

CHAPTER 900. DEVELOPMENT STANDARDS

SECTION 905. GREENSPACE REQUIREMENTS AND STANDARDS

905.2 Landscaping and Buffering

A. Intent and Purpose

It is the intent and purpose of this subsection to promote the health, safety, and general welfare of the current and future residents of the County by establishing minimum standards for the preservation, development, installation, and maintenance of native and Florida Friendly landscaping, as defined in Section 373.185, Florida Statutes.

Such landscape and buffers are intended to improve the aesthetic appearance of public, commercial, industrial, and residential areas by reducing the visual impact of large building masses; by softening the visual impact of paved surfaces and vehicular-use areas; by screening conflicting uses from one another; and otherwise helping establish a harmonious relationship between the natural and built environment.

These minimum requirements and standards recognize and address the vital contributions of landscapes and buffers to intercepting and filtering stormwater, reducing erosion, providing shade, enhancing property values, supporting wildlife, protecting natural resources, forming a “sense of place,” reducing costs and impacts of storms and natural disasters, and other beneficial services.

Resources for selecting appropriate planting material, helpful guides and templates, and links to external resources mentioned in this Section can be found in the [Development Manual](#).

B. Applicability

1. This section shall be applicable to all development plans submitted on or after February 26, 2002.

C. General Standards

1. Design

- a. Clear-Sight Triangle. Where a driveway/accessway intersects a road right-of-way or where two (2) road rights-of-way intersect, vegetation, structures, and non-vegetative visual screens shall not be located so as to interfere with the clear- sight triangle as defined in this Code or the *Florida Department of Transportation, Manual of Uniform Minimum Standards*, most recent edition (Green Book), whichever is more restrictive.
- b. Sidewalks, driveways, and other impervious areas shall not be located within a required planting area except when they are constructed perpendicular to the planting area and provide direct access to a structure, parcel, or adjacent parcels.
- c. Sustainable Practices. Landscape installations shall employ

environmentally sustainable principles and practices, which include Florida Friendly landscaping. A comprehensive guide to Florida Friendly landscaping principles and materials is available through the University of Florida IFAS website linked in the [Development Manual](#). Landscaping shall be installed so that landscaping materials meet the concept of right material/right place. Installed material shall be grouped into zones according to water, soil, climate, and light requirements.

d. Diversity

- (1) A maximum of fifty (50) percent of the plant materials used, other than trees, may be non-drought tolerant. The use of turfgrass varieties with excellent drought tolerance may exceed the fifty (50) percent limitation.
- (2) A minimum of thirty (30) percent of the plant materials, other than trees and turfgrass, shall be native Floridian species suitable for growth in the County.
- (3) Tree diversity shall be required based on the number of required trees on site (see Table 905.2-B).

TABLE 905.2-B

Required Number of Trees	Required Species
1-5	1
6-10	2
11-15	3
16-20	4
21-25	5
26 or more	6

- (4) Where more than one (1) species is required, even distribution shall be strived for and subject to County approval through the associated review process.
- (5) For shrubs, no one (1) species shall constitute more than twenty-five (25) percent of the total number of plantings.
- (6) Development projects one (1) acre or less in size are exempt from the diversity requirements of Subsections 3, 4, and 5 above.

e. Berms. Where berms are installed, drought tolerant ground cover or sod, such as Bahia, may be used to stabilize the berms. The height of the berm shall be measured and averaged at regular intervals on the exterior of the berm. The final height shall be determined by averaging the dimensions obtained. The measured interval distances shall be typically eight (8) feet.

- f. Tree Location. Trees are required to be located on the site; however, trees may be planted within rights-of-way or on public lands pursuant to Section 905.2.D.3.
- g. Use of Existing, Noninvasive Plant Materials. Existing, noninvasive plant materials may be used to meet the buffering and landscaping requirements, provided there is no reduction in the required landscaping and the required vegetation is adequate to meet the intent of the buffer being substituted for. If existing plant materials are retained to meet the requirements, the following standards shall apply:
 - (1) All new development shall retain existing, noninvasive plant materials to the maximum extent possible, unless stormwater management design, necessary grade changes, required infrastructure, or approved construction footprints necessitate their removal. Areas of retained plant materials shall be preserved in their entirety with all trees, understory, and ground cover left intact and undisturbed, provided that invasive, prohibited plant materials are removed.
 - (2) Numbered photographs with site plan key, or other forms of proof and a print date showing the extent of the existing landscaping shall be provided during the review process for assessment of the existing landscaping.
 - (3) The protection of existing, noninvasive plant materials shall conform to the standards listed in this Code, Section 802.
 - (4) The required buffer width shall be delineated on the plans and existing vegetation within those buffers can be administratively approved to be used in whole or in part to satisfy buffer requirements. The subsequent removal of the existing vegetation shall require additional review and approval .
 - (5) Trees located within environmentally sensitive lands shall not be counted or credited toward the total number of trees required.

