

CHAPTER 3. – LANDSCAPING AND BUFFERING

Sec. 7.3.1. - Purpose

The purpose of this chapter is to provide regulations for: the installation, maintenance and protection of landscaping and trees; to utilize landscaping and trees to conserve energy and water; to maintain Wellington's tree canopy objectives and maintain and improve the aesthetic quality of Wellington.

Sec. 7.3.2. - Landscape Design Principles.

Wellington promotes Florida-friendly landscape design and maintenance principles as defined in F.S. § 373.185. These principles are found in the Landscape Manual found in the Development Review Manual (DRM), which can be obtained from the Wellington PZB Department and at www.wellingtonfl.gov. See also Secs. 7.3.6 through 7.3.11.

Sec. 7.3.3. - Applicability and Effect on Previously Approved Projects.

This Chapter shall be considered the minimum standards and shall apply to all development in Wellington unless exempted below or the development complies with Sec.1.2 for previously approved development orders.

Sec. 7.3.4. - Exemptions.

The following development shall be exempt from the standards and requirements of this Chapter entirely or as otherwise noted below. All landscaping is subject to the maintenance, pruning and replacement requirements of Sec. 7.3.11:

- A. The enlargement or repair of one single-family detached or two-unit attached residence on a single lot as long as the existing vegetation meets minimum planting quantity requirements for the lot and is not disturbed or displaced;
- B. The initial construction, replacement or repair of buildings or structures accessory to one single-family or two-unit attached residence on a single lot as long as existing vegetation is not disturbed or displaced;
- C. Portions of property dedicated to a specific purpose in an approved or pending development permit as listed below are excluded from minimum landscape quantity calculations:
 - 1. Athletic playing fields and outdoor sports courts,
 - 2. Equestrian rings and jumping fields,
 - 3. Preserve areas, if they are not available to meet planting requirements, and
 - 4. Water bodies.
- D. Land used for bonafide agricultural activities, except those portions of the property not eligible for agricultural exemption.
- E. Redevelopment not entailing a substantial change in land use as defined in Sec. 3.2 and as determined by the PZB Department.
- F. The repair or resurfacing of existing parking areas which do not change the number of existing spaces and do not alter or decrease the square footage of existing landscaped islands.
- G. Where improvements to an existing vehicle use area exceed twenty five (25) percent, an updated Landscape Plan compliant with Sec. 7.3 shall be required for the affected portion(s) of the vehicle use area.

Sec. 7.3.5. - Landscape Plan Requirements

- A. All new development requiring the issuance of a building or paving permit shall require a landscape plan signed and sealed by a Florida registered Landscape Architect. For single-family, two-unit or infill residential projects with four units or less a planting plot plan shall be approved and do not require a Landscape Architect. Refer to The Landscape Manual found in the DRM for Landscape Plan and Plot Plan requirements.
- B. An applicant may demonstrate the intent of this Chapter can be more effectively met through site design flexibility by submitting an Alternative Landscape Plan (ALP). Requirements for plant material, heights, spacing and up to 50% of the required buffer widths may be varied with approval of an ALP. Buffer reduction for required fences or walls are excluded from ALP consideration. To qualify for approval the ALP shall meet at least eight of the following design guidelines and principles:
 - 1. Demonstrates an innovative use of plant materials and design techniques in response to site characteristics;
 - 2. Preserves or incorporates existing native vegetation in excess of minimum standards;
 - 3. Uses a variety of plant material, including plants of color, plants of form and plants of texture;
 - 4. Incorporates naturalistic design principles, such as natural variations in topography, meandering or curvilinear buffer plantings and groupings of dominant plant materials including trees and large shrubs in a manner consistent with existing native vegetation;
 - 5. Integrates landscaping and pedestrian facilities in a manner compatible with the location in which the development is located;
 - 6. Use of shade trees in excess of the minimum standards in this Chapter to create additional canopy;
 - 7. Provides a minimum of 50% of the required trees which exceed minimum height requirements;
 - 8. Creates greater compatibility with abutting properties and is consistent with the design principles and guidelines of this Chapter;
 - 9. Provides a consistent aesthetic appearance from lot perimeters and especially adjacent roadways;
 - 10. Uses water-efficient irrigation systems and Florida Friendly landscaping principles at appropriate locations; and
 - 11. Incorporates the character of soil, slope, hydrology and vegetative communities unique to the site and is compatible with existing environmental features on