



# Memorandum

**Meeting Details:** July 6, 2026 – Planning Commission Meeting  
**Prepared For:** Planning Commission  
**Staff Contact:** Community Development Department – Joseph Petraglia, Planner II  
**Subject:** Landscaping Regulations – Discussion

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## **Background:**

The City's landscaping regulations have remained largely unchanged since their adoption in the early 1980s. Staff have identified several provisions that are outdated, conflict with other sections of the City Code, have been subject to varying interpretations over time, or have proven difficult to administer and enforce consistently. In addition, evolving landscaping practices and changing site conditions have highlighted areas where the current code may no longer reflect industry standards or the City's desired development outcomes. Staff is seeking policy direction regarding potential updates to the landscaping regulations.

It is important to note that Policy 5.2.4.1 of the city's comprehensive plan states that impervious surfaces must not cover more than 70 percent of any lot, and Policy 5.2.1.2 states that alterations and repairs exceeding 25% of the structure's value should adhere to such stormwater management requirements.

## **Discussion:**

Staff have identified the following key areas for consideration:

### **1. Residential Landscaping Requirements and Permit Closeout Delays**

Current residential landscaping requirements can create challenges for homeowners attempting to obtain final inspections, close permits, or receive Certificates of Occupancy. Based on direction provided at the June 24<sup>th</sup> board of commissioners workshop meeting and public comment submitted to the city, the proposed ordinance has been revised to significantly reduce the requirement for living ground cover to satisfy minimum landscape area requirements while preserving the living ground cover requirements in landscape buffers and attempting to preserve the chapter's objectives related to aesthetics, tree canopy, and stormwater management.

### **2. Right-of-Way Landscaping Materials**

The City's code currently does not clearly limit the types of materials that may be installed within public rights-of-way. As a result, a variety of decorative materials have been placed in these areas, creating maintenance and operational challenges for Public Works staff. The Board may wish to consider establishing standards that limit

right-of-way landscaping to approved vegetation and groundcover materials while prohibiting materials that may create maintenance, safety, or infrastructure concerns.

### **3. Artificial Turf and New Landscaping Materials**

The current code provides limited guidance regarding the use of artificial turf and other modern landscaping materials, and provides a potential conflict with recent Florida Legislature regarding artificial turf on single-family parcels. Other municipalities, such as the city of Clearwater, have begun adopting ordinances regulating artificial turf and similar materials. Recent legislature adopted by the state has been attached.

### **4. Intersection Visibility**

City code currently has multiple intersection visibility codes that conflict with each other, creating uncertainty for developers and staff. Existing code provisions have been reviewed, and amendments proposed to ensure landscaping requirements are consistent with sight triangles and do not create safety concerns at street intersections to preserve visibility and public safety.

### **5. Outdated and Conflicting Tree Regulations**

Certain tree preservation, replacement, and planting requirements may be inconsistent with current landscaping standards, overlap with other sections of the City Code, or conflict with state law. Staff recommends reviewing these provisions to improve clarity, eliminate conflicts, and ensure regulations are consistent with current best practices and community objectives.

#### **Fiscal Impact:**

Any proposed amendments can be implemented using existing departmental resources. Staff anticipate that clarifying and modernizing landscaping requirements may result in minor administrative cost savings by reducing permit review issues, failed landscaping inspections, repeat inspections, and delays associated with permit closeout and certificate of occupancy issuance. No significant fiscal impact is anticipated.

#### **Recommendation(s):**

Provide policy direction to staff regarding the identified landscaping regulation issues and authorize preparation of draft ordinance amendments for future Board and Planning Commission consideration.

#### **Attachments/Corresponding Documents:**

- Draft Ordinance of Chapter 106 Vegetation, relevant definitions, and conflicting section from Chapter 110
- Chapter 125 Section 572 - Florida Statutes
- DEP Standards for Artificial Turf Effective 5.19.26
- Draft Ordinance of Sec. 110-423 Intersection visibility and relevant definitions
- Chapter 163 Section 045 - Florida Statutes

## Chapter 106 VEGETATION<sup>1</sup>

### ARTICLE I. IN GENERAL

Secs. 106-1—106-30. Reserved.

### ARTICLE II. LANDSCAPING

#### Sec. 106-31. Purpose.

- (a) This article is intended to ensure that all developments or areas proposed to be developed in the city provide a portion of such area devoted to landscape beautification and natural plant growth.
- (b) It is intended that the implementation of this article accomplish the following objectives:
- (1) Ensure that all new developments ~~have a portion of the area landscaped with ground cover and shrubs or preserve adequate open space and provide trees to enhance the appearance and environmental quality of the city.~~
  - (2) Ensure that all new developments have a portion of the land area remain permeable to allow for the retention and treatment of the ten-year, 60-minute stormwater runoff.
  - (3) Maximize protection from beach erosion by the planting of sea oats and the development of natural dunes.
  - (4) Promote vehicular and pedestrian safety by clearly delineating and buffering off-street vehicular use areas.
  - (5) Create a transitional interface between incompatible land uses by providing buffering and screening.
  - (6) Promote energy conservation by maximizing the cooling and shading effect of trees.