2. Types of Planting Materials

a. Shade Trees

All required shade trees shall be selected from the Tree List in the [Development Manual](#), unless otherwise approved by the County Administrator or Designee. All shade trees used to satisfy landscaping requirements shall at a minimum have a two (2) inch caliper trunk and be a minimum of six (6) feet in height at the time of installation.

The County defines a shade tree as any tree with a height and spread over 20-feet tall at maturity, that is planted for its wider canopy, can maintain a higher bottom-branch scaffold, and provide relief from direct sunlight for at least six months of the year.

b. Ornamental Trees

All required ornamental trees shall be selected from the Tree List in the [Development Manual](#) unless otherwise approved by the County Administrator or Designee. All ornamental trees used to satisfy landscaping requirements shall at a minimum have a two (2) inch caliper trunk and be a minimum of six (6) feet in height at the time of installation.

The County defines an ornamental tree as any variety of tree which is not expected, at maturity, to reach a height of twenty (20) or more feet which is planted for its decorative value rather than for shading purposes. Ornamental trees are usually deciduous but may include short-growing conifers or palms.

c. Palms

Palm trees may be substituted for up to thirty (30) percent of the required shade trees at a rate of three (3) palm trees, grouped together, for one (1) shade tree. Exceptions may be made for Palms classified as “Shade Palm” in the [Development Manual](#), which may be planted individually. Palms must have a minimum of ten (10) feet of clear trunk at the time of installation.

d. Multiple-Trunk Trees

All proposed multiple-trunk trees shall have no less than three (3) trunks, each trunk equal to or greater than one (1) inch caliper, and shall be a minimum of six (6) feet in height at the time of installation.

e. Shrubs

(1) Shrubs grown in appropriately sized containers shall have the ability to be a minimum of twenty-four (24) inches in height within one (1) year of planting (unless otherwise required) and shall maintain that height. Shrubs shall be a minimum of eighteen (18) inches in height at the time of installation. Shrubs shall be spaced a distance appropriate to the species to create a continuous appearance within one (1) year of planting, but at no more than thirty-six (36) inches on center at the time of installation.

(2) Dwarf variety of shrubs grown in the appropriate-sized containers shall be a minimum of ten (10) inches in

height at the time of installation. Dwarf shrubs shall be spaced a distance appropriate to the species to create a continuous appearance within one (1) year of planting, but at no more than thirty-six (36) inches on center at the time of installation.

f. Ground Cover

Ground cover plants shall be spaced so as to present a finished appearance and to obtain a reasonably complete coverage within one (1) year after planting. Nonliving ground cover, such as mulch, gravel, rocks, etc., shall be used in conjunction with living plants so as to cover exposed soil and suppress fugitive dust.

g. Grasses

All portions of each site, which are not devoted to buildings, sidewalks, paving, or special landscape features shall be grassed, which may include wildflower grasses.

3. Installation of Planting Materials

- a. Avoid Utility Conflicts. Landscape installations shall be placed to avoid conflict with the existing and/or proposed utilities, both underground and overhead. Where interference with overhead utility lines is probable, ornamental trees shall be planted with a maximum spacing of twenty (20) feet on center. Consultation with the affected utility should occur for assistance with the selection of suitable vegetative species.
- b. Good Condition. All trees shall be planted according to the Florida Chapter, International Society of Arboriculture Standards for Planting, which is incorporated herein by reference. All trees must be maintained in good condition and planted in locations with adequate open space to allow for mature tree-canopy development.
- c. Avoid Easements. Trees shall not be planted within any easement that might interfere with the use of that easement.
- d. Nonliving Ground Cover. Nonliving ground cover such as mulch, gravel, rocks, etc. shall be used in conjunction with living plants to cover exposed soil and suppress fugitive dust. The nonliving ground covers shall be installed to a minimum depth of three (3) inches and should not be placed directly against the plant stem or tree trunk. Nonliving ground covers shall not be required for annual beds. Stone or gravel may be used to cover a maximum of twenty (20) percent of the landscaped area.
- e. Quality Practices. All landscaping shall be installed in accordance with standards and practices of the Florida Nursery,

Growers, and Landscape Association and the Florida Chapter of the International Society of Arboriculture.

