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**CHAPTER 13 – RESERVED**

**CHAPTER 16 – PARKS AND RECREATION**

**Sec. 16-86. - Tree trust funds established by city Planning District.**

- (a) Description and general boundaries. There ~~is~~ are hereby established, by city Planning District, as set forth and described in sec. 27-20 of the city code, ~~an~~ five (5) distinct, interest-bearing tree trust funds:
- (1) Central Tampa;
  - (2) Westshore;
  - (3) University;
  - (4) New Tampa; and,
  - (5) South Tampa.
- (b) Purpose. These trust funds are established for the deposit, maintenance, and distribution of all ~~monetary contributions~~ required payments, approximating the cost of ~~contributed~~ required mitigation trees, pursuant to ~~Chapter 13, Landscaping, Tree Removal, and Site Clearing Code~~ chapter 27, art. VI, div. 4, of the city code.
- (c) Payments to funds. All ~~contributions~~ payments pursuant to chapter 13 shall be ~~monetary payments~~ made into this the specific tree trust fund, established for the Planning District from which the tree(s) have been removed and require mitigation. All monies collected shall be properly identified by Planning District and Tree Type (1, 2, 3, or Palm), transferred for deposit into the appropriate tree trust fund to be held in separate accounts, and used solely for the purposes specified in this section.
- (d) Expenditures from funds. The tree trust funds shall be used solely for the selection, acquisition, installation, and maintenance of mitigation trees, as defined in sec. 27-43 of the city code, planted to be placed in department managed lands, rights-of-way, ~~and~~ properties in which the city has a legal interest, in any other lands described in sec. ~~13-165~~ 27-284.4.2 of the city code, and to fund the ~~tree canopy study~~ urban canopy analysis, as provided for in ~~chapter 13~~ sec. 13-9 27-284 of the city code.
- (e) Transfer of monies between funds. City council may approve the transfer of funds between Planning District tree trust funds, if available, in order to address loss of canopy in one planning district as follows:
- (1) Subsequent to each Urban Canopy Analysis, as set forth in sec. 13-927-284, if loss of canopy (i.e. leaf area) is demonstrated in the study; or
  - (2) At any time to address loss of canopy caused by natural disasters; or,
  - (3) At any time to address loss of canopy caused by, or immediately anticipated to occur due to, natural occurrences that threaten the health of the canopy (i.e., disease or fungus).
- (f) Reporting. A tracking and reporting system for each of the five (5) trust funds shall be established to track each payment made into the fund and each mitigation tree planted. Annually a report shall be prepared, for each fund, and forwarded to city council with the following information:
- (1) Each payment made into the fund along with identifying information of the source of such funds, such as a corresponding building permit number;
  - (2) Each expenditure from the fund, including the types and numbers of trees;
  - (3) The coordinates or other physical location information of mitigation trees planted by the city with funds expended from the trust fund; and
  - (4) The status of the health of each mitigation tree planted at the six (6) month and one (1) year mark after planting.
- (g) Former city-wide tree trust fund. Funds collected pursuant to Tampa Ordinance No. 2009-125 shall be spent in a manner consistent with that Ordinance.

## CHAPTER 19 – PROPERTY MAINTENANCE AND STRUCTURAL STANDARDS

### Sec. 19-3. - Definitions.

~~Dangerous tree means any tree determined by the City of Tampa's Urban Forestry Coordinator, or designee, that meets the highest rating contained in the Tree Hazard Evaluation Form found in Chapter 13, City of Tampa Code of Ordinances shall have the same meaning, as defined in chapter 27, of the city code.~~

### Sec. 19-58. - Unlawful to allow a dangerous tree to remain on property.

- (a) ~~It is unlawful for a property owner to allow any tree, or any part thereof, to remain on the property, that has been evaluated and deemed 'dangerous,' as defined in sec. 19-3, by the natural resources coordinator, urban forestry coordinator, or respective designee(s) to remain on the property any tree, or parts thereof that has been determined dangerous, as defined in section 19-3.~~
- (b) When a property owner has been issued a Notice of Violation for a dangerous tree under this section, and the cause of the condition rendering the tree 'dangerous' is not a result of a violation of ~~Chapter 1327, art. VI, div. 4, City of Tampa Code of Ordinances,~~ the tree removal permit requirements set forth therein, of section 13-45, City of Tampa Code of Ordinances, will be waived, and the Notice of Violation will act as the permit.

## CHAPTER 22 – STREETS AND SIDEWALKS

### Sec. 22-5. - Definitions.

PDD: As defined in chapter 27, sec. 27-43.

### Sec. 22-223. - Administrative authority.

~~The city transportation engineering coordinator (PDD), as defined in secs. 22-5 and 27-43~~ chapter 27, shall administer the provisions of this subdivision.

### Sec. 22-323.6. - Trees within or proximate to public rights-of-way.

A provider shall not prune, remove, or irreversibly damage any protected or grand tree, as defined in chapter ~~1327~~ of this Code, unless such activity is authorized by a permit issued by the city.

## CHAPTER 27 – ZONING AND LAND DEVELOPMENT

### Sec. 27-7. - Area of coverage of chapter.

~~Except as specifically provided in this chapter, t~~ The regulations of this chapter shall apply throughout the jurisdiction of the city, unless otherwise stated herein or expressly preempted by state or federal law. For parcels of lands annexed to the city after the respective effective dates of the provisions of this ordinance from which this chapter was derived, the provisions of F.S. § 171.062 shall govern.

## DIVISION 3. - PLANNING DISTRICTS, CONSISTENCY MATRIX, AND ZONING ATLAS

### Sec. 27-20. - Planning Districts.

Pursuant to the Tampa Comprehensive Plan, the city is comprised of five (5) distinct Planning Districts, generally described as follows:

- (a) Central Tampa: Beginning at the point of intersection of the centerlines of Hillsborough Avenue and Himes Avenue; thence running east along Hillsborough Avenue centerline to the centerline of Hillsborough River; thence running northerly and easterly along the centerline of Hillsborough River to

its intersection with the western edge of the CSX right-of-way (immediately west of Rowlett Park Drive); thence running southerly along the western edge of the CSX right-of-way to its intersection with the centerline of Hillsborough Avenue; thence running easterly to the city limits; thence running southerly, easterly, and westerly along the city boundary, continuing along the southern boundary of the Port of Tampa peninsula and southern and western boundaries of Davis Islands; thence running westerly along the southern edge of Davis Islands Bridge to its intersection with the seawall (Bayshore Boulevard), proximate to the intersection of Swann Avenue and Bayshore Boulevard; thence running southwestwardly along the waterside edge of the seawall (Bayshore Boulevard) to its intersection with the extended centerline of Howard Avenue; thence running north along the centerline of Howard Avenue to its intersection with the centerline of Swann Avenue; thence running westerly along the centerline of Swann Avenue to its intersection with the centerline of Himes Avenue; thence running northerly along the centerline of Himes Avenue to the point of beginning;

- (b) *Westshore*: Beginning at the point of intersection of the centerlines of Kennedy Boulevard and Himes Avenue; thence running westerly along the centerline of Kennedy Boulevard to its point of intersection with Interstate 275 at the water's edge; thence running northerly along the water's edge to its intersection with the southern edge of Courtney Campbell Causeway right-of-way; thence running westerly, easterly, and northerly along the city boundary line to its intersection with the centerline of Hillsborough Avenue; thence running easterly along the centerline of Hillsborough Avenue to its intersection with the centerline of Himes Avenue; thence running southerly along the centerline of Himes Avenue to the point of beginning;
- (c) *University*: All lands within the city limits, north of Central Tampa and Westshore Planning Districts, and encompasses lands east of the centerline of 46<sup>th</sup> Street and all natural lands south of Tampa Palms and west of the centerline of the Hillsborough River;
- (d) *New Tampa*: All lands within the city limits, north of University Planning District. The District is generally bounded by unincorporated Hillsborough County on the west and east and Pasco County on the north; and,
- (e) *South Tampa*: All lands within the city limits, south of Westshore Planning District and south and west of Central Tampa Planning District.

**Sec. 27-43. - Definitions.**

...

*Arborist*: An arborist is an arboriculture professional who has earned and maintains a current, valid arborist certification certified by from the International Society of Arboriculture (ISA).

*Arborist Report*: A professional report, performed by and/or under the direct supervision of, and signed by, an arborist, which, at a minimum, includes a condition/risk assessment rating for each tree identified on the tree survey. Acceptable assessment methods include CTLA, TRAQ, BOND, Matheny & Clark, or other industry standard assessments. Such reports may also include readings and findings from sonic tomography, electric resistance tomography, and/or other industry standard imaging methods used to supplement tree evaluation.

...

*Architectural Review (ARC) administrator*: The city official responsible for administration, interpretation, and enforcement of the historic district-related procedures, provisions, and land development decisions of this chapter, as applicable.

...

Barrio Latino (BLC) administrator: The city official responsible for administration, interpretation, and enforcement of the Ybor City historic district-related procedures, provisions, and land development decisions of this chapter, as applicable.

...

Caliper: Trunk caliper is the diameter of the trunk measured six (6) inches above the ground, on trees up to and including four (4) inches caliper; trunk caliper is measured twelve (12) inches above the ground for trees larger than four (4) inches caliper. Caliper is the standard measurement used for nursery trees (refer to Florida Department of Agriculture and Consumer Services standards: *2017 Florida Grades and Standards for Nursery Plants*).

...

Canopy: Synonymous with "crown."

Canopy footprint: Synonymous with "crown footprint."

...

Canopy spread: Synonymous with "crown spread."

...

Champion or Challenger tree: Those trees described as Florida Champion Trees, National Champion Trees, and Florida Challenger Trees, by the Florida Forest Service Division, Florida Department of Agriculture and Consumer Service.

...

Circumference: The distance around the ~~periphery~~ perimeter of a tree trunk at ~~four and one-half (4½)~~ feet above existing grade DBH.

City transportation engineer: The city official responsible for administration and interpretation of transportation-related procedures and provisions of this chapter, as applicable.

Clearing: The removal of trees, shrubs, and other ~~vegetation~~ landscape from the existing ground surface. Clearing is usually undertaken where subsequent land alteration, construction, or agricultural activities are to occur. Lawn mowing and ANSI standard pruning are excluded from this definition.

...

Code administrator: The city official responsible for amendments to the land development code. Refer to art. II for specific responsibilities.

...

Critical Root Zone: The entire surface and subsurface soil area of the protective root zone of a non-hazardous grand tree, where the minimum amount of roots considered critical to the structural stability and/or health of the tree, and in which root pruning is not permitted, as determined by on-site investigation of the natural resources coordinator, or designee, as set forth in the Tree and Landscape Technical Manual.

...

Crown: The live, foliated portion of a tree, from the lowest branch to the treetop. Synonymous with "canopy."

Crown footprint ("CF"): The crown footprint is that area, which is derived from the vertical extension of the outermost edges of the crown, to the ground. Synonymous with "canopy footprint." For purposes of city code, crown footprints will be expressed as circular areas, by using the formula for the area of a circle:  $\pi r^2$ . The "CF" is equivalent to the square of one-half (1/2) of the crown spread ("CS"), multiplied by pi, expressed as:  $\pi(CS \div 2)^2 = CF$ .

Crown spread ("CS"): The crown spread is the average diameter of the footprint of the crown, by measuring the longest length diameter ("LLD") of the crown and the shortest length diameter ("SLD") of the crown, expressed as:  $(LLD + SLD) \div 2 = CS.$

...

Damage or abuse: Any action or inaction, which does not follow good-accepted arboricultural practices, as established by the National-International Society of Arborists-Association. Abuse also includes damage inflicted upon roots by machinery, changing the natural grade above the root system or around the trunk, destruction of the natural shape or any action which-that causes infection, infestation, or decay.

Dangerous tree: Any tree that rates 'severe' for failure potential with a 'constant-use' for target rating on the city's tree condition and risk evaluation form (refer to sec. 27-284.1.1(d)), relative to its location, species, condition, risk assessment, and size.

...

DPW (Department): The Department of Public Works (DPW).

...

Diameter breast height (d.b.h. "DBH"): The diameter, in inches, of a tree trunk measured at four and one-half (4½) feet above existing grade. D.b.h.-DBH is also referred to as the diameter of a tree not in a nursery setting. Refer to "caliper" for the nursery tree measurement standard. Refer to sec. 13-6(e) 27-284.1.2(d) for measurement methods specific to tree forms: "low branching tree," "multi-stemmed tree or tight clump of trees," "single-stem leaning tree," "single-stem upright or straight tree," and "tree on a slope."

...

Exempt plant species: Any Category I or II species, as listed on the Florida Exotic Pest Plant Council's 2017 List of Invasive Plant Species, (refer to sec. 13-7 27-284.1.2(d) for specific requirements). Any species included on the State of Florida's Noxious Weed List (refer to FL Administrative Code, Rule Chapter 5B-57).

...

Grand tree: A species of tree and its root system, of the species listed in Schedule A located in section 13-6 whose circumference, height and-with crown spread, and DBH of at least thirty-two (32) inches, which are of the identity, size, and character to total the minimum points for the species, as outlined in Schedule A set forth in sec. 13-6 27-284.1.2. Any tree designated as a Challenger or Champion tree by the State of Florida is considered a grand tree.

...

Green space: Synonymous with "landscaped area" or "landscape area". The entire parcel less the building footprint, driveways, vehicular use areas, hardscapes such as decks, swimming pools, decorative fountains, patios and other non-porous areas. Stormwater management system, wetland conservation areas, lakes, rivers, and creeks are excluded in the calculation of green space area.

...

Hazardous tree: Any tree that rates at 'C-9' or higher, on the city's tree condition and risk evaluation form, (refer to sec. 13-165 27-284.1.1), with a 'failure potential' rating of at least 'high,' relative to its location, species, condition, risk assessment, and size.

...

Hedge: A close planting of shrubs which forms a compact, dense, living barrier which protects, shields, separates, and/or demarcates an area from view, and which is eighty (80) percent opaque within twelve (12) months after planting.

...

*Improvements (infrastructure)*: Improvements required by the land development code, including but not limited to, street trees, right-of-way pavements, curbs and gutters, streetlights, sidewalks, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street signs and traffic-control signs. Improvements may be found on-site or off-site and may be either public or private.

...

*Infrastructure*: Roads, water, sewer, stormwater or drainage facilities, and utilities, and trees within the right-of-way constructed/installed to meet a public need and/or public purpose, and designed in part to accommodate development.

...

*Invasive species*: An exotic or naturalized plant or tree species whose growth habit and reproductive strategy threaten to displace native species and disrupt ecological processes of natural communities that disrupts naturally occurring native plant communities by altering structure, composition, natural processes and/or habitat quality common to Florida and the city.

...

*Irreparable or irreversible damage or abuse*: 'Damage or abuse' inflicted upon a tree's root system, trunk, and/or crown, by any means, to such a degree that the tree condition is rendered 'hazardous' or 'dangerous' and is incapable of correction, repair, or return to a structurally stable condition.

...

*Landscape*: The planting of plant material, native and non-native plant material, recommended trees, grand trees or protected trees, including retention of existing, which is retained and/or planted in such a way as to conserve, preserve, and/or enhance land uses, natural land features, and natural and aesthetic values, wildlife habitat, and/or other environmental factors such as air or water quality. Non-living natural material which permits percolation may also be used as accessory material in landscaping.

*Landscape structure*: A structure which that utilizes manmade materials and vegetation landscape to create a landscape feature.

...

*Landscape area trust fund*: The fund established in section 16-46101 of the Code, for the purpose of acquiring new park public land(s), or improving existing public park land(s) or public right(s)-of-way, by providing new landscape area and/or enhancement of existing landscape area in the public realm.

...

*Landscaped area*: The minimum area on a parcel that is required to be landscaped pursuant to this chapter, as depicted on an approved landscape and tree planting plan. The types of plants and other materials permitted in a landscaped area are outlined in the definition of "landscape" in this section. Landscape area excludes the following: building footprint(s); driveways/accessways; vehicular use areas; hardscapes such as decks, swimming pools, decorative fountains, patios, and/or other impervious surfaces/areas; stormwater management systems/areas (below two (2) feet); wetland conservation areas (wetland setback/buffer area(s) not excluded); and, other water bodies such as lakes, ponds, rivers, and creeks.

*Landscaping*: The act of installing or removing of plants and/or trees landscape.

...

*Listed animal species*: Animal species, which are identified as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Commission in Chapter 39, Florida Administrative Code, and occur in the City of Tampa (refer to Florida Administrative Code, Rule Chapter 68A-27).

*Listed plant species:* ~~Plant species, which are identified as endangered or threatened by the Florida Department of Agriculture and Consumer Services or the United States Fish and Wildlife Service, and occur in the City of Tampa (refer to Florida Administrative Code, Rule Chapter 5B-40).~~

~~Listed species: All species of plants and animals which are listed as threatened, endangered or species of special concern in Chapter 39, Florida Administrative Code, or by the Florida Department of Agriculture and Consumer Services or the United States Fish and Wildlife Service, and occur in the City of Tampa.~~

...

Longest length diameter ("LLD") (see also "crown spread"): The longest linear length of the crown footprint, generally perpendicular to the shortest length diameter "SLD," measured through the trunk, horizontally to the tips of live branches.

...

~~Contributed Mitigation tree:~~ A recommended tree, selected from the city's Tree Matrix (refer to sec. 27-284.1.1), that which is planted as a replacement tree or contributed to the department tree bank in accordance with section 13-164 to replace a protected tree that is dug up, irreversibly damaged or destroyed applicable Planning District's tree trust fund (refer to sec. 27-20), in the form of a tree mitigation payment. Refer to secs. 13-165 27-284.4 through 27-284.4.2, for the tree mitigation method.

...

*Native:* An adjective used to describe species of flora and fauna ~~which~~ that naturally occur in Hillsborough County and the City of Tampa; not to mean naturalized or indigenous species, which originate from outside the county and city.

...

Naturalized Plant: A plant that is reproducing spontaneously outside of cultivation and outside its native range.

...

*Natural resources coordinator:* The city official responsible for administration, interpretation, and enforcement of natural resources-related provisions, set forth in this chapter.

...

Nonwooded land: A parcel, ~~greater than one (1) acre, less than fifty (50) percent of which is covered by native~~ that has non-'exempt' tree canopy and/or forested native plant communities, exclusive of wetlands, covering less than fifty (50) percent of the parcel land area with canopy and/or foliage.

...

Planning and urban design manager: The city official responsible for administration, interpretation, and enforcement of procedures and provisions of this chapter, regarding urban design review, and related land development decisions, in special districts, overlay districts, and other urban design-related standards, as applicable.

...

Planning Districts: As identified in the Tampa Comprehensive Plan and described in sec. 27-20, there are five (5) Planning Districts within the city limits: Central Tampa, Westshore, University, New Tampa, and South Tampa.

...

Protected tree: A tree and its root system, ~~other than trees exempted in section 13-7, having the characteristics set forth in section 13-6. Any mitigation tree; any mangrove species; any cypress species; and, any non-'exempt' tree species that measures five (5) inches or greater DBH. Refer to sec. 13-6~~ 27-284.1.2.

...

Protective barricade: A physical, vertical, temporary structure, affixed to the ground, which ~~not less than three (3) feet in height~~, limitings access to protected trees and grand trees. A suitable protective barrier shall visually define the required protective root zone (PRZ) during construction. Refer to sec. 27-284.1.1 and the Tree and Landscape Technical Manual for barricade design, dimensions, and placement details.

Protective barrier: A physical, vertical, temporary structure, affixed to the ground, which ~~not less than four (4) feet in height, composed of wood or other suitable materials~~, limitings access to a protected area to ~~insure~~ assure compliance with the intent of this Code. Natural areas to be preserved, such as conservation areas, preservation areas, areas where the vegetation of natural plant communities is retained and other areas where land alteration is not authorized, can be protected during land alteration and construction activities by placing ~~stakes, or other acceptable materials~~, such as stakes and/or fence, which create a vertical barrier, at the perimeter of such areas a maximum of twenty five (25) feet apart, and tying twine flagged with plastic surveying tape from stake to stake along the perimeter of such areas to be preserved. Refer to sec. 27-284.1.1 and the Tree and Landscape Technical Manual for barrier design, dimensions, and placement details.

...

Protective root zone (PRZ): The entire surface and subsurface soil area encompassed by prescribed radius for protected and grand trees, as set forth in the Tree and Landscape Technical Manual ~~(per the technical manual)~~.

...

Pruning: To selectively remove branches.

...

Recommended tree: A tree of two (2) inches or greater in diameter, as measured six (6) inches above grade, which is included in the recommended tree list set forth herein as Schedule E in section 13-165.

...

Relocated tree: A ~~protected grand~~ tree that has been transplanted, in accordance with the technical standards set forth in the Tree and Landscape Technical Manual, to an ~~in the areas~~ specified in this chapter. Such tree is factored as "retained" in the mitigation calculation required in this chapter.

...

Removed tree: A protected or grand tree that has been irreparably or irreversibly damaged or destroyed. Such tree is factored as "removed" in the mitigation calculation required in this chapter.

...

Replaced or replacement tree: A ~~recommended~~ Synonymous with "mitigation tree." planted in the areas specified in this chapter in the place of a protected tree or grand tree which was irreversibly damaged or destroyed.

...

Required tree: A tree required to be planted as part of a development permit, pursuant to this chapter, other than a mitigation or relocated tree.

...

Root pruning: An arboricultural technique for preserving trees by providing for the sharp severance of tree roots at a prescribed off-set, relating to the size of the tree. Equipment must be approved by the ~~department~~ natural resources coordinator, or respective designees, and have the capability of cutting to a minimum depth of eighteen (18) inches below grade in order to protect residual roots within the protected root zone.

...

*Shade tree:* A hardwood tree that reaches a typical minimum height of twenty-five (25) feet (or higher) at maturity, grown primarily to produce shade with a spreading canopy, which provides relief from direct sunlight for at least six-four (64) months each year and is included in the recommended tree list.

...

*Shortest length diameter ("SLD") (see also "crown spread"):* The shortest linear length of the crown footprint, generally perpendicular to the longest length diameter "LLD," measured through the trunk, horizontally to the tips of the branches.

...

*Site clearing:* Any development or other activity which alters the land upon which it is located, except for normal sodding, lawn maintenance, and placement of signs.

...

*Specimen tree:* A species of tree and its root system, with crown spread, and DBH of at least twenty-four (24) inches, which are of the identity, size, and character set forth in sec. 27-284.1.2.

...

*Tree:* Any self-supporting single- and/or multi-stem woody plant, of a species that-which grows to at least a height of fifteen-ten (15) feet (or higher) in the environs of the city; -and, in addition, all mangrove species of Rhizophora mangle (red mangrove), Aguncularia racemosa (white mangrove), Avicennia aerminans (black mangrove) and Conocarpus erecta (buttonwood mangrove), regardless of diameter size.

*Tree mitigation payment:* The payment made in an amount, as set by city council resolution, equivalent to the cost of procurement, installation, and irrigation (hand watering or irrigation system) of a mitigation tree.

*Tree Removal Zone (TRZ):* That portion of a zoning lot, which remains after the principal structure yards (setbacks), plus five (5) feet on the front, side, side street, and corner yards, and ten (10) feet on the rear yard, have been deducted.

*Tree Removal Zone (TRZ) eligible lot:* A lot of record, in any zoning district, that meets all of the following dimensional standards: a. Lot Width: ≤ 65 feet; b. Lot Depth: ≤ 130 feet; and, c. Lot Area: ≤ 6,500 square feet. Refer to sec. 27-43 for specific definitions and sec. 27-161 for applicable lot measurement standards. Lots within the Parkland Estates Overlay District, set forth in sec. 27-242, are controlled by Chapter 29126 Laws of Florida, as amended by 2003 HB 0731, and shall not be deemed TRZ eligible lots by the City, for any reason.

*Tree survey:* A land survey, prepared by a surveyor and mapper, that indicates the location, scientific name, and DBH of any tree on the subject parcel and within twenty (20) feet of the perimeter of the subject parcel, as verified by an arborist. The survey must also indicate the 'crown spread' dimensions and corresponding 'crown area' for any non-'exempt' tree, measuring thirty-two (32) inches DBH and greater.

...

*Trimming:* Refer to "pruning." To selectively remove branches without irreversibly altering the natural shape or form of a tree and without irreversibly damaging or destroying the tree. Unless specifically allowed by the Natural Resources Coordinator in accordance with the standards set forth herein, all trimming of protected or grand trees shall be performed in accordance with the "American National Standard for Tree Care Operations, ANSI, A300-1995, current addition.

...

*Understory vegetation:* Native plants typical of natural plant communities consisting of the ground vegetation and excluding protected and/or grand trees five (5) inches DBH and larger.

...

Urban forest: The urban forest consists of the remnants of native forest found within private property, parks, medians, and rights-of-way; and planted trees, palms, and shrubs found on any public or private property within the City of Tampa. Refer also to the City's Urban Forest Management Plan and most current Urban Forest Canopy Analysis.

...

Utility: Any public or other community service, available to the general public, including, but not limited to, potable or reclaimed water, wastewater, stormwater, electricity, gas, telephone or other communications, gas, and cable television.

...

Variance: ~~An approved deviation relaxation by the board of adjustment of the applicable dimensional regulations of this chapter or removal of a grand tree, granted by an authorized board, as set forth in art. II, where such action is found to be in compliance with those criteria established for such board(s) and/or in applicable code sections will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions or the situation of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship (see section 27-287.24).~~

...

Vehicular use area: Any area used for the outdoor parking, ~~or circulation, and/or maneuvering of domestic or commercial any vehicles and/or and cargo handling equipment. Unless expressly excluded in the context of its use,~~ "vehicular use area" shall include loading docks/spaces/areas, fire lanes, service drives, and any other vehicular accessways located on the parcel ~~except for accessways on parcels for single and two family dwellings.~~

...

Wooded land: A parcel ~~greater than one (1) acre, fifty (50) percent of which is covered by that has native non-'exempt' tree canopy and/or forested native plant communities, exclusive of wetlands, covering fifty (50) percent or more of the parcel land area with canopy and/or foliage.~~

...

Zoning administrator: The city official responsible for administration, interpretation, and enforcement of the general zoning-related procedures, provisions, and land development decisions of this chapter, as applicable.

**Sec. 27-51. - Establishment of administrative officers.**

The provisions of this chapter shall be administered by the following designated officials within the Planning and Development Department (PDD): zoning administrator, who shall be designated by the PDD Director.

- (a) Code administrator;
- (b) Zoning administrator;
- (c) Planning and urban design manager;
- (d) Natural resources coordinator;
- (e) City transportation engineer;
- (f) Architectural Review Commission (ARC) administrator;
- (g) Barrio Latino Commission (BLC) administrator.

**Sec. 27-58. - Fees.**

Before the ~~zoning administrator~~ designated reviewing official or designee may issue any written determination or review any application for alternative design exception, S-1 permit, or any other official action

of the zoning administrator described in this article, the applicant shall pay an administrative fee in an amount city council fixes by resolution.

