

## 7.5. Landscaping

### 7.5.1. Purpose and Intent.

The purpose of this section is to improve the appearance, environment, character, and value of the area within the City of Venice through the following landscaping and buffering standards.

- A. Applicability.** All development that involve site and development plans, new construction of a principal structure (except for building permits for single family structures), expansion of an existing principal structure by 2,000 square feet or more, new construction or reconstruction of a parking lot, or expansion of a parking lot by 20 or more spaces, must comply with the requirements of this section. For the purpose of this section, re-stripping or maintenance of a parking lot shall not be considered reconstruction.
- B. Landscape Plan Required.** All developments subject to a site and development plan and/or preliminary plat review per Section 3 of this LDC, or as determined to be necessary by the Director to effectuate the review of the project, shall submit a landscape plan. The plan must include the narrative and calculations to ensure that the proposed landscaping will be in compliance with requirements of this LDC. The landscape plan must be signed and sealed by a State of Florida licensed landscape architect. The landscape plan, drawn on 24 inch by 36 inch plan sheets, must at a minimum include the following items where applicable:
  1. Date, scale, north arrow, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan;
  2. Location of existing boundary lines and dimensions of the site, the zoning classification of the site, and the zoning classification of adjacent properties, A vicinity map should also be attached to or made a part of the plan;
  3. The location of the twenty-five (25) year and one hundred (100) year floodplain, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed buildings, streets, utility easements, driveways, parking, sidewalks, and similar features;
  4. Project name, street address, and legal description;
  5. Location, height, and material of proposed screening and fencing (with berms to be delineated by one (1) foot contours);
  6. Locations and dimensions of proposed landscape buffers, areas, and cross section;
  7. Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or diameter breast height sizes at installation, heights, spread, method of irrigation and spacing. The location, size, and type of all protected, Venetian, Heritage, and Canopy trees as per Chapter 89, Section 3 Tree Preservation, Protection and Replacement;
  8. Calculations as to the amount (in square feet) of vehicle use and landscaped areas required and provided;

9. An indication of how existing healthy trees proposed to be retained will be protected from damage during construction per the requirements of Chapter 89, Section 3 Tree Preservation, Protection and Replacement.
  10. Size, height, location and material of proposed lighting, planters, sculptures, and water features;
  11. A plan drawn to site scale no smaller than 1:10 and no greater than 1:60 scale showing in addition to the above items the location of roads, sidewalks, buildings, buffers, planters, drainage facilities, easements, property lines and fences;
  12. Location of visibility triangles on the site (if applicable), including visibility triangle within parking areas; and
  13. Other information as may be required by the Department Director to determine whether the landscape plan meets the requirements of this Code.
- C. Landscape Installation.** Before issuance of a certificate of occupancy, all landscape required by this section must be installed. If a situation arises where installation of landscape is impossible, a temporary certificate of occupancy may be issued. Installation of landscape materials shall be in accordance with the approved landscape plan and shall be installed in a sound, workmanlike manner and in accordance with ANSI A300 Standards.
- D. Landscape Maintenance.** All landscape vegetation shall be maintained in a healthy condition by the property owner. Any landscape vegetation that is damaged, disease ridden, dead, or considered a hazard, must be abated by the property owner.
- E.** established trees as defined in Chapter 89, Tree Preservation, Protection and Replacement.
- F. Terms.** All terms regarding tree types and plant materials shall be consistent with Chapter 89, Section 3 Tree Preservation, Protection and Replacement. Where conflicts arise, terms defined in Chapter 89 shall be the standard for the requirements in this section.
- G. Conflict.** Where conflicts for landscaping and buffering occur in this LDC, the more stringent provision shall be required.

#### 7.5.2. Plant Materials

- A. Selection of Materials.** Plant materials used to meet the requirements of this section must meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, Parts I and II, Department of Agriculture, State of Florida (as amended). Root ball sizes on all transplanted plant materials must also meet state standards.
1. **Tree Requirements.** All trees installed as part of a landscape plan shall meet the requirements of Chapter 89, Section 3 Tree Preservation, Protection and Replacement. Permitted tree types are included in the Master Tree Species List, of Chapter 89, Section 3 Tree Preservation, Protection and Replacement.
  2. **Mulch Requirements.** Mulch material shall consist of shredded softwood or hardwood chips, needles, oak leaves, brick chips, and similar items. Non-porous materials shall not be used as mulch. Mulch shall be placed to a minimum depth of two inches. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. The intention of these regulations is to allow mulch within a landscape design while not allowing an entire yard to only be covered with mulch.