- f. Height. All height requirements shall be based on the finished grade of the landscaped area and measured at the main stem.
- g. Quality of Planting Areas. Equipment, construction material, and debris or fill shall not be placed in future planting areas. There shall be no cleaning of equipment or material or the storage or disposal of waste materials, such as paints, petroleum products, oils, solvents, asphalts, concrete, mortar, or any other material within these future planting areas. At the time of completion, landscape areas shall be free of compaction, foreign debris, and other components not native to the site.
- h. Interim Coverage. All portions of a lot upon which development has commenced, but not continued for a period of thirty (30) days, shall be planted with a grass species or ground cover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within forty-five (45) days.

D. Specific Planting Requirements

1. Specific Standards for Residential Lots

- a. Minimum shade tree planting requirement. A minimum number of shade trees shall be planted or retained on all property upon which an individual lot is located in accordance with the following table:

Table 905.2-C

Size of Lot (Square Feet)	Minimum Number of Shade Trees
6,000 or less	1
6,001-8,999	2
9,000-11,999	3
12,000-14,999	4
15,000-17,999	5
18,000-43,559	6
1 Acre to Under 2.5 Acres	8
2.5 Acres to Under 5 Acres	6 per Developable Acre
5 Acres and Larger	4 per Developable Acre

- b. This requirement does not apply to lots of record existing before February 26, 2002.
- c. The minimum number of trees per lot can be counted toward minimum number of replacement inches if the landscape plans show a variety of tree species to select from to ensure diversity.

- d. All lots shall require at least one (1) shade tree be placed in the front yard of the lot. For multifamily projects, fifty (50) percent of the lots within a shared structure are required to meet this provision.
2. On-street Parking Areas/Plantings in Rights-of-Way. Trees planted within rights-of-way shall not be counted toward lot tree minimum requirements as outlined in Table 905.2-C.
- a. Trees planted in rights-of-ways are not required to meet the diversity requirement outlined in Table 905.2-B.
 - b. Tree plantings pursuant to this subsection of the Code shall require a County Right-of-Way Use Permit and a License and Maintenance Agreement if the Right-of-Way is to be dedicated to the County.
 - c. To prevent obstructed views of stop signs or other safety and traffic control signs, trees shall be placed a minimum of 30' from the face of said sign.
 - d. At no time, whether during installation or completion of construction, will there be imposed on the County any obligation to maintain or inspect plantings, including, but not limited to trees, shrubbery, etc., planted in the rights-of-ways pursuant to this section. Further, nothing herein is intended or shall be inferred to impose any obligation on the part of the County to maintain or inspect sidewalks constructed in accordance with any other section of this Code that are located in the same rights-of-way where said plantings are placed. All sidewalks constructed are subject to the provisions of section 901.8 of this Code and shall be inspected and maintained by the Developer and its successors and assigns, such as a CDD or HOA.
 - e. Utilities/Pavement. Trees shall be installed using a tree mitigation method as shown in the [Development Manual](#) when:
 - (1) The distance to any paved surface is less than the "Distance Between Paved Surface" column, shown in the Pasco County Tree list, found in the [Development Manual](#).
 - (2) The distance to any underground or ground level utilities is less than the "Ground Utility Minimum Distance from Trunk" column, shown in the Pasco County Tree list, found in the [Development Manual](#). This provision defines utilities as pressure pipes, sanitary sewer pipes, air release valves (ARVs), underground and above ground utility boxes, manholes, water meters, backflow prevention devices, and other such structures installed for and by utility companies, not including storm water pipes and underdrains.