(Code 1983, § 20-507(A))

#### Sec. 106-32. General landscape requirements.

- ~~(a) Minimum requirements for landscaping must consist of a combination of grass, or ground cover, and shrubs, vines, hedges, trees, or palms. Other material such as rocks, pebbles, sand or decorating fence, artificial turf meeting Sec. 106-37, shell, decorative stone, or other similar non-invasive landscape materials may be used to satisfy the landscaping requirements west of Gulf Boulevard of this chapter except as otherwise provided herein. Concrete, asphalt paving, pavers of any kind, including pervious pavers, or pebbles any of the foregoing materials placed on an impervious surface or used for driveways~~

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<sup>1</sup>Cross reference(s)—Buildings and building regulations, ch. 14; environment, ch. 34; streets, sidewalks and other public places, ch. 58; natural resources, ch. 98; zoning, ch. 110.

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~~or parking, will not satisfy landscaping requirements in any location. Mulch may be used within planting beds but shall not otherwise be used as a substitute for required landscaped area.~~

- ~~(b) When trees are required to meet the landscape requirements, a minimum of 50 percent of the trees shall be native species or hybrids or cultivars of native species.~~
- ~~(c) Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen. Spacing of plants shall be no more than 30 inches on center, depending on the species.~~

(Code 1983, § 20-507(B))

### **Sec. 106-33. Residential single-family ~~detached, attached, duplex and triplex.~~**

- ~~(a) All new single-family, townhouses, duplexes and triplexes residential developments shall include a minimum of 25 percent of the net land area as landscape area which will include native and/or nonnative "introduced" trees and vegetation. The minimum number of trees will be as prescribed in subsection 106-72(a).~~
- ~~(b) No residential lot, excluding the area covered by the principal structure, will be covered by more than 40 percent impervious surface.~~

(Code 1983, § 20-507(C)(1))

### **Sec. 106-34. Residential multifamily or commercial.**

- ~~(a) All new residential multifamily (excluding triplex), commercial developments, and off-street parking areas not contained within a building, including standalone parking lots, will require a minimum of ten percent of the net land area as landscape areas. Such landscape areas shall be exclusive of perimeter landscape buffers that are required around vehicular use areas. All perimeter landscaping provided in excess of that required may be counted as part of this interior requirement. There shall be a minimum of one tree for each 4,000 square feet or fraction thereof of required landscape net land area in addition to any trees required within perimeter landscape buffers.~~
- ~~(b) The lot, excluding the area covered by the principal structure, will be covered by no more than 70 percent impervious surface.~~

(Code 1983, § 20-507(C)(2)(a), (b))

### **Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.**

The perimeter landscaping for residential multifamily or commercial shall be as follows:

- (1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. ~~If palms are used, they shall consist of no more than 50 percent of the total tree requirement for this section. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right of way, if applicable.~~
- (2) When paved ground surfaces are adjacent to properties zoned exclusively for residential use, all land between the paved surface and the property line shall be landscaped: ~~with a buffer strip which is The landscaping shall include a buffer strip of~~ at least five feet in width adjacent to the abutting property, ~~containing a hedge or other durable screen of landscaping at least five feet in height.~~

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- (3) ~~All required buffer strips must contain hedges or other durable landscape barriers planted and maintained to form a continuous, unbroken, solid visual screen. Spacing of plants shall be no more than 30 inches on center, depending on the species, and shall be at least five feet in height or the maximum height permitted pursuant to Chapter 110, Article VI, Division 3, whichever is less. Trees or palms having a average mature crown spread of less than 15 feet may be grouped so as to create the equivalent of 15 foot spread. All required trees, other than palms, shall be a minimum of eight feet in height at time of planting. If palms are used, they shall consist of no more than 50 percent of the total tree requirement and shall have a minimum of ten feet of clear wood at planting.~~

- (4) Nonliving landscape materials permitted elsewhere in this chapter shall not satisfy the vegetation requirements of required landscape buffers.

(Code 1983, § 20-507(C)(2)(c))

### **Sec. 106-36. Public rights-of-way. Xeriscape requirements.**

The exposed ground surface within public rights-of-way shall be limited to sod, ground cover, or other low-growing vegetative cover approved by the city, excluding walkways, sidewalks, or driveways.

Artificial turf may be permitted within public rights-of-way only upon approval by the Public Works Director and after the property owner executes and records, at the owner's expense, an agreement in a form approved by the city acknowledging that the installation is revocable, may be removed by the city at any time, and that all costs of removal and restoration shall be the sole responsibility of the property owner and all successors in interest.

Shrubs, hedges, mulch, rock, shell, gravel, decorative stone, and similar materials shall be prohibited within public rights-of-way unless expressly authorized by the Public Works Director. The Public Works Director may authorize boulders or similar landscape elements to be installed within public rights-of-way for the purpose of preventing unauthorized vehicle parking, provided they do not obstruct drainage, utilities, sight visibility, pedestrian access, or maintenance activities.