- a. **Installation Standards.** The top level of the mulch shall not exceed the height of the immediately adjacent ground surface. Mulch shall not be placed directly against a plant stem or tree trunk. Non-organic mulch including rubber, decorative gravel or crushed stone shall be allowed only in planting areas (e.g., in gardens or hedge areas).
- b. **Limits on Installation.**
  - i. Organic mulch may be used without limit underneath shrubs and trees, provided the shrubs and trees.
  - ii. No more than 50 percent of the required front and side yards may be covered with mulch.
3. **Native and Florida Friendly Plant Material.** At least 75 percent of required material must be Native Florida and/or Florida Friendly (as identified in the Florida-Friendly Plant Database administered by the IFAS Extension) trees and shrubs species. Existing Florida-native plant material shall be given priority for preservation in development. The 75 percent requirement for native plant materials must be met individually for trees and shrubs.
4. **Hedge Plants.** Hedge plants shall be a minimum of 24 inches in height when measured immediately after planting. Hedge plants, where required in this LDC, shall be planted not more than 30 inches on center, and maintained so as to form a continuous, unbroken, solid visual screen. Shrubs shall be rated Florida Grade No. 1 and selected from the following list:

Table 7.5.1. Hedge Plants

Common	Scientific
Anise, Yellow*	<i>Illicium parviflorum</i>
Buttonwood, Green*	<i>Conocarpus erectus</i>
Buttonwood, Silver*	<i>Conocarpus erectus</i> 'sericeus'
Cocoplum, Redtip*	<i>Chrysobalanus icaco</i>
Firebush*	<i>Hamelia patens</i>
Gallberry*	<i>Ilex glabra</i>
Hibiscus	<i>Hibiscus rosa-sinensis</i>
Holly, Dwarf Yaupon*	<i>Ilex vomitoria</i> "Schillings Dwarf" <i>Dwarf cultivars or varieties</i>
Ixora	<i>Ixora coccinea</i>
Podocarpus	<i>Podocarpus macrophyllus</i>
Privet, Florida*	<i>Forestiera segregata</i>
Seagrape*	<i>Coccoloba uvifera</i>
Simpson Stopper*	<i>Myrcianthes fragrans</i>
Viburnum, Awabuki	<i>Viburnum odoratissimum</i> "Awabuki"
Viburnum, Sandankwa	<i>Viburnum suspensum</i>
Viburnum, Sweet	<i>Viburnum odoratissimum</i>
Viburnum, Walters*	<i>Viburnum obovatum</i>
* NATIVE SPECIES	

- 5. Accent Plants.** All required accent plants shall be a minimum of one-gallon nursery specification, unless otherwise noted in this Section, at the time of planting. Plants shall be rated Florida Grade No. 1 and selected from the following list (\* indicates native species):

Table 7.5.2. Accent Plants

Common	Scientific
Allamanda	<i>Allamanda cathartica</i>
Allamanda	<i>Allamanda neriifolia</i>
American Beautyberry*	<i>Callicarpa americana</i> spp.
Azalea, Florida Flame*	<i>Rhododendron austrinum</i>
Azalea, Pinxter or Piedmont*	<i>Rhododendron canescens</i>
Florida Bamboo, clumping varieties only	<i>Bambusa</i> spp.
Azalea	<i>Rhododendron</i> spp.
Bird of Paradise	<i>Strelitzia reginae</i>
Bougainvillea	<i>Bougainvillea glabra</i>
Butterfly Weed*	<i>Asclepias tuberosa</i>
Cardboard Plant	<i>Zamia furfuracea</i>
Cast-Iron Plant	<i>Aspidistra elatior</i>
Christmasberry*	<i>Lycium carolinianum</i>
Coontie*	<i>Zamia floridana</i>
Copperleaf	<i>Acalypha wilkesiana</i>
Crinum Lily	<i>Crinum</i> spp.
Croton	<i>Codiaeum variegatum</i>
Firespike	<i>Odontonema cuspidata</i>
Ginger, Shell	<i>Alpinia zerumbet</i>
Golden Dewdrop	<i>Duranta erecta</i>
Hawthorn, Indian, disease resistant	<i>Raphiolepis</i> spp.
Hibiscus, Red*	<i>Hibiscus coccineus</i>
Iris, African	<i>Dietes</i> spp.
Lady Palm	<i>Rhapis excelsa</i>
Mimosa, Sunshine*	<i>Mimosa strigillosa</i>
Milkweed, Scarlet	<i>Asclepias curassavica</i>
Needle Palm*	<i>Rhapidophyllum hystrix</i>
Philodendron	<i>Philodendron</i> spp.
Plumbago	<i>Plumbago auriculata</i>
Palmetto, Saw*	<i>Serenoa repens</i>
Shrimp Plant	<i>Justicia brandegeana</i>
Snowberry*	<i>Chiococca alba</i>
Snow Bush	<i>Breynia disticha</i>
Thryallis	<i>Galphimia gracilis</i>
Turks-Cap	<i>Malvaviscus arboreus</i>
Varnish Leaf*	<i>Dodonaea viscosa</i>
White Indigoberry*	<i>Randia aculeata</i>
Wild Coffee*	<i>Psychotria nervosa</i>
Yellow Necklace Pod*	<i>Sophora tomentosa</i> "Truncata"