3. Off Street Vehicular Use Areas. To divide and break up large expanses of paving, provide shading for paved areas, as well as creating an aesthetically pleasing environment. Applicable to all new or expanded off-street parking or other vehicular use areas.

a. General Requirements

- (1) A minimum of ten (10) percent of the on-site, vehicular use area shall be devoted to interior landscape areas. For those projects that cannot meet this requirement, alternative planting solutions may be proposed and approved administratively.
- (2) A minimum of one (1) shade tree for every 200 square feet of required interior landscaped area.
- (3) Other than trees, planting materials shall naturally grow no taller than thirty (30) inches.

b. Landscape Islands and Terminal Islands

- (1) Minimum length; one (1) foot less than the length requirements in 907.1.D.2
- (2) Minimum width of ten (10) feet, between back of curbs.
- (3) Maximum of ten (10) parking spaces between islands.
- (4) All rows of parking shall be bordered by a terminal landscaped island. Where a terminal island abuts a required buffer area or where two (2) rows of parking abut either perpendicularly or at an angle, the required plantings may be relocated elsewhere on the site upon approval of the landscape plan.
- (5) Planting Requirements Per Island:
 - (a) One (1) evergreen shade tree; shall be set back a minimum of four (4) feet from the drive aisles.
 - (b) Shrubs, dwarf shrubs, ornamental grasses, or ground cover plants shall be placed to provide a finished appearance at the time of inspection. These plantings shall be set back a minimum of one (1) foot from curbing or pavement.

c. Landscape Medians

Where a drive aisle is not loaded with parking spaces and

another buffer is not immediately adjacent, the following planting area shall be required:

- (1) Minimum width of five (5) feet, between back of curbs.
- (2) Planting Requirements for Medians:
 - (a) One (1) understory tree every thirty (30) feet.
 - (b) Shrubs, dwarf shrubs, ornamental grasses, or ground cover plants shall be placed to provide a finished appearance at the time of inspection. These plantings shall be set back a minimum of one (1) foot from curbing or pavement.
- (3) No landscaping shall be placed in a manner that would impede the clear-sight triangle of internal drive aisle intersections with other drive aisles or pedestrian paths.
- (4) The County Administrator or designee may consider alternative landscape plantings and median widths as part of the review process.

d. Additional Considerations and Standards

- (1) Use of existing noninvasive trees is preferred in the design of the vehicle use area. Where existing trees are retained in landscape islands, the number of uninterrupted parking spaces in a row may be increased to fifteen (15).
- (2) For industrial parks or land devoted to industrial use, only the parking areas between the front of the building line and the road right-of-way or easement providing access shall comply.
- (3) For vehicle use areas serving large vehicles requiring additional maneuvering room, such as truck stops, motor freight terminals, boat and RV storage, and distribution centers, up to fifty (50) percent of required vehicle use area landscaping may be transferred and added to the perimeter buffer or roadway buffer.
- (4) Areas that utilize grass parking shall not be subject to the provisions above so long as the vehicle use area provides for orderly circulation and parking spaces are delineated with wheel stops.
- (5) Where known or newly emerging clean energy technologies are proposed to be installed (including, but

not limited to, solar carports, wind turbines, and electric vehicle charging stations), and the installation of such technologies conflict with these landscaping requirements, the County Administrator or designee may administratively approve modifications to landscaping materials or planting locations during the review process without the need for formal submission of an Alternative Standard.

4. Building Perimeter Landscaping

The intent and purpose of building perimeter landscaping is to provide for visual interest, prevent monotony, break up wall and pavement expanses, and clearly define entryways.

- a. Building perimeter landscaping shall be placed such that a minimum of fifty (50) percent of the building perimeter is landscaped.
- b. All shopping center, retail, office, multifamily, clubhouse, or similar uses shall provide perimeter building landscaped beds in a minimum amount equal to ten (10) percent of the proposed building ground-level floor area.
- c. These building perimeter landscape areas shall be located adjacent to the building and shall consist of landscaped areas, raised planters, or planter boxes that are a minimum of five (5) feet wide. These landscaped areas shall include:
 - (1) Any combination of ornamental trees or group of palms, at a rate of one (1) tree or group of palms per fifty (50) linear feet within the required landscape area. Shade trees planted within fifteen (15) feet of the building may count towards meeting this requirement.
 - (2) At a minimum, the required landscape area is to have a single row of plantings, consisting of species reaching at least thirty-six (36) inches tall at maturity.