**Sec. 27-60. - Alternative design exception.**

- (a) The designated official(s) or designee(s) are ~~zoning administrator~~ is hereby authorized to grant administrative, alternative design exceptions, from the strict application of this chapter and any associated land development regulations ~~as set forth in this section~~, subject to the limitations described in this section. The process is specifically intended to promote high standards of site design, and to provide flexibility in the administration of standards in recognition of site-specific conditions, and to establish conditions to ensure compatibility and consistency in the interpretation and application of applicable standards, where those standards are modified.
- (b) Prior to submitting an application for an alternative design exception, the applicant must schedule a pre-application meeting with the ~~zoning administrator~~ reviewing official or designee, ~~the urban design coordinator,~~ and/or other appropriate city staff as needed, in order to determine the scope of the request and what documentation will be necessary to support the application.
- (c) *Types of applications.* Applications for alternative design exception are classified as follows:
  - (1) *Design exception-1:* Applications for minor design changes related to the following development standards (refer to ~~respective code criteria for requirements~~ specific code sections below for applicable, designated reviewing official):
    - a. Article III, Division 2: Special Districts (design/dimension standards);
    - b. Article IV, Overlay Districts overlay (design/dimension standards);
    - c. Article VI Supplemental Regulations: ~~(e.g. fence height, framing, and orientation, alternative buffering and screening,~~
      - 1. Division 3: Access, parking, and loading); and,
      - 2. Division 4:
        - i. Subdivision 2: sec. 27-284.2.2
        - ii. Subdivision 3: sec. 27-284.3.3;
        - iii. Subdivision 5: Wetlands;
        - iv. Subdivision 6: Upland habitat;
      - 3. Division 7, sec. 27-290.1: ~~Fence(s)/wall(s): height, framing, and orientation;~~  
and,
    - d. Other such minor changes to design oriented requirements of this code, all within the limits set forth in their respective sections.
  - (2) *Design exception-2:* Applications for minor changes to building setback and height limitations, as follows:

<b>Table 60. Design Exception-2</b>		
<b>Code Section, Table</b>	<b>Planning District [1]</b>	<b>General Limitations [2]</b>
Sec. 27-156(c), Table 4-2	New Tampa South Tampa Westshore	- Up to 10% for front, corner, rear yard - Up to 1' for side yard - <u>Up to 25% for side yard (only to preserve specimen or grand trees)</u> - Up to 10% for building height
	University Central Tampa	- Up to 25% for front, corner, rear yard - Up to 1' for side yard

		- Up to 25% for side yard (only to preserve specimen or grand trees) - Up to 10% for building height
<b>Notes:</b>		
[1] Refer to <del>Tampa Comprehensive Plan, "Tampa Vision Map Series: City Form Map,"</del> <u>sec. 27-20</u> for district boundaries <u>and descriptions</u> .		
[2] Refer to <del>section 27-156(c),</del> Table 4-2 "Notes", which in certain circumstances may allow for variations to the general limitations stated above.		

(d) *General requirements.* An applicant shall provide a complete application and applicable fee to the ~~zoning administrator~~ reviewing official for review and determination, which shall include all information contained in this section. All alternative design exception applications shall include documentation sufficient to justify the request. In addition, an application for an alternative design exception shall address the following issues, as applicable:

- (1) Description:
  - ...
  - b. Code section(s) from which the exception(s) are being requested;
  - bc. ...
  - ed. ...
  - de. If the project is in an special, overlay, or historic district, applicable City of Tampa Code of Ordinance provisions or design standards.
- (2) Analyses (narrative and visual depiction) related to:
  - a. Dimensional standards of underlying zoning classification;
  - b. Landscaped/Buffer area dimensions and materials proposed (i.e. fence/wall materials, plant species/sizes, etc.);
  - ...
- (3) If applicable, the alternative design exception application shall also contain a recommendation by the professional engineer responsible for the project design elements, unless the ~~zoning administrator~~ reviewing official determines that such a recommendation is not necessary given the scope of the request.

(e) *General process.* Applications for alternative design exception shall be processed as follows:

- (1) The applicant shall file a complete application, including any supplemental documentation, with the ~~zoning administrator~~ reviewing official or designee.
- (2) *Public notice required for alternative design exception-2.* Upon receipt of a complete application for an alternative design exception-2 and payment of the appropriate fee, the ~~zoning administrator~~ reviewing official shall direct the applicant to provide public notice. The procedures for required public notice shall be governed by section 27-149, with supplemental notice provided per sections 27-149(c)(1) (mailed notice) and (c)(3) (affidavit of compliance).
- (3) The ~~zoning administrator~~ reviewing official or designee, upon review of the application, may request additional information from the applicant related to the request or applicable criteria.
- (4) The ~~zoning administrator~~ reviewing official or designee shall grant or deny the request within fifteen (15) working days of the filing of the complete application, the affidavit of compliance pursuant to (2) above, and all appropriate and necessary documents and supplemental information provided pursuant to (1) and (3) above.

- (5) In reviewing the application, the ~~zoning administrator~~ reviewing official shall apply the following criteria:
- ...
- b. That the exception provides a reasonable allowance of use under the specified circumstances of each application (not applicable to decisions regarding tree removal); and
- ...
- g. Specific to applications for alternative design exception-2, that a Design Exception-2 such request(s) clearly demonstrate(s) that the exception is warranted, due to unique circumstances of the property, such as:
- i1. Location of existing protected or grand trees;
  - ii2. Location of existing buildings or structures;
  - iii3. Existing property elevations (grades); or
  - iv4. Other unique, existing physical conditions of the property (above or below grade) that are otherwise protected from or limited for alteration, due to other applicable development regulations;
  - 5. Location and condition of existing specimen and/or grand tree(s) (specific to 25% side yard, refer to Table 60 above).
- ~~(6) An exception of standards to the site planning or development standards of this code in compliance with this section is allowed, based on the findings that the exception is necessary to accomplish a reasonable accommodation of the needs of a disabled person, in compliance with the Americans with Disabilities Act.~~
- ~~(7) The zoning administrator reviewing official may impose reasonable conditions upon any exception to ensure that the public health, safety and general welfare are protected and substantial justice is done. A violation of any imposed conditions shall be a violation of this chapter.~~
- ~~(8) An approved alternative design exception shall be valid for a period of one (1) year from the approval date, during which the property owner must begin the associated development/construction work. If no development/construction activity occurs on the land related to the approved exception within the one-year period, the approval shall expire.~~

**Sec. 27-61. - Review.**

...

- (b) *Decisions ~~which~~ that may be reviewed; jurisdiction.* The following decisions shall be reviewed pursuant to this section:
- (1) A formal decision of the ~~zoning administrator~~ reviewing official may be reviewed by city council for a final order after receipt of a recommended order by a hearing officer, as set forth below.
  - (2) A quasi-judicial decision of a board, of the City of Tampa, to approve or deny an application, may be reviewed by city council for a final decision. The boards of the City of Tampa whose decisions may be reviewed pursuant to this section are the Variance Review Board (VRB), Architectural Review ~~Committee~~ Commission (ARC), Barrio Latino Commission (BLC), ~~or~~ and the Historic Preservation Commission (HPC) (collectively "boards").
  - (3) A decision by the following designation reviewing officials, zoning administrator to approve or deny the ~~following specific~~ applications (collectively "Administrative Review Permit" or "ZAAR Permit") may be reviewed, by city council, for a final decision:
    - a. Zoning administrator:

1. A S-1 special use permit (not relating to constitutionally protected First Amendment activity), including the granting of any waiver, to the specific criteria for an S-1 special use permit, pursuant to the criteria for a waiver contained in section 27-132;
2. A minor or major change to an approved S-2 special use permit, pursuant to section 27-128;
3. A non-substantial or substantial change to an approved site plan zoning, pursuant to section 27-138;
4. An incremental review detailed site plan, pursuant to section 27-228;
5. An applicable alternative design exception, pursuant to section 27-60; and
6. Any other zoning compliance approval, as specifically authorized pursuant to in this chapter.

b. Planning and urban design manager:

1. Special district design review, including any related/applicable alternative design exceptions, for any CBD, CD, SH, or NMU subdistrict, pursuant to article III, division 2, subdivisions 3 through 6;
2. Overlay district design review, including any related/applicable alternative design exceptions, pursuant to article IV, division 2;
3. Any compliance approval listed under (3)a. above, for any CBD, CD, SH, or NMU subdistrict, or as otherwise specifically authorized in this chapter.

c. Natural resources coordinator:

1. An alternative design exception, pursuant to sec. 27-60(c)(1)c.2;
2. Hazardous grand tree removal, pursuant to sec. 27-284.2.5.

d. \_\_\_\_\_

e. \_\_\_\_\_

f. \_\_\_\_\_

...

- (d) Time for filing petition for review. The petitioner shall file a petition for review of a decision, and any required documents, no later than 5:00 p.m., on the tenth (10<sup>th</sup>) working day, after the date the decision was rendered. Refer to section 1-2 definition of "computation of time."

...

- (g) Contents of petition for review; submission of certain documents, supporting expert evidence, and/or a DVD of board action, as required.

- (1) A petition for review shall be in a form provided by the city and shall include, at a minimum, the following information set forth below, at time of submittal to the city:
  - a. The name and address of the petitioner, and of the authorized representative, if applicable;
  - b. The written decision for which the petitioner is seeking review or, if not available, a summary of the decision sought to be reviewed; and
  - c. A summary of the basis for the petition for review, including specific sections of the applicable City of Tampa Code or ordinance; and
  - d. Additional, required submittal documentation regarding grand tree condition evaluations. Petitions for review of a decision of the natural resources coordinator, regarding an alternative design exception related to a grand tree condition

evaluation/risk assessment, shall include an independent report/risk assessment performed by an ISA certified arborist.

...

(j) *Review hearing.*

...

(3) *Review of ZA AR permits.*

a. *Hearing before city council.* In reviewing an ZA AR permit, city council shall apply a de novo standard of review, and shall not be limited in its review to that information, documentation, or evidence upon which the ZA AR permit was based. City council shall follow all applicable ordinances in arriving at its decision and may receive new evidence. City council, after reviewing the ZA AR permit and hearing evidence and testimony may either affirm the ZA AR permit or deny the ZAAR permit.

...

d. *Alternative process.* In the alternative, a petitioner for review of an ZAAR permit may elect to have the decision reviewed pursuant to subsection (1) above. In that instance, the hearing officer shall provide a recommended order to city council for a final order.

**Sec. 27-79. - Powers and duties.**

The VRB shall have the following powers and duties:

(a) ~~Chapter 13, Landscaping, Tree Removal and Site Clearing and sections 27-285 through 27-286~~Chapter 27, Article VI, Division 4, related to natural resources.

~~(1) Hear and decide administrative appeals from any order, requirement, decision or determination made by any official or staff member in interpreting Chapter 13 in accordance with section 27-61(a).~~

~~(2) Hear and authorize variances from the terms and requirements of Chapter 13 and sections 27-285 through 27-286~~Article VI, Division 4, as set forth therein; provided, however, that the VRB shall not waive or vary, in its entirety, any section of Chapter 13 or sections 27-285 through 27-286~~the Division, and shall not have the authority to waive or vary any requirements of the technical manual adopted pursuant to City of Tampa Code section 13-146~~27-284.1.1.

...

(c) *Chapter 27 Zoning and Land Development.*

(2) Hear and authorize variances from the terms and requirements of Chapter 27, Zoning and Land Development, relative to:

a. All yard (setback), and fence ~~and buffer~~ requirements.

...

**Sec. 27-81. - Administration; notice; public hearing; decision.**

(a) *Administration.* Applications for variances or tree removal permit approvals shall be filed with the zoning administrator, as the administrator for the variance review board (VRB). Applications for grand tree removal permit approvals shall not be set for hearing until the recommendation of the natural resources coordinator, or designee, is forwarded to the administrator, as provided in sec. 27-284.2.5. Applications shall be submitted on forms provided by the zoning administrator. The administrative review fee for such applications shall be as prescribed by city council resolution. Each application for a variance to the

wet land setback requirements set forth in section 27-286 shall be accompanied by a written recommendation from an authorized representative of the Hillsborough County Environmental Protection Commission or ~~an environmental consultant approved by the director of the parks and recreation department~~ the natural resources coordinator, or designee.

...

**Sec. 27-96. - Variance; authority; application; notice; criteria; decision; stay; denial; review; expiration of variance.**

(a) *Authority.* For any property subject to the BLC's jurisdiction, the BLC shall have the following variance powers:

(1) ~~Chapter 13 landscaping, tree removal and site clearing and related sections in Chapter 27~~ Chapter 27, Article VI, Division 4, related to natural resources. Hear and authorize variances from the terms and requirements of ~~chapter 13 and related sections of Chapter 27 Article VI, Division 4, as set forth therein.~~ However, the BLC shall not waive or vary, in its entirety, any section of ~~chapter 13~~ the Division, and shall not have the authority to waive or vary any requirements of the technical manual adopted pursuant to ~~section 13-146~~ section 27-284.1.1.

...

(3) *Chapter 27 zoning and land development.* Hear and authorize variances from the terms and requirements of Chapter 27, zoning, relative to:

(i) All yard (setback) ~~and fence, and buffer~~ requirements.

...

(b) *Application.* Applications for variances or tree removal permit approvals shall be filed with the BLC's staff administrator, and such applications shall be submitted on forms provided by the administrator. Applications for grand tree removal permit approvals shall not be set for hearing until the recommendation of the natural resources coordinator, or designee, is forwarded to the administrator, as provided in sec. 27-284.2.5. The administrative review fee for such applications shall be as prescribed by the city council by resolution. This fee shall not be eligible for any reduction through the grant program set forth in section 5-108.7.

Each application for a variance to the wetland setback requirements set forth in Chapter 27 shall be accompanied by a written recommendation from an authorized representative of the Hillsborough County Environmental Protection Commission or ~~an environmental consultant approved by the director of the parks and recreation department~~ the natural resources coordinator, or designee.

...

**Sec. 27-114. - Variance; authority; application; public notice; criteria; decision; stay; denial; review; expiration of variance.**

(a) *Authority.* In any historic district, historic conservation overlay district, or multiple property designation, or on any locally designated landmark, landmark site subject to the ARC's jurisdiction, the ARC shall have the following variance powers:

(1) ~~Chapter 13 Landscaping, Tree Removal and Site Clearing Chapter 27, Article VI, Division 4, related to natural resources.~~ Hear and authorize variances from the terms and requirements of ~~Chapter 13 and sections 27-285 through 27-286~~ Article VI, Division 4, as set forth therein. However, the ARC shall not waive or vary, in its entirety, any section of ~~Chapter 13~~ the Division,

and shall not have the authority to waive or vary any requirements of the technical manual adopted pursuant to ~~section 13-146~~27-284.1.1.

...

(3) *Chapter 27 Zoning and Land Development.* Hear and authorize variances from the terms and requirements of Chapter 27, Zoning and Land Development, relative to:

(i) All yard (setback), and fence ~~and buffer~~ requirements.

...

(b) *Application.* Applications for variances or tree removal permit approvals shall be filed with the ARC's staff administrator, and such applications shall be submitted on forms provided by the administrator. Applications for grand tree removal permit approvals shall not be set for hearing until the recommendation of the natural resources coordinator, or designee, is forwarded to the administrator, as provided in sec. 27-284.2.5. The administrative review fee for such applications shall be as prescribed by the city council by resolution. This fee shall not be eligible for any reduction through the grant program set forth in section 5-108.7.

Each application for a variance to the wet land setback requirements set forth in section 27-286 shall be accompanied by a written recommendation from an authorized representative of the Hillsborough County Environmental Protection Commission or ~~an environmental consultant approved by the director of the parks and recreation department~~ the natural resources coordinator, or designee. ...

**Sec. 27-132. - Regulations governing individual special uses.**

...

*Interim parking (in YC-7 District).* The following specific standards shall be used in deciding an application for approval of this use in the YC-7 Zoning District:

...

d. The interim parking shall be screened from all adjacent residential uses in accordance with the requirements of section 27-284.3.3.

...

*Junkyard.* The following specific standards shall be used in deciding applications for approval of this use:

...

d. That such business shall be carried on, maintained or conducted entirely inside an enclosed building or buildings, unless the premises on which such business is carried on, maintained or conducted shall be entirely enclosed by a solid fence or wall in accordance with the requirements of ~~sections~~ 27-284.3.3 and 27-282.12, City of Tampa Code.

...

*Parking, off-street, commercial.* The following specific standards shall be used in deciding an application for approval of this use:

...

e. The commercial parking shall be screened from all adjacent residential uses in accordance with the requirements of ~~section~~ 27-284.3.3.

...

*Recreational facility; commercial-outdoor.* The following specific standards shall be used in deciding an application for approval of this use:

...

c. The site plan shall demonstrate compliance with ~~section 27-284.3.3, Buffers and screening.~~ No outdoor recreation area shall be within fifteen (15) feet of abutting residential uses.

...  
*Retail sales, lawn and garden shop.* The following specific standards shall be used in deciding an application for approval of this use:

- ...
- b. The open storage of plants and gardening material shall be permitted provided ~~section 27-282.12, Screening of open storage, and section 27-284.3.3, Buffers and screening,~~ provisions are met. At no time can the open stacking of materials exceed the height of the fence used to screen the storage area. At no time shall there be open storage of equipment.

...  
*Truck/trailer rental.* All establishments that are within the CG zoning district shall be required to meet the following provisions:

- ...
- d. Storage areas for trucks/trailers to be leased shall be located in the rear of the lot and screened from the view of all residential zoning districts and residential uses, with solid masonry wall, with a minimum height of eight (8) feet. This is in addition to ~~sections 27-284.3.3, and 27-282.12, and applicable landscape/buffer requirements set forth in articles III and IV.~~

...

**Sec. 27-139. - General requirements.**

The provisions of this section shall apply to all site plan zoning districts.

- (1) Development standards.

- ...
- b. Physical characteristics of the site.
    - 1. Existing trees shall be preserved in accordance with ~~City of Tampa Code Chapter 13~~ article VI, division 4, subdivision 3.

- ...
- d. Refuse stations, storage areas and off-street loading areas.
    - 1. *Location.* Refuse stations, storage areas and off-street loading areas shall be designed with suitable screening and located where safely accessible and serviceable for its purpose. All refuse containers shall be located within the property no closer than the front building set back line during non-collection days. Said areas shall not be located in a front yard or within buffer areas [Refer to section 27-284.3.3(a), section 27-288(b), and section 26-166(l)].

...

**Sec. 27-147. - Amendment initiation.**

Subject to the limitations of the foregoing statement of intent, an amendment to this chapter may be initiated by:

- (1) The city council on its own motion;
- (2) The zoning code administrator;
- (3) Application by any property owner or his or her agent or a citizen or his or her agent."

**Sec. 27-148. - Procedure for amendment application.**

- (a) *Text amendments.* Every application for amendments to this chapter shall contain the information described below. Additional material may be filed at the applicant's option.

...

- (7) The application shall be filed with the ~~land development coordination division~~ code administrator for presentation to the city council and referral to the appropriate city departments. Applications for all text amendments related to this chapter shall be processed on a semi-annual basis. The ~~zoning code~~ administrator shall develop and maintain a schedule for processing said amendments (sec section 27-151).
- (8) The applicant shall be responsible to pay a fee for the text amendment processing upon ~~scheduling of the first reading of the proposed ordinance before city council~~ filing the application with the code administrator. ~~The fee shall be paid to the land development coordination division prior to said first reading or the public hearing will be delayed until the fee is paid.~~

...

**Sec. 27-151. - Comprehensive review of ~~chapter~~land development code.**

The ~~zoning code~~ administrator or designee shall examine the provisions of this chapter and ~~shall~~ may submit a bi-annual report to the city council recommending changes and amendments, if any, that are desirable in the interest of furthering the public health, safety and general welfare. Any text amendment requests for this chapter made by city council, any other city department, any public or quasi-public agency, or any member of the public, shall be submitted to the ~~land development coordination division~~ code administrator for review and processing. The deadline for each text amendment cycle shall fall on January 15 and July 15 of each calendar year. Processing of the proposed text amendments shall begin on the deadline date, following a batch process. The ~~zoning code~~ administrator or city council may initiate a text amendment, outside of the normal text amendment cycle, to correct an unintentional error or conflict between sections of this chapter or with other chapters, or for amendments to procedural matters. Refer to section 27-148 and 27-149(a).

**Sec. 27-156. - Official schedule of district regulations.**

...

**TABLE 4-2  
SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS**

						Required Yards (ft.) <sup>13,7</sup>			
						Rear			
District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Front <sup>14</sup>	Side <sup>15,16</sup>	Interior Lot/Corner Lot <sup>8</sup>	Corner <sup>8</sup>	Maximum FAR <sup>17</sup>	Maximum Height (ft.) <sup>1</sup>

...

Table 4-2 Notes:

...

- 7. For the sole purpose of preserving specimen or grand tree(s), building height and yards applicable to the subject lot may be altered without a variance or alternative design exception, as follows:
  - a. Up to 25% reduction for front and corner yards
  - b. Up to 1' reduction for side yard
  - c. Up to 40% reduction for rear yard
  - d. Up to 10% increase for building height.

...

- 13. Section 27-284.3.3, Buffers and screening may require additional setback for required buffer area. ...

**Sec. 27-177. - Historic district established.**

...

**TABLE 8-1**

**SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT\* <sup>7</sup>**

...

Table 8-1 Notes:

...

<sup>6</sup> See section 27-282.17 for regulations applicable to temporary film production. Additionally, the section 27-284.3.3 buffer requirements shall not apply to this use.

...

**TABLE 8-2**

**SCHEDULE OF DIMENSIONAL REGULATIONS**

...

<sup>1</sup> See section 27-284.3.3 for screening and buffering requirements.

...

**Sec. 27-178. - Alternative parking requirements.**

...

(e) *Surface parking lot standards.* Permit applications for surface parking lots shall be reviewed for certificate of appropriateness by the Barrio staff administrator and shall meet the following standards:

...

(5) *Landscaping.* As an alternative to the requirements for landscaping the vehicular use areas as established in section 27-285.4.3.3, parking lots within the Ybor Historic District shall meet the following minimum standards:

...

b. For zoning lot area over seven thousand five hundred (7,500) square feet the landscape buffer width between the vehicular use area and the street right-of-way requirements is reduced from eight (8) feet to five (5) feet. The planting requirements within the five (5) feet shall follow the standards in sections 27-285.284.3.2 and 27-285-1284.3.3. No interior landscaping on the vehicular use area shall be required.

...

(6) *Irrigation.* As an alternative to the permanent irrigation system required in section 27-285-1284.3.2, the city may approve a manual irrigation plan that provides for establishment of the plant material and provides for a continued maintenance plan. Plants, including turf parking area, must be maintained in healthy condition. Failure to maintain the required vegetation shall be a violation of this section and require replanting consistent with these standards.

(7) *Buffers and screening.* Standards are as follows:

a. For zoning lot area seven thousand five hundred (7,500) square feet or less, property adjacent to a Group Use A or B, per Table 8-1, the required buffer shall include a six (6) feet high solid fence consistent with "Diagram 8-1 D" placed along the common property line, not to extend beyond the front building wall of the adjacent Group Use A or B use, and five (5) feet wide landscape area which meets the requirement of section 27-284.(2)a.3.3.

b. For zoning lot area over seven thousand five hundred (7,500) square feet, property adjacent to a Group Use A or B, per Table 8-1, the required buffer shall include a six (6) feet high solid fence consistent with "Diagram 8-1 D" placed along the common property line, not to extend beyond the front building wall of the adjacent Group Use A

or B use, and fifteen (15) feet wide landscape area which meets the requirement of section 27-284.2) ~~b.3.3~~.

- c. *Alternative buffers and screening.* In lieu of compliance with the above buffer and screening requirements, a developer may submit to the zoning administrator for his approval a detailed plan and specifications for buffering and screening equivalent to or exceeding that provided by the above requirements.

**Sec. 27-185.1. - Off-street surface parking design standards.**

Off street surface parking zones and surface parking lot design standards.

<b>TABLE 185.1 OFF-STREET SURFACE PARKING DESIGN STANDARDS</b>
...
<b>TABLE 185.1 NOTES</b>
[1] All tree and landscape planting, preservation/protection, and removal shall adhere to <del>chapter 13</del> , Tree and Landscape Technical Manual; and article VI, <u>division 4</u> , of this chapter.
...
[6] Irrigation shall adhere to the standards set forth on sec. <del>27-285.1</del> <u>284.3.2</u> .
...

**Sec. 27-198. - Official schedule of permitted principal, accessory and special uses.**

- (b) Uses listed in Table 19-1 as special uses may be established in the CD only after approval of an application of a special use permit in accordance with the procedures and requirements in Article II, Division 5 of this chapter.

**Table 19-1  
SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AN SPECIAL USES**

Table 19-1 Notes:

<sup>1</sup> Except as noted in Footnote #6 below, or as may be required in a CD-2 rezoning site plan, uses in the Channel District are exempt from the buffering requirements of section 27-284.3.3, with the exception of buffer standards as they apply to solid waste facilities.

**Sec. 27-211.13. - Landscaping.**

- (b) *Applicability.* All development shall adhere to the requirements set forth below, and with ~~the remainder of Chapter 13~~ article VI, division 4, as applicable. The standards set forth below supersede the tree planting requirements of ~~section 27-285~~ 27-284.3.3 and buffering requirements of ~~section 27-284~~.
- (c) *Technical Manual.* All development shall adhere to the tree preservation and construction methods of the Tree and Landscape Technical Manual.
- (d) *Tree preservation & removal.* All development shall preserve, relocate, and/or remove protected and grand trees in accordance with ~~Chapter 13~~ article VI, division 4, subdivisions 2 through 4.
- (e) *Required plantings (all landscape materials).* In cases of conflict between the General and Parking Area Landscaping, the most restrictive standard applies.