The xeriscape design principle of plant selection and placement based upon function, water requirements and suitable environmental exposure of plant materials shall be used in all vehicular use areas. In addition, the following xeriscape techniques shall be required:

- ~~(1) Fifty percent of the plants used in all vehicular use area landscape designs shall be drought tolerant and located in groupings according to water requirements.~~
- ~~(2) Seventy-five percent of the plants used in all vehicular use area landscape designs shall be a combination of native and drought tolerant.~~
- ~~(3) All plantings shall be grouped in zones according to water requirements and shall be irrigated in zones separating high water use lawn area from drought tolerant zones.~~
- ~~(4) All irrigation systems shall be automatic with cycling capacity and shall be designed to avoid irrigation of unplanted surfaces.~~

(Code 1983, § 20-507(C)(2)(d))

### **Sec. 106-37. Artificial Turf Xeriscaping maintenance and enforcement.**

- (a) All artificial turf must comply with established building permit procedures and shall be inspected by the city, except that one installation of 100 square feet or less is allowed on a property provided all other requirements of this code are met, and the surface is counted toward the property's total impervious surface ratio (ISR).

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(b) Artificial turf is prohibited from being installed:

(1) Within public rights-of-way without city approval;

(2) Within any drainage facility, stormwater pond, or drainage feature required as part of an approved stormwater management system;

(3) In a manner that restricts access to a septic tank;

(4) Closer than ten feet to the mean high-water line along waterbodies, including canals, except immediately landward of, or on top of a seawall;

(5) Within required perimeter landscape buffers; or

(6) Within tree drip lines, unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

(c) Artificial turf may be counted toward minimum landscape area requirements and shall not be counted toward impervious surface ratio (ISR) calculations only when the applicant demonstrates that the installation:

(1) Be green in color;

(2) Be free of intentionally added PFAS and heavy metals;

(3) Utilize permeable backing and a pervious base designed for positive drainage; and

(4) Be supported by manufacturer specifications demonstrating permeability of at least 10 inches per hour for all layers.

(5) Be installed in accordance with the manufacturer's specifications and installation requirements. Prior to permit closeout, the city may require certification from a licensed engineer, landscape architect, architect, or contractor that the installation complies with the manufacturer's specifications and this section.

(d) Artificial turf shall not adversely impact drainage onto adjacent properties, alter the permitted stormwater management system, or otherwise render the site non-compliant with Chapter 98, Division II or state water quality standards.

~~(a) All property owners and residents utilizing xeriscape techniques shall be responsible for the continued maintenance of all landscaped areas.~~

~~(b) All xeriscape landscaping areas shall present a healthy and neat appearance free of refuse and debris.~~

~~(c) All landscape areas which die from lack of maintenance, disease or other natural occurrence, shall be relandscaped.~~

~~(d) Failure to take corrective action as required by this section shall constitute a violation of the Code and the property owner/resident shall be responsible for any costs or damages and any costs and expenses related to property clearance or the maintenance of any xeriscape landscaping.~~

(Code 1983, § 20-507(C)(3))

### **Sec. 106-38. Maintenance and protection of landscaping.**

(a) The property owner shall be responsible for the maintenance of all landscaped area which shall be maintained in good condition so as to present healthy, neat and orderly appearance free of refuse, debris and leaves, in conformance with section 106-32 regarding general landscape requirements.

(b) Paving, treating or covering minimum required landscape areas in a way that renders it impervious or otherwise contrary to the intent or purpose of this code is prohibited.

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- (c) All landscape areas and required trees which die from lack of maintenance, disease, or other cause shall be replaced or restored in accordance with this chapter. Dead or dying trees may be removed without replacement, provided a tree removal permit is obtained when required by this chapter and the city determines, based on its inspection or documentation provided by a qualified professional, that corrective actions will not restore the tree and the condition was not caused by the property owner's actions or neglect.
  - (d) Mulch, shell, and other loose landscape materials shall be adequately contained and maintained to prevent erosion, displacement, or discharge into the municipal separate storm sewer system, drainage facilities, public rights-of-way, sidewalks, and streets.
  - (e) The property owner shall be responsible for maintaining all landscaping within the intersection visibility triangle, in conformance with section 110-423 to provide unobstructed visibility.
  - (f) Failure to take corrective action as required by this section shall constitute a violation of the Code and the property owner/resident shall be responsible for any costs or damages and any costs and expenses related to property clearance or the maintenance of any landscaping.

(Code 1983, § 20-507(D))

#### **~~Sec. 106-39.~~ Site distance restrictions at intersections.**

~~When an access way intersects a public right of way or other access way, or when the subject property abuts the intersection of two or more public right of ways, all landscaping within the triangular areas described as [or] referred to as the "cross-visibility area," shall provide unobstructed cross-visibility at a level between 36 inches and eight feet. Trees and plant material trimmed in such a manner that cross-visibility is not hindered will be allowed, provided they are located so as not to create a traffic hazard, as determined by the city. The site distance restrictions shall be determined by city building official.~~

~~(Code 1983, § 20-507(E); Ord. No. 918, § 4, 12-7-99)~~

#### **Sec. 106-~~39~~40. Screening of backflow preventers.**

Backflow preventers shall be screened by dense evergreen shrubbery a minimum of 30 inches in height, planted two feet on center. Such shrubbery shall be planted far enough away from the unit so as to provide a minimum of a three-foot cleared area on two sides of the unit for maintenance purposes.