Alternative design solutions for these building perimeter landscaping requirements that meet or exceed the intent and purpose of this section may be considered through the review process.

5. Site Perimeter Landscape Buffering and Screening

The intent and purpose of providing landscape buffering and screening is to provide for an aesthetically pleasing developed environment and separation between uses and intensities where appropriate. Perimeter landscaping is required on all sides of a lot. The required buffer type is based on the subject property's district/use and the adjacent district/use as shown in Tables 905.2-D and 905.2-E at the bottom of this section.

- a. Where the buffers are located within residential subdivisions, the buffers shall be indicated as tracts and the applicable minimum side or rear yard shall be measured from the tract line.
- b. For residential uses where the buffers are not located within a subdivision, they shall be delineated by an easement and the applicable side or rear yard shall be increased by the width of the required buffer. Additionally, where the buffer is located within an easement, the applicable side- or rear-yard setback, as required by the zoning district, shall be measured from the easement line. Further, when a buffer is located within an easement, additional conditions relating to the maintenance and disclosure of the buffer requirements to the lot owner may be imposed by the County.

TABLE 905.2-D

District/Use Key:		Adjacency Matrix:										
		1	2	3	4	5	6	7	8	9	10	11
Agricultural Districts	1	-	-	-	-	-	-	-	-	-	F	-
Residential Districts ⁽¹⁾	2	A	B	B	B	C	C	-	B	D	F	B
Commercial/Office Districts/Uses	3	A	B	A	A	B	C	-	A	D	F	A
Industrial Districts/Uses	4	B	C	B	E	B	C	-	A	D	F	A
Automotive Service Stations and Convenience Stores with Gas Pumps	5	B	C	B	B	B	B	-	B	G	F	A
Vehicle Dealerships	6	A	H	A	A	A	A	-	A	D	F	A
Mining Operations/Construction and Demolition Debris Disposal Facilities/Landfills (All Types)	7	-	C	C	C	C	C	-	C	C	F	A
Self-Storage Facilities (Free Standing RV/Boat Storage Facilities do not need a buffer against Agricultural Districts)	8	A	B	A	A	B	A	-	A	#	F	A
Rights-of-Way ⁽²⁾	9	-	-	-	-	-	-	-	-	-	-	-
Controlled Access Roadways	10	-	-	-	-	-	-	-	-	-	-	-
Electrical Substations, Distribution Electrical Substations or Similar Uses, Including Solar Facility	11	B	B	A	A	A	A	A	A	D	F	-

(1) Single Family Districts, Multiple Family Districts, and Mobile Home Districts shall be required to provide a Type “B” buffer between each other. Developments of the same district shall not be required to buffer from themselves.

(2) Applies to major County roads and Type 1 subdivision collectors, except rights-of-ways as outlined in Section 905.3, or as required by this Code. Where a local roadway exists, the required buffer shall be determined by the adjacent district/use directly across the local roadway.

For specific requirements for Self-Storage Facility buffering, see LDC Section 1105.