**6. Ground Cover and Lawn Grass.** Ground cover and lawn grass shall be installed in such a manner as to present a finished, neat appearance. At least 75 percent of ground cover and lawn grass material must be Native Florida and/or Florida Friendly (as identified in the Florida-Friendly Plant Database administered by the IFAS Extension) species. Grass areas shall be consolidated to areas of a site which are frequented by pedestrian traffic, provide recreational uses, provide cover for drain basins, or provide soil erosion control.

**B. Invasive Exotics.** The following highly invasive exotic plants must be removed from the development area. Methods to remove and control invasive exotic plants must be included on the development order plans. Sites shall be maintained to ensure no invasive exotic plants occur on the site. For purposes of this subsection, invasive exotic plants include the following

Table 7.5.3. Invasive Exotics

Common Name	Scientific Name
Melaleuca, paper tree	Melaleuca quinquenervia
Brazilian pepper, Florida holly	Schinus terebinthifolius
Australian pines	All Casuarina species
Earleaf acacia	Acacia auriculiformis
Downy rosemyrtle	Rhodomyrtus tomentosus
Tropical soda apple	Solanum viarum
Winged yam	Dioscorea alata
Air potato	Dioscorea bulbifera
Lantana	Lantana camara
Seaside mahoe	Hibiscus tiliaceus
Scaevola Beach naupaka	Scaevola taccada
Guinea grass	Panicum maximum
Woman's tongue	Albizia lebbek
Bishopwood	Bischofia javanica
Carrotwood	Cupianopsis anacardioides
Java plum	Syzygium cumini
Norfolk Island Pine	Araucaria heterophylla
Rosary pea	Abrus precatorius
Lead Tree	Leucaena leucocephala
Cesarweed	Urena lobata

### 7.5.3. Irrigation

**A. Irrigation Design and Maintenance Standards.** Irrigation systems are required for all required landscaped areas. Irrigation systems are required to be operational before building occupancy. All required landscaping areas shall be irrigated by a permanent irrigation system that meets the following requirements:

1. Irrigation systems shall be water efficient, with *WaterSense* (as administered by the United States Environmental Protection Agency) labeled irrigation controllers encouraged, to meet watering needs of a landscape without overwatering.
2. Irrigation systems shall not be connected to both potable and non-potable sources, which could lead to contaminating potable water supplies.
3. Irrigation system piping shall be underground.
4. All required irrigation systems must be designed to minimize the application of water to impervious areas.
5. Irrigation systems shall be operated by an automatic irrigation controller and/or timer, and with a rain sensor.
6. The design of the irrigation system shall include sprinkler heads and devices appropriate for the landscape material to be irrigated.
7. The developer/owner is responsible for maintenance of the required irrigation consistent with the development order, the provisions of this section, and F.S. § 373.62, as may be amended.

**B. Irrigation Plan Required.** Prior to issuance of a certificate of occupancy, an applicant must submit an irrigation plan for all required landscaped areas in conjunction with any required landscape plan. The conceptual irrigation plan must, at a minimum, indicate:

1. The type of irrigation system proposed.
2. Irrigation application rates and controller duration times for each zone shall be calculated and noted on the irrigation plans.