**Code Text adopted April 18, 2019, Ordinance 2019-54, effective June 1, 2019 (v2)**

- (1) *General site landscaping standards:* all development (not including single-family detached, - attached, -semi-detached, or two-family) shall comply with development standards set forth below:

<b>KEY: Table 21.13.1-Table 211.13.1 (Key)</b>				
<i>See also sec. 27-43 Definitions.</i>	F: Front R: Rear	SS: Side (street) SI: Side (interior)	UFA: Usable floor area VUA: Vehicular use area	LI: Landscaped Island OC: On center
<b>General Site Landscaping</b>				
<b>Required Plantings [1,3,4,5]</b>				
<b>F</b>	<ul style="list-style-type: none"> <li>- (1) <u>Type 1 or 2</u> tree at 40' OC [5]</li> <li>- Low-water ground cover (no sod)[2]</li> </ul>			
<b>SS</b>	<ul style="list-style-type: none"> <li>- (1) <u>Type 1 or 2</u> tree at 30' OC</li> <li>- Low-water ground cover (no sod)[2]</li> </ul>			
<b>SI</b>				
Adjacent to/separated by alley from single-family, two-family residential use	<ul style="list-style-type: none"> <li>- (1) hedge at 3' OC</li> <li>- Low-water ground cover (no sod)</li> <li>- 6' fence or wall (material and height adhere to sec. 27-290.1)</li> </ul>			
<b>R</b>				
Adjacent to/separated by alley from single-family, two-family residential use	<ul style="list-style-type: none"> <li>- (1) 'medium' <u>Type 1, 2, or 3</u> tree at 20' OC</li> <li>- Low-water ground cover (no sod)</li> <li>- 6' wall (material and height adhere to sec. 27-290.1)</li> </ul>			
Adjacent to any other use (no alley)	<ul style="list-style-type: none"> <li>- (1) hedge at 3' OC</li> <li>- Low-water ground cover (no sod)</li> </ul>			
Adjacent to any other use (separated by alley)	<ul style="list-style-type: none"> <li>- (1) hedge at 3' OC</li> <li>- Low-water ground cover (no sod)</li> </ul>			
<b>NOTES:</b>				
[1] <del>See Sec. 27-211.13(3) below</del> Refer to City of Tampa Tree Matrix (refer to sec. 27-284.1.1) for allowable species, required planting sizes, required planting methods, and general landscaping regulations.				
[2] To be used in locations where no pavement or walkways are located.				
[3] Required compliance for new construction; required compliance if expansion of UFA is a minimum of 25% of existing UFA.				
[4] If expanding VUA, required compliance for newly expanded area.				
[5] <u>Type 2 or 3 species, designated for planting in proximity to overhead electrical lines, may be planted in lieu of required type(s), where such lines are present (refer to sec. 27-284.3.3).</u>				

- (2) Parking area landscaping (vehicular use area as defined in ~~Chapter 27~~sec. 27-43) standards. All development shall comply with development standards set forth below:

<b>KEY: Table 211.13.2 Table 211.13.2 (Key)</b>				
<i>See also sec. 27-43 Definitions.</i>	F: Front R: Rear	SS: Side (street) SI: Side (interior)	UFA: Usable floor area VUA: Vehicular use area	LI: Landscaped Island OC: On center
<b>Parking Area Landscaping</b>				
<b>Required Plantings [1,3,4,5]</b>				
<b>F</b>	<ul style="list-style-type: none"> <li>- (1) <u>Type 1 or 2</u> tree at 30' OC</li> <li>- (1) hedge at 3' OC</li> <li>- Low-water ground cover (no sod)[2]</li> </ul>			
<b>SS</b>	<ul style="list-style-type: none"> <li>- (1) <u>Type 1 or 2</u> tree at 30' OC</li> <li>- (1) hedge at 3' OC</li> <li>- Low-water ground cover (no sod)[2]</li> </ul>			
<b>SI</b>				
Adjacent to/separated by alley from single-family, two-family residential use	<ul style="list-style-type: none"> <li>- (1) hedge at 3' OC</li> <li>- Low-water ground cover (no sod)</li> <li>- 6' fence or wall (material and height adhere to sec. 27-290.1)</li> </ul>			
<b>R</b>				
Adjacent to/separated by alley from single-family, two-family residential use	<ul style="list-style-type: none"> <li>- (1) 'medium' <u>Type 1, 2, or 3</u> tree at 20' OC</li> <li>- Low-water ground cover (no sod)</li> <li>- 6' wall (material and height adhere to sec. 27-290.1)</li> </ul>			
Adjacent to any other use (no alley)	<ul style="list-style-type: none"> <li>- (1) hedge at 3' OC</li> <li>- Low-water ground cover (no sod)</li> </ul>			
Adjacent to any other use (separated by alley)	<ul style="list-style-type: none"> <li>- (1) hedge at 3' OC</li> <li>- Low-water ground cover (no sod)</li> </ul>			
<b>LI</b>	<ul style="list-style-type: none"> <li>- 9' x 18' min., typical to match parking stall layout</li> <li>- (1) every 10 parking spaces on average</li> <li>- (1) 'medium' or 'large' <u>Type 1, 2, or 3</u> tree per LI</li> <li>- Low-water ground cover (no sod)[2]</li> </ul>			
<b>NOTES:</b>				
[1] <del>See Sec. 27-211.13(3) below</del> Refer to City of Tampa Tree Matrix (refer to sec. 27-284.1.1) for allowable species, required planting sizes, required planting methods, and general landscaping regulations.				
[2] To be used in locations where no pavement or walkways are located.				
[3] Required compliance for new construction; required compliance if expansion of UFA is a minimum of 25% of existing UFA.				
[4] If expanding VUA, required compliance for newly expanded area.				
[5] <u>Type 2 or 3 species, designated for planting in proximity to overhead electrical lines, may be planted in lieu of required type(s), where such lines are present (refer to sec. 27-284.3.3).</u>				

- (3) *Acceptable planting materials.*
- a. ~~Accepted Tree List-Tree selection shall be made from the City Tree Matrix (refer to sec. 27-284.1.1).- All Florida Grade #1 (genera from the Florida Friendly Plant List marked with [\*F]; genera containing some species native to central Florida marked with [+N])~~
- 1a. Shade species planting standards:
1. Shall comply with applicable standards set forth in article VI, division 4;

2. ~~\_\_\_\_\_~~ –to be used when no overhead lines; also no underground lines within 20'; ~~m~~Minimum 4' caliper at time of planting.
- American Hornbeam  
(*carpinus caroliniana*) (\*F) (+N)
  - American Snowbell  
(*Styrax americanus*)
  - Ash  
(*Fraxinus spp.*) (\*F) (+N)
  - Avacado  
(*Persea Americana*) (\*F)
  - Bay Tree  
(*Persea spp.*) (\*F) (+N)
  - Bottlebrush  
(*Callistemon spp.*) (\*F)
  - Bronze Loquat  
(*eriobotrya deflexa*) (\*F)
  - Buttonwood, Silver  
(*Conocarpus erectus*) (\*F) (+N)
  - Campher  
(*Cinnamomum camphora*)
  - Chinese Fan Palm  
(*Livistona chinensis*) (\*F)
  - Chinkapin Oak  
(*quercus muehlenbergii*) (\*F) (+N)
  - Chickasaw Plum  
(*Prunus angustifolia*) (\*F) (+N)
  - Common Hackberry  
(*celtis occidentalis*) (\*F) (+N)
  - Crape Myrtle  
(*Lagerstroemia indica*) (\*F)
  - Cypress  
(*Taxodium spp.*) (\*F) (+N)
  - Date Palm  
(*Phoenix spp.*)
  - Dogwood  
(*Cornus spp.*) (\*F) (+N)
  - Elm  
(*Ulmus spp.*) (\*F) (+N)
  - European fan palm  
(*Chamoerops humilis*)
  - Florida Privet  
(*forestiera segregate*) (\*F) (+N)
  - Florida Torreya  
(*torreya taxifolia*) (+N)
  - Florida Yew  
(*taxus floridana*) (+N)
  - Fringetree  
(*chionanthus spp*) (\*F) (+N)

Geiger-Tree  
(cordia-sebestena) (\*F)  
Guava  
(feijoa-sellowiana)  
Hawthorn  
(crataegus spp.) (+N)  
Holly  
(Ilex spp.) (\*F) (+N)  
Hornbeam  
(Carpinus spp.) (\*F) (+N)  
Hickories  
(Carya spp.) (\*F) (+N)  
Jacaranda  
(jacaranda-mimosifolia) (\*F)  
Kwanzan-Cherry  
(prunum-serrulata "Kwanzan") (not evergreen – persistent leaf)  
Lychee  
(Litchi chinensis) (\*F)  
Ligustrum  
(Ligustrum spp.) (\*F)  
Loblolly Bay  
(Gordonia lasianthus) (+N)  
Loquat  
(eriobotrya spp.) (\*F)  
Magnolia  
(Magnolia spp.) (\*F) (+N)  
Maple  
(Acer spp.) (\*F) (+N)  
Myrtle Oak  
(Quercus mytifolia) (\*F) (+N)  
Oak  
(Quercus spp.) (\*F) (+N)  
Olive  
(olea-europaea) (\*F)  
Pecan/Hickory  
(Carya spp.) (\*F) (+N)  
Pignut Hickory  
(Carya glabra) (\*F) (+N)  
Pine  
(Pinus spp.) (\*F) (+N)  
Pink Trumpet Tree  
(tabebuia-heptaphylla) (\*F)  
Podocarpus  
(Podocarpus spp.) (\*F)  
Redbud, Eastern  
(Cercis canadensis) (\*F) (+N)  
Red-Buckeye, Florida-Buckeye  
(Aesculus pavia) (F\*) (+N)

Red Cedar  
(Juniperus spp.) (\*F) (+N)  
River Birch  
(Betula nigra) (\*F) (+N)  
Sabal/Cabbage Palm  
(Sabal palmetto) (\*F) (+N)  
Silver Trumpet  
(Tabebuia caraiba) (\*F)  
Silver Buttonwood  
(Conocarpus silver) (\*F)  
Simpson's Stopper  
(Myrcianthes fragrans) (\*F) (+N)  
Sweetbay Magnolia  
(Magnolia virginiana and cvs.) (\*F) (+N)  
Sweet Gum  
(Liquidambar styraciflua) (\*F) (+N)  
"Thundercloud" Cherry Plum  
(Prunus cerasifera 'Thundercloud')  
Tupelo, Black Gum  
(Nyssa sylvatica) (\*F) (+N)  
Washington Palm  
(Washingtonia robusta) (\*F)  
Wax Myrtle  
(Myrica cerifera) (\*F) (+N)  
Willow  
(Salix spp.)

2b. Understory species planting standards (refer to sec. 27-284.3.3 for specific requirements for trees and above ground electrical lines):

1. Shall comply with applicable standards set forth in article VI, division 4;
2. —to be used when overhead lines present; no underground lines within 10'; mMinimum 3' caliper at time of planting.

~~(Deciduous)~~  
American Snowbell  
(Styrax americanus)  
Bottlebrush  
(Callistemon spp.) (\*F)  
Crape Myrtle  
(Lagerstroemia indica) (\*F)  
Chickasaw Plum  
(Prunus angustifolia) (\*F) (+N)  
Kwanzan Cherry  
(Prunum serrulata "Kwanzan") (not evergreen—persistent leaf)  
Fringetree  
(Chionanthus spp) (\*F) (+N)  
May Hawthorn  
(Crataegus aestivalis) (+N)  
Redbud  
(Cercis canadensis) (\*F) (+N)

Red Buckeye, Florida Buckeye  
(*Aesculus pavia*) (\*F) (+N)  
Silver Buttonwood  
(*Conocarpus silver*) (\*F)  
"Thundercloud" Cherry Plum  
(*prunus cerasifera* 'Thundercloud')  
Yaupon Holly  
(*Ilex vomitoria*) (\*F) (+N)  
Wax Myrtle  
(*Myrica cerifera*) (\*F)  
Winged Elm  
(*Ulmus allota*) (\*F) (+N)  
(Evergreen)  
Bronze Loquat  
(*eriobotrya deflexa*) (\*F)  
Florida Privet  
(*forestiera segregate*) (\*F) (+N)  
Florida Torreya  
(*torreya taxifolia*) (+N)  
Florida Yew  
(*taxus floridana*) (+N)  
Geiger Tree  
(*cordia sebestena*) (\*F)  
Guava  
(*feijoa sellowiana*)  
"Little Gem" Southern Magnolia  
(*magnolia grandiflora* 'little gem') (\*F) (+N)  
Olive  
(*olea europaea*) (\*F)  
Seagrape  
(*coccoloba uvifera*) (\*F) (+N)  
Simpson's Stopper  
(*myrcianthes fragrans*) (\*F) (+N)

Per Section 27-285.1(a)(1)(d); any person may request and the department may approve a tree as a replacement tree that is not included on the recommended tree list if the tree is similar in character and function to a tree on the recommended tree list. Please note that sixty (60) percent are to be native trees.

- b. — Accepted Shrub List — All Florida Grade #1 (genera from the Florida Friendly Plant List marked with [\*F]; genera containing some species native to central Florida marked with [+N])  
Needle Palm (*Rhapidophyllum hystrix*) (\*F) (+N)  
Others as accepted by Chapter 13 and Chapter 27.
- c. — Accepted Ground Cover List — All Florida Grade #1 (genera from the Florida Friendly Plant List marked with [\*F]; genera containing some species native to central Florida marked with [+N])  
Ground Cover  
As accepted pursuant to Chapter 13 and Chapter 27.

**Sec. 27-212.6. Landscaping, tree planting, screening.**

...  
 (b) *Applicability.* The standards set forth in this section apply to those developments described in (1)-(2) below, and unless noted otherwise in ~~Table 212-4(e) below~~, supersede the tree planting and landscaped area requirements of ~~sec. 27-285~~284.3.3 and buffering/screening requirements of ~~sec. 27-284~~; however, developments shall comply with all other applicable requirements of ~~Chapter 13 article VI, division 4~~, and any reductions to the required landscaped area set forth below, shall be subject to the applicable landscape in-lieu payment, pursuant to ~~sec. 27-285(e)~~284.3.4. Standards applicable to:

...  
 (c) *Tree Preservation & removal.* All development shall preserve, relocate, and/or remove protected and grand trees in accordance with ~~Chapter 13~~article VI, division 4, subdivisions 2 through 4.

...  
 (e) *Required plantings (all landscape materials) for general site and parking/loading areas.* Refer to ~~sec. 27-211.13~~ for applicable standards. In cases of conflict between the General and Parking Area Landscaping, the most restrictive standard applies.

(1) ~~General site and parking area landscaping standards:~~

<b>Table 212-4 (Key)</b>	
<i>See also sec. 27-43 Definitions.</i>	F: Front R: Rear SS: Side (street) SI: Side (interior) UFA: Usable floor area VUA: Vehicular use area LI: Landscaped Island OC: On-center
<b>General Site Landscaping</b>	
<b>Required Plantings [1,3,4]</b>	
F	— (1) tree at 40' OC — Low water ground cover (no sod)[2]
SS	— (1) tree at 30' OC — Low water ground cover (no sod)[2]
SI — Adjacent to/separated by alley from single family, two family residential use	— (1) hedge at 3' OC — Low water ground cover (no sod) — 6' fence or wall (material and height adhere to sec. 27-290.1)
R — Adjacent to/separated by alley from single family, two family residential use — Adjacent to any other use (no alley) — Adjacent to any other use (separated by alley)	— (1) tree at 20' OC — Low water ground cover (no sod) — 6' wall (material and height adhere to sec. 27-290.1) — (1) hedge at 3' OC — Low water ground cover (no sod) — (1) hedge at 3' OC — Low water ground cover (no sod)
<b>Parking Area Landscaping</b>	
<b>Required Plantings [1,3,4]</b>	
F	— (1) tree at 30' OC — (1) hedge at 3' OC — Low water ground cover (no sod)[2]
SS	— (1) tree at 30' OC

	<ul style="list-style-type: none"> <li>— (1) hedge at 3' OC</li> <li>— Low water ground cover (no sod)[2]</li> </ul>
<p>St</p> <ul style="list-style-type: none"> <li>— Adjacent to/separated by alley from single family, two family residential use</li> </ul>	<ul style="list-style-type: none"> <li>— (1) hedge at 3' OC</li> <li>— Low water ground cover (no sod)</li> <li>— 6' fence or wall (material and height adhere to sec. 27-290.1)</li> </ul>
<p>R</p> <ul style="list-style-type: none"> <li>— Adjacent to/separated by alley from detached or attached residential use</li> <li>— Adjacent to any other use (no alley)</li> <li>— Adjacent to any other use (separated by alley)</li> </ul>	<ul style="list-style-type: none"> <li>— (1) tree at 20' OC</li> <li>— Low water ground cover (no sod)</li> <li>— 6' wall (material and height adhere to sec. 27-290.1)</li> <li>— (1) hedge at 3' OC</li> <li>— Low water ground cover (no sod)</li> <li>— (1) hedge at 3' OC</li> <li>— Low water ground cover (no sod)</li> </ul>
<p>Lt</p>	<ul style="list-style-type: none"> <li>— 9' x 18' typical to match parking layout</li> <li>— (1) every 10 parking spaces on average</li> <li>— (1) tree per Lt</li> <li>— low water ground cover (no sod)[2]</li> </ul>
<p><b>NOTES:</b></p> <p>[1] See City of Tampa Tree Matrix for allowable species, required planting sizes, required planting methods, and general landscaping regulations.</p> <p>[2] To be used in locations where no pavement or walkways are located.</p> <p>[3] Required compliance for new construction; required compliance if expansion of UFA is a minimum of 25% of existing UFA.</p> <p>[4] If expanding VUA, required compliance for newly expanded area.</p>	

...

**Sec. 27-283.13. - Special event parking lots, interim parking lots and residential parking for stadium events.**

(a) *Interim parking.* It is the purpose of interim parking lots to assist in providing needed levels of parking service to the city. This use is permitted in certain districts, as set forth in the respective use tables by zoning district, as set forth in art. III. They are a permitted use in any zoning district except RS, RM, YC and This use is prohibited in any site plan controlled zoning districts, unless specifically authorized on the applicable, adopted, zoning site plan (not including CBD site plan controlled). Their approval may not exceed five (5) years at any location or portion thereof and may be granted one (1) extension not to exceed one (1) year. Applications for permits for interim parking lots shall include a site plan demonstrating compliance with the following standards and requirements:

- (1) Those standards and requirements regarding parking aisle layout, traffic lanes, ingress/egress to the surrounding roadway network and perimeter buffering as set forth in ~~Chapter 27~~ this chapter, City of Tampa Code. The city shall review the parking request for compatibility with the city's maintenance of traffic plan to assess the impact on the surrounding roadway network. The city may impose reasonable conditions, including a traffic study if necessary, to assure the continued compatibility with the surrounding roadway network.
- (2) Any driveway access (apron) located in the public right-of-way shall be paved ~~per~~ pursuant to sec. 22-314 and the Transportation Technical Manual ~~standards~~ to preserve the edge of the roadway and protect it from erosion or damage.

(3) Interim parking lots are required to set aside a ten-foot wide level surface area along those portions of the property which abut public right-of-way where sidewalks are not available to accommodate the safe passage of pedestrians off-site, in accordance with commonly accepted traffic engineering practices subject to the review and approval of the city. The ten-foot wide area shall be located along the edge of the curb or road surface and may be required to be extended into the private property if sufficient right-of-way is not available. The city transportation ~~division~~ engineer (PDD) may allow a reduction of the ten-foot width if ~~the division~~ it is determined that safety concerns are otherwise met.

(4) Parking spaces must be delineated with bumper stops or other city transportation ~~division~~ engineer (PDD)-approved methods. See PKG Graphic-3.

...

(6) Unpaved interim parking lots are not required to meet the landscaping and buffering requirements for vehicular use areas set forth in ~~Chapter 13, City of Tampa Code~~ art. VI of this chapter. However, there shall be provided a perimeter buffer, including wheel stops (or other approved method) placed two (2) feet back from any landscaped area and a five-foot wide break in the perimeter landscape to accommodate a pedestrian pathway to the right-of-way. There shall be one break per 100 linear feet of frontage as indicated in options A, B, or C (PKG Graphic-4) along the edge of the surface lot fronting the public right-of-way. Existing protected trees on a permitted interim lot shall be protected in accordance with ~~Chapter 13, City of Tampa Code~~ art. VI of this chapter. No removal of trees shall be permitted on interim parking lots.

An alternate landscape plan may be approved by the ~~variance review board, architectural review board or Barrio Latino Commission, depending on site location~~ natural resources coordinator, pursuant to the procedures and criteria set forth in sec. 27-60. The alternate plan must demonstrate a uniqueness of the site to warrant deviation from the above requirements. The alternate plan must provide landscaping equivalent to or exceeding the minimum landscaping stated above.

...

(8) Interim parking lots shall provide parking for disabled persons in accordance with the provisions of F.S. §§ 316.1955 and 316.1956, and such spaces shall be included in the minimum number of parking spaces required by this ~~article~~ chapter.

(9) *Maintenance:* Turf areas shall be mowed to a maximum height of eight (8) inches. Irrigation systems are to maintain a ninety-eight (98) percent operational status and be controlled by an automatic timer with a rain shutoff mechanism. Trees and shrubs shall be maintained as ~~per~~ Chapter 13, City of Tampa Code set forth on art. VI of this chapter.

...

(b) *Special event parking.* Due to the limited land available for parking and the short term duration and single occurrence of many events, ~~the special event parking is a permitted use in any zoning district except RS, RM and site plan controlled districts~~ use is permitted in certain districts, as set forth in the respective use tables by zoning district, as set forth in art. III. This use is prohibited in any site plan zoning district, unless specifically authorized on the applicable, adopted, zoning site plan. Applications for permits for special event parking lots shall include a site plan demonstrating compliance with the following minimum requirements. Any violation of this section shall give the city authority to suspend or revoke the special event parking permit:

...

(4) Special event parking lots shall set aside a ten-foot wide level surface area along those portions of the property which abut public right-of-way, where sidewalks are not available, to accommodate the safe passage of pedestrians off-site in accordance with commonly accepted

traffic engineering practices, subject to the review and approval of the city. This ten-foot wide area shall be located along the edge of the curb or road surface and may be required to extend into the private property if sufficient right-of-way is not available. The city transportation ~~division engineer (PDD)~~ may allow a reduction in the ten-foot width if ~~the division~~ it is determined~~d~~ that safety concerns are otherwise met.

...

- (9) *Tree protection.* Existing protected trees on a permitted special event lot shall be protected in accordance with those standards found in ~~Chapter 13, City of Tampa Code~~ art. VI of this chapter. No removal of trees shall be permitted on special event parking lots.

...

- (c) *Amortization schedule.* Existing nonconforming parking lots which are legally established, as determined by the zoning administrator and operating upon the effective date of this ordinance may continue to operate without meeting the landscaping criteria set forth in ~~section 27-283.13(a)(1)-(11)~~, for a period of two (2) years. Therefore all existing nonconforming parking lots must meet the criteria stated in ~~article VI, division 3, section 27-283.13(a)(1)-(11)~~. All nonconforming parking lots in existence on the effective date of this ordinance must meet all other minimum standards of ~~section 27-283.13(b)(1)-(10)~~.

## ARTICLE VI. SUPPLEMENTAL REGULATIONS

**NOTE:** Sec. 27-284 – Buffers and screening, Subdivision 2 - General Tree Planting and Landscaping, Sec. 27-285 - Landscape and tree planting requirements, Sec. 27-285.1 - Landscape and tree planting standards have been repealed in their entirety. The following text is adopted as new/replacement code:

### DIVISION 4. NATURAL RESOURCES: TREES, LANDSCAPING, WETLANDS, UPLAND HABITAT

#### SUBDIVISION 1. GENERAL PROVISIONS

##### Sec. 27-284. Title; purpose and applicability; periodic study of Tampa’s urban forest.

- (a) This division shall be known and cited as the "City of Tampa Tree, Landscape, and Natural Resources Code." It is intended to set specific parameters for natural resources, including tree and landscape planting, protection, pruning, removal, and mitigation; irrigation; protection of wetlands, upland habitat, and other environmentally sensitive areas; and, buffering and screening between uses of land with differing character. These regulations apply throughout the city, on public and private lands, and within rights-of-way.
- (b) The city initiated an urban forest ecological analysis (also referred to as the “urban forest canopy study”) within the geographic boundaries of the city in 2006. Thereafter, the city has and shall continue to conduct such study/analysis, every five (5) years.

##### Sec. 27-284.1. Administrative authority; definitions; general procedures; fees.

- (a) The provisions of this division shall be administered and enforced by the natural resources coordinator, unless otherwise stated. The natural resources coordinator shall receive applications, review site construction and tree and landscape documents, and issue permits for the planting, pruning, relocation, and removal of protected and grand trees; inspect the premises for which such permits have been issued; and, enforce compliance with the provisions of this division. Refer to sec. 27-43 for defined terms, and secs. 27-60, 27-61, and 27-284.2.5 for removal and review procedures.

- (b) Fees, as set by city council resolution, shall be charged for the following:
  - (1) Tree consultation inspection;
  - (2) Permit application and associated plan review (when applicable);
  - (3) Tree condition and risk evaluation inspection;
  - (4) Re-inspection;
  - (5) Mitigation tree(s);
  - (6) Alternative design exception;
  - (7) Public board applications; and,
  - (8) Review petitions.
- (c) Refer to secs. 27-284.2 through 27-284.2.7 for general permitting procedures.

**Sec. 27-284.1.1. City Tree Matrix; technical standards; authority to establish, publish, and adopt.**

- (a) *City Tree Matrix*. Refer to sec. 27-284.3.2.
- (b) The technical standards set forth in the "City of Tampa's Tree and Landscape Technical Manual," ["Technical Manual"], on file in the office of the city clerk, is adopted herein by reference, and shall have the force and effect of law. The Technical Manual sets forth standards that include:
  - (1) Tree Mitigation method reference tables (refer to sec. 27-284.4.1 for mitigation method, Tree Retention-Mitigation Equivalency Tables, and applicable permit procedures);
  - (2) Tree Condition and Risk Evaluation form (refer to (c) below for general evaluation criteria);
  - (3) Tree installation methods with related graphics;
  - (4) Tree protection methods during construction with related graphics;
  - (5) Example tree and landscape plans with related, supplemental graphics;
  - (6) List of tree, landscape, and forestry reference materials.
- (c) *Tree condition and risk evaluation criteria*. The typical criteria, used by the city for evaluation of a tree's condition and risk factors, are as follows (refer to Technical Manual for applicable form):
  - (1) Condition rating of tree roots, tree trunk, tree limbs/branch structure, twigs, and foliage:
    - a. A: Excellent/No apparent problem
    - b. B: Good/Minor problem
    - c. C: Fair/Major problem
    - d. D: Poor/Extreme problems
    - e. F: Dead
  - (2) Risk evaluation for failure potential, size of defective part, rating of potential target at risk if failure occurs:
    - a. *Failure potential (up to 4 points)*. Failure potential identifies the most likely failure and rates the likelihood that the structural defects(s) will result in failure within the inspection period. Examples of ratings are:
      - 1. *Low* (1 point): Defects are minor (e.g. dieback of twigs, small wounds with good woundwood development).
      - 2. *Medium* (2 points): Defects are present and obvious (e.g. cavity encompassing ten (10) to twenty-five (25) percent of the circumference of the trunk, co-dominant stems without included bark).