**TABLE 905.2-E
Landscaping Buffer and Screening Requirements**

Buffer Type	Width	Shade Trees⁽¹⁾	Shrubs	Visual Screening⁽²⁾	Accent Plantings⁽³⁾
A Light	10	1 / 60 LF	Single row of evergreen shrubs	N/A	N/A
B Moderate	15	1 / 30 LF	Single row of evergreen shrubs	6' min – 8' max with any combination: Opaque fence (no wood or chain link), wall, berm, or hedge (plantings 1 / 5 LF)	N/A
C Dense	20	1 / 20 LF staggered	Single row of evergreen shrubs	6' min – 8' max with any combination: Opaque fence (no wood or chain link), wall, berm, or hedge (plantings 1 / 5 LF)	N/A
D-1 Nonlocal Roadway - General	Varies ⁽⁴⁾⁽⁵⁾	1 / 30 LF	5 shrubs per tree	N/A	50 / 100 linear foot
D-2 Nonlocal Roadway- Vehicle Use Area	Varies ⁽⁴⁾⁽⁵⁾	1 / 30 LF	Double row of staggered evergreen shrubs 3' tall at planting OR Combination of a berm and single row of evergreen shrubs, 3' tall at installation		30 / 100 linear foot
D-3 Nonlocal Roadway - Residential	Varies ⁽⁴⁾⁽⁵⁾	1 / 30 LF	5 shrubs per tree	6' min – 8' max with any combination: Opaque fence (no wood or chain link), wall, berm, or hedge (plantings 1 / 5 LF)	50 / 100 linear foot
E ⁽⁶⁾ Industrial to Industrial	5	1 / 60 LF	Single row of evergreen shrubs	N/A	N/A
F-1 ⁽⁷⁾ Controlled Access Roadways – Residential	20	1 / 60 LF	5 shrubs per tree or single row of evergreen shrubs	Wall (masonry or ornamental); may be placed atop berm to achieve height. Within 500 feet: sound wall, 10' Over 500 feet: 8'	50 / 100 linear foot
F-2 ⁽⁷⁾ Controlled Access Roadways – All Other	20	1 / 60 LF	5 shrubs per tree	8' min with any combination: Wall (masonry or ornamental), berms, or hedge (plantings 1 / 5 LF)	50 / 100 linear foot
G Service Stations and Convenience Stores with Gas Pumps	20 ⁽⁵⁾	1 / 20 LF staggered	Double row of staggered evergreen shrubs 3' tall at planting OR Combination of a berm and single row of evergreen shrubs, 3' tall at installation.		50 / 100 linear foot
H Vehicle Dealership	20 ⁽⁸⁾	1 / 20 LF staggered	5 shrubs per tree or single row of	6' min – 8' max with any combination:	N/A

to Residential			evergreen shrubs	Opaque fence (no wood or chain link), wall, or berm	
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(1) To provide options and diversity in design, up to 30% of required shade trees may be substituted with ornamental trees and/or groups of palms.

(2) If the visual screen on the adjacent development has already been approved and installed, this requirement shall be waived.

(3) Accent Plantings may be either shrubs, dwarf shrubs, or ornamental grasses.

(4) The minimum width will vary according to the ultimate width of abutting right-of-way and project size as follows:

Right-of-Way Width and Buffer Required:

- 0-99 Feet: 10 Feet
- 100 or More: 15 Feet
- 15 Acres or Larger Project Regardless of Right-of-Way Width: 20 Feet

(5) When a corridor right-of-way is dedicated in accordance with this Code, the Type D and G buffer widths may be reduced to no less than ten (10) feet as part of plan review, provided the intent and purpose of this section are met.

(6) When the industrial uses are adjacent, such as sharing of side-yard line, the buffer is only required to extend from the front property line to that point parallel to the front building line.

(7) Any Controlled Access Roadway also designated as a Scenic Corridor per the Pasco County Comprehensive plan shall provide a visual screen consisting of native vegetation and double rows of trees or stands of trees. The number and specific planting criteria shall meet the intent of shielding the traveling public's view of sound walls, walls, and fences, and signage while providing for views of open space and natural areas.

(8) Where the vehicle dealership site is larger than 3 acres, the buffer width shall be increased to 40 feet.

- c. **Joint Landscape Areas.** When perimeter landscape areas are required on adjacent properties with similar densities and intensities, the County Administrator or designee may approve a Joint Landscape Area permitting installation of one (1) such landscape area on the adjoining boundary. The Joint Landscape Area shall be a recorded, binding agreement on both property owners and their successors in interest and shall be approved by the County Administrator or designee. The agreement shall describe each property owner's initial landscape requirements and ongoing maintenance responsibilities between the two parties. The Joint Landscape Area shall meet or exceed the intent of the properties' buffer requirements including required trees and screening opacity.
- d. **Drainage Easements.** Where drainage easements encroach the Perimeter landscape Buffering areas, landscape shall be installed to allow positive flow of the stormwater drainage.
- e. Unless specifically stated elsewhere in this Code, landscape buffers shall follow the stricter provision between use or zoning district. Within MPUD Master Planned Unit Developments, the buffering required shall be in accordance with the use within that phase, portion, and parcel of the MPUD plan.