(Code 1983, § 20-507(F))

#### **Sec. 106-~~40~~1. Existing plant material.**

In the instances where healthy plant material exists on a site prior to its development, in part or in whole, ~~for purposes of vehicular use areas,~~ the ~~city manager~~ Community Development Director or designee may adjust the application of the requirements of this ~~article~~ chapter to allow credit for such plant material (excluding sick or damaged trees, or any trees ~~listed as an undesirable and invasive species included in the prohibited species tree list~~), provided that the ~~city manager~~ Community Development Director or designee finds such adjustment is in keeping with and will preserve the intent of this article.

(Code 1983, § 20-507(G); Ord. No. 1050, § 6, 8-9-05)

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**Sec. 106-4~~1~~<sup>2</sup>. Sea oats/sand dunes.**

The removal or relocation of sea oats or sand dunes on any property landward of the county coastal construction control line will be coordinated with the ~~building and zoning~~ Community Development ~~Director~~ or their designee prior to the start of work.

(Code 1983, § 20-507(H))

**Secs. 106-4~~23~~—106-6~~30~~. Reserved.**

**ARTICLE III. TREES**

**Sec. 106-6~~41~~<sup>1</sup>. Purpose.**

The purpose of this article is to protect the environment and appearance of the city by controlling the removal of existing trees and mangroves.

(Code 1983, § 20-508(A))

**~~Sec. 106-62. Native and Florida-friendly species.~~**

~~Species native to the Madeira Beach area include, but are not limited to:~~

- ~~(1) Native pines—Pinus spp.;~~
- ~~(2) Native oaks—Quercus spp.;~~
- ~~(3) Hickories and pecans—Carya spp.;~~
- ~~(4) Bald and pond cypresses—Taxodium spp.;~~
- ~~(5) Southern red cedar—Juniperus silicicola;~~
- ~~(6) Hollies—Ilex spp.;~~
- ~~(7) Sweetbay—Magnolia virginiana;~~
- ~~(8) Southern magnolia—Magnolia grandiflora;~~
- ~~(9) Sweetgum—Liquidambar styraciflua;~~
- ~~(10) Red maple—Acer rubrum;~~
- ~~(11) Black Cherry—Prunus serotina;~~
- ~~(12) Carolina cherry laurel—Prunus caroliniana;~~
- ~~(13) Persimmon—Diospyros virginiana;~~
- ~~(14) Black gum—Nyssa sylvatica;~~
- ~~(15) Loblolly bay—Gordonia lasianthus;~~
- ~~(16) Wax myrtle (bayberry)—Myrica cerifera;~~
- ~~(17) Willows—Salix spp.;~~

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~~(18) Elderberry—Sambucus simpsonii;~~

~~(19) Slatbrush—Baccharis spp.;~~

~~(20) Cabbage (sabal) palm—Sabal palmetto.~~

~~(21) All species of palm trees;~~

~~(22) In addition to the 21 named species, any other species that are listed as "Florida Native" or "Okay" on the University of Florida IFAS Extension "Florida Friendly Plant List," as updated from time to time.~~

~~(Code 1983, § 20-508(B)(1); Ord. No. 1144, § 1, 1-13-09)~~

~~Editor's note(s)—Ord. No. 1144, § 1, adopted January 13, 2009, changed the title of section 106-62 from "Native species" to "Native and Florida friendly species"~~

### **~~Sec. 106-63. Nonnative "introduced" species.~~**

~~Nonnative "introduced" species included, but not limited to:~~

~~(1) Camphor—Cinnamomum camphora;~~

~~(2) Citrus—Citrus spp.;~~

~~(3) Eucalyptus—Eucalyptus spp.;~~

~~(4) Silk oak—Grevillea robusta;~~

~~(5) Jacaranda—Jacaranda acutifolia;~~

~~(6) Jerusalem thorn—Parkinsonia aculeata;~~

~~(7) Ear tree—Enterolobium cyclocarpum;~~

~~(8) Fig tree—Ficus spp.~~

~~(Code 1983, § 20-508(B)(2))~~

### **~~Sec. 106-64. Prohibited trees; exotic species, and permit exemptions.~~**

~~A permit is not required for tThe removal of the following trees and replacement (using species native to the city) is encouraged:~~

~~(1) Punk (cajeput) tree—Malaleuca leu-codendron;~~

~~(2) Brazilian pepper—Schinus terebinthefolius;~~

~~(3) Australian pine—Casuarina spp.;~~

~~(4) Chinaberry (Melia azedarach);~~

~~(5) Ear tree (Enterolobium cyclocarpum);~~

~~(6) Eucalyptus (Eucalyptus spp.);~~

~~(7) Silk Oak (Grevillea robusta).~~

~~(Code 1983, § 20-508(C); Ord. No. 1144, § 1, 1-13-09)~~

~~Editor's note(s)—Ord. No. 1144, § 1, adopted January 13, 2009, changed the title of section 106-64 from "Prohibited trees; exotic species" to "Prohibited trees; exotic species, and permit exemptions."~~

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### **Sec. 106-65. Prohibited acts.**

It shall be unlawful to remove, cut down, damage, poison or in any other manner destroy or cause to be destroyed any trees or mangroves, except in accordance with the provisions of this article.

