with the grain pointing in a single direction.
- g. An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate artificial turf from soil and live vegetation.
- h. Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
- i. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface;

elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.

- j. All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be done with like for like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.
- k. An owner or applicant shall obtain a duly-authorized building permit from the city's development services department prior to the installation of any artificial turf.
- l. The town or other public entity or utility company may remove artificial turf at any time and for any reason, including but not limited to, in order to provide underground access for utility work. The property owner shall bear and pay any and all costs to replace or reinstall the artificial turf.

(f) *Irrigation.*

- (1) Landscaped areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition. Water can be conserved through the use of a properly designed and managed irrigation system. Irrigation scheduling information, with instructions for seasonal timer and sensor changes, shall be provided to the owner at the time of installation. Irrigation systems shall comply with the following standards.
 - a. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet within seventy-five (75) feet of the plants to be maintained.
 - b. Irrigation systems shall be continuously maintained in working order and shall be designed so as not to overlap water zones or to water impervious areas.
 - c. Irrigation systems shall not be installed or maintained abutting any public street which causes water from the system to spray onto the roadway or to strike passing pedestrian or vehicular traffic, where feasible.
 - d. Permanent irrigation systems are not permitted for areas set aside on approved site development plans for preservation of existing native vegetation.
 - e. Temporary irrigation systems installed pursuant to acceptable "Xeriscape" practices may be used to meet the standards of this section, upon approval of the PRC.
 - f. Whenever practical, irrigation systems shall be designed in districts to apply water onto shrub and tree areas on a less frequent schedule than those irrigating lawn areas. A rain-sensor switch shall be installed and maintained in operating condition on systems with automatic controllers.
- (2) The installation of tracer wire along main lines and laterals is strongly encouraged to permit easy location and prevent inadvertent cutting of pipes. If the water supply for the irrigation system is from a well, a constant pressure flow control device or pressure tank with adequate capacity shall be required to minimize pump "cycling." Check valves must be installed at irrigation heads as needed to prevent low head drainage and puddling. Nozzle precipitation rates for all heads within each valve circuit must be matched to within twenty (20) percent of one another. No water spray from irrigation systems shall be applied under roof overhangs. Irrigated areas shall not be less than four (4) feet wide, except when next to contiguous property or using micro or drip irrigation. A pressure-regulating valve shall be installed and maintained if static service pressure exceeds eighty (80) pounds per square inch. The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and set at not more than fifty (50) pounds per square inch when measured at the most elevated fixture in the structure served. This requirement may be waived if satisfactory evidence is provided that high pressure is necessary in the design and that no water will be wasted as a result of high-pressure operation.

- (3) A regular irrigation maintenance schedule shall include but not be limited to checking, adjusting, and repairing irrigation equipment; and resetting the automatic controller according to the season. To maintain the original performance design integrity of the irrigation system, repair of the equipment shall be done with the originally specified materials or their equivalents.
- (4) Restrictions.
- a. Irrigation of any residential, commercial, institutional, governmental or industrial landscape areas shall be restricted to the hours of 5:00 p.m. to 9:00 a.m.
 - b. Moisture sensing and/or rain shut-off switch equipment shall be required on automatic irrigation systems to avoid irrigation during periods of sufficient soil moisture. Said equipment shall consist of an automatic mechanical or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

(Ord. No. O-15-05, § 1, 9-26-05; Ord. No. O-10-06, § 2, 8-28-06; Ord. No. O-05-2016, § 1, 2-8-16; Ord. No. O-20-2019, § 5, 10-28-19; Ord. No. O-30-2019, § 6, 1-27-20)