3. *High* (3 points): numerous and/or significant defects present (e.g. cavity encompassing thirty (30) to fifty (50) percent of the circumference of the trunk, multiple pruning wounds with decay along a branch).
4. *Severe* (4 points): defects are very severe (e.g. heartrot, decay conks along the main stem. Cavity encompassing more than fifty (50) percent of the trunk.
- b. *Size of defective part (up to 4 points)*. Size of defective part rates the size of the part most likely to fail. The larger the part that fails, the greater the potential for damage. Therefore, the size of the failure affects the hazard potential. Examples are:
  1. (1 point) Most likely failure less than six (6) inches (fifteen (15) cm) in diameter.
  2. (2 points) Most likely failure six (6) to eighteen (18) inches (fifteen (15) to forty-five (45) cm) in diameter.
  3. (3 points) Most likely failure eighteen (18) to thirty (30) inches (forty-five (45) to seventy-five (75) cm) in diameter.
  4. (4 points) Most likely failure greater than thirty (30) inches (seventy-five (75) cm) in diameter.
- c. *Target rating (up to 4 points)*. Target rating rates the use and occupancy of the area.
  1. *Occasional use* (1 point): (e.g. jogging/cycling trail).
  2. *Intermittent use* (2 points): (e.g. picnic area, day-use parking).
  3. *Frequent-use secondary structure or area* (3 points): (e.g. seasonal camping area, storage facilities).
  4. *Constant-use primary structures* (4 points): (e.g. year-round use for a number of hours each day, residences).
- (3) The points in each category are added to obtain the overall hazard rating, with twelve (12) being the maximum value, expressed in the following formula: “Risk/Hazard Rating = Failure Potential + Size of Part + Target Rating”
- (4) The assignment of a rating is made with three (3) considerations in mind:
  - a. Length of evaluation cycle
  - b. Level of resolution required by the goals of the hazard management program
  - c. Past history and rating
- (5) If records are not available and not employed in the process, then the rating reflects only one (1) moment in time, rather than the long-term development of the tree.
- (6) Ratings have only relative meaning (i.e. a tree rated an 11 has a greater hazard potential than one rated a 5.) By description, a tree rated a 12 represents a significant hazard, but abating this hazard could be as simple as removing the defect and/or the target.

**Sec. 27-284.1.2. Trees – protected, grand, and exempt trees; measurement methods.**

- (a) *Protected trees*. Any tree species that meets the definition set forth in sec. 27-43 of the city code is deemed a ‘protected’ tree.
- (b) *Specimen trees*. Any tree species that meets the definition set forth in sec. 27-43 and is listed in Table 284.1.2 below is deemed a ‘specimen’ tree. A specimen tree is a protected tree.

- (c) *Grand trees.* Any tree species, which meets the definition set forth in sec. 27-43 and is listed in Table 284.1.2 below, is deemed a ‘grand’ tree. The natural resources coordinator may consider additional species as ‘grand,’ which possess similar characteristics, as described in the City Tree Matrix (refer to sec. 27-284.3.2).

<b>Table 284.1.2: Grand Tree Species</b>		
<b>Scientific Name</b>	<b>Common Name</b>	<b>Florida Native</b>
Acer rubrum	Red Maple	Yes
Carya glabra	Pignut Hickory	Yes
Carya illinoensis	Pecan	No
Cinnamomum camphora	Camphor	No
Fraxinus tomentosa (sp. "profunda")	Pumpkin Ash	Yes
Liquidambar styraciflua	Sweetgum	Yes
Magnolia grandiflora	Southern Magnolia	Yes
Magnolia virginiana	Sweetbay Magnolia	Yes
Nyssa sylvatica	Black Gum (Black Tupelo)	Yes
Pinus elliottii var densa	Slash Pine	Yes
Pinus palustris	Longleaf Pine	Yes
Pinus taeda	Loblolly Pine	Yes
Platanus occidentalis	(American) Sycamore	Yes
Quercus austrina	Bluff Oak	Yes
Quercus durandii (sinuata)	Durand Oak	Yes
Quercus falcata	Southern Red Oak	Yes
Quercus geminata	Sand Live Oak	Yes
Quercus laurifolia	Laurel Oak (Diamond Leaf Oak)	Yes
Quercus michauxii	Swamp Chestnut Oak	Yes
Quercus virginiana	Southern Live Oak (Live Oak)	Yes
Taxodium ascendens	Pondcypress	Yes
Taxodium distichum	Baldcypress	Yes
Ulmus alata	Winged Elm	Yes
Ulmus americana	American Elm	Yes
<b>Notes:</b>		
[1] Refer to sec. 27-43 for definition of “grand tree.”		
[2] Refer to sec. 27-284.1.2(d)(3) for specific conditions for camphor ( <i>Cinnamomum camphora</i> ).		

(d) *Measuring diameter at breast height (DBH).* Measuring the diameter at breast height (“DBH”), as defined in sec. 27-43, is a standard method of expressing the diameter of the trunk of a tree. Graphics 284.1.2-A through 284.1.2-E depict and describe the four (4) industry standard, accepted methods for measuring trunk diameter.

284.1.2-A: Straight Tree, on land with minimal-to-no slope	284.1.2-B: Sloped Tree, on land with minimal-to-no slope	284.1.2-C: Straight Tree, on sloped land
284.1.2-D: Low-branching tree, on land with minimal-to-no slope	284.1.2-E: Multi-stemmed trunk, on land with minimal-to-no slope	

(e) *Exempt trees – city wide.* Exempt trees, as defined in sec. 27-43 of the city code, shall not require permit for removal and shall adhere to the following requirements:

- (1) All Category I species, as listed on the *Florida Exotic Pest Plant Council’s 2017 List of Invasive Plant Species*, with the exception of camphor (*Cinnamomum camphora*), shall be required to be removed concurrent with any site work-related permit, unless otherwise approved by the natural resources coordinator or designee. Category I species shall not be factored into Tree Retention-Mitigation Equivalency Tables, as set forth in sec. 27-284.4.1, for any project or development. Refer to (3) below for specific requirements related to camphor.
- (2) All Category II species, as listed on the *Florida Exotic Pest Plant Council’s 2017 List of Invasive Plant Species*, if existing may remain in place or be planted as new, but no credit shall be factored into the Tree Retention-Mitigation Equivalency Tables, as set forth in sec. 27-284.4.1, for retention or planting such species.
- (3) The camphor tree (*Cinnamomum camphora*) is classified as a Category I invasive species, according to the *Florida Exotic Pest Plant Council’s 2017 List of Invasive Plant Species*. This tree species, however, has been successfully planted and maintained, under certain conditions, throughout the city. With strict adherence to the following criteria and conditions, the camphor tree provides benefits and ample crown footprint to the overall city urban forest canopy, and shall be deemed ‘protected’ for purposes of mitigation (replacement) calculation and can reach ‘grand’ status for same, subject to the following:

- a. Standard 'credit' awarded for retaining any camphor tree rated in excellent or good condition (protected or grand), that is not located within or proximate to (within 50' of) any environmentally sensitive land (i.e. river, lake, bay, wetland, upland habitat, or significant wildlife corridor);
- b. Standard 'credit' awarded for planting any camphor tree (Florida Grade No. 1), that is not located within or proximate to (within 50' of) any environmentally sensitive land (i.e. river, lake, bay, wetland, upland habitat, or significant wildlife corridor);
- c. Any camphor tree that is located within or proximate to such environmentally sensitive lands shall be required to be removed, and shall be factored into Tree Retention-Mitigation Equivalency Tables, as set forth in sec. 27-284.4.1, as a 'debit'; and,
- d. Regardless of size or location, camphor trees can be removed without performing any applicable public notice or any site development redesign, but shall adhere to mitigation requirements.

**Sec. 27-284.1.3. Other exemptions.**

Specific entities, activities, and/or uses shall be exempt from certain permit procedures described below. Notwithstanding any exemption(s) described in this section, all such entities, activities, and/or uses shall adhere to the tree planting, pruning, root pruning, and removal standards, including tree mitigation requirements, set forth in this division and the Technical Manual:

- (a) The city's urban forestry coordinator, natural resources coordinator, or respective designees:
  - (1) Pruning (limb/root) of any protected or grand tree on public land or public right-of-way, to mitigate any potential risk to the safety of the general public, subject to sec. 27-284.2.3, Table 284.2.3 criteria;
  - (2) Removal of any protected tree or hazardous/dangerous grand tree, to mitigate any potential risk to the safety of the general public, on public lands or public rights-of-way. When feasible, the appropriate department shall provide notice of hazardous grand tree removal in accordance with 27-284.2.5(h) to the owners of property adjoining the public lands or public rights-of-way within 250 feet of the hazardous grand tree.
- (b) *Public utilities.* Pruning (limb/root) of any protected or grand tree, on lands owned by the public utility or in the public right-of-way, where in direct conflict with proper operation and maintenance of such utility.
- (c) *Hillsborough County Aviation Authority; Aviation public safety.* An exemption from the permitting and mitigation requirements of this division shall be granted when federal law, Florida State Law, or local airport zoning regulations (pursuant to Federal Aviation Administration Regulations), governing runways, taxiways, aprons, runway protection zones and approaches, air traffic control towers, and aircraft navigational aids require the pruning or removal of trees for public safety, if:
  - (1) The applicant claiming that federal law, Florida State Law, or local airport zoning regulations (pursuant to Federal Aviation Administration Regulations), governing runways, taxiways, aprons, runway protection zones and approaches, air traffic control towers, and aircraft navigational aids require the pruning or removal of trees for public safety purposes, submits a sworn application for exemption from the tree pruning or removal permit and mitigation requirements of this division, to the natural resources coordinator, identifying the trees to be pruned or removed, the federal law, Florida State Law, or local airport zoning regulations (pursuant to Federal Aviation Administration Regulations), governing runways, taxiways, aprons, runway

protection zones and approaches, air traffic control towers, and aircraft navigational aids requiring the pruning or removal for public safety, the law or regulations applicability to the applicant, and the public safety concern necessitating the pruning or removal; and

- (2) Upon submission of a completed, sworn application, the natural resources coordinator, or designee finds the federal law, Florida State law, or local airport zoning regulations (pursuant to Federal Aviation Administration Regulations), governing runways, taxiways, aprons, runway protection zones and approaches, air traffic control towers, and aircraft navigational aids requires the pruning or removal of trees for public safety.
- (3) *Public international airports.* In addition to runways, taxiways, aprons, runway protection zones, approaches, air traffic control towers, and aircraft navigational aids exempt from permitting and mitigation requirements of this division for public safety referred to in sec. 27-284.1.3(c)(1) and (2)., the Hillsborough County Aviation Authority shall be exempt from the requirements of this division related to obtaining a permit for tree removal on all properties owned or controlled by the authority, which is used for airport operations, including but not limited to terminals, hangars, maintenance areas, cargo areas, roadways, and parking areas at Tampa International Airport, more particularly described in sec. 27-171(a).

However, prior to removal of a grand or protected tree, the proposed removal is required to be reviewed through the city's permit process, for purposes of assessing applicable tree replacement and mitigation requirements. Mitigation for tree removal shall be provided in accordance with secs. 27-284.4 through 27-284.4.2, and all new construction not exempt by (c)(1) above, shall be subject to compliance with all other provisions of this division, as applicable.

- (d) *School Board.* An exemption from the permitting and mitigation requirements of this division shall be granted when Florida State Law or the latest version of the State of Florida Department of Education's State Requirements for Educational Facilities (SREF) requires.
  - (1) The Hillsborough County Public Schools School Board may submit a sworn application for exemption from the tree pruning or removal permit, tree planting, or mitigation requirements of this division, to the natural resources coordinator, identifying the trees to be pruned or removed, trees to be planted, or the mitigation required, and the specific citations to the Florida State Law and SREF provision(s) the School Board alleges require the exemption.
  - (2) Upon submission of a completed, sworn application, if the natural resources coordinator, or designee, finds Florida State Law and/or SREF requires an exemption to the requirements of this division, an exemption shall be granted to the extent required by Florida State Law and/or SREF.
- (e) The following uses and activities are exempt from providing a landscape and tree planting plan, for any site-related permit activities, as described in sec. 27-284.2.1:
  - (1) Commercial nurseries.
  - (2) *Agricultural.* Any bona fide agricultural use in furtherance of that use.
  - (3) *Development affecting existing single-family and two-family dwellings.* Any expansion of an existing single- or two-family dwelling. The addition of a vehicular use area to an existing single- or two-family dwelling shall not be considered expansion for the purposes of this division, but shall be considered development subject to the provisions of this division.
  - (4) *Existing improvements.* Any exterior improvement to existing structures that is not an expansion of total floor area.

- (5) *Interior improvements.* Any interior improvement to existing structures that is not an expansion of total floor area.
  - (6) *Fuel storage tanks.* The expansion of above ground fuel storage tanks and related systems located within existing petroleum bulk storage and processing facilities.
  - (7) *Mitigation of wetlands.* The mitigation of wetlands pursuant to a development order or approved plan that is the subject of and to the requirements of the Florida Department of Environmental Protection, the Army Corps of Engineers, the Southwest Florida Water Management District, the Hillsborough County Environmental Protection Commission and/or the Tampa Port Authority.
- (f) The following uses and activities are exempt from obtaining a permit for site clearing as described in sec. 27-284.2.1:
- (1) Commercial nurseries.
  - (2) *Agricultural.* Any bona fide agricultural use in furtherance of that use.
  - (3) *Single-family and two-family lots.* Single-family or two-family development on a parcel, excluding driveways, when that development covers an area of less than five hundred (500) square feet and the applicant signs an affidavit that no protected/grand trees or environmentally sensitive lands are located within thirty (30) feet of the proposed development.
  - (4) *Residential driveways less than five hundred fifty (550) square feet.* Residential driveways which cover less than five hundred fifty (550) square feet and the applicant signs an affidavit that no protected/grand trees or environmentally sensitive lands are located within thirty (30) feet of the proposed driveway.
  - (5) *Certification of no protected/grand trees or environmentally sensitive lands.* For all parcels not included in subsections (3) and (4) of these exemptions, the site inspection indicates that no protected/grand trees or environmentally sensitive lands are located within thirty (30) feet of the proposed development or driveway.
- (g) The following uses and activities are exempt from obtaining a permit for pruning and/or removal as described in secs. 27-284.2.3 through 27-284.2.5:
- a. *Commercial tree operation.* Trees grown specifically for sale by commercial nurseries.
  - b. *Commercial silviculture operation.* Trees planted and grown specifically for the production of lumber and its byproducts.
  - c. *Tree damaged or destroyed by natural disaster.* Any tree irreversibly damaged or destroyed by natural disaster pursuant to sec. 27-284.2.7.
  - d. Pruning of protected (non-grand, non-champion) trees on private property.

**Sec. 27-284.1.4. Nonconforming landscape area(s) due to governmental acquisition.** Refer to sec. 27-299.

**SUBDIVISION 2. GENERAL PERMIT PROCEDURES**

**Sec. 27-284.2. Permits, in general; tree protection during construction; inspections.**

- (a) *Generally.* Any owner or authorized agent who intends to plant, prune, relocate, or remove any protected or grand tree, all of which are regulated by this code, or to cause any such work to be done, or to do any site work related to environmentally sensitive lands, shall first make application, in a form acceptable to the natural resources coordinator, to the PDD and obtain the required permit.
- (b) *Posting of permit.* Work requiring a permit shall not commence until the permit holder or authorized agent posts the permit placard and approved plans, if applicable, in a conspicuous place on the premises, located so that the placard is clearly visible from any adjacent public rights-of-way. The permit placard and plans shall be protected from the weather and located in such position, as to allow access by the natural resources coordinator or designee, to conveniently review the plans and make any necessary entries thereon. This permit placard and approved plans shall be maintained in such position, by the permit holder, until the final inspection is approved by the natural resources coordinator and/or a certificate of occupancy or completion is issued by the building official, if applicable.
- (c) *Tree protection standards during construction.* Any development shall comply with the tree protection standards set forth in the Technical Manual.
- (d) *Permit nontransferable.* A permit shall not be transferred from one (1) permit holder to another person/entity, and the issuance of a permit for certain work shall not preclude the issuance of a subsequent permit for the same work or for the completion of the work.
- (e) *Inspections, in general.* Activities regulated by this division shall be subject, at all times, to inspection by the city. The natural resources coordinator or designee shall make all of the required inspections.
  - (1) The natural resources coordinator shall have the authority to accept natural resources-related reports of inspection by approved agencies or professionals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible professional. The natural resources coordinator is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the planning and urban design manager.
  - (2) Prior to the approval of a final inspection on the parcel, the natural resources coordinator or designee shall perform a final landscape inspection to verify compliance with the approved landscape and tree planting plan for the parcel. If the parcel is in compliance, the PDD shall approve the final landscaping permit.
- (f) *Permit cancellation.* Permits may be cancelled as follows:
  - (1) Permits may be canceled upon request of the permit holder or authorized agent. Such request shall be in writing to the natural resources coordinator.
  - (2) Permits may be canceled by the natural resources coordinator for administrative reasons. Such administrative reasons shall include, but are not limited to, the issuance of duplicate or subsequent permits, or permits issued in error.
- (g) *Failure to obtain a permit.* Any person who commences any work without first obtaining a permit therefor, and such work results in the irreparable or irreversible damage or abuse of a tree(s), shall be subject to pay a triple permit fee prescribed for the work. This provision shall not apply to emergency work, as set forth in sec. 27-284.2.7. The payment of a triple fee shall not preclude nor be deemed a substitute for prosecution for commencing work without first obtaining a permit.

**Sec. 27-284.2.1. Permit for site clearing; application; required documentation; inspections.**

No person shall commence any site clearing, demolition, or receive a building permit for any development on a parcel in the city until a permit is issued by the PDD in accordance with this division to ensure such activity does not harm any protected tree, grand tree, drainage, soils, wetlands, or other environmentally sensitive areas, on that parcel. In instances where phased development is to occur pursuant to the terms of a zoning plan approval in compliance with this chapter, a person shall only be required to apply for a permit pursuant to the terms of this division for that phase of the development that is proposed, in the permit application, to be developed.

- (a) *Site clearing permit.* Required for any parcel on which protected trees, grand trees, wetlands, and/or other environmentally sensitive areas, are located within thirty (30) feet of proposed development, as confirmed by the site inspection.
- (b) *Applicant, generally.* The applicant for a site clearing permit must be one of the following entities: (i) the property owner of a single- or two-family dwelling or of a parcel upon which a single- or two-family dwelling is to be built; (ii) an arborist; (iii) a licensed landscaping contractor; (iv) a licensed tree service; (iv) a licensed demolition subcontractor; (vi) a licensed house moving subcontractor; (vii) a licensed paving subcontractor; (viii) a licensed excavation subcontractor; (ix) a licensed general contractor; (x) a licensed building contractor; or, (xi) a licensed residential contractor.
- (c) *Application for site clearing, or clearing of underbrush/understory vegetation with no construction.* The application for site clearing, or clearing of underbrush/understory vegetation on a parcel where no construction is occurring, shall include at a minimum, the property owner information, parcel information, nature of request and proposed development description, and a property survey with accurate data reflecting any wetland(s) or other environmentally sensitive area(s); location(s), specie(s), and DBH of any on site tree; and, any tree within twenty (20) feet of the property. Additional information may be required by the natural resources coordinator or designee, upon review of the application and supporting documentation and/or following a field inspection.
- (d) *Standards for review of application and granting of permit.* An application shall be approved and a permit for applicable site clearing activities is granted, if it is determined that:
  - (1) The tree protection requirements for the proposed site clearing activities are consistent with the requirements of this division and the Technical Manual;
  - (2) The erosion control measures proposed adhere to applicable local and/or state law;
  - (3) The site clearing will not encroach upon any buffer for wetlands or other environmentally sensitive areas;
  - (4) All invasive and noxious species of plant material (“exempt plant species”) shall be removed as part of the site clearing permit activity (refer to definition in sec. 27-43); and
  - (5) Any applicable tree mitigation has been properly calculated and presented in a form approved by the PDD.
- (e) *Work authorized for site clearing.* The permittee is authorized to clear a site of brush and/or any trees, which have been approved for removal by the PDD. Such work is authorized after a site inspection pursuant to (6) below and must be completed in accordance with this code and the Technical Manual.
- (f) *On-site inspections.* Before an on-site inspection:
  - (1) All protected trees or grand trees to be removed during land alteration and site clearing shall be identified by red flagging;

- (2) The rights-of-way of proposed roads, corners of proposed buildings, location of proposed drainage basins, manmade lakes, areas that require fill, and other improvements shall be rough-staked; and,
  - (3) *Protective barricades installed.* If upon inspection it is found that the areas and features described in item b. above have not been rough-staked, the inspection shall be failed. Once these preparations have been corrected/completed, the applicant shall request/schedule a re-inspection.
- (g) *Inspection for compliance.* Each permit for site clearing shall state that the applicant shall notify the PDD within forty-eight (48) hours after site clearing activity has been completed. The PDD shall inspect the site, and if no violations have occurred, PDD shall issue a final inspection release. No further development activity of any nature shall commence or be carried out on the parcel that is the subject of the permit for site clearing until the final release has been issued.
- (h) *Duration of permit.* Each approved permit for site clearing shall provide that site clearing shall commence within six (6) months from the date of issuance of the permit. If development is delayed, an additional six (6) months shall be provided upon written request to the PDD, with approval by the natural resources coordinator or designee. The permit shall expire and become null and void at the end of this period, if the site clearing authorized has not commenced and occurred in a continuous manner, has ceased or been interrupted at any time after commencement, or a transfer of ownership of the affected parcel has occurred.

**Sec. 27-284.2.2. Permit for landscaping and tree planting activities as part of a building permit; application; required documentation; inspections.**

Prior to issuance of a building permit for any development on a parcel, the development on that parcel shall secure an approved landscape and tree planting plan, unless otherwise exempt (refer to sec. 27-284.1.3) consistent with the terms of this division.

- (a) *Submission.* Before approval of a landscape and tree planting plan can be issued, an applicant must submit a proposed landscape and tree planting plan for the entire parcel.
- (b) Preparation by registered landscape architect; proof thereof; exemptions.
  - (1) Except as provided in subsection 3.c. below, each landscape and tree planting plan submitted pursuant to the provisions of this division shall be:
    - a. Prepared by or under the responsible supervision and control of a registered landscape architect, or
    - b. Reviewed, approved or modified by a registered landscape architect who has adopted such plan as self-performed work, and who thereby accepts full responsibility for the landscape and tree planting plan.
  - (2) Except as provided in subsection 3.c. below, each landscape and tree planting plan submitted pursuant to the provisions of this division shall bear the name, signature, address and seal of the registered landscape architect who prepared or supervised the preparation of or was otherwise responsible for the landscape and tree planting plan.
  - (3) The following persons are exempt from the provisions of b. above, and may prepare and submit landscape and tree planting plans without the assistance and corresponding name, signature, address and seal of a registered landscape architect:

- a. Any person who makes any plans, drawings or specifications for any real or personal property owned by him/her, so long as he/she does not use the title, term or designation "landscape architect," "landscape architectural," "landscape architecture," "L.A.," "landscape engineering," or any description tending to convey the impression that he is a registered landscape architect, unless he/she is registered as provided in F.S. Ch. 481;
  - b. Any nurseryman, stock dealer, or agent who holds a valid license issued by the state department of agriculture and consumer services, division of plant industry, insofar as he/she is engaged in the preparation of plans or drawings as an adjunct to merchandising his/her product, so long as he/she does not use the title, term or designation "landscape architect," "landscape architectural," "landscape architecture," "L.A.," "landscape engineering," or any description tending to convey the impression that he/she is a registered landscape architect, unless he/she is registered as provided in F.S. Ch. 481;
  - c. Any person who performs landscape architectural services not for compensation, or in his/her capacity as an employee of a municipal or county government, except that any person who has been hired under the title of "landscape architect" by any state, county, municipality or any other governmental unit of this state after June 30, 1988, shall not be exempt from subsections 3.a. and 3.b. above.
- (4) The requirements of subsections 3.a. and 3.b. above shall not prevent any of the following actions:
- a. Employees of registered landscape architects acting under the instruction, control or supervision of their employers;
  - b. Builders or superintendents employed by such builders supervising the installation of landscape projects by landscape contractors;
  - c. Certified or registered general contractors negotiating or performing services under a design build contract as long as any landscape architectural services offered or rendered in connection with the contract are offered or rendered by a licensed registered landscape architect, by an architect licensed and registered under F.S. Ch. 481, or an engineer licensed and registered under F.S. Ch. 471.
- (c) *Application contents.* The landscape and tree planting plan shall include the information required by the PDD. Refer to the Technical Manual for plan specifications.
- (d) *Standards for review.* A landscape and tree planting plan shall be approved if it meets the landscaping and tree planting requirements and standards of this division and the Technical Manual.
- (e) *Duration of approved plan.* The validity of an approved landscape and tree planting plan approved and made part of an 'issued' building permit, shall remain valid as part of shall provide that the requested development shall commence within six (6) months from the date of issuance of the approval. If development is delayed, an additional six (6) months shall be provided upon written request to the PDD, with approval by the natural resources coordinator or designee. The approval shall expire and become null and void at the end of this period if the development authorized has not commenced and been carried on in a continuous fashion.
- (f) Inspection and maintenance.