(Code 1983, § 20-508(D))

### **Sec. 106-66. Emergencies.**

In case of emergencies involving natural disasters such as, but not limited to, hurricane, windstorm, flood, freeze or natural disasters, the city manager may allow a reasonable time for the removal and for replacement of damaged trees to meet the requirements of sections 106-71 and 106-72.

(Code 1983, § 20-508(E))

### **Sec. 106-67. County tree regulations not applicable.**

County tree regulations shall not be applicable to real estate within the city limits of the city.

(Code 1983, § 12-128)

### **Sec. 106-68. Protective barrier requirements; protection during construction.**

- (a) A protective barrier shall be placed around all trees scheduled to remain on the site:
  - (1) At or greater than a six-foot radius of all species of mangroves and cabbage palms;
  - (2) At or greater than the full dripline of all native pine trees;
  - (3) At or greater than two-thirds of the dripline of all other species.
- (b) Whenever a protective barrier is required under the provisions of this article, it shall remain in place until all construction activity is terminated.
- (c) Signs, building permits, wires or other attachments of any kind shall not be permitted to be attached to any tree. Guy wires designed to support trees are excluded from this prohibition.

(Code 1983, § 20-508(F))

### **Sec. 106-69. Tree removal—Permit required.**

- (a) It shall be unlawful for any person to remove or cause to be removed any tree having a diameter at breast height of four inches or greater without first having procured a ~~no-fee~~ permit except on a vacant lot, in conjunction with the demolition, rebuild, or substantial improvement of the principal structure, or on a qualifying single-family residential property where the owner possesses documentation prepared in accordance with F.S. § 163.045.
- (b) It shall be unlawful for any person to remove or cause to be removed any mangrove, regardless of size without first having procured the required city, county and state permits.

(Code 1983, § 20-508(G)(1))

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**Sec. 106-70. Same—Application.**

The following information shall be provided when applying for a permit:

- (1) A site plan showing the location of all trees and mangroves, the trees proposed to be removed, existing and proposed structures, walks, driveways and parking areas and other improvements.
- (2) Where mangroves exist on the tract or lot, an aerial photograph at a scale not smaller than one inch equals 50 feet may be required in lieu of the submission requirements contained above.

(Code 1983, § 20-508(G)(2))

**Sec. 106-71. Relocation or replacement—Specifications.**

- (a) ~~Species.~~ The species of the ~~required replacement~~ tree shall be the same as those being requested for removal from the natural environment or shall be selected from the University of Florida IFAS Florida-Friendly Landscaping Guide and shall either be listed as “Florida Native” or have a drought tolerance rating of Medium or higher. listed in section 106-62.
- (b) ~~Minimum standards.~~ All ~~required replacement~~ trees must have a minimum overall height of eight feet at the time of planting and be of a state department of agriculture nursery grade standard (quality) of No. 1 or better.
- (c) Trees used to satisfy landscape requirements shall have an average mature crown spread of at least 15 feet. Tree species having a lesser mature crown spread may be grouped to create the equivalent of a 15-foot crown spread. Palms may satisfy tree requirements.
- (d) A minimum of three tree species shall be used when more than ten required trees are provided.
- (e)(e) ~~Waivers of replacement tree specifications.~~ The city may waive the species or minimum standard specifications if the applicant can demonstrate that the current market conditions are such that replacement trees meeting these specifications are not readily available. Substitute trees allowed under this waiver section must have the approval of the ~~city manager’s~~ Community Development Director or their designee.

(Code 1983, § 20-508(H)(1)); Ord. No. 1144, § 1, 1-13-09

**Sec. 106-72. Same—Replacement trees.**

- (a) ~~Residential uses lots.~~ For all ~~single-family, townhouse, duplex, and triplex residential~~ lots, a minimum number of replacement trees will be required based on the following square footage areas. Any removal of trees will require replacement up to the minimum number. In no instance shall the tree or trees required to be replaced exceed the number of trees existing on the property at the time of granting the tree removal permit except as required for new construction and substantial improvement of the primary structure.

*Tree Replacement Requirements for Residential Zones*

<del>Lot Size</del> <u>Square Footage Net Land Area</u> (in Square Feet)	Minimum Replacements
3,500— 6,000	2
6,001— 7,500	3
7,501—10,000	4
10,001—16,000	6
Over 16,000	8

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- (b) *Nonresidential tracts.* On ~~all other lots retail commercial, tourist commercial, marine commercial, or related nonresidential zoned property~~, a minimum of one tree must be replaced for each permitted tree removed in excess of 25 percent of those protected trees which exist naturally on the site or no less than required under sections 106-3~~34~~<sup>56</sup>; whichever is greater.