### 7.5.4. Street Trees and Foundation Plantings \*\*\*Policy question...do we want to require street trees as part of plats...or site and development plans\*\*\*. If so, language has been prepared below:

**A. Required.** Any development that involves the construction of a new principal building or expansion of an existing principal building by 2,000 square feet or more must include the installation of street trees on the adjacent right of way and foundation plantings abutting the building. Single family structures are excluded from this requirement.

1. **Minimum Street Trees and Foundation Plantings.** A minimum of one street tree is required per 30 linear feet, on center, of right of way, and a minimum of one foundation plant is required for each three linear feet of the exterior building perimeter. Clustering of street trees and foundation plantings to meet this requirement shall not be permitted. All street trees must be installed in accordance with best practices. A combination of canopy trees and understory trees may be used to achieve the minimum street trees

requirement. A minimum 3 feet distance shall be required for any street tree from any utility, such as power poles.

2. **Foundation Plantings.** Foundation plantings may be comprised of shrubs, accent plants, and ornamental grasses in any combination, provided that no less than 50 percent of the total required materials are shrubs, accent plants, and/or ornamental grasses. For the purpose of this Section, artificial turf shall not be permitted to meet landscaping requirements. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and walkways, and provide visual breaks along monotonous building facades.
3. **Time.** All street trees shall be installed within six months of the issuance of a certificate of occupancy.

- B. **Exceptions.** The planting of street trees and foundation plantings may be waived by the Director if there are already a minimum required number of trees installed or if the presence of utility lines, curb cuts, or other features conflict with the establishment of a street tree and foundation plantings.

#### 7.5.5. *Parking Lot Landscaping Requirements*

- A. **Applicability.** Any new construction or reconstruction of a parking lot must comply with the requirements of this section. Expansion of an existing parking lot must comply with the requirements of this section for all newly created parking and access areas except where the provided, only the newly created parking and access areas shall comply with the requirements of this section.
- B. **Parking Area Perimeter Standards.** Parking lot perimeter boundaries shall meet the following requirements:
  1. **Location.** Where any parking area is located along or within fifty (50) feet, from a public right-of-way (other than an alley), the parking lot must be screened by the parking area perimeter standards below. A parking area shall be defined as any surface area used for off-street parking, storage or display of vehicles, areas for loading and unloading goods, and service areas and drive-throughs. Driveways for single family or two family dwellings shall not be considered parking areas for purposes of this Section.
  2. **Parking Area Perimeter Standards.** Perimeter standards for parking areas shall meet the following requirements:
    - a. A minimum of one canopy tree per thirty-five (35) linear feet (or portion thereof), on center, shall be planted around the perimeter of parking lot areas.
    - b. A continuous hedge comprised of shrubs planted not more than thirty (30) inches, on center, shall be planted around the perimeter of the vehicular use area. Species must be of sufficient type to achieve a mature height of five feet from grade.
    - c. Parking lots or portions of parking lots not located along, within fifty (50) feet oriented to adjacent residentially zoned properties must provide a wall or fence at least four feet in height at the perimeter of the property.

**C. Interior Parking Area Standards.** Interior parking area landscaping shall be provided as follows:

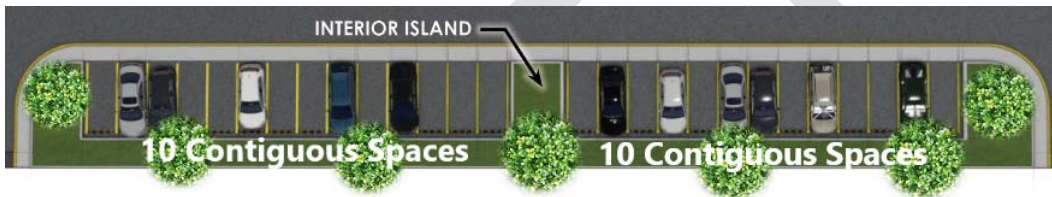
1. **Required Square Footage of Landscape Area.** A minimum of ten (10) percent of the parking lot shall be devoted to interior landscaping. In calculating this percentage, the area shall include impervious portions of the parking lot including all access and circulation areas. Terminal and interior islands and divider medians shall be used to comply with required interior parking lot landscaping.
2. **Planting.** At least one canopy tree shall be planted and established within the parking area interior for every twenty (20) parking spaces.
3. **Terminal Islands.** Terminal islands shall meet the following requirements:
  - a. Each row of parking spaces shall end with terminal islands to separate parking from adjacent drive lanes.
  - b. Each terminal island shall measure at least eight (8) feet in width by eighteen (18) feet in length, measured from the inside of the curb. A design alternative may be requested for the size of terminal islands so long as at least six (6) feet in width and sixteen (16) feet in length is provided.
  - c. No more than twenty (20) parking spaces may be located between terminal islands.
  - d. Within terminal islands, one canopy tree shall be required for every 150 square feet (or fraction above one half thereof), with a minimum of one canopy tree required per terminal island.
  - e. Terminal islands shall be landscaped with shrubs, accent plants and ornamental grasses.
  - f. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two feet behind the back of the curb to provide for pedestrian access to parked vehicles.
  - g. Parking areas or portions of parking lots not visible from the streets excluding alleys, shall not be required to install terminal islands.

