


Town of Dundee  
 Planning and Zoning Board  
 Staff Report  
 Town – Initiated Texted Amendment to Landscaping Tables  
 2.03 (A) -2.03 (C)

<b>To:</b> Planning and Zoning Board
<b>Agenda Date:</b> June 18, 2026
<b>Department:</b> Planning and Zoning
<b>Discussion Topic:</b> Town-Initiated Text Amendment to Tables 2.03 (A) through 2.03 (C)
<b>Applicant:</b> Town of Dundee
<b>Planning &amp; Zoning Board Recommendation:</b> Pending
<b>Town Commission Transmittal Hearing:</b> Pending Hearing
<b>Town Commission Adoption Hearing:</b> Pending Hearing
<b>DEO Comments:</b> N/A
<b>Prepared By:</b> Lorraine Peterson, Development Services Director


**REQUESTED ACTION**

The Town is proposing a text amendment to the Town of Dundee Land Development Code (LDC) specifically regarding tables 2.03 (A) through 2.03 (C) Canopy Trees, Small Trees for Buffer yards, and Shrubs.

**BACKGROUND**

The Town of Dundee's current landscaping tables have not been updated in several years. The Town is seeking to add to table 2.03 (B) and table 2.03 (C) the added small trees and shrubs can be seen in red. The proposed additions align with a more modern aesthetic look along with sustainable water use.

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**PROPOSED LANGUAGE- LAND DEVELOPMENT CODE**

2.03.03. - Canopy trees.

Canopy trees shall be required for the purpose of shading impervious surfaces associated with all development in the town. Structures shall not be used in calculating or estimating the area of impervious surface. This subsection requires the calculation of the total impervious surface on a given site and the shading of one-third of that total impervious surface. To standardize the calculation, each paved parking space shall require 200 square feet of canopy area. Loading zones, sidewalks and other paved surfaces, with the exception of swimming pool decks and aprons, shall be calculated separately and one-third of the total area shall be shaded with canopy trees.

1. Canopy trees shall be selected from table 2.03(A) and planted no closer than five feet to any paved surface.
2. Planting areas for canopy trees shall be no less than 100 square feet in area.
3. Planting areas under canopy trees shall be planted in compatible shrubs from table 2.03(C) or ground covers but not planted in grass.

**TABLE 2.03(A). CANOPY TREES**

Species	Common Name	Canopy (square feet)
Acer rubrum	Red maple	500
Carya glabra	Pignut hickory	700
Carya illinoensis	Pecan	700
Carya tomentosa	Mockernut hickory	700
Celtis laevigata	Sugarberry (hackberry)	1,300
Cinnamomum camphora	Camphor	700
Fraxinus caroliniana	Pop ash	500
Liquidambar styraciflua	Sweetgum	500
Magnolia grandiflora	Southern magnolia	500
Pinus clausa	Sand pine	500
Pinus elliottii	Slash pine	500
Pinus elliottii var. densa	South Florida pine	500
Pinus palustris	Longleaf pine	500

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Platanus occidentalis	Sycamore	700
Quercus laurifolia	Laurel oak	970
Quercus nigra	Water oak	700
Quercus virginiana	Live oak	2,000
Tilia caroliniana	Carolina basswood	500
Ulmus slata	Winged elm	500
Ulmus americana	Florida elm	700

TABLE 2.03(B). SMALL TREES FOR BUFFERYARDS

Species	Common Name	Canopy (square feet)
Baccharis halimifolia	Groundsel tree salt bush	<u>50</u>
Betula nigra	River birch	200
Callistemon viminalis	Weeping bottlebrush	80
Carpinus caroliniana	American hornbeam	120
Carya floridana	Scrub hickory	120
Chionanthus virginicus	Fringe tree	80
Cornus florida	Flowering dogwood	200
Crataegus	Hawthorne	120
Eriobotrya japonica	Loquat, Japanese plum	80
Eucalyptus cinerea	Silver dollar eucalyptus	120
<b>Wodyetia bifurcata</b>	<b>Foxtail Palm</b>	<b>15</b>
Gleditsia aquatica	Water locust	180
Gordonia lasianthus	Loblolly bay	200
Ilex attenuata	East Palatka holly	200
Ilex cassine	Dahoon holly	200
Ilex opaca	American holly	200
Juniperus silicicola	Southern red cedar	120
Koelreuteria elegans	Golden rain tree	320
Lagerstroemia indica	Crepe myrtle	120
Magnolia virginiana	Sweetbay magnolia	200
Osmanthus americana	Wild olive, devilwood	<u>50</u>

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Osmanthus megacarpa	Scrub olive	80
Parkinsonia aculeata	Jerusalem thorn	200
Persea borbonia	Red bay	120
Phoenix sylvestris	Sylvester Palm	25
Prunus caroliniana	Cherry laurel	120
Prunus serotina	Wild black cherry	320
Quercus chapmanii	Chapman oak	180
Quercus geminata	Sand live oak	120
Quercus incana	Bluejack oak	120
Quercus laevis	Turkey oak	180
Quercus myrtifolia	Myrtle oak	80
Taxodium distichum	Bald cypress	320
Ulmus parvifolia	Drake elm, Chinese elm	320