**Sec. 106-73. Undesirable and invasive species.**

~~The removal of any Tier 1 species identified on the Pinellas County Undesirable Plant Species List, as amended from time to time, shall not require replacement. Such species shall not receive credit toward compliance with the landscape requirements of this chapter and shall not be planted within the limits of the city.~~

(Code 1983, § 20-508(H)(2))

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**Chapter 110 - ZONING**

**ARTICLE VI. - SUPPLEMENTARY DISTRICT REGULATIONS**

**DIVISION 10. - SPECIFIC DEVELOPMENT STANDARDS**

**Subdivision II. - C-1, C-2, C-3, C-4, C-5, R-2 and R-3 Districts**

**Sec. 110-670. Reserved. Landscaping/green area.**

- ~~(a) One of the purposes of the development controls is to encourage the provision of adequate landscaping/green area in R-3 zones west of Gulf Boulevard. A minimum of ten percent of that portion of the lot located east of the county coastal construction control line as established by the state shall be designated for and maintained as landscaped green area in side and front yards.~~
- ~~(b) In R-3 zones west of Gulf Boulevard, the green area in side yards shall provide a clear "view area" between three feet and ten feet in height; i.e. bushes or shrubs shall not exceed three feet in height and trees shall be trimmed below ten feet in height. Such landscaped areas may include passive recreation facilities provided, however, that the "view area" is not obstructed.~~
- ~~(c) In all zones except R-1, all off-street parking areas not contained within the building structure shall have a minimum of ten percent landscaped green area.~~
- ~~(d) All landscaped areas shall be provided with an adequate water supply.~~

~~(Code 1983, § 20-605(C)(2))~~

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## Chapter 82

### Sec. 82-2 Definitions.

Artificial turf means a manufactured synthetic product designed to simulate the appearance of natural grass and installed as ground cover.

*Diameter at breast height (DBH)* means the standard measurement of a single-stemmed tree at 4½ feet above grade.

*Dripline* means an artificial line along the ground which conforms to the perimeter of the crown of a tree as projected vertically to the ground.

*Ground cover* means plants, other than turf grass, normally reaching an average maximum height of not more than 24 inches in maturity.

*Hedges* means any installation or placement of plants, structural elements, feature art, ornaments or objects that together form a row, boundary or screen that extends more than three feet before a break (open space) of at least three feet horizontally and six feet vertically. Hedges can be installed in conjunction with or in lieu of fences, except those fences required by the Florida Building Code, and must meet the same height restrictions as fences and walls except in the rear yard where the natural plant material of the hedge may be allowed to grow to natural height.

*Impervious surface* means a surface that has been compacted or covered with a layer of material so that it is highly resistant to or prevents infiltration by stormwater. It includes surfaces such as limerock, or clay, as well as most conventionally surfaced streets, structures, roofs, sidewalks, parking lots, and other similar surfaces.

*Impervious surface ratio (ISR)* means the relationship between the total impervious surface area on a site and the net land area. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the net land area. The square footage of the net land area for purposes of determining the ISR shall not include public road right-of-way and shall not include submerged land.

~~Landscaping means and shall consist of any of the following combinations of grass or ground cover and shrubs, vines, hedges, trees, or palms. Other material such as rocks, pebbles, sand or decorating fence may be used to satisfy the landscaping requirements west of Gulf Boulevard.~~

*Lawn grass* means all species normally grown as permanent lawns native to this area of the state. Grass may be sodded, plugged, sprigged or seeded.

*Mulch* means nonliving organic and synthetic materials customarily used in landscape design to retard erosion and retain moisture.

*Native* means trees and other vegetation that is indigenous to Central or North Florida.

*Shrubs* means self-supporting, woody, non-deciduous plant species which are cultivated and selected to provide a physical and visual barrier, and which normally grow to a height of two feet to nine feet, including hedges.

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*Trees* means self-supporting, woody plants, which normally grow to a minimum height of 15 feet, ~~have trunks which can be maintained with over five feet of clear wood and have an average mature crown spread of at least 15 feet.~~

*Turf* means continuous plant coverage consisting of grass species suited to growth in the county.

# The Florida Senate

## 2025 Florida Statutes

<p><u>Title XI</u>  COUNTY ORGANIZATION AND  INTERGOVERNMENTAL  RELATIONS</p>	<p><u>Chapter 125</u>  COUNTY GOVERNMENT</p> <p><a href="#">Entire Chapter</a></p>	<p><b>SECTION 572</b>  <b>Regulation of synthetic turf.</b></p>
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### **125.572 Regulation of synthetic turf. —**

(1) As used in this section, the term “synthetic turf” means a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.

(2) The Department of Environmental Protection shall adopt minimum standards for the installation of synthetic turf on single-family residential properties 1 acre or less in size. The standards must take into account material type, color, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting environmental conditions of adjacent properties.

(3) Upon the Department of Environmental Protection adopting rules pursuant to subsection (4), a local government may not:

(a) Adopt or enforce any ordinance, resolution, order, rule, or policy that prohibits, or is enforced to prohibit, a property owner from installing synthetic turf that complies with Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.

(b) Adopt or enforce any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the Department of Environmental Protection standards adopted pursuant to this section which apply to single-family residential property.

(4) The Department of Environmental Protection shall adopt rules to implement this section.