- (1) *Landscape and tree planting.* The landscape, trees, plants and other items on the parcel, which are shown on the approved landscape and tree planting plan may be inspected six (6) months after planting to ensure consistency with the provisions of this division, and to ensure all trees and plants are in healthy conditions trees planted pursuant to this division found to be in a declining condition, shall be replaced within thirty (30) days of notification. If replacement is necessary, there shall be a re-inspection within six (6) months after the replacement planting.
- (2) *Irrigation system.* The landscape and irrigation system shall be maintained and managed to ensure water efficiency, and prevent wasteful practices. This should include, but not be limited to, resetting the automatic controller according to season, flushing the filters, testing the rain sensor device, and monitoring, adjusting, and repairing irrigation equipment, such that the efficiency of the system is maintained.
- (g) *Final inspection.* Prior to the approval of a final inspection on the parcel, PDD shall perform a final landscape inspection to verify compliance with the approved landscape and tree planting plan for the parcel.
- (h) *Alternative design exceptions (natural resources coordinator).*
  - (1) *Design exception – non-hazardous grand tree removal due to unique site constraints/environmental remediation:*
    - a. Alternative design exceptions may be considered through this process, and as set forth in sec. 27-60. As applicable, the natural resources coordinator or designee shall consult with the zoning administrator, planning and urban design manager, and/or building official, prior to rendering a final decision, dependent on the nature of the alternative requested.
    - b. In addition to the review criteria set forth in sec. 27-60, the natural resources coordinator shall review and consider the removal of any non-hazardous tree, where it is demonstrated that the following unique circumstances affect the development of the property: unusual topography, fill requirements, and/or any local, state, or deferral mandates for remediation or other environmental clean-up, or similar local, state, or federal requirements.
  - (2) *Design exception – landscaped area:*
    - a. Alternative design exceptions may be considered through this process, and as set forth in sec. 27-60. As applicable, the natural resources coordinator or designee shall consult with the zoning administrator, planning and urban design manager, and/or building official, prior to rendering a final decision, dependent on the nature of the alternative requested.
    - b. In addition to the review criteria set forth in sec. 27-60, the following factors shall be considered for a request for alternative design related to this request type:
      - 1. (If applicable) The hazard evaluation of the tree based on the "tree hazard evaluation form" set forth in the Tree and Landscape Technical Manual;
      - 2. The proposed building(s)/structure(s) (new construction and/or building additions), with consideration of:
        - i. The standard zoning district setbacks/yards and maximum height allowed for the proposed building(s)/structure(s) and/or additions thereto;

- ii. The impact of the proposed building(s)/structure(s) building area on the impacted landscaped area, as shown by a survey or drawing of the parcel of property (to scale) accurately depicting the location, area, (includes minimum protective root zone around retained and required tree(s));
  3. Any other provisions of this chapter that may permit the applicant to redesign the proposed accessory building/structure in a manner to retain or preserve the tree(s), such as the alternative design exception-1 or -2 processes.
- (3) *Design exception – upland habitat:*
  - a. In an effort to preserve significant upland native resources and conserve water, the following regulations may be utilized as an alternative to strict code compliance:
    1. Using the concept of a "Florida Friendly Landscape" or Xeriscape™, a site plan shall be submitted identifying all existing vegetation to be preserved, proposed turf, and other landscape areas. Installed trees and plants shall be grouped together into landscape plant zones according to water, soil, climate, and light requirements. Plant groupings based on water requirements are as follows; natural, drought tolerant, and oasis.
    2. Development shall be planned to prevent substantial impact to significant upland native resources. Upland resources shall include plant ecosystems described in the conservation and aquifer recharge element of the comprehensive plan, which shall include, but not be limited to, the following:
      - i. Pine flatwoods.
      - ii. Dry prairies.
      - iii. Sand pine scrub.
      - iv. Sandhills.
      - v. Xeric hammocks.
      - vi. Mesic hammocks.
    3. In order to provide for contiguous preservation of native upland resources in the form of corridors, buffers or other land configurations, the following general development criteria may be applied:
      - i. Integration of significant upland resource equivalent to the required landscaped area;
      - ii. Integration of significant wildlife habitat;
      - iii. Identification and preservation of grand trees;
      - iv. Identification and preservation of rare and endangered plants and animals. Reference Rare and Endangered Biota of Florida Series;
      - v. Upland resource preservation shall be exclusive of wetland setbacks already required in the chapter;
      - vi. Alternative methods of compliance must provide at least the equivalent of that specifically required in the chapter. This provision is supplemental to any authority to issue variances;
      - vii. Proposed planting must be comprised of seventy-five (75) percent of the species indigenous to the specific site;
      - viii. Management plan for designated preserved areas must be submitted and approved by the department;

- ix. Minimum dimensions for upland preservation corridors or buffers shall be fifty (50) feet; and,
  - x. Alternative forms of compliance are subject to approval by the natural resources coordinator.
4. General design standard incentives are as follows:
- i. Reduction in vehicular use buffers;
  - ii. Reduction in interior landscape islands;
  - iii. Full credit towards tree planting requirements where trees have been preserved in a development area in addition to the upland buffer or corridor;
  - iv. Exemption from all permanent irrigation systems; and,
  - v. Other alternative forms of compliance are subject to approval by the natural resources coordinator.
5. Permitted uses within the protected native upland resource are as follows:
- i. Passive activities;
  - ii. Boardwalks or pervious pathways;
  - iii. Selective removal of invader species;
  - iv. Selective trimming for visibility;
  - v. Native plant enhancement;
  - vi. Ancillary stilted structures such as observation towers, wildlife monitoring stations, etc.; and,
  - vii. Other compatible uses are subject to approval by the natural resources coordinator.
6. If the applicant does not comply with all specific conditions of the alternative form of compliance, the applicant will be required to fully meet the city code in all respects, regardless of any partial compliance previously achieved by the applicant.
- b. If, because of the nature of a parcel or proposed development, strict city code compliance cannot be accomplished, the following criteria may be utilized to allow an alternative method of compliance:
- 1. That the alternative arises from a condition specific to the land, structures and buildings involved;  
And,
    - i. That the particular physical surroundings, shape or topographical conditions of the specific parcel lend themselves to the alternative as opposed to strict city code compliance;  
Or,
    - ii. That the specific condition of the parcel that creates the need for the alternative is a condition created by this chapter and not by the person or entity offering the alternative or the owner;And,
  - 2. That the alternative achieves the general intent of this chapter;

3. That the alternative does not waive any section of this chapter in its entirety as applied to the parcel as a whole; and,
4. That the alternative is the minimum exception from this chapter for the specific parcel under the circumstances.

The natural resources coordinator may impose reasonable changes to, or restrictions or conditions on the alternative, to affect the intent of this section and article VI, division 4, subdivision 7.

- c. Alternate materials or methods of construction or methods of compliance may be utilized, provided the natural resources coordinator or designee determines that the alternate is at least the equivalent of that prescribed in this chapter based upon industry standards.

**Sec. 27-284.2.3. Permit for tree pruning; application; standards and criteria for decision; required documentation; inspections.**

- (a) *Applicant, in general.* An application for tree pruning shall be applied for by an arborist or person licensed, or otherwise authorized by the city, to prune trees in the city. If no specific licensing requirements are established, then one of the licensed professionals described in sec. 27-284.2.1(b) must be designated as the applicant on such an application made to the city. If any person other than the property owner will perform pruning work, the application shall include an affidavit in the form provided by the city executed by each such person guaranteeing all pruning work shall be in accordance with ANSI standards. Building permits shall not be issued without tree pruning permits, where applicable. All applications for a building permit shall include an accurate tree survey, which accurately locates and identifies species and DBH for all existing protected and grand trees located on a parcel, and any protected or grand trees located within twenty (20) feet of the boundary of that parcel.
- (b) *Tree pruning, in general.* No person shall prune any of the following until such work is authorized by a permit issued by the PDD:
  - (1) Any limb of a grand tree;
  - (2) Any limb of a specimen tree that is located within, on, or over any public right-of-way or private property, which limb measures four (4) inches or greater in diameter, as measured twelve (12) inches from the base of the limb; and
  - (3) Any limb of a protected tree that is located within, on, or over any public right-of-way, which limb measures four (4) inches or greater in diameter, as measured twelve (12) inches from the base of the limb.

Unless specifically allowed by the natural resources coordinator or designee, in accordance with the standards set forth in Table 284.2.3, any pruning of protected or grand trees shall be performed in accordance with the Technical Manual.

- (c) *Review of applications for tree pruning.* The natural resources coordinator or designee shall determine if the application is complete. If it is determined that the application is not complete, the applicant shall be notified of the application deficiencies. The natural resources coordinator or designee shall take no further action on the application until all deficiencies have been corrected. Once the natural resources coordinator or designee determines the application is complete, a field inspection of the site may be conducted to determine whether the application shall be approved. A field inspection may also be conducted to confirm pruning was performed in accordance with the permit and this section. All pruning shall be done in accordance with this section and Table 284.2.3, as follows:

Table 284.2.3 General Standards for Tree Pruning
<b>(1) Specific Review Criteria &amp; Conditions</b>
<p>An application for tree pruning of limbs on a protected or grand tree shall be granted by the city if consistent with ANSI A300, including:</p> <ul style="list-style-type: none"> <li>a. Limb(s) are diseased or injured;</li> <li>b. Limb(s) are in danger of falling too close to an existing utility facility or existing structure;</li> <li>c. Limb(s) create a sight obstruction on a public right-of-way; or,</li> <li>d. Removal of limb(s) is(are) approved by the natural resources coordinator or designee, in order to remedy a hazard, in lieu of removing the tree.</li> </ul>
<b>(2) Tree Pruning Standards</b>
<p>All protected and grand trees shall be pruned in a manner consistent with the "American National Standard for Tree Care Operations, ANSI, A300, current edition." The natural resources coordinator may allow variations from this standard, if:</p> <ul style="list-style-type: none"> <li>a. The purpose of the variation is to preserve the tree canopy, thereby reducing the amount of pruning that would be otherwise be required under "American National Standard for Tree Care Operations, ANSI, A300, current edition;" and,</li> <li>b. The variation will not materially and adversely affect the health of the tree being pruned.</li> </ul>
<b>NOTE(S):</b>
<p>All pruning work, on any tree in the city, shall be in accordance with ANSI standards, and all work described in sec. 27-284.2.3(b) shall be supervised or conducted by a properly certified or licensed company or person.</p>

**Sec. 27-284.2.4. Permit for protected tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.**

- (a) *Applicant, in general.* An application for protected tree removal shall be applied for by the property owner or a person licensed, or otherwise authorized by the city, to remove and plant trees in the city. If no specific licensing requirements are established, then one of the licensed professionals described in sec. 27-284.2.1(b) must be designated as the applicant on such an application made to the city.
- (b) *Application contents.* Building permits shall not be issued without approved tree removal permits, where applicable. All applications for a tree removal permit shall include a tree survey, as defined in sec. 27-43. Arborist verification may be performed by the natural resources coordinator, or designee, or other arborist.
- (c) *Protected tree removal, in general.* No person shall cut down, remove, relocate, damage, destroy, or in any manner abuse any protected tree in the city, until such work is authorized by a permit issued by the PDD. Removal of a protected tree without a permit is an irreparable or irreversible violation. An application for protected tree removal shall be granted by the natural resources coordinator or designee, when it is determined that criteria in Table 284.2.4 below have been met:

**Table 284.2.4 General Standards for Approval of Protected Tree Removal [1,2]**

An application for tree removal shall be granted up to the limits set forth in sec. 27-284.3.1, Table 284.3.1. In determining the specific trees to be permitted for removal as part of that requirement, one (1) or more of the following general review criteria conditions must be demonstrated for each tree proposed for removal:

<b>General Review Criteria</b>	
<b>Tree Removal Zone (TRZ) for small lots</b>	Only on TRZ eligible lots, a protected tree that has all or the majority of its trunk, determined at DBH, within the TRZ may be removed if the footprint of a proposed principal structure/building, or addition of heated floor area to an existing principal structure/building, conflicts with the protected tree’s protective root zone (as shown on the construction plans of the related building permit).
<b>Other construction activity impact(s) [3,4]</b>	1. Protected tree is located in an area where a proposed building, structure, above/underground utility line or extension thereto, will be placed; and, minimum protective tree radius cannot be provided; and, development cannot be reasonably reconfigured to preserve the subject tree(s)[3]; or
	2. Protected tree is located in an area where a building, structure, or underground utility line currently exists, and minimum protective radius cannot be provided, and/or cause serious damage to an existing building (refer to Table 27-284.2.5); or
	3. The protected tree is diseased or injured to the extent it is irreversibly or irreparably damaged; or
	4. The protected tree creates a visibility conflict on a public street or right-of-way and cannot be pruned to correct the conflict; or
	5. The protected tree is required to be removed to remove unhealthy or damaged vegetation; or
	6. The protected tree is required to be removed for an approved infrastructure improvement or structure [4]; or
	7. The protected tree prevents necessary vehicular access to a proposed use, building, structure, or addition thereto; and, protective tree radius cannot be provided; and, development cannot be reasonably reconfigured [3]; or
	8. The protected tree is located in an area where fill will be placed on a parcel pursuant to a development order and/or a grade-fill excavation permit has been issued by the city and the applicant has demonstrated it is not reasonably practical to utilize arboricultural techniques to preserve a protected tree; or
	9. The protected tree or trees will prevent the comprehensive implementation of the bona fide agricultural use.

**Notes:**

- [1] Refer to sec. 27-43 for defined terms.
- [2] Refer to Table 284.3.1 for tree preservation (retention) requirements and sec. 27-284.4.1 for tree mitigation (replacement).
- [3] Reasonable reconfiguration for protected tree(s) includes:
  - i. altering the proposed placement/height of any building or structure, or reducing the structure size (area/volume) to meet minimum tree protection zone(s), provided that:
    - 1. The structure location is not adjusted more than that dimension allowed by a design exception to a yard,
    - 2. There is no change in the number of stories proposed for the structure, and
    - 3. The internal flow or function of the structure is not adversely altered by the reconfiguration.
  - ii. altering the proposed placement/height of any utility, onsite or within existing right-of-way, to meet minimum tree protection zone(s), provided that such alteration does not impact utility function or safety;
  - iii. altering the proposed placement/size of any vehicular access to meet minimum tree protection zone(s), provided such alteration does not render the function, visibility, and/or safety of the access as noncompliant with applicable city technical standards. Provision of minimum tree protection zone(s) may be considered a factor in granting (an) alternative design exception(s) to setbacks/yards, height, and/or vehicle access standards (refer to secs. 27-60 and 22-319).
- [4] No more than 30% of the protected trees on a parcel shall be removed for infrastructure improvements for a new subdivision.

- (d) *Tree removal zone (natural resources coordinator).* Protected trees may be removed after application to the natural resources coordinator.
- (1) Applications for protected tree removal within the tree removal zone shall be filed, in association with a building permit, with the natural resources coordinator. Applications shall be submitted on forms provided by natural resources coordinator, and shall include the following information:
- a. A tree survey, as defined in sec. 27-43. Arborist verification may be performed by the natural resources coordinator, or designee, or other arborist;
  - b. A site plan, drawn to-scale, depicting the proposed principal building(s)/structure(s) (new construction and/or building additions thereto), along with:
    1. the applicable setbacks/yards for the principal building(s), structure(s), and/or addition(s) thereto;
    2. the tree removal zone (“TRZ”);
    3. the location of the existing protected, specimen, and grand trees located on or within twenty (20) feet of the boundary of the parcel, as shown on the tree survey;
    4. any easements, curb cuts, underground facilities, or other encumbrances that would prevent the shifting of the proposed principal building(s), structure(s), and/or addition(s) thereto, on the property.
- (2) The natural resources coordinator, or designee, shall review the application and determine whether the proposed principal building(s), structure(s), and/or addition(s) thereto, may be placed within the buildable area of the parcel, without any alteration or reconfiguration of the proposed primary building(s)/structure(s), in order to prevent the proposed primary building(s)/structure(s) from encroaching into the protective root zone(s). The natural resources coordinator, or designee, shall grant a tree removal permit for all trees with the majority of the trunk within the tree removal zone when the proposed principal building(s), structure(s), and/or addition(s) thereto, cannot be placed within the buildable area without encroaching on protective root zone(s) of protected tree(s).
- (e) *Tree mitigation (replacement), in general.* Unless otherwise exempt in this division, removal of any protected tree from any public or private lands or right-of-way, is subject to the tree mitigation (replacement) requirements set forth in secs. 27-284.4 and 27-284.4.1. It is a violation to fail to mitigate as required, and each and every day that a person fails to mitigate as required will constitute a separate violation.
- (f) *Protected tree damage or destruction.* If a protected tree is unlawfully damaged but not destroyed, then the property owner or the person responsible shall hire an ISA Certified Arborist to take appropriate corrective action and restore the tree. If the protected tree cannot be restored or is unlawfully destroyed, and parts thereof remain, the tree shall be completely removed from the site and mitigated for according to secs. 27-284.4 and 27-284.4.1.

**Sec. 27-284.2.5. Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.**

- (a) *Applicant, in general.* An application for grand tree removal shall be applied for by a person licensed, or otherwise authorized by the city, to remove and plant trees in the city. If no specific licensing requirements are established, then one of the licensed professionals described in sec. 27-284.2.1(b) must be designated as the applicant on such an application made to the city.
- (b) *Application contents.* Building permits shall not be issued without approved tree removal permits, where applicable. All applications for a tree removal permit shall include a tree survey, as defined in sec. 27-43. Arborist verification may be performed by the natural resources coordinator, or designee, or other arborist.
- (c) *Grand tree removal, in general.* It shall be unlawful for any person to cut down, remove, relocate, damage, destroy, or in any manner abuse any grand tree in the city, until such work is authorized by a permit issued by the PDD. An application for grand tree removal shall be granted by the appropriate board or commission, as provided in subsection (f) below, or by the natural resources coordinator or designee, when it is determined that criteria in Table 284.2.5 below have been met:

Table 284.2.5 General Standards for Approval of Grand Tree Removal	
In connection with the review and approval of applications for the removal of a grand tree, the following standards shall apply:	
Type of Determination	Specific Review Criteria & Conditions
<i>Existing tree condition based on arborist evaluation</i>	Permitted for removal, if: Tree is deemed 'Hazardous' based on determination of natural resources coordinator or designee, using the 'Tree Condition Evaluation Form,' set forth in the Technical Manual. [1,3i,4,6, 7]
<i>Causing structural damage to existing building</i>	<ol style="list-style-type: none"> <li>1. Determination that a grand tree has grown and caused, or will likely grow within one (1) year, in such a manner that it will cause structural damage to the foundation, structural walls, or structural roof of an existing, permanent building. [2]</li> <li>2. Application for a permit for demolition of the existing building, for which the grand tree was removed, within two (2) years from the tree removal permit approval date, shall create a rebuttable presumption that the tree removal permit was fraudulently obtained. An applicant for demolition may rebut the presumption by showing additional facts discovered after the tree removal permit was obtained that necessitated the demolition. If the applicant for demolition fails to show that the tree removal permit was not fraudulently obtained, then the tree removal permit shall be revoked and the applicant shall be required to apply for an after-the-fact tree removal permit for construction activity impacts based on the new, planned construction. If the after-the-fact tree removal permit is denied, enforcement proceedings will begin as provided in subdivision 7 as if no tree removal permit was granted.</li> </ol>
<i>Emergency hazardous tree removal</i>	Refer to sec. 27-284.2.7 for procedure.
<i>Tree Removal Zone (TRZ) for small lots [1, 3ii]</i>	Only on TRZ eligible lots, a grand tree that has all or the majority of its trunk, determined at DBH, within the TRZ may be removed if the footprint of a proposed principal structure/building, or addition of heated floor area to an existing principal structure/building, conflicts (as shown on the construction plans of the related building permit) with a fifteen (15) foot radius of the grand tree's trunk, said radius to be measured outwards from the edge of the trunk at DBH.

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<p><i>Other construction activity impact(s)</i> (board or commission approval required) [3iii]</p>	<p>1. A grand tree may be rendered ‘hazardous,’ due to impacts of certain construction activity, if <i>(combination of a. and c., or b. and c. is required for approval of permit for tree removal based on ‘construction activity impact(s)’):</i></p> <ul style="list-style-type: none"> <li>a. Proposed building footprint of a building/structure or addition thereto, which adheres to the standard setback/yard and height requirements of the subject zoning district (without variance or exception), would impact the structural stability and condition of the tree (root system, trunk, canopy), to such a degree that the tree would be irreversibly or irreparably damaged [5]; or</li> <li>b. Proposed, installation of an underground utility main line, which adheres to applicable local, state, and federal requirements for location and clearance, would impact the structural stability and condition of the tree (root system, trunk, canopy), to such a degree that the tree would be irreversibly or irreparably damaged; and</li> <li>c. The applicant has demonstrated that there is no other reasonable reconfiguration [5] of the applicable, proposed development components.</li> </ul>
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<b>Notes:</b>
<p>[1] Refer to sec. 27-43 for defined terms.</p> <p>[2] Determination regarding tree condition made by natural resources coordinator; determination regarding structural damage of existing building made by building official.</p> <p>[3] i. Refer to sec. 27-284.2.5(h) for application procedures.          ii. Refer to sec. 27-284.2.5(g) for application procedures.          iii. Refer to sec. 27-284.2.5(f) for application procedures.</p> <p>[4] Trees rendered ‘hazardous’ shall not be removed from the site, until construction activity has been granted a permit to and has commenced. Such trees shall be removed from the site prior to issuance of any certificate of occupancy or certificate of completion for the subject construction activity. Trees deemed ‘hazardous’ and permitted for removal shall be removed from the site prior to issuance of any certificate of occupancy or certificate of completion for the subject construction activity.</p> <p>[5] Reasonable reconfiguration includes:</p> <ul style="list-style-type: none"> <li>i. when feasible, encroaching up to the critical root zone with root pruning and utilizing a suspended floor and structural foundation piers located as to minimize damage to the tree(s)’ root system(s); and</li> <li>ii. altering the proposed placement, orientation, or height of any building or structure, or altering the structure size (area/volume/height) to prevent rendering a grand tree hazardous, provided that:             <ul style="list-style-type: none"> <li>1. The structure location is not adjusted more than allowed by a design exception, as provided in sec. 27-60,</li> <li>2. There is no change in the number of stories proposed and the height of the structure is increased by no more than allowed by a design exception to the height for the structure, and</li> <li>3. The internal flow or function of the structure is not adversely altered by the reconfiguration.</li> </ul> </li> <li>iii. altering the proposed placement/height of any mainline utility, onsite or within existing right-of-way, to meet minimum tree protection zone(s), provided that such alteration does not impact utility function or safety;</li> <li>iv. altering the proposed placement/size of any vehicular access to meet minimum tree protection zone(s), provided such alteration does not render the function, visibility, and/or safety of the access as noncompliant with applicable city technical standards. Provision of minimum tree protection zone(s) may be considered a factor in granting (an) alternative design exception(s) to setbacks/yards, height, and/or vehicle access standards (refer to secs. 27-60 and 22-319).</li> </ul> <p>[6] The natural resources coordinator or designee may recommend the pruning of a grand tree in lieu of removing the grand tree, if such pruning will adequately address the hazardous condition.</p> <p>[7] Refer to 27-284.2.5(h) for notice requirements.</p>

(d) *Tree mitigation (replacement/contribution), in general.* Unless otherwise exempt in this division, removal of any grand tree from any public or private lands or right-of-way, is subject to the tree mitigation requirements set forth in secs. 27-284.4 through 27-284.4.2. Each and every day that a person fails to mitigate as required will constitute a separate violation.

- (e) *Grand Tree damage or destruction.* If a grand tree is unlawfully damaged but not destroyed, then the property owner or the person responsible shall hire an arborist to take appropriate corrective action to restore the tree. If the grand tree cannot be restored or is unlawfully destroyed, and parts thereof remain, the destroyed tree shall be completely removed from the site and mitigated for according to secs. 27-284.4 through 27-284.4.2.
- (f) *Quasi-judicial hearing; grand tree(s) removed due to construction activity impact.* Grand trees may be removed after application and granting of a variance by the appropriate board and/or commission as provided in sec. 27-76.
- (1) Applications for variances for non-hazardous grand tree removal permit shall be filed with the zoning administrator. Applications shall be submitted on forms provided by zoning administrator, and shall include the following information:
- a. A tree survey, as defined in sec. 27-43. Arborist verification may be performed by the natural resources coordinator, or designee, or other arborist;
  - b. A site plan, drawn to-scale, depicting the proposed building(s)/structure(s) (new construction and/or building additions), and including:
    - 1. the applicable setbacks/yards for the building(s), structure(s), and/or addition(s);
    - 2. the reductions in setbacks/yards for the building(s), structure(s), and/or addition(s) allowed by sec. 27-156 Table 4-2 n. 7, or allowed by an alternative design exception, as provided in sec. 27-60;
    - 3. the height and number of stories for each proposed building/structure/addition;
    - 4. the approximate location and height of any limbs over the buildable area measuring four (4) inches or greater in diameter, as measured twelve (12) inches from the base of the limb; and,
    - 5. any easements, curb cuts, underground facilities, or other encumbrances that would prevent the shifting of the proposed building(s), structure(s), and/or addition(s) on the property.

The corners of the proposed building(s)/structure(s)/addition(s) shall be staked at the site. If the corners are not staked prior to field inspection by the natural resources coordinator, or designee, an additional fifteen (15) days shall be added to the review period set forth in sec. 27-284.2.5(f)(2) below.

- (2) Within thirty (30) days after receipt of a complete application for a grand tree removal, the natural resources coordinator, or designee, will forward the grand tree evaluation(s) and a recommendation of whether the proposed building(s)/structure(s)/addition(s) can be reasonably reconfigured to save the grand tree(s) requested for removal to the applicable administrator for the appropriate board or commission for scheduling of the public hearing and processing as a variance. Incomplete applications shall be marked incomplete and will not be forwarded for scheduling of a public hearing until thirty (30) days after the application is determined to be complete.

For applications for grand tree removal for an accessory building/structure, the appropriate administrator shall prepare and include in the staff report an aerial map with zoning overlay depicting the existing development pattern in a radius of one thousand three hundred twenty (1,320) feet (¼ of a mile) of the subject property.

- (3) *Public notice.* After the recommendation is forwarded to the appropriate administrator, the administrator shall notify the applicant of the public hearing date. The applicant shall then complete notice as provided for in sec. 27-149 with supplemental notice provided in sec. 27-149(c)(1) (mailed notice) and (c)(2) (posted notice). Pursuant to section 27-149(c)(3), the applicant shall file the required affidavit of compliance with the administrator.
- (4) *Consideration by the board or commission.* At the public hearing, the board or commission shall consider the following factors in deciding whether to grant or deny the tree removal application:
- a. The impact of the proposed building/structure building area on the impacted tree(s), as shown by a survey or drawing of the parcel of property (to scale) accurately depicting the location, crown spread, and crown spread area, of the tree(s), including the minimum protective root zone around the tree(s);
  - b. Whether the proposed building(s)/structure(s) can be reasonably reconfigured, as defined in Table 284.2.5 to preserve the grand tree(s) requested for removal, including the recommendation by the natural resources coordinator, or designee;
  - c. Whether the reduction of required setbacks for the primary building(s)/structure(s) as provided in sec. 27-156 Table 4-2 n. 7 will allow relocation of the building(s)/structure(s) sufficient to preserve the grand tree(s) requested for removal;
  - d. Whether alternative construction methods can be utilized to preserve the grand tree(s) requested for removal up to the critical root zone;
  - e. The cost of utilizing any alternative construction methods and the reduction in use and value of the proposed building(s)/structure(s) necessary to save the tree compared to the tree condition shown on the hazard evaluation form; and
  - f. For any removal applications for an accessory building(s)/structure(s) (new construction and/or building additions), the board or commission shall also consider the existing development pattern of similar accessory building(s)/structure(s) in a radius of one thousand three hundred twenty (1,320) feet (¼ of a mile) of the subject property. Only properties that are within the same zoning district and same use type(s) may be considered in making this determination.
- (5) The applicant shall be notified of the decision as provided in sec. 27-81, and the decision may be appealed in accordance with sec. 27-61.
- (g) *Tree removal zone (natural resources coordinator).* Grand trees may be removed after application to the natural resources coordinator.
- (1) Applications for grand tree removal within the tree removal zone shall be filed, in association with a building permit, with the natural resources coordinator. Applications shall be submitted on forms provided by natural resources coordinator, and shall include the following information:
- a. A tree survey, as defined in sec. 27-43. Arborist verification may be performed by the natural resources coordinator, or designee, or other arborist;
  - b. A site plan, drawn to-scale, depicting the proposed principal building(s)/structure(s) (new construction and/or building additions), and including:
    - 1. the applicable principal structure setbacks;
    - 2. the tree removal zone (TRZ);

3. the location of the existing protected, specimen, and/or grand trees located on or within twenty (20) feet of the boundary of the parcel, as shown on the tree survey;
    4. a graphical depiction of any easements, curb cuts, underground facilities, or other encumbrances that would prevent the shifting of the proposed building(s)/structure(s) on the property.
  - (2) The natural resources coordinator, or designee, shall review the application and determine whether the proposed primary building(s)/structure(s) may be placed within the buildable area of the parcel, without any alteration or reconfiguration of the proposed primary building(s)/structure(s), in order to prevent the proposed primary building(s)/structure(s) from encroaching into a fifteen foot radius of the tree trunk, measured from the outside of the trunk at DBH. The natural resources coordinator, or designee, shall grant a tree removal permit for all trees with the majority of the trunk within the tree removal zone when the proposed primary building(s)/structure(s) cannot be placed within the buildable area without encroaching into the fifteen foot radius of the grand tree(s).
- (h) *Hazardous grand tree removal (natural resources coordinator)*. The applicant shall complete notice as provided for in sec. 27-149 with supplemental notice provided per sec. 27-149(c)(1) (mailed notice). Per sec. 27-149(c)(3), the applicant shall file the required affidavit of compliance with the natural resources coordinator. The natural resources coordinator, or designee, shall grant or deny the application within fifteen (15) working days of the filing of the affidavit of compliance. The decision may be appealed in accordance with sec. 27-61.
- (i) *Reporting*.
  - (1) *Semi-Annual impact report*. Natural Resources shall present a report to Tampa City Council evaluating the impact of the TRZ process on Tampa's grand trees every six (6) months, with the first report due six (6) months after May 1, 2019. At a minimum, the report will include: the number of applications acted upon by the Variance Review Board (VRB) to remove grand trees by month for the twelve (12) months preceding and every month after May 1, 2019, including the number of grand trees granted and denied a permit to remove including size, specie and location of each tree, and the grand trees removed including size, specie, and location of each tree; and the number of applications acted upon by natural resources to remove grand trees by month through the TRZ process, including the number of trees granted and denied a permit for removal including size, specie and location of each tree, and the number of grand trees removed including size, specie, and location of each tree.
  - (2) *Quarterly report*. The natural resources coordinator, or designee, on a quarterly basis, shall mail or email a copy of the list of approved applications to remove non-hazardous grand trees under the TRZ process to all organizations requesting such information and post same on their website. At a minimum, the list will specify the size, specie and location of the tree(s) and date of approval of the removal permit.
  - (3) *Monthly report*. The natural resources coordinator, or designee, on a monthly basis, shall submit a report summarizing date of removal and the size, location and specie of non-hazardous grand trees removed pursuant to an administratively approved permit application under the TRZ process to remove a grand tree to city council and post the same on the natural resources public website.