TABLE 2.03(C). SHRUBS

Species	Common Name
Abelia grandiflora	Glossy abelia
Asparagaceae	Liriope Plants
Baccharis halimifolia	Groundsel tree/saltbush
Befaria racemosa	Tarflower
Bumelia tenax	Silver buckthorn
Camellia japonica	Camellia
Carrissa	Boxwood beauty
Clusia guttifera	Clusia Hedge
Codiaeum variegatum	Croton
Cortaderia selloana	Pampas grass
Cycas revoluta	King sago
Duranta repens	Golden dewdrop
Garberia heterophylla	Garberia
Gardenia jasminoides	Gardenia
Hydrangea macrophylla	Hydrangea
Hypericum hypericoides	St. Andrew's cross
Hypericum reductum	St. John's wort
Ilex cornuta "Bufordi"	Buford holly

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<i>Ilex cornuta</i> "Dwarf Bufordi"	Dwarf Buford holly
<i>Ilex cornuta</i> "rotunda"	Rotunda holly
<i>Ilex glabra</i>	Gallberry
<i>Ilex opaca arenicola</i>	Scrub holly
<i>Ilex vomitoria</i> "nana"	Shillings holly
<i>Ilex vomitoria</i> "Pendula"	Weeping yaupon holly
<i>Illicium anisatum</i>	Japanese anise
<i>Illicium floridanum</i>	Star anise
<i>Illicium parviflorum</i>	Florida anise
<i>Itea virginica</i>	Virginia willow
<i>Jasminum natidum</i>	Shining jasmine
<i>Jasminum pubescens</i>	Downy jasmine
<i>Juniperus conferta</i> "compacta"	Dwarf shore juniper
<i>Juniperus</i> "Pfitzeriana"	Pfitzer juniper
<i>Junipera squamata</i> "expansa"	Parson's juniper
<i>Leucophyllum frutescens</i>	Texas sage
<i>Ligustrum japonicum</i>	Ligustrum
<i>Lyonia ferruginea</i>	Rusty lyonia
<i>Lyonia lucida</i>	Shiny lyonia/fetterbush
<i>Myrica cerifera</i>	Wax myrtle
<i>Persea humilis</i>	Silk bay
<i>Photinia glabra</i>	Red tip
<i>Pittosporum tobira</i>	Green pittosporum
<i>Pittosporum tobira</i> "compacta"	Compact pittosporum
<i>Pittosporum tobira</i> "variegata"	Variegated pittosporum
<i>Raphiolepis indica</i>	India hawthorn
<i>Rhododendron</i> "Duc de Rohan"	Azalea, "Duc de Rohan"
<i>Rhododendron serrulatum</i>	Swamp azalea
<i>Rhododendron simsii</i>	Indian azalea
<i>Serenoa repens</i>	Saw palmetto
<i>Thryallis glauca</i>	Thryallis, Shower-of-gold
<i>Vaccinium darrowi</i>	Little blueberry
<i>Viburnum obovatum</i>	Blackhaw
<i>Viburnum odoratissimum</i>	Sweet viburnum
<i>Viburnum suspensum</i>	Sandankwa viburnum
<i>Zamia floridana</i>	Coontie

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**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Staff have reviewed the proposed text amendment against the Town of Dundee Comprehensive Plan and determined it directly supports the following objectives:

- **Conservation Element - Objective 4:** Protect and conserve natural plant communities and promote the planting of low-water-use native vegetation.
- **Future Land Use Element - Objective 2:** Ensure development regulations maintain a high-quality aesthetic environment through adequate screening and natural landscape standards.

**FISCAL IMPACT**

There is no direct fiscal impact on the Town.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of Ordinance 26-11.

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**MOTION OPTIONS:**

1. I move the Planning and Zoning Board **recommend approval** to the Town of Dundee, Town Commission for Ordinance 26-11, a Town – Initiated request for a Land Development Code Text Amendment to Table 2.03 (A) - Canopy Trees, Table 2.03 (B)-Small Trees for Buffer yards, and Table 2.03 (C)-Shrubs.
  
2. I move the Planning and Zoning Board **recommend approval with changes** to the Town of Dundee, Town Commission for Ordinance 26-11, a Town – Initiated request for a Land Development Code Text Amendment to Table 2.03 (A) -Canopy Trees, Table 2.03 (B)-Small Trees for Buffer yards, and Table 2.03 (C)-Shrubs.
  
3. I move the Planning and Zoning Board **recommend denial** to the Town of Dundee, Town Commission for Ordinance 26-11, a Town – Initiated request for a Land Development Code Text Amendment to Table 2.03 (A) -Canopy Trees, Table 2.03 (B)-Small Trees for Buffer yards, and Table 2.03 (C)-Shrubs.

**ATTACHMENTS:**

Ordinance 26-11

BIE Report