**History.**— s. 1, ch. 2025-140.

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## CHAPTER 62-308

### MINIMUM STANDARDS FOR THE INSTALLATION OF SYNTHETIC TURF ON SPECIFIED PROPERTIES

#### 62-308.100 Synthetic Turf

##### **62-308.100 Synthetic Turf.**

###### (1) Scope.

(a) "Synthetic turf" is defined by s. 125.572(1), F.S.

(b) Pursuant to s. 125.572, F.S., this rule establishes minimum standards for the installation of synthetic turf on single-family residential properties of 1 acre or less in size. Pursuant to s. 125.572(3), F.S., local governments may not regulate synthetic turf in a manner inconsistent with these minimum standards. This rule does not establish nor require any new department-issued permit or authorization for the installation of synthetic turf,

(c) These standards do not modify the property rights of any entity, including any fee simple interests or any less-than-fee interests, such as easements or rights of way.

###### (2) Material type.

(a) Synthetic turf, including backing material and infill, must not contain heavy metals or intentionally added per- and polyfluoroalkyl substances.

(b) Synthetic turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.

(c) Infill material, if used, shall only be clean silica sand, rock, shell, or other natural material, except that coated silica sand may be used provided that any coating used is non-toxic and meets the requirements described in paragraphs (2)(a) and (2)(b). Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in paragraphs (2)(a) and (2)(b). Installation shall be designed to prevent washing away of any infill material off the residential property.

(d) Subgrade shall be composed of natural materials, such as crushed rock, or crushed concrete that meets the permeability requirements of this rule. Subgrade materials shall be washed prior to installation to prevent fines from binding.

(3) Color. Green synthetic turf shall be allowed.

###### (4) Permeability.

(a) Synthetic turf must be permeable and affixed to permeable backing with a pervious subgrade. A local government may establish a quantifiable standard of a maximum of 10 inches per hour for all layers.

(b) Synthetic turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material.

(c) Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.

###### (5) Stormwater management.

(a) Installation of synthetic turf must be designed and installed to prevent pooling or an increase in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.

(b) Installation of synthetic turf must not alter the permitted stormwater management system as designed and shall not be installed within a swale, ditch, stormwater pond, or a stormwater pond's littoral zone.

###### (6) Potable water conservation.

(a) In-ground irrigation systems cannot be used to irrigate synthetic turf areas.

(b) If any in-ground system is already installed, a local government may require that irrigation heads be removed and pipe capped.

###### (7) Water quality.

(a) Synthetic turf shall not cause or contribute to violations of state water quality standards.

(b) Buffer zones around natural or man-made waterbodies may be established to protect against erosion and reduce pollution provided that such buffer for synthetic turf is no greater or restrictive than what is applicable to natural turf. Where no buffer zone has been established, synthetic turf shall be installed no closer than 10 feet from a natural or man-made waterbody as measured from the applicable ordinary or mean high water line except where there is a physical barrier between the synthetic turf and the waterbody (such as, but not limited to, a seawall or bulkhead).

###### (8) Proximity to trees and other vegetation.

(a) Installation of synthetic turf cannot compromise the health of nearby trees, including damage to tree roots, other than those

identified as a noxious weed as defined in Chapter 581, F.S.

(b) Synthetic turf shall not be installed inside tree drip lines, whether on the property or adjacent properties, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

(9) Other factors impacting environmental conditions of adjacent properties.

(a) Synthetic turf shall be installed according to manufacturer's specifications.

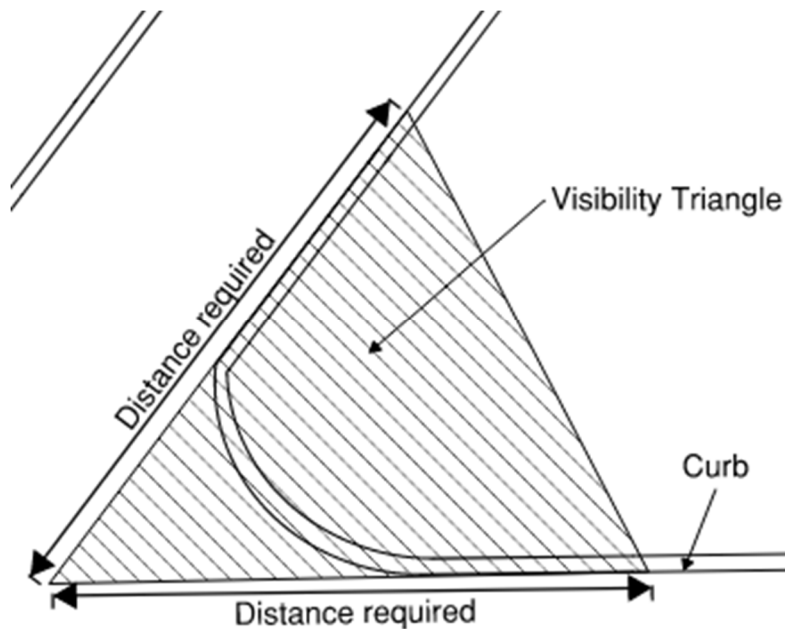
Standards(c) If installed, synthetic turf must provide for access to the septic tank for routine pumpout.