6. Water Management Systems

- a. All manmade dry and wet retention areas that are visible from the right-of-way shall be designed to appear natural by avoiding squared edges and appearing more rounded where possible. In addition, the following standards shall apply:
 - (1) Trees shall be planted along the banks of the water management area at a minimum rate of one (1) shade tree per fifty (50) lineal foot of pond bank.
 - (a) No landscape buffer shall be required between a retention/detention pond and a Type 1 subdivision road if there is an average pond width of 125 feet.
 - (b) No landscape buffer shall be required between a retention/detention pond and a collector road if there is an average pond width of 175 feet.
 - (2) Retention/detention ponds between an arterial road and the development, or ponds adjacent to the right-of-way that do not comply with the above requirements shall install the full buffer.
- b. Retention/detention ponds and swales not visible from the right-of-way shall be permitted within a required buffer provided they are consistent with the following criteria:
 - (1) Retention/detention ponds and swales shall not exceed, at any location within the required buffer, seventy (70) percent of the required buffer width.
 - (2) A minimum five (5) foot wide, level planting area shall be maintained between the retention/detention pond or swale and the public right-of-way or adjacent parcel. This area shall be planted with trees and shrubs to provide a natural appearance.
- c. The banks of dry retention areas shall be sodded to the pond bottom. Wet retention areas shall be sodded to the seasonal high water line. Bahia grass may be used or planted in retention/detention areas, drainage areas, wetland setback areas and mitigation areas.
- d. Stormwater retention and detention areas that are visible from the public right-of-way or located within a required buffer and, if required to be fenced in accordance with the SWFWMD requirements, shall be enclosed with a nonopaque, six (6) foot decorative, metal or vinyl-coated chain-link fence. Regular chain-link fences shall not be permitted.

E. Landscape Acceptance, Maintenance, and Prohibitions

1. All landscaping, including those areas as outlined in Section 905.2.D.3 as approved through the applicable development review process, shall be maintained by an entity other than the County.
2. All required landscaping shall be maintained in a healthy condition in perpetuity in accordance with this Code.
3. All installed landscaping shall be neat and orderly in appearance and kept free of refuse, debris, disease, pests, and weeds, and shall be fertilized and irrigated as needed to maintain plants in a healthy condition.
4. Maintenance and pruning of required shade or ornamental trees is allowed in order to remove diseased or dead wood, remove hazardous limbs, remove or trim limbs that would obstruct vehicular movement, utility lines, or pedestrian traffic, remove double leaders or crossing limbs, or maintain or correct the size of the tree. Trimming to provide proper clearance from overhead utility lines shall be allowed; however, it shall not be allowed to significantly alter the natural form of the tree. Pruning that grossly alters the natural characteristic form of that species is not permitted, (e.g. topiary sculptures or "lollipop" shapes).
5. Plantings classified as Prohibited, Invasive (No Use), Invasive, and High Risk in the "Central" zone on the "Assessment of Non-Native Plants in Florida's Natural Areas" page of University of Florida/Institute of Food and Agricultural Sciences (US/IFAS) shall be prohibited. Invasive species located within the area of the project proposed to be developed are required to be removed. Ongoing maintenance to prevent the establishment of prohibited, invasive species is required.
6. Any plant materials of whatsoever type and kind required by these regulations shall be replaced within thirty (30) days of their demise and/or removal.
7. Paving, treating, or covering a required landscape area in any way that renders it impervious is prohibited.
8. Parking of vehicles shall not be permitted in required landscape areas.
9. Certification Requirements for New Development
 - a. Certification. A registered landscape architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or designee, shall conduct a final field inspection. A Certificate of Compliance with the requirements of this section shall be provided to the County and the property owner prior to obtaining a Certificate of Occupancy (CO). If the property owner installs the landscaping and irrigation, the owner shall act as the

certifying agent.

- b. Installation Prior to CO. Prior to the issuance of any CO, or where no CO is required, prior to final inspection or the use of the lot, all required landscaping shall be installed and in place as set out in the approved landscape plans. In cases where timely installation of landscaping is not practicable due to the season or shortage, as determined by the County Administrator or designee, a bond satisfactory to the Engineering Services Department shall be posted until the planting occurs.

F. Alternative Standards

The County Administrator or designee may approve a request for alternative standards when the intent and purpose of this section is met or exceeded by the proposed design. This is specifically designed to encourage the application of creativity in proposals for landscape solutions that comply with Section 905.2.A.