**Sec. 27-284.2.6. – Tree planting permit; procedures; requirements; inspections.**

Any tree to be planted, as mitigation for removal of a protected and/or grand tree, shall be planted pursuant to a tree planting permit, as set forth in sec. 27-284.4.2, excluding those to be planted on the subject permit property.

**Sec. 27-284.2.7. Emergency work.**

- (a) If any non-exempt tree imposes an immediate and present risk to life and/or property, placing such in imminent danger, it may be pruned or removed, as applicable to the risk assessed, prior to permit issuance.
- (b) A permit for such pruning or removal shall be obtained no later than three (3) working days after it has been removed or damaged.

**SUBDIVISION 3. - GENERAL TREE PLANTING AND LANDSCAPING**

**Sec. 27-284.3. - Tree preservation, planting, landscaped area requirements.**

In accordance with the Tampa Comprehensive Plan and the City's Urban Forest Management Plan, the following regulations are adopted to preserve and protect existing, healthy grand and protected trees in the city; and, where specific trees are determined to be 'hazardous' in accordance with this subdivision, these regulations allow for the removal of such trees. Whether a grand or protected tree is approved for removal or removed, it is also the intent of these regulations to require mitigation for properly permitted removed trees and applicable penalties, fines, and mitigation for unauthorized removal, in order to preserve Tampa's urban forest canopy, thereby protecting the environment and enhancing the natural beauty of the city.

**Sec. 27-284.3.1. - Landscape and tree planting standards; tree preservation (retention) standards.**

Table 284.3.1 Tree Preservation (Retention) Requirements			
Type of Land [1]	Use Type [1]	Minimum Retention Requirement [2-5]	Conditions
<b>PROTECTED TREES</b>			
Within Boundaries [1]: Central Business District (CBD) Channel District (CD) Ybor City (YC-1)	Any	---	Standard tree mitigation required [6]  Exclusive of wetlands [7]
Non-wooded [1]	Any	50%	
Wooded [1]	Single-family (any type) Two-family	50%	
	Multi-family	40%	
	Non-residential	25%	
Lands <= one (1) acre	Any	[2]	
<b>GRAND TREES</b>			
Any	Any	100%	
<b>Notes:</b>			
<p>[1] Refer to sec. 27-43 for defined terms; secs. 27-181 through 185.3 for Central Business District; secs. 27-196 through 27-206 for Channel District; secs. 27-176 through 27-178 for Ybor City.</p> <p>[2] Any application that does not meet the minimum retention percentage shall be subject to the approval of the applicable city variance board or city council through the site plan rezoning process.</p> <p>[3] On site trees to be preserved/retained shall be those that are in the best health and structural condition (rated “excellent” and/or “good” only – refer to sec. 27-284.1.1(c)), subject to the review criteria set forth in Tables 284.2.4 and 284.2.5.</p> <p>[4] Minimum retention percentages are based on total count of protected and grand trees on site. Any protected palm species counts towards the minimum retention requirement, at a ratio of 1:1 (1 palm = 1 tree), for no more than 75% of the required retention percentage. No credit shall be given for off-site trees or dangerous/dead, exempt, invasive, or noxious species (refer to sec. 27-284.1.2(d)).</p> <p>[5] Minimum retention percentages shall not apply in cases where there are not an adequate number of onsite trees, which are determined to be in “excellent” or “good” (i.e. “A” or “B”) condition based on city’s standard tree condition evaluation method (refer to sec. 27-284.1.1 and the Technical Manual), to achieve said percentages.</p> <p>[6] Refer to sec. 27-284.4 and 27-284.4.1 for tree mitigation requirements.</p> <p>[7] Trees within the jurisdictional wetland boundary shall not count towards the minimum retention requirement. Trees within a wetland setback or buffer may be counted toward minimum retention requirement (refer to notes [3] and [4] above regarding tree condition and palms).</p>			

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**Sec. 27-284.3.2. – Tree planting requirements; tree matrix; irrigation.**

(a) *City Tree Matrix; general tree and tree planting standards. Any required or mitigation tree shall meet the following standards:*

Table 284.3.2-A City Tree Matrix										
TREE TYPE / SIZE / FORM			TREE DENDROLOGY			TYPICAL CHARACTERISTICS				POWER LINE TREE? (Y/N)
Tree Type [1]	Tree Size [2]	FL Grades & Stds Type[3]	Common Name	Scientific Name	Florida Native	Mature Crown Spread	Mature Height	Species Rating [4,5]	Growth Rate [6]	
Coniferous	Medium	Type 2	American Hophornbeam	Ostrya virginiana	YES	15' to 25'	25' to 40'	<21%	Slow	N
Coniferous	Medium	Type 2	Podocarpus (Yew Plum)	Podocarpus macrophyllus	NO	20' to 25'	30' to 40'	81-100%	Slow	N
Coniferous	Medium	Type 2	Red Cedar	Juniperus virginiana	YES	20' to 30'	30' to 45'	81-100%	Fast	N
Coniferous	Medium	Type 2	Sand Pine	Pinus clausa	YES	15' to 25'	25' to 40'	41-60%	Slow	N
Coniferous	Large	Type 2	Baldcypress	Taxodium distichum	YES	25' to 35'	60' to 80'	81-100%	Fast	N
Coniferous	Large	Type 2	Broadleaf Podocarpus	Podocarpus nagi	NO	15' to 25'	30' to 50'	81-100%	Moderate	N
Coniferous	Large	Type 2	Chinese Juniper	Juniperus chinensis	NO	15' to 25'	40' to 50'	[5]	Moderate	N
Coniferous	Large	Type 2	Loblolly Pine	Pinus taeda	YES	30' to 35'	50' to 80'	61-80%	Fast	N
Coniferous	Large	Type 2	Loblolly-Bay	Gordonia lasianthus	YES	25' to 35'	50' to 75'	81-100%	Moderate	N
Coniferous	Large	Type 2	Longleaf Pine	Pinus palustris	YES	30' to 40'	60' to 80'	61-80%	Fast	N
Coniferous	Large	Type 2	Pondcypress	Taxodium ascendens	YES	10' to 15'	50' to 60'	81-100%	Slow	N
Coniferous	Large	Type 2	Slash Pine	Pinus elliottii var densa	YES	35' to 50'	75' to 100'	61-80%	Fast	N
Ornamental	Small	Type 3	American Elder	Sambucus nigra (subsp. Canadensis)	YES	6' to 10'	8' to 12'	21-40%	Moderate	Y
Ornamental	Small	Type 3	Blackhaw (Walter's Vibernum)	Viburnum obovatum	YES	6' to 10'	8' to 25'	61-80%	Moderate	N
Ornamental	Small	Type 3	Burford Holly (Chinese Holly)	Ilex cornuta 'Burfordii'	NO	15' to 25'	15' to 25'	81-100%	Moderate	Y
Ornamental	Small	Type 3	Chickasaw Plum	Prunus angustifolia	YES	15' to 20'	12 to 20'	61-80%	Moderate	Y
Ornamental	Small	Type 3	Chinese Fringetree	Chionanthus retusus	NO	10' to 15'	15' to 20'	41-60%	Slow	N
Ornamental	Small	Type 3	Crapemyrtle	Lagerstroemia indica	NO	15' to 25'	10' to 30'	81-100%	Moderate	Y
Ornamental	Small	Type 3	Devilwood	Osmanthus americanus	YES	10' to 15'	15' to 25'	[5]	Moderate	N
Ornamental	Small	Type 3	Flatwoods Plum	Prunus umbellata	YES	12' to 20'	12' to 20'	41-60%	Moderate	N

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Table 284.3.2-A City Tree Matrix (cont'd)										
TREE TYPE / SIZE / FORM			TREE DENDROLOGY			TYPICAL CHARACTERISTICS				POWER LINE TREE? (Y/N)
Tree Type [1]	Tree Size [2]	FL Grades & Stds Type[3]	Common Name	Scientific Name	Florida Native	Mature Crown Spread	Mature Height	Species Rating [4,5]	Growth Rate [6]	
Ornamental	Small	Type 3	Florida Privet	Forestiera segregata	YES	5 to 10'	10' to 15'	61-80%	Moderate	Y
Ornamental	Small	Type 3	Fringetree	Chionanthus virginicus	YES	10' to 15'	12 to 20'	41-60%	Slow	Y
Ornamental	Small	Type 3	Jerusalem-Thorn	Parkinsonia aculeata	NO	20' to 25'	15' to 20'	41-60%	Fast	N
Ornamental	Small	Type 3	Lemon Bottlebrush	Callistemon citrinus	NO	10' to 15'	10' to 15'	[5]	Moderate	Y
Ornamental	Small	Type 3	Ligustrum (Japanese Privet)	Ligustrum japonicum	NO	15' to 25'	8' to 12'	81-100%	Moderate	Y
Ornamental	Small	Type 3	Loquat	Eriobotrya japonica	NO	20'	25'	61-80%	Moderate	Y
Ornamental	Small	Type 3	Possumhaw	Ilex decidua	YES	10' to 15'	10' to 15'	[5]	Slow	Y
Ornamental	Small	Type 3	Purple Tabebuia	Tabebuia impetiginosa	NO	10' to 15'	12' to 18'	[5]	Slow	N
Ornamental	Small	Type 3	Red Buckeye	Aesculus pavia	YES	15' to 25'	15' to 20'	21-40%	Moderate	Y
Ornamental	Small	Type 3	Southern Wax Myrtle	Myrica cerifera	YES	20' to 25'	15' to 25'	[5]	Fast	Y
Ornamental	Small	Type 3	Starburst	Clerodendrum Quadriloculare	NO	10'	15'	[5]	Fast	Y
Ornamental	Small	Type 3	Swamp ("Stiff") Dogwood	Cornus foemina	YES	10' to 15'	10' to 25'	[5]	Moderate	Y
Ornamental	Small	Type 3	Sweet Acacia	Acacia farnesiana	YES	15' to 25'	15' to 25'	41-60%	Slow	Y
Ornamental	Small	Type 3	Upright Bottlebrush	Callistemon rigidus	NO	8' to 12'	8' to 12'	41-60%	Fast	Y
Ornamental	Small	Type 3	Weeping Bottlebrush	Callistemon viminalis [7]	NO	15' to 20'	15' to 20'	41-60%	Moderate	Y
Ornamental	Small	Type 3	White Geiger (Wild Olive)	Cordia boissieri	NO	10' to 15'	15' to 20'	41-60%	Slow	Y
Ornamental	Small	Type 3	Yaupon Holly	Ilex vomitoria	YES	15' to 20'	15' to 20'	81-100%	Moderate	Y
Ornamental	Medium	Type 3	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	YES	10' to 15'	20' to 30'	81-100%	Moderate	N
Ornamental	Medium	Type 3	Black Mangrove	Avicennia germinans	YES	NOT AVAIL	20' to 40'	41-60%	Not Avail	N
Ornamental	Medium	Type 3	Coastal Plain Willow	Salix caroliniana	YES	25' to 35'	25' to 35'	61-80%	Fast	N
Ornamental	Medium	Type 2	Dahoon Holly	Ilex cassine	YES	8' to 12'	20' to 30'	61-80%	Moderate	N
Ornamental	Medium	Type 2	'East Palatka' Holly	Ilex x attenuata	YES	10' to 15'	30' to 45'	21-40%	Moderate	N
Ornamental	Medium	Type 2	Eastern Redbud	Cercis canadensis	YES	15' to 25'	20' to 30'	21-40%	Fast	N

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Table 284.3.2-A City Tree Matrix (cont'd)										
TREE TYPE / SIZE / FORM			TREE DENDROLOGY			TYPICAL CHARACTERISTICS				POWER LINE TREE? (Y/N)
Tree Type [1]	Tree Size [2]	FL Grades & Stds Type[3]	Common Name	Scientific Name	Florida Native	Mature Crown Spread	Mature Height	Species Rating [4,5]	Growth Rate [6]	
Ornamental	Medium	Type 3	Flowering Dogwood	Cornus florida	YES	25' to 30'	20' to 30'	21-40%	Moderate	N
Ornamental	Medium	Type 3	Golden Trumpet Tree	Tabebuia chrysostricha	NO	25' to 35'	25' to 35'	41-60%	Fast	N
Ornamental	Medium	Type 1	Jacaranda	Jacaranda mimosifolia	NO	45' to 60'	25' to 40'	41-60%	Fast	N
Ornamental	Medium	Type 3	Red Mangrove	Rhizophora mangle	YES	15' to 25'	15' to 25'	81-100%	Moderate	N
Ornamental	Medium	Type 3	Seagrape	Coccoloba uvifera	YES	20' to 30'	25' to 30'	61-80%	Moderate	N
Ornamental	Medium	Type 3	Simpson Stopper	Myrcianthes fragrans	YES	15' to 20'	15' to 20'	81-100%	Slow	N
Ornamental	Medium	Type 3	Witch-Hazel	Hamamelis virginiana	YES	15' to 25'	20' to 30'	[5]	Slow	N
Ornamental	Large	Type 2	American Holly	Ilex opaca	YES	15' to 25'	35' to 50'	61-80%	Slow	N
Ornamental	Large	Type 1	'Bosque' Chinese Elm	Ulmus parvifolia	NO	35' to 50'	35' to 45'	41-60%	Moderate	N
Ornamental	Large	Type 1	'Drake' Chinese Elm	Ulmus parvifolia 'Drake'	NO	35' to 50'	35' to 45'	41-60%	Moderate	N
Ornamental	Large	Type 2	Japanese Blueberry	Eleocarpus decipiens	NO	20' to 40'	40' to 60'	81-100%	Slow	N
Ornamental	Large	Type 2	Olive	Olea europaea	NO	35' to 50'	25' to 50'	61-80%	Slow	N
Ornamental	Large	Type 2	Red Mulberry	Morus rubra	YES	35' to 50'	50' to 75'	41-60%	Fast	N
Ornamental	Large	Type 1	Southern Magnolia	Magnolia grandiflora	YES	30' to 40'	60' to 80'	61-80%	Moderate	N
Ornamental	Large	Type 1	Sweetbay Magnolia	Magnolia virginiana	YES	15' to 25'	40' to 50'	61-80%	Moderate	N
Ornamental	Large	Type 1	White Mangrove	Laguncularia racemosa	YES	30' to 40'	30' to 50'	81-100%	Moderate	N
Ornamental	Large	Type 1	Winged Elm	Ulmus alata	YES	30' to 40'	45' to 70'	61-80%	Fast	N
Shade	Small	Type 1	Oriental Sweetgum	Liquidambar orientalis	NO	10' to 12'	15' to 20'	[5]	Fast	N
Shade	Medium	Type 1	American Hornbeam	Carpinus caroliniana	YES	20' to 30'	20' to 30'	41-60%	Slow	N
Shade	Medium	Type 1	Bluejack Oak	Quercus incana	YES	25' to 35'	25' to 50'	[5]	Moderate	N
Shade	Medium	Type 1	Florida Maple	Acer floridanum	YES	25' to 40'	20' to 40'	41-60%	Moderate	N
Shade	Medium	Type 1	Myrtle oak	Quercus myrtifolia	YES	35' to 40'	35' to 40'	81-100%	Moderate	N
Shade	Medium	Type 1	Red Bay	Persea borbonia	YES	30' to 50'	30' to 50'	21-40%	Moderate	N

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TREE TYPE / SIZE / FORM			TREE DENDROLOGY			TYPICAL CHARACTERISTICS				POWER LINE TREE? (Y/N)
Tree Type [1]	Tree Size [2]	FL Grades & Stds Type[3]	Common Name	Scientific Name	Florida Native	Mature Crown Spread	Mature Height	Species Rating [4,5]	Growth Rate [6]	
Shade	Medium	Type 1	Swamp Bay	Persea palustris	YES	25' to 30'	25' to 35'	[5]	Moderate	N
Shade	Medium	Type 1	Turkey Oak	Quercus laevis	YES	25' to 30'	30' to 40'	41-60%	Moderate	N
Shade	Large	Type 1	(American) Sycamore	Platanus occidentalis	YES	50' to 70'	75' to 90'	41-60%	Fast	N
Shade	Large	Type 1	American Elm	Ulmus americana	YES	50' to 70'	70' to 90'	81-100%	Fast	N
Shade	Large	Type 1	Black Cherry	Prunus serotina	YES	35' to 50'	60' to 90'	41-60%	Fast	N
Shade	Large	Type 1	Black Gum/Tupelo	Nyssa sylvatica	YES	25' to 35'	65' to 75'	61-80%	Moderate	N
Shade	Large	Type 1	Bluff Oak	Quercus austrina	YES	35' to 50'	40' to 60'	61-80%	Not Avail	N
Shade	Large	Type 1	Camphor	Cinnamomum camphora	NO	50' to 70'	40' to 50'	<21%	Fast	N
Shade	Large	Type 1	Common Hackberry	Celtis occidentalis	YES	40' to 50'	45' to 80'	[5]	Fast	N
Shade	Large	Type 1	Common Persimmon	Diospyros virginiana	YES	20' to 35'	40' to 60'	41-60%	Moderate	N
Shade	Large	Type 1	Durand Oak	Quercus durandii (sinuata)	YES	40' to 60'	50' to 90'	61-80%	Not Avail	N
Shade	Large	Type 1	Green Ash	Fraxinus pennsylvanica	YES	25' to 30'	30' to 45'	61-80%	Moderate	N
Shade	Large	Type 1	Laurel Oak	Quercus laurifolia	YES	35' to 45'	60' to 70'	61-80%	Fast	N
Shade	Large	Type 1	Pecan	Carya illinoensis	NO	50' to 70'	70' to 100'	41-60%	Moderate	N
Shade	Large	Type 1	Pignut Hickory	Carya glabra	YES	30' to 40'	50' to 65'	81-100%	Moderate	N
Shade	Large	Type 1	Pop Ash	Fraxinus caroliniana	YES	40' to 60'	50' to 80'	[5]	Fast	N
Shade	Large	Type 1	Pumpkin Ash	Fraxinus tomentosa (sp. "profunda")	YES	45' to 50'	60' to 70'	61-80%	Fast	N
Shade	Large	Type 1	Red Maple	Acer rubrum	YES	25' to 35'	60' to 75'	61-80%	Fast	N
Shade	Large	Type 1	Sand Live Oak	Quercus geminata	YES	45' to 60'	30' to 50'	81-100%	Moderate	N
Shade	Large	Type 1	Shumard's Oak	Quercus shumardii	YES	40' to 50'	55' to 80'	41-60%	Moderate	N
Shade	Large	Type 1	Silver Maple	Acer saccharinum	YES	40' to 60'	60' to 80'	<21%	Fast	N
Shade	Large	Type 1	Southern Live Oak	Quercus virginiana	YES	60' to 120'	60' to 80'	81-100%	Moderate	N

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TREE TYPE / SIZE / FORM			TREE DENDROLOGY			TYPICAL CHARACTERISTICS				POWER LINE TREE? (Y/N)
Tree Type [1]	Tree Size [2]	FL Grades & Stds Type[3]	Common Name	Scientific Name	Florida Native	Mature Crown Spread	Mature Height	Species Rating [4,5]	Growth Rate [6]	
Shade	Large	Type 1	Southern Red Oak	Quercus falcata	YES	60' to 70'	60' to 80'	41-60%	Moderate	N
Shade	Large	Type 1	Strangler Fig	Ficus aurea	YES	50' to 70'	50' to 60'	41-60%	Moderate	N
Shade	Large	Type 1	Sugarberry	Celtis laevigata	YES	50' to 60'	50' to 70'	41-60%	Moderate	N
Shade	Large	Type 1	Swamp Chestnut Oak	Quercus michauxii	YES	40' to 60'	60' to 80'	61-80%	Not Avail	N
Shade	Large	Type 1	Swamp Tupelo	Nyssa sylvatica var. biflora	YES	65' to 70'	80' to 100'	61-80%	Slow	N
Shade	Large	Type 1	Sweetgum	Liquidambar styraciflua	YES	35' to 50'	60' to 75'	61-80%	Moderate	N
Shade	Large	Type 1	Water Hickory	Carya aquatica	YES	25' to 40'	60' to 70'	61-80%	Slow	N
Shade	Large	Type 1	Water Oak	Quercus nigra	YES	60' to 70'	50' to 60'	41-60%	Fast	N
Shade	Large	Type 1	Water Tupelo	Nyssa aquatica	YES	25' to 35'	75' to 100'	61-80%	Slow	N
Shade	Large	Type 1	White Ash	Fraxinus americana	YES	10' to 15'	35' to 60'	61-80%	Moderate	N
Shade	Large	Type 1	Willow Oak	Quercus phellos	YES	40' to 50'	60' to 75'	<21%	Fast	N
Palm	Small	Palm	Chinese Windmill Palm	Trachycarpus fortunei	NO	6' to 10'	10' to 20'	61-80%	Slow	Y
Palm	Small	Palm	Cliff Date Palm	Phoenix rupicola	NO	20'	25'	[5]	Fast	Y
Palm	Small	Palm	European Fan Palm	Chamaerops humilis	NO	20'	15'	81-100%	Slow	Y
Palm	Small	Palm	Pindo Palm	Butia capitata	NO	10' to 15'	15' to 25'	61-80%	Slow	Y
Palm	Small	Palm	Pygmy Date Palm	Phoenix roebellenii	NO	7'	12'	61-80%	Slow	Y
Palm	Medium	Palm	Paurotis Palm	Acoelorrhaphe wrightii	YES	12'	30'	61-80%	Slow	N
Palm	Medium	Palm	Puerto Rican Hat Palm	Sabal causarium	NO	15'	45'	[5]	Slow	N
Palm	Medium	Palm	Senegal Date Palm	Phoenix reclinata [7]	NO	40' to 50'	30' to 35'	61-80%	Moderate	N
Palm	Medium	Palm	Wild Date Palm	Phoenix sylvestris	NO	20'	40'	81-100%	Fast	N
Palm	Large	Palm	Bismarck Palm	Bismarkia nobilis	NO	12' to 16'	30' to 60'	[5]	Slow	N
Palm	Large	Palm	Cabbage Palm	Sabal palmetto	YES	10' to 15'	40' to 50'	81-100%	Slow	N
Palm	Large	Palm	Canary Island Date Palm	Phoenix canariensis	NO	20' to 25'	40' to 60'	81-100%	Slow	N
Palm	Large	Palm	Chinese Fan Palm	Livistona chinensis	NO	10' to 12'	30' to 50'	81-100%	Moderate	N

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TREE TYPE / SIZE / FORM			TREE DENDROLOGY			TYPICAL CHARACTERISTICS				POWER LINE TREE? (Y/N)
Tree Type [1]	Tree Size [2]	FL Grades & Stds Type[3]	Common Name	Scientific Name	Florida Native	Mature Crown Spread	Mature Height	Species Rating [4,5]	Growth Rate [6]	
Palm	Large	Palm	Date Palm	Phoenix dactylifera	NO	12 to 15'	50' to 80'	81-100%	Moderate	N
Palm	Large	Palm	Ribbon Fan Palm	Livistona decora (deciphens)	NO	15'	30'	81-100%	Slow	N
Palm	Large	Palm	Washington (Mexican Fan) Palm	Washingtonia robusta [7]	NO	10' to 15'	60' to 90'	61-80%	Fast	N

**Notes:**

- [1] Typology: Shade; Coniferous; Ornamental; Palm
- [2] Small [0-20' avg height]; Medium [20-40' avg height]; Large [40' or higher avg height]. Average ["avg"] height dimension is at time of full growth/maturity.
- [3] Source: FL Dept of Agricultural & Consumer Services, Florida Grades and Standards for Nursery Plants 2015. Any species not listed above must obtain approval of natural resources coordinator and will adhere to Florida Grades & Standards criteria for use of species not listed and determination of Matrix Type. Type 1: Tall & Wide; Type 2: Tall & Narrow; Type 3: Short/Wide & Multi-Trunked; Palm.
- [4] Source: Tree Species Ratings for Florida, January 2016, International Society of Arboriculture, FL Chapter. Rating % assigned to a specific tree upon evaluation and determination of its existing condition. Refer to sec. 27-285.4.1 for Rating % and tree condition equivalency factors. The higher the Rating % = the higher suitability in Tampa's urban environment (assuming proper placement & general maintenance).
- [5] Species Rating not available from Florida ISA. Use Condition Rating factor as Species Rating factor in Mitigation calculation for grand trees.
- [6] Growth Rate: refers to the vertical increase in growth. Slow: ≤ 12" per year; Moderate: 13"-24" per year; Fast: ≥ 25" per year. (Source: Dirr, M., Manual of Woody Landscape Plants, pub. Jan. 1990)
- [7] Species listed as Category II on the 2017 Florida Exotic Pest Plant Council List of Exotic Species. Specie may be planted and/or retained, but no credit shall be factored into mitigation formula. See also sec. 27-284.1.2(2).
- Reference: "Y" means "Yes," "N" means "No," "NOT AVAIL" means "not available at time of adoption of this document."*

- (b) *General tree planting/landscape standards.* All landscaped areas and plant materials shall meet the following, general standards:

<b>Table 284.3.2-B</b>
<b>General Planting Standards</b>
(1) Landscaped areas shall consist of at least sixty (60) percent native plant material and/or plant material adapted to local climatic and edaphic conditions. Recommended trees, protected trees and plant material shall be planted in such a way as to conserve, preserve and enhance land uses, natural land features, and natural and aesthetic values. Nonliving natural material which permits percolation may also be used as necessary material in landscaping.
(2) A layer of mulch to a minimum depth of three (3) inches shall be specified on the site plan in plant beds and around individual trees in turf areas. Organic mulches are preferred. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required in annual beds.
(3) Areas on the parcel which are used for stormwater retention or detention ponds with depressions of less than two (2) feet and the landscaped banks of such ponds from the mean high waterline to the top of the bank shall be credited on a one-to-one area basis toward meeting the landscaped area.
(4) If a hedge or other screen is used, it must be at least two (2) feet in height at time of planting.
(5) Where turf/grass sod is permitted, it shall be clean and free of weeds, noxious pests, and disease. Grass seed shall be delivered to the job site in bags with valid, state department of agriculture tags attached.
(6) All landscaped areas must allow for access to public and private utility facilities for maintenance purposes, where applicable.
(7) To avoid conflict with overhead power line(s), vegetation that exceeds twenty-five (25) feet in height at maturity shall not be planted closer than thirty (30) feet from the vertical plane of an existing power line, excluding service wires. The natural resources coordinator may grant an exception to this requirement, as part of any land use decision or site/building permit application, upon the applicant's ability to demonstrate the canopy growth structure of a proposed species will not create conflict with an existing power line. Consultation with the city's Tree Matrix (sec. 27-284.3.2) and local utility representative should occur for assistance on selecting suitable vegetative species.
(8) When an accessway intersects a public right-of-way or when the subject parcel abuts the intersection of two (2) or more public rights-of-way, all landscape within the triangular areas shall provide required cross-visibility at a level between thirty (30) inches and six (6) feet. Trees and plant material pruned in such a manner that cross-visibility is not hindered may be allowed, with approval of the city transportation engineer (PDD) and natural resources coordinator. Plantings, except turf or ground cover, shall not be planted closer than three (3) feet from the edge of any accessway pavement or right-of-way pavement.

- (c) *Irrigation.*
- (1) All required landscaping, as described in sec. 27-284.3.3, shall be equipped with an irrigation system except as specified below:
    - a. Retained native plant habitat is not required to have an irrigation system.
    - b. Single and two-family dwellings are not required to have an irrigation system. However, the addition of synthetic water absorbing polymers to topsoil prior to planting or sodding to increase water-holding capacity is encouraged.
    - c. Drought-tolerant landscape material (see the University of Florida IFAS Extension Florida Yards and Neighborhoods Florida-Friendly Plant List 2006, as may subsequently be revised) planted in specific zones or beds is only required to be irrigated during establishment (minimum thirty (30) days) and protracted drought periods. Irrigation shall be a low-volume irrigation system.

- (2) The landscape and tree planting plan shall illustrate the proposed irrigation zones, delineating low-volume irrigation zones and areas utilizing irrigation techniques other than low-volume irrigation.
- (3) Irrigated turf areas shall utilize irrigation techniques other than low-volume irrigation. Turf areas shall be on separate irrigation zones from other landscape plant zones. In the case of expansion of an existing development, this limitation will apply to the area of new landscape, only.
- (4) In addition, in order to promote water conservation in the community, Florida Friendly Yards are strongly encouraged. A maximum of fifty (50) percent green space may be planted with turfgrass configured with a permanent irrigation system (the maximum allowable new turf grass percentage will be reduced to forty-five (45) percent in 2009, forty (40) percent in 2010, thirty-five (35) percent in 2011, thirty (30) percent in 2012 and twenty-five (25) percent in 2013 and thereafter.) Turf grass in excess of this limitation shall not be allowed to have a permanent or temporary irrigation system. In the case of expansion of an existing development or the completion or continuation of a phased development, limitations identified for allowable new turf grass percentages, will apply to the area of new landscaping only.
- (5) Turf zone head spacing shall achieve head to head coverage.
- (6) Sprays and rotors shall not be combined on the same control valve circuit. Sprays and rotors shall have matching application rates within each irrigation zone.
- (7) All irrigation systems shall be designed to avoid over spray, runoff, low head drainage, or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways, structures, or water features. Emitters and sprinkler heads are encouraged to be located at least two (2) feet from buildings and water should not hit the building while operating. Narrow areas (four (4) feet wide or less) shall not be irrigated unless low-volume irrigation is utilized.
- (8) Irrigation control equipment shall include an automatic irrigation controller having program flexibility such as repeat cycles and multiple program capabilities. Automatic irrigation controller(s) shall have battery back-up or nonvolatile memory to retain the irrigation program(s). Automatic control systems shall be equipped with an operable rain sensor or other devices, such as soil moisture sensors, to prevent unnecessary irrigation.
- (9) The irrigation system shall be designed to "Standards and Specifications for Turf and Landscape Irrigation Systems," Fifth Edition, 2005, Florida Irrigation Society.
- (10) All installations of new irrigation systems shall connect to the city's reclaimed water system if that system is available, as required by Tampa City Code, Chapter 26 and subsequent amendments.
- (11) Sports fields, golf courses, cemeteries, and storm water management systems are exempt from the turf area limitation and low-volume irrigation requirements of this ordinance where functional need for turf is demonstrated. All other irrigation and landscape requirements of this article apply.

**Sec. 27-284.3.3. – Landscaped area and tree planting requirements.**

- (a) *Buffers and screening between specific use types.* In order to reduce the impacts of a new or expanded use of land on adjacent existing uses, which are of a significantly different character, certain buffering and screening shall be required, as set forth in Table 284.3.3, under “Buffer/Screen,” below.
- (1) A buffer consists of a horizontal distance from a property line, which shall only be occupied by permitted screening, drainage (stormwater) areas, utilities (excluding solid waste storage facilities) and landscaping materials.
  - (2) Compliance with Buffer/Screen (Table 284.3.3 – A.4, B.4, C.4) is required in all cases of new construction, change of use, or expansion of use or structure, subject to the following exceptions:
    - a. Addition to an existing structure, which increases the intensity of, or is a change of use, which is less than or equal to five hundred (500) square feet or five (5) percent, whichever is less. This exemption may be exercised only once during the life of the building.
    - b. In cases where an addition or change of use exceeds five hundred (500) square feet or five (5) percent, and where a fifteen-foot buffer would now be required, the buffer may include the loading area, only when no alternative location exists. In such cases, the six-foot (6’) high masonry wall is required.
  - (3) Alternative design exceptions to the applicable “Buffer/Screen” standards set forth in Table 284.3.3 (A.4, B.4, C.4) below, may be considered by the designated reviewing official, pursuant to sec. 27-60.
- (b) *Landscaped area.* The following minimum amount of landscaped area and recommended trees shall be required for the following land uses:

**Code Text adopted April 18, 2019, Ordinance 2019-54, effective June 1, 2019 (v2)**

<b>TABLE 284.3.3 LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING</b>				
KEY [7]	UFA: Usable floor area	VDA: Vehicle display area VUA: Vehicular use area	LA: Landscaped area MIN: Minimum	SF: Square feet OC: On center
<b>REQUIRED LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING MATERIALS BY YARD/USE [1,3,4,5,14,15]</b>				
<b>(A) Group A Uses</b>				
(A.1) Specific Use Type [8]	(A.2) MIN Landscaped Area	(A.3) MIN Required Trees [10]	(A.4) Buffer/Screen between Certain Uses (see (E) below) [8,9]	
			Adjacent Use	Buffer Width
Single-family detached; two-family	25% of parcel	1 per 2,000 SF of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands)	Other Group A principal use:	5'
		1 per 4,000 SF of parcel (rate applies to parcels with overall credit on Tree Retention-Mitigation Equivalency Table, see sec. 27- 284.4.1)	Any other use:	0'
Single-family semi- detached/attached, with VUA [11]	350 SF per townhouse	1 per 1,500 SF of parcel (exclude area of building footprint(s), VUA, publicly contributed/platted wetlands)		
Single-family semi- detached/attached, without VUA	350 SF per townhouse	1 per 1,500 SF of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands)		
			Adjacent Use	Buffer Width
Multi-family with VUA [11]	350 SF per unit (MIN 50% shall be part of common space, easily accessible to all units)	1 per 1,500 SF of parcel (exclude area of building footprint(s), VUA, publicly contributed/platted wetlands)	Single- or two-family use: 5'	5'
			Multi-family:	0'
Multi-family without VUA	750 SF per unit (MIN 50% shall be part of common space, easily accessible to all units)	1 per 1,500 SF of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands)	Other Group A principal use:	5'
Multiple-family (≥6 stories) with VUA	30% of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands; MIN 50% shall be part of common space, easily accessible to all units)	1 per 1,500 SF of parcel (exclude area of building footprint(s), VUA, publicly contributed/platted wetlands)	Other Group B use:	10'
			Auto repair / maintenance / storage, light manufacturing, supply yard:	15'
Multiple-family (≥6 stories) without VUA	30% of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands; MIN 50% shall be part of common space, easily accessible to all units)	1 per 1,500 SF of parcel (exclude area of publicly contributed/platted wetlands)	Other Group C use:	15'

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Any other Group A use [8]	(a) Refer to (D) for VUA, as applicable	(a) Refer to (D) VUA, as applicable	Other Group A principal use:	0'
	(b) Refer to A.4 Buffer/Screen standards, as applicable	(b) Refer to A.4 Buffer/Screen standards, as applicable	Single- or two-family:	5'
			Multi-family:	5'
			Other Group B use:	10'
			Auto repair / maintenance / storage, light manufacturing, supply yard:	15'
			Other Group C use:	15'

<b>TABLE 284.3.3 LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING (cont'd)</b>				
<b>KEY [7]</b>	<b>UFA:</b> Usable floor area	<b>VDA:</b> Vehicle display area <b>VUA:</b> Vehicular use area	<b>LA:</b> Landscaped area <b>MIN:</b> Minimum	<b>SF:</b> Square feet <b>OC:</b> On center
<b>REQUIRED LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING MATERIALS BY YARD/USE [1,3,4,5,14,15]</b>				
<b>(B) Group B uses</b>				
<b>(B.1) Specific Use Type [8]</b>	<b>(B.2) MIN Landscaped Area</b>	<b>(B.3) MIN Required Trees [10]</b>	<b>(B.4) Buffer/Screen between Certain Uses (see (E) below) [8,9]</b>	
			<b>Adjacent Use</b>	<b>Buffer Width</b>
Any other Group B Use [8]	(a) Refer to (D) for VUA, as applicable  (b) Refer to A.4 Buffer/Screen standards, as applicable	(a) Refer to (D) VUA, as applicable  (b) Refer to A.4 Buffer/Screen standards, as applicable	Other Group A principal use:	10'
			Single- or two-family:	10'
			Multi-family:	10'
			Other Group B use:	0'
			Auto repair / maintenance / storage, light manufacturing, supply yard:	15'
			Other Group C use:	10'

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<b>TABLE 284.3.3 LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING (cont'd)</b>				
<b>KEY [7]</b>	<b>UFA:</b> Usable floor area	<b>VDA:</b> Vehicle display area <b>VUA:</b> Vehicular use area	<b>LA:</b> Landscaped area <b>MIN:</b> Minimum	<b>SF:</b> Square feet <b>OC:</b> On center
<b>REQUIRED LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING MATERIALS BY YARD/USE [1,3,4,5,14,15]</b>				
<b>(C) Group C Uses</b>				
<b>(C.1) Specific Use Type [8]</b>	<b>(C.2) MIN Landscaped Area</b>	<b>(C.3) MIN Required Trees [10]</b>	<b>(C.4) Buffer/Screen between Certain Uses (see (E) below) [8,9]</b>	
			<b>Adjacent Use</b>	<b>Buffer Width</b>
Any other Group C Use [8]	(a) Refer to (D) for VUA, as applicable  (b) Refer to A.4 Buffer/Screen standards, as applicable	(a) Refer to (D) VUA, as applicable  (b) Refer to A.4 Buffer/Screen standards, as applicable	Other Group A principal use:  Single- or two-family:  Multi-family:  Other Group B use:  Auto repair / maintenance / storage, light manufacturing, supply yard:  Other Group C use:	10'  10'  10'  0'  15'  10'

**Code Text adopted April 18, 2019, Ordinance 2019-54, effective June 1, 2019 (v2)**

<b>TABLE 284.3.3 LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING (cont'd)</b>				
KEY [7]	UFA: Usable floor area	VDA: Vehicle display area VUA: Vehicular use area	LA: Landscaped area MIN: Minimum	SF: Square feet OC: On center
<b>REQUIRED LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING MATERIALS BY YARD/USE [1,3,4,5,14,15]</b>				
<b>(D) VUA; VDA</b>				
(D.1) Specific Use Type [8]	(D.2) MIN Landscaped Area	(D.3) MIN Required Trees [10]	(D.4) Buffer/Screen between Certain Uses (see (E) below) [8,9]	
			Adjacent Use	Buffer Width
Expanding existing nonresidential with VUA: >25 %, but <50 %	Same as VUA standards below	Same as VUA (b) below [16]	Refer to Buffer/Screen standards for Group A, B, C uses, as applicable	
VUA	<ul style="list-style-type: none"> <li>(a) ≥50% of required trees shall be planted interior to VUA</li> <li>(b) Remainder of required trees shall be planted in any other required LA/buffer on the parcel</li> <li>(c) Interior VUA trees not required for sites with &lt;10 spaces</li> <li>(d) Planting required for loading docks shall:                             <ul style="list-style-type: none"> <li>1. Be placed outside of loading dock around its perimeter</li> <li>2. Planting required for loading docks owned/leased by Tampa Port Authority shall be exempt</li> </ul> </li> <li>(e) VUA's perimeter LA adjacent to any right-of-way:                             <ul style="list-style-type: none"> <li>1. MIN width: 8'</li> <li>2. Hedge/shrub:                                     <ul style="list-style-type: none"> <li>i. MIN 2' tall at time of planting</li> <li>ii. Shall reach 30" within 12 months after install</li> <li>iii. Shall run entire length of frontage along right-of-way</li> <li>iv. If a fence/wall is located in this area, 1 shrub/vine is required every 10' of screen</li> </ul> </li> <li>3. Tree: MIN 1 per 40'</li> </ul> </li> <li>(f) LA's shall not be separated by &gt;20 lineal (side-by-side) parking spaces, nor by an average of &gt;10 lineal (side-by-side) parking spaces for the entire VUA</li> <li>(h) ≥20% of VUA shall be landscaped</li> <li>(i) Parking structures screened to 80% opaque from outside view with respect to stationary vehicles</li> <li>(j) In no instance shall any required LA be encroached upon by any type of parked or moving vehicle, boat, mobile home, travel trailer or heavy construction equipment</li> </ul>	<ul style="list-style-type: none"> <li>(a) 1 per 1,500 SF of VUA on a parcel (exclude loading docks)</li> <li>(b) 1 per 40' of VUA frontage along right-of-way</li> <li>(c) 1 per 5,000 SF of loading docks on a parcel</li> <li>(d) 1 per 1,500 SF of VDA</li> <li>(e) 1 per 40' of VDA frontage along right-of-way</li> </ul>	Refer to Buffer/Screen standards for Group A, B, C uses, as applicable	

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<b>TABLE 284.3.3 LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING (cont'd)</b>				
<b>KEY [7]</b>	<b>UFA:</b> Usable floor area	<b>VDA:</b> Vehicle display area <b>VUA:</b> Vehicular use area	<b>LA:</b> Landscaped area <b>MIN:</b> Minimum	<b>SF:</b> Square feet <b>OC:</b> On center
<b>REQUIRED LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING MATERIALS BY YARD/USE [1,3,4,5,14,15]</b>				
<b>(D) VUA; VDA</b>				
<b>(D.1) Specific Use Type [8]</b>	<b>(D.2) MIN Landscaped Area</b>	<b>(D.3) MIN Required Trees [10]</b>	<b>(D.4) Buffer/Screen between Certain Uses (see (E) below) [8,9]</b>	
			<b>Adjacent Use</b>	<b>Buffer Width</b>
VDA	(a) ≥50% of required trees shall be planted interior to VUA (b) Remainder of required trees shall be planted in any other required LA/buffer on the parcel (c) VDA's shall be separated from all public right(s)-of-way: same as VUA (e) above	Same as VUA standards above	Same as VUA standards above	

<b>TABLE 284.3.3 LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING (cont'd)</b>				
<b>KEY [7]</b>	<b>UFA:</b> Usable floor area	<b>VDA:</b> Vehicle display area <b>VUA:</b> Vehicular use area	<b>LA:</b> Landscaped area <b>MIN:</b> Minimum	<b>SF:</b> Square feet <b>OC:</b> On center
<b>REQUIRED LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING MATERIALS BY YARD/USE [1,3,4,5,14,15]</b>				
<b>(E) Buffer Standards between Certain Uses by Buffer Dimension (see A.4, B.4, C.4)</b>				
(1) 5' buffer	<ol style="list-style-type: none"> <li>1. A row of evergreen trees such as ligustrum, podocarpus, red cedar or holly which are planted twenty (20) feet on center. Trees shall be eight (8) to ten (10) feet in height with four- to six-foot spread and thirty (30) gallons at planting.</li> <li>2. A row of evergreen shrubs between trees such as viburnum, ligustrum, holly or juniper planted five (5) feet on center. Shrubs shall be seven (7) gallons, thirty (30) to thirty-six (36) inches high and twenty-four- to thirty-six-inch spread (multi-stemmed) at planting.</li> <li>3. Lawn, low-growing evergreen shrubs, evergreen ground cover or rock mulch covering the balance of the buffer.</li> </ol>			
(2) 10' buffer	Same as 5' buffer above.			
(3) 15' buffer	<ol style="list-style-type: none"> <li>1. Lawn, low-growing evergreen shrubs, evergreen ground cover, covering the balance of the buffer; and</li> <li>2. A finished masonry wall located within the required buffer, such wall to be a minimum height of six (6) feet above finished grade. The wall may be placed at the property line. For purposes of this section, a finished masonry wall includes but is not limited to stucco, brick or any other decorative cover or finish. In cases where the required wall will be located within the protective radius of a protected or grand tree that is required to be preserved, and cannot be constructed with a stem wall or similar construction method to avoid conflict with that radius, the applicant may install a solid PVC fence, except in local historic districts, at a minimum of six (6) feet above finished grade, in lieu of the masonry wall;</li> <li>3. For uses in Group B and C, property lines abutting right-of-way across from residentially zoned property shall be buffered as follows: <ol style="list-style-type: none"> <li>a. Property lines along the front/main entrance of the building shall be landscaped according to B.1-B.3 and/or C.1-C.3.</li> <li>b. Property lines along the side or rear walls of the building shall be buffered with a six-foot high finished masonry wall or a five-foot wide landscaping buffer as provided in section 27-284(2)a. above. This buffer does not apply to point of ingress and egress for driveways or pedestrian accessways.</li> </ol> </li> </ol>			

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**TABLE 284.3.3 LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING (cont'd)**

<b>KEY [7]</b>	UFA: Usable floor area	VDA: Vehicle display area VUA: Vehicular use area	LA: Landscaped area MIN: Minimum	SF: Square feet OC: On center
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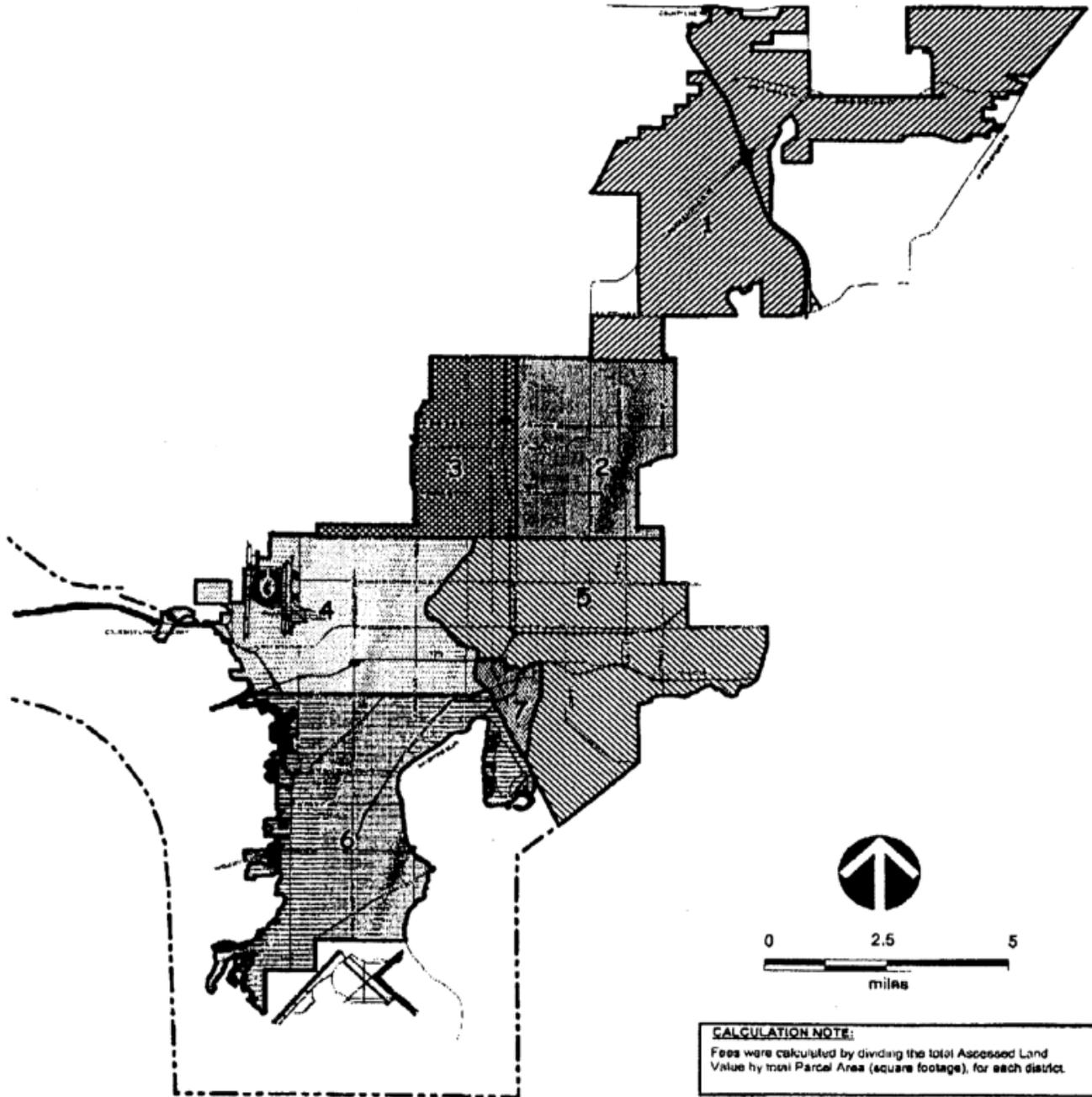
**REQUIRED LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING MATERIALS BY YARD/USE [1,3,4,5,14,15]**

- NOTES:**
- [1] Refer to City of Tampa Tree Matrix (refer to sec. 27-284.3.2) and Technical Manual for allowable species, required planting sizes, required planting methods, and general landscaping regulations.
  - [2] To be used in locations where no pavement or walkways are located.
  - [3] Required compliance for new construction; required compliance if expansion of UFA is a MIN of 25% of existing UFA.
  - [4] If expanding VUA, required compliance for newly expanded area.
  - [5] Type 2 or 3 species, designated for planting in proximity to overhead electrical lines, may be planted in lieu of required type(s), where such lines are present (refer to City Tree Matrix sec. 27-284.3.2).
  - [6] The wall may be placed at the property line. A finished masonry wall includes but is not limited to: stucco, brick or any other decorative cover or finish. In cases where the required wall will be located within the protective radius of a protected, specimen, or grand tree that is required to be preserved, and cannot be constructed with a stem wall or similar construction method to avoid conflict with that radius, the applicant may install a solid PVC fence, except in local historic districts, at a minimum of six (6) feet above finished grade, in lieu of the masonry wall.
  - [7] See also sec. 27-43 Definitions.
  - [8] Required buffer/screen between specific use types, by “use group,” as identified in respective use tables, set forth in article III of this chapter. Additional Buffer/Screen requirements: Mechanical/air conditioning equipment, outdoor storage areas, solid waste facilities, and parking areas shall not be located within the required buffers.
  - [9] Retention of existing vegetation shall be maximized, to the extent practical, wherever such vegetation contributes to required buffering/screening, or to the preservation of non-hazardous, protected, specimen, and/or grand trees.
  - [10] Round up to the next whole number when calculating total required trees.
  - [11] Development shall also comply with applicable VUA landscaped area and buffer/screen requirements.
  - [12] Alternative VUA landscape designs may be considered, pursuant to sec. 27-60, if the alternative design preserves existing protected, specimen, and/or grand trees, or will result in significant water usage savings. The natural resources coordinator shall consult with the zoning administrator/planning and urban design manager, as applicable, prior to rendering a decision.
  - [13] LA between adjacent parcel, VUA’s, and VDA’s not required where:
    - i. VUA abuts existing durable landscape screen and LA on abutting parcel; and,
    - ii. The existing screen may be used to satisfy the requirements of this section provided all applicable standards of this division are met.
  - [14] *Landscaped Areas/Buffers in Yards.* For the purpose of this section, LA’s and buffers may be included within required yards of a parcel.
  - [15] *Public service facilities and infrastructure.* All development and land uses that require installation of any public or private utility facilities or infrastructure, including but not limited to backflow preventers, electrical substations, pump stations, fire service detectors, check valves, large meter installations and/or other above ground pipe fixtures, shall provide landscaping with a screen, a vault enclosure, or underground placement. This provision shall not apply to above ground fuel storage tanks on parcels developed principally for *petroleum bulk storage and processing*, except as required above and when abutting a public use facility.
  - [16] Tree(s) to be planted shall be either ‘medium’ or ‘large,’ Type 1, 2, or 3 trees.