(d) If installed, synthetic turf shall be installed landward of any dune system and shall not be used to replace any existing dune vegetation.

*Rulemaking Authority 125.572 FS. Law Implemented 125.572 FS. History—New 5-19-26.*

**Sec. 110-423. Intersection visibility.**

- (a) At all street intersections, except as noted in subsection (b) of this section, no obstruction to vision (other than an existing building, post, column, or tree) exceeding between 30 36 inches and eight feet in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot back of curb from the corner intersection, or along the pavement edge where no curb exists and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection, or 15 feet distant when abutting an alley. Where intersections contain a curved corner radius, measurements shall be taken from the theoretical intersection of the tangent curb lines.
- (b) Posts, columns, poles, existing buildings, tree trunks, and properly trimmed plant material shall be permitted within the visibility triangle provided they do not create a traffic hazard as determined by the Community Development Director or their designee. It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.



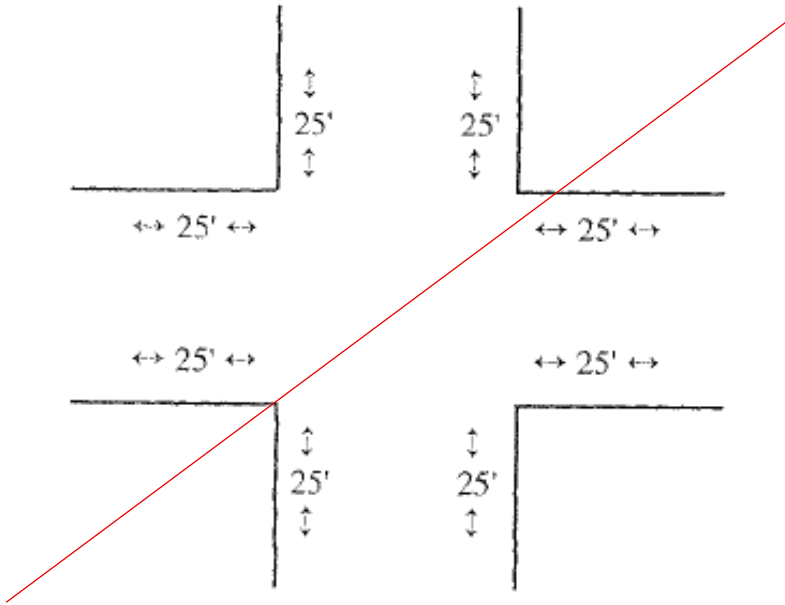
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(Code 1983, §§ 17-101, 20-501(A))

## Sec. 82-2 Definitions.

*Alley* means a public right-of-way 15 feet or less in width and which affords only a secondary means of access to abutting property.

~~*Cross-visibility area* means the area of property located at the corner formed by the intersection of two or more public streets with two sides of a triangular area being 25 feet in length along the abutting public street, measured from their point of intersection, and the third side being a line connecting the ends of the other two sides. In areas where this scenario cannot be achieved, the distance will be determined by the city manager or his designee.~~



**Sec. 110-447. Location and height of fences, hedges, and walls.**

(a) *Setbacks.* Except as otherwise permitted or required by this Code, fences and walls are prohibited:

- (1) Within any right-of-way or street easement, or closer than three feet to any sidewalk or bike path,
- (2) Closer to the Gulf of Mexico than the County Coastal Construction Control Line,
- ~~(3) Closer to the Gulf of Mexico than 18 feet landward of an existing seawall,~~
- (4) Closer than five feet to the mean high-water line along waterbodies, including canals, except a fence or wall may be permitted immediately landward of, or on top of, an existing seawall,
- (5) Within the intersection visibility triangle as specified in Chapter 110, Article VI, Division 2 section 110-423 unless three feet in height or less, except as permitted therein.

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## 2022 Florida Statutes (Including 2022C, 2022D, 2022A, and 2023B)

<p><u>Title XI</u> COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS</p>	<p><u>Chapter 163</u> INTERGOVERNMENTAL PROGRAMS</p> <p><a href="#">Entire Chapter</a></p>	<p><b>SECTION 045</b> <b>Tree pruning, trimming, or removal on residential property.</b></p>
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### **163.045 Tree pruning, trimming, or removal on residential property.—**

(1) For purposes of this section, the term:

(a) “Documentation” means an onsite assessment performed in accordance with the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017) by an arborist certified by the International Society of Arboriculture (ISA) or a Florida licensed landscape architect and signed by the certified arborist or licensed landscape architect.

(b) “Residential property” means a single-family, detached building located on a lot that is actively used for single-family residential purposes and that is either a conforming use or a legally recognized nonconforming use in accordance with the local jurisdiction’s applicable land development regulations.

(2) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on a residential property if the property owner possesses documentation from an arborist certified by the ISA or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property. A tree poses an unacceptable risk if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017).

(3) A local government may not require a property owner to replant a tree that was pruned, trimmed, or removed in accordance with this section.

(4) This section does not apply to the exercise of specifically delegated authority for mangrove protection pursuant to ss. [403.9321-403.9333](#).

**History.**—s. 1, ch. 2019-155; s. 1, ch. 2022-121.

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