Fig. 7.5.5.1 Terminal Islands



4. **Interior Islands.** Interior islands shall be used to ensure there are no more than ten (10) contiguous spaces, however a design alternative may be requested to allow for greater than ten (10) contiguous spaces, so long as no more than twenty (20) contiguous spaces. Interior islands shall meet the following requirements:
  - a. Each interior island shall measure at least eight (8) feet in width by eighteen (18) feet in length, measured from the inside of the curb. A design alternative may be requested for smaller interior islands, so long as at least six (6) feet in width and sixteen (16) feet in length is provided.
  - b. Within interior islands, one canopy tree shall be required for every 150 square feet (or fraction above one half thereof), with a minimum of one canopy tree required per interior island.
  - c. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two feet behind the back of the curb to provide for pedestrian access to parked vehicles.

Fig. 7.5.5.2. Interior Islands



5. **Landscaped Divider Medians.** Landscaped divider medians shall form a continuous landscaped strip between abutting rows of parking areas or access drives. Landscaped divider medians shall meet the following requirements:
  - a. The minimum width of a divider median shall be seven (7) feet, measured from the inside of the curb; if hardscape is provided, seven (7) feet shall remain for landscape. A design alternative may be requested for the width of a divider median.
  - b. If a parking lot contains six (6) bays/rows of parking spaces or more, a minimum of one (1) landscaped divider median shall be required and additional landscaped divider medians shall be required for each additional six (6) bays/rows of parking spaces – A design alternative may be requested for the minimum number of required landscaped divider medians.
  - c. One canopy tree shall be required for each thirty five (35) linear feet of divider median (or fraction above one half thereof).
  - d. Shrubs shall be planted in divider medians which separate parking areas from access drives to form a continuous hedge the full length of the divider median.

Fig. 7.5.5.3 Divider Medians



6. **Curbing and Wheel Stops.** Concrete curbing shall be provided within all parking areas to prevent vehicles from encroaching onto and overhanging required plantings, sidewalks, rights-of-way or adjacent property. Wheel stops may be substituted at the closed end of parking stalls where they abut required plantings or sidewalks.
7. **Protection of Existing Native Plant Communities.** For vehicular use areas, where healthy, native vegetation exists on a site prior to its development, in part or in whole, the Director may adjust the requirements of this section to allow credit for such plant material (excluding any sick, topped or damaged trees, or any trees included on the protected species tree list).
8. **Lighting.** Parking lot lighting shall not be located such that it prevents the installation of required trees, or that required trees will block lighting. Parking lot lighting layout and heights shall meet the standards as set forth in Section 7.7 of this LDC.

Fig. 7.5.5.4 Interior Parking Area Standards Combined (For Illustrative Example Purposes Only)



*7.5.6. Miscellaneous Landscaping*

**A. Landscaping Adjacent to Mechanical Equipment, Services Areas and Dumpster Enclosures.** The exterior of any service area, lift station, or dumpster enclosure shall be landscaped with:

1. A minimum of one shrub for every three linear feet, on center, and one small understory tree for every 35 linear feet.
2. A decorative fence or wall may be used to satisfy the planting requirements for these facilities provided such fence or wall is at least six feet in height from grade and completely encloses the area.
3. Landscaping and or walls/fences shall be installed no less than three feet from the equipment to allow for access, maintenance and required air flow.