**Sec. 27-284.3.4. – Landscaped area, in-lieu calculation and payment general procedure.**

- (a) When minimum landscaped area is reduced by variance or rezoning, a contribution in the form of an in-lieu payment shall be made. Developments which do not provide the minimum amount of landscaped area as established above, and for which a variance or waiver is granted, shall contribute funds through the in-lieu payment process, to an appropriate landscape area trust fund established by section 16-46 of the city code. Seven (7) Landscape Districts, as shown on Map 3.1, are established.
- (1) The natural resources coordinator may consider alternative design exception of no more than twenty-five (25) percent of the required landscape area, pursuant to sec. 27-60, provided the developer can show that practical hardships exist associated with the physical dimensions of the lot, the existence of grand or protected trees, wetlands, or other similar physical constraints. The increased residential density or nonresidential square footage intensity of the development shall not be included as a qualifying hardship.
- (2) *Calculation of a landscaped area in-lieu payment.* The in-lieu payment shall be calculated in accordance with the following method/formula:
- a. Calculation of in-lieu payment of landscape area is as follows:
- The amount of the payment shall be determined by dividing the total assessed land value, according to the current records of the Hillsborough County Property Appraiser's Office, in the individual district by the total land area for that individual landscape district times the square foot reduction of landscape area. The fee schedule is effective the date of the adoption of this section.
- An example of the in-lieu payment process in District # 3 is as follows:
- Required landscape area for four (4) unit townhouse without vehicular use area = 4 × 750 sq. ft. landscape area = 3,000 sq. ft. landscape area
- Proposed landscape area 2,588 sq. ft.
- Landscape area deficiency = 3,000 sq. ft. - 2,588 sq. ft. = 412 sq. ft. (approved by variance, city variance board or city council through site plan controlled rezoning process)
- Required In-lieu payment = 412 sq. ft. × \$ (fee in subject Landscaped Area In-lieu District) = \$ (payment amount)
- b. Landscape area in-lieu payment credit conditions and rights.
1. Landscape area in-lieu payment credit may be utilized only with the property that is legally described on the permit application for development.
  2. Landscape area in-lieu payment credit may be utilized when the use of the property is changed.
  3. Landscape area in-lieu payment credit may not be utilized to meet the landscape area requirements of buildings or structures on other property.
  4. It is the developer's responsibility to maintain a copy of the landscape area in-lieu payment credit and to provide the copy with the permit application whenever a new renovation, rehabilitation, building improvement or new construction is planned for the site.
  5. No money shall be refunded by the city for landscape area in-lieu payment credit.

City of Tampa  
**LANDSCAPED AREA**  
In-lieu District Map 3.1



**CALCULATION NOTE:**  
Fees were calculated by dividing the total Assessed Land Value by total Parcel Area (square footage), for each district.

**EXHIBIT A**

**SUBDIVISION 4. – TREE MITIGATION METHOD; PROCEDURES; REQUIREMENTS**

**Sec. 27-284.4. – Tree mitigation method; requirements.**

- (a) *Mitigation purpose and intent; requirements generally.*
- (1) In accordance with the Tampa Comprehensive Plan and the City’s Urban Forest Management Plan, the following regulations are adopted to preserve and protect existing, healthy grand and protected trees in the city; and, where specific trees are determined to be ‘hazardous’ in accordance with this subdivision, these regulations allow for the removal of such trees. Whether a grand or protected tree is approved for removal or removed, it is also the intent of these regulations to require mitigation for properly permitted removed trees and applicable penalties, fines, and mitigation for unauthorized removal, in order to preserve Tampa’s urban forest canopy, thereby protecting the environment and enhancing the natural beauty of the city.
  - (2) As a condition of the granting of a permit or the granting of approval, the applicant shall mitigate (i.e. “replace”) protected trees (‘non-grand’ and ‘grand’ trees) with payment to the applicable Planning District tree trust fund, in accordance with secs. 16-86 and 16-87 of the city code, and the provisions of this section.
- (b) *Relocation.* Relocation shall be considered for grand trees only and shall be accomplished by relocating the tree(s) in accordance with the planting location options set forth in (c) below. Relocation shall be made immediately, and not to exceed two (2) years after removal of the subject tree(s).
- (c) *Replacement.* Replacement shall be accomplished by planting the number of trees, by tree shape/type and size, as calculated for tree mitigation (refer to Table 284.4.1-A below). Replacement may occur on the lands or specified area described below, subject to applicable permissions and maintenance agreements:
- (1) On the subject property, as shown on the landscape/planting plan;
  - (2) On any right(s)-of-way within the same planning district, with an approved planting plan and maintenance agreement, which covers the one (1) year period for tree(s) to establish, from the date of planting;
  - (3) On any public land(s) within the same Planning District, with an approved planting plan and maintenance agreement, which covers the one (1) year period for tree(s) to establish, from the date of planting;
  - (4) On land(s) under the same ownership within the same Planning District, with an approved planting plan and maintenance agreement, which covers the one (1) year period for tree(s) to establish, from the date of planting;
  - (5) On other privately owned land(s) within the same Planning District, with an approved planting plan and maintenance agreement, that covers the one (1) year period for tree(s) to establish, from the date of planting, pursuant to an approved tree planting permit with affidavits acknowledging mitigation tree requirements, signed by the owner(s) of the subject property performing the mitigation and the owner(s) of the receiving property.
- The owner(s) of the subject to property and the owner(s) of other privately-owned land on which a mitigation tree is planted shall be jointly and severally liable under the tree planting permit, as provided in sec. 27-284.4.2.
- (d) *Payments made to Planning District tree trust funds.* Mitigating the permitted removal of non-exempt trees may also be accomplished by paying the value, as set by city council resolution (refer to sec. 16-87

of the city code), of the required number of mitigation trees, which are calculated as the equivalent replacement of the crown footprint (refer to definition set forth in sec. 27-43 of the city code) of the approved trees to be removed, to the applicable Planning District tree trust fund (refer to sec. 16-86 of the city code).

- (1) A credit shall be provided for purposes of payment for each square-foot of protected tree crown footprint (i.e. 'non-grand'), as converted to an equivalent number of trees by caliper or gallon (refer to (f) below), pursuant to the *2017 State of Florida Grades and Standards for Nursery Plants*;
- (2) A credit shall be provided for purposes of payment for each square-foot of grand tree crown footprint, as calculated from arboriculture-standard field measurement methods, rating the physical condition of the tree and identifying the corresponding Species Rating ("ISA-FL"), then converted to an equivalent number of trees by caliper or gallon (refer to (f) below), pursuant to the *2017 State of Florida Grades and Standards for Nursery Plants* and *International Society of Arboriculture – Florida Chapter – 2016 Tree Species Rating List* ("ISA-FL"), respectively.
- (3) A protected/grand tree shall not be mitigated through payment to the applicable trust fund, unless the minimum number of protected trees, grand trees, or tree equivalents are already located on the parcel or permitted to be planted according to the approved landscape/planting plan.

**Sec. 27-284.4.1. – Tree mitigation calculations.**

- (a) *Tree equivalency credit for removal or replacement.* In determining the number and size of trees that shall be used in the calculation of mitigation of the protected tree or grand tree, Table 284.4.1-A below shall be used. Table 284.4.1-A1 shall be used
  - (1) All existing, non-exempt/non-grand tree species to be retained and/or removed shall be added to the Table 284.4.1-A below, by applicable tree type (Type 1, 2, 3, or Palm), as set forth in the *2017 State of Florida Grades and Standards for Nursery Plants*.
  - (2) All existing grand tree species to be retained and/or removed shall be added to the Table 284.4.1-A grand tree table below.
  - (3) All resulting debits shall be replaced with tree species from the tree Type (i.e. 1, 2, 3, Palm). Palm trees shall be replaced one (1) for one (1), with any tree type (Type 1, 2, 3, or Palm), as set forth in the *2017 State of Florida Grades and Standards for Nursery Plants*. Refer to Table 27-284.4.1-B for equivalency ratios between tree types.
  - (4) At least sixty (60) percent of the replacement trees planted on a parcel shall be native trees.

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<b>TABLE 284.4.1-A: TREE RETENTION-MITIGATION EQUIVALENCY TABLES BY TREE TYPE [6]</b>				
<b>TYPE 1 – TALL &amp; WIDE</b>				
<b>Trees Retained</b>		<b>Multiplier for Credit</b>		<b>Multiplier for Debit</b>
<i>Diameter (inches) / Dripline (feet)</i>				
5" to 10"		-1		1
11" to 20"		-2		2
21" to 25"		-4		3
26" to 31"		-12		4
'Grand' species – (refer to Grand Tree Tables below)				
<b>TYPE 2 – TALL &amp; NARROW</b>				
<b>Trees Retained</b>		<b>Multiplier for Credit</b>		<b>Multiplier for Debit</b>
<i>Diameter (inches) / Dripline (feet)</i>				
5" to 17"		-1		1
18" to 29"		-2		2
30" to 31"		-3		3
'Grand' species – (refer to Grand Tree Tables below)				
<b>TYPE 3 – SHORT/WIDE-MULTI-STEM</b>				
<b>Trees Retained</b>		<b>Multiplier for Credit</b>		<b>Multiplier for Debit</b>
<i>Diameter (inches) / Dripline (feet)</i>				
5" to 7"		-1		1
8" to 17"		-2		2
18" to 29"		-3		3
30" to 31"		-12		4
'Grand' species – (refer to Grand Tree Tables below)				
<b>TYPE – PALM</b>				
<b>Trees Retained</b>		<b>Multiplier for Credit</b>		<b>Multiplier for Debit</b>
Palm, any species with 6' clear trunk		1		1
<b>GRAND TREE TABLE [5]</b>				
<b>COMMON NAME</b>	<b>GROWTH RATE</b>	<b>TREE TYPE</b>	<b>CONDITION RATING</b>	<b>RISK RATING</b>
<i>Enter tree name</i>	Moderate [1]	<i>Enter 1, 2, 3</i>	<i>Enter A, B, C, D, F</i>	<i>Enter 1-12</i>
<b>DBH (in)</b>	<b>HGT (ft)</b>	<b>SLD (in)</b>	<b>LLD (in)</b>	<b>SR (%) [2]</b>
<i>Enter #</i>	<i>Enter #</i>	<i>Enter #</i>	<i>Enter #</i>	<i>Enter #</i>
<b>CS (ft)</b>	<b>CF (SF)</b>	<b>CR (%)</b>	<b>RCF (SF)</b>	<b>Equivalent # OF 2.5" Cal Trees [1]</b>
Auto-Calculates	Auto-Calculates	Auto-filled [3]	Auto-Calculates	<b>Auto-Calculates</b>

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**TABLE 284.4.1-A: TREE RETENTION-MITIGATION EQUIVALENCY TABLES BY TREE TYPE [6] (cont'd)**

**NOTES:**

- [1] All grand tree species calculated at “moderate” growth rate and using 10” caliper tree as standard 5-Year Parity (i.e. 154 SF replacement Crown Footprint per 2.5” caliper tree planted).
  - [2] Species Rating % standardized to mid-point of range. SR ["Species Rating"]: Rating denotes comparative value by species, based on suitability & performance as 'urban trees', using FL ISA's Tree Species Ratings (2016); recorded as PERCENT. If SR not available, use CR value (see Table 284.3.2-A City of Tampa Tree Matrix).
  - [3] CR ["Condition Rating"]: Rating using Tree Hazard Evaluation Method (Matheny and Clark 1994); recorded as a PERCENT ['A'=100%, 'B'=90%, 'C'=75%, 'D'=40%, 'F'=0%].
  - [4] Refer to Table 284.4.1-A1 Range of Species Ratings below.
  - [5] Credit for grand tree retention is calculated in the same manner as debits.
  - [6] All mitigation trees measuring less than 5” shall be factored into this table as a 5” tree.
- Reference: “ft” means “feet;” “in” means “inches;” “SF” means “square feet;” “cal” means “caliper.”*

**TABLE 284.4.1-A1: RANGE OF SPECIES RATING [WITH EXAMPLE EMBEDDED FOR REFERENCE]**

COMMON NAME	CROWN SPREAD "CS" (ft)	CROWN FOOTPRINT "CF" (SF)	CONDITION RATING "CR" (%) [1]	SPECIES RATING "SR" (%) [2,3,4]	REPLACEMENT CROWN FOOTPRINT "RCF" (SF) [3]	EQUIVALENT # OF 2.5" CAL (30G) TREES REQ'D [5]
<b>LAUREL OAK</b>	<b>74.8</b>	<b>4388</b>	<b>1</b>	<b>1</b>	<b>4388</b>	<b>28</b>
				0.95	4169	27
	<b>DBH (in)</b>			0.9	3950	26
	<b>49</b>			0.85	3730	24
				0.81	3555	23
			0.9	<b>0.8</b>	<b>3950</b>	<b>26</b>
				<b>0.75</b>	<b>3752</b>	<b>24</b>
				<b>0.7</b>	<b>3555</b>	<b>23</b>
				<b>0.65</b>	<b>3357</b>	<b>22</b>
				<b>0.61</b>	<b>3199</b>	<b>21</b>
			0.75	0.6	3291	21
				0.55	3127	20
				0.5	2962	19
				0.45	2798	18
				0.41	2666	17
			0.4	0.4	1755	11
				0.35	1668	11
				0.3	1580	10
				0.25	1492	10
				0.21	1422	9

**NOTES:**

- [1] 1 = A; 0.9 = B; 0.75 = C; 0.40 = D.
- [2] SR% based on tree evaluation. ISA ranges: 100%-81%, 80%-61%, 60%-41%, 40%-21%, 20%-0%.
- [3] Arborist, following field evaluation, shall use a specific Species Rating % applicable to current condition of existing tree and location in which it grows.
- [4] If Species Rating not available from Florida ISA (see Table 284.3.2-A City of Tampa Tree Matrix), use Condition Rating factor as Species Rating factor in Mitigation calculation for specimen and grand trees; use 0.75 for all other trees, as applicable.
- [5] If 2.5” Caliper or equivalent

- (g) *Tree species for replacement.* The species of tree that shall be used in the contribution or replacement of a protected tree or grand tree shall be any of those listed in City Tree Matrix, set forth in sec. 27-284.3.2 of the city code.
- (h) Tree Type Equivalency.

<b>Table 27-284.4.1-B: Tree Mitigation (Replacement) Standards and Equivalency Ratios by Tree Type [1]</b> <i>[The “Diversity &amp; Right Tree-Right Place” Table]</i>		
(a) <i>Generally.</i> Trees to be removed shall be mitigated (replaced) with tree species from the same Tree Type group [2]. Where planting space is limited, is impacted by existing or proposed utilities, or is otherwise restricted or constrained, mitigation tree species can be exchanged for an equivalent rate of other Tree Types, as follows:		
Required Mitigation Tree Type	Mitigation Tree Equivalency Ratio [3]	Type [4]
Palm	1:1	Palm [5]
	2:1	Type 3
Type 1		
	1:2	Type 2
	1:3	Type 3
Type 2	3:1	Type 1
	1:2	Type 3
Type 3	3:1	Type 1
<b>NOTES:</b>		
[1] Refer to Tree Matrix for Tree Type descriptions.		
[2] Up to 50% of mitigation (replacement) trees may be changed to another Tree Shape, subject to the equivalency ratios above.		
[3] Mitigation equivalency ratios are reciprocal.		
[4] Refer to 2017 Florida Grades & Standards for Nursery Plants, ‘Type 1-3, Palm Matrices’.		
[5] 6’ clear trunk required at time of planting.		

**Sec. 27-284.4.2. – Tree planting permit for mitigation trees.**

- (a) *Applicability.* All trees planted, in those locations set forth in sec. 27-284.4(c)(2)-(5), as mitigation for removal shall be planted pursuant to a tree planting permit as provided in this section.
- (b) *Minimum application submittal requirements.* No permit shall be issued unless the party required to provide mitigation trees pursuant to sec. 27-284.4.1 (i.e. “mitigation party”), submits a written application to the city, in accordance with this section. An application for a tree planting permit shall be filed in the form and manner specified by the city, (such as in an electronic form acceptable to the city) and contain such information as may be required by the city, including, at a minimum, the information contained in this section. The city may require the applicant(s) to provide such additional information as the city deems necessary to complete its review of a requested permit. At a minimum, the applicant shall submit the following information in its application:

- (1) The name, address, electronic mail address, and phone number (cellular number if available) of the applicant who is requesting the permit;
  - (2) Written evidence that the applicant has legal authority to place and maintain the tree(s) covered by the requested permit by deed and Owner's Affidavit (refer to (c) below), other evidence of authority for placement in public rights-of-way or public lands;
  - (3) The permit number for the tree removal that requires the mitigation tree(s) sought to be planted;
  - (4) A description of the tree(s) sought to be planted, including each trees specie, shape, type, and size;
  - (5) A scaled site plan or signed and sealed boundary/topographic survey graphically depicting:
    - a. The location of each proposed tree planting scaled and in relation to the property boundaries;
    - b. The location, name, classification, and right-of-way width of all right-of-way adjoining the property boundaries, including the location of any sidewalks;
    - c. All overhead and underground utilities within thirty (30) feet of any proposed tree planting location;
    - d. All existing structures or structures for which a building permit has been applied for within thirty (30) feet of any proposed tree planting location; and,
    - e. Any other trees within thirty (30) feet of any proposed tree planting location.
  - (6) Photographs of the proposed tree planting location(s);
  - (7) Acknowledgement of, and agreement to, the requirements of this section.
- (c) *Owner's Affidavit and Receiving Property Owner Liability.* All owners of record of any non-public property receiving a mitigation tree shall join in and be an applicant on the tree planting application in addition to the mitigation party. All owners of record shall further sign a Receiving Property Owner's Affidavit that shall:
- (1) State the property by address and Hillsborough County Property Appraiser's identification number (PIN or Folio);
  - (2) Affirm acceptance of a mitigation tree which shall, upon planting, be a protected tree that may not be removed except upon granting of a tree removal permit, which may or may not be granted, and mitigation performed in compliance with sec. 27-284.4.1;
  - (3) Waive any future claims occasioned by the inability to remove the mitigation tree(s);
  - (4) Affirm acceptance of and complete responsibility for any and all maintenance, care, replacement, and mitigation costs for the mitigation trees placed on the owner's property;
  - (5) Affirm the risk of damage that may be caused by the tree or tree planting is the sole responsibility of the property owner(s); and,
  - (6) Acknowledges the following:

No owner nor mitigating person shall be excused from liability by reason of another party being responsible therefor. The responsibility of mitigation tree maintenance, care, and replacement shall run with the land the tree is planted on through the issuance of the tree planting permit.
- (d) *Property included.* A separate application must be submitted for each property for which mitigation tree planting is proposed. For purposes of this section, adjoining zoning lots of record under the same

ownership shall be considered one (1) property. Each named right of way shall be considered a separate property.

- (e) *Completeness.* An incomplete tree planting application shall be rejected.
- (f) *Processing.* The city will notify the applicant of any additional information beyond the minimum application requirements. Upon acceptance by the city of a complete application, or receipt of additional information if additional information is required, the city shall review the application and render a decision on the proposed tree planting locations. The city shall notify the applicant of approval or denial of each location by electronic mail. If one or all of the locations are rejected, the city shall specify in writing the basis for rejection, including whether the tree specie, shape, or type was the basis for rejection.
- (h) *Review Criteria.* The city shall approve a tree planting permit application once the application has demonstrated compliance with the following criteria:
  - (1) Each tree specie, shape, and type is appropriate, at maturity, in the proposed location;
  - (2) Each tree, at maturity, in the proposed location is unlikely to interfere with above or underground utilities and meets the [reference TECO standard];
  - (3) Each tree, in the proposed location, at time of planting and at its estimated maturity, shall not interfere with technical requirements, including interfering with ADA compliance or site triangle visibility (refer to sec. 27-283.5);
  - (4) Each tree in the proposed location should not, at estimated maturity, interfere with existing structures or structures for which a building permit is requested;
  - (5) Each tree in the proposed location should not, at maturity, interfere with existing structures or for which a building permit is requested;
  - (6) All owners of record have signed the Owner's Affidavit in subsection (c) above.

The city shall deny a tree planting application if the application fails to comply with the criteria set forth above or other applicable codes.

- (i) *Maintenance agreement, permit issuance, and final inspection.* After approval of the tree planting locations, but prior to issuance of the permit, the owners of record and the mitigating party shall sign a one (1) year maintenance agreement. Upon issuance of the permit and planting of the mitigation tree(s), the applicant shall provide the city with either:
  - (1) Evidence of adding each mitigation tree in its final location to the city's open source tree mapping system; or
  - (2) The Global Positioning System (GPS) coordinates of the final location of each mitigation tree. The GPS coordinates shall be based on the reading from a handheld mobile GPS unit set to Datum NAD 83 or WGS84. GPS coordinates based on Google Earth or similar software application may be used where areas of shading occur due to overhead canopy. GPS Coordinates shall be provided in decimal degrees at a 6 decimal point precision.

The city shall perform a final inspection of the mitigation trees. Failure of the applicant to submit the addition of each tree to the city's tree mapping system or the GPS coordinates of each tree, prior to final inspection by the city, will cause the final inspection to be rescheduled, until such time as this required information is provided to the city. If such information is not provided to the city for verification and final inspection, the permit may be revoked and mitigation credit for the original site of tree removal may be affected.

After all mitigation trees pass the final inspection, the permit shall be closed and the mitigating party shall be relieved of mitigation liability, the mitigation trees thereafter being the responsibility of the receiving property owners.

**SUBDIVISION 35. - WETLANDS** *[Renumber subdivision; no other changes]*

**SUBDIVISION 46. - UPLAND HABITAT PROTECTION** *[Renumber subdivision; no other changes]*

**SUBDIVISION 7. - ENFORCEMENT**

**Sec. 27-285. Enforcement authority; penalties; remedies.**

- (a) *Authority.* The natural resources coordinator shall have the power and duty to enforce all provisions of this division. Any action taken by the natural resources coordinator or designee, pursuant to this division, to enforce any section hereof, shall be in addition to other penalties and remedies provided elsewhere by ordinance or law.
- (b) *Penalties, generally.* Any person who violates (“violator”) the provisions of this division may be subject to penalties set forth in sec. 1-6, or the procedures described in chapter 9 of the City Code, or any other legal process determined to be necessary and appropriate by the natural resources coordinator with consultation from the city attorney.
- (c) *Permit revocation.* A permit may be revoked as follows:
  - (1) The natural resources coordinator is authorized to suspend or revoke a permit issued under the provisions of this division, wherever the permit is issued in error or on the basis of incorrect, inaccurate, incomplete, or false or misrepresented information, or in violation of any ordinance or regulation or any provisions of this division. All permits issued under this division may be suspended or revoked by the city, at any stage of the work, upon the following grounds:
    - a. The permit was issued by mistake of law or fact;
    - b. The permit is for work which violates the provisions of this division;
    - c. The permit was issued upon any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based by the applicant;
    - d. The permit violates any ordinance of the city or any state or federal law, rule or regulation;
    - e. The work is not being performed in accordance with the provisions of this division;
    - f. The certificate of competency, upon which said permit was issued to the permittee, has become invalid by reason of expiration, suspension, revocation, or otherwise;
    - g. The work is not being performed under the supervision of the holder of the certificate upon which the same was issued;
    - h. The work is not being done in accordance with the terms of the permit, the plans or the application upon which the same was issued; or
    - i. Payment of the permit fee was not satisfactorily completed, due to insufficient funds or any other reason.
  - (2) The city shall issue and serve upon the permit holder written notice of such suspension or revocation and include the grounds for such decision. It shall be unlawful for the permit holder or any other person with knowledge of such suspension or revocation to continue such work thereafter, unless said permit is reinstated by the natural resources coordinator, or a new permit is issued.

- (d) *Stop work orders.* Stop work orders may be issued as follows:
- (1) *Generally.* The natural resources coordinator shall have the authority to issue all necessary notices or orders to ensure compliance with this code.
    - a. Whenever the natural resources coordinator finds any work regulated by this division being performed in a manner either contrary to the code provisions or in a dangerous or unsafe manner, the natural resources coordinator is authorized to issue a stop work order, and such work shall cease immediately.
    - b. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.
  - (2) *Unlawful continuance.* Any person who actively continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.
  - (3) *Emergency stop.* Where an emergency exists, oral notice by the natural resources coordinator or designee to the owner of the property or the authorized agent/entity performing the work shall be sufficient to require the work to immediately cease.
- (e) Other penalties. In addition to penalties stated in (b) above, the natural resources coordinator may take any necessary actions to enforce the provisions of this division, including:
- (1) *Protected trees.*
    - a. Assess a triple permit fee for any work performed in violation of this division, which does not cause irreparable or irreversible damage to the subject tree(s). The triple permit fee shall be applied to each protected tree affected by such work;
    - b. Assess a triple permit fee and impose applicable tree mitigation (replacement or contribution), pursuant to sec. 27-284.4.1, for any work performed in violation of this division, which causes irreparable or irreversible damage to the subject tree(s) of any protected species of palm or ornamental tree. The triple permit fee and tree mitigation shall be applied to each protected tree affected by such work;
    - c. Assess a triple permit fee and impose applicable tree mitigation (replacement or contribution), pursuant to sec. 27-284.4.1, for any work performed in violation of this division, which causes irreparable or irreversible damage to the subject tree(s) of any protected shade or conifer species. Additionally, the natural resources coordinator may schedule the violator(s), with provision of required notice for due process purposes, for a hearing before a code enforcement special magistrate, pursuant to procedures set forth in chapter 9, subject to the following:
      1. Imposition of tree mitigation for each subject tree, pursuant to sec. 27-284.4.1; and,
      2. Imposition of requirement to provide tree replacement, on the subject property, of one (1) - 3" caliper tree per affected tree, from the same Tree Shape and Type grouping on the City Tree Matrix, or equivalent trade-off as set forth in sec. 27-284.3.2.

3. Imposition of a fine, to the maximum extent of State law, for each subject tree.  
The magistrate shall consider the following factors in determining the amount of the fine:
  - i. The gravity of the violation;
  - ii. Any actions taken by the violator to correct the violation; and
  - iii. Any previous violations committed by the violator.

(2) *Grand trees.*

- a. Assess a triple permit fee for any work performed in violation of this division, which does not cause irreparable or irreversible damage to the subject tree(s). The triple permit fee shall be applied to each grand tree affected by such work.
- b. Any work performed in violation of this division, which causes irreparable or irreversible damage to the subject tree(s), the natural resources coordinator may schedule the violator(s), with provision of required notice for due process purposes, for a hearing before a code enforcement special magistrate, pursuant to procedures set forth in chapter 9, and subject to the following:
  1. Imposition of tree mitigation for each subject tree, pursuant to sec. 27-284.4.1, to be paid to the applicable Planning District tree trust fund;
  2. Imposition of requirement to provide tree replacement, on the subject property, of three (3) - 3" caliper trees, per affected tree, from the same Tree Shape and Type grouping on the City Tree Matrix, or equivalent trade-off, as set forth in sec. 27-284.3.2; and,
  3. Imposition of a fine, to the maximum extent of State law, for each affected tree.  
The magistrate shall consider the following factors in determining the amount of the fine:
    - i. The gravity of the violation;
    - ii. Any actions taken by the violator to correct the violation; and
    - iii. Any previous violations committed by the violator.
- c. In cases where only a tree stump remains, the natural resources coordinator or designee shall refer to current 'Volume Prediction from Stump Diameter and Stump Height,' published by the United States Department of Agriculture, Forest Service, to determine DBH of tree, and shall provide the results to the magistrate as part of the hearing record. If the stump is no longer present on the site, the natural resources coordinator or designee shall consult with the planning and urban design manager and refer to high-resolution aerial photography, satellite imagery, or similar imagery, to determine the approximate crown spread and crown footprint, and provide those results to the magistrate as part of the hearing record.
- d. As applicable, if the violator(s) is (are) not subjected to the special magistrate process, the mitigation and replacement requirements set forth in b.1. and b.2. shall be imposed by the natural resources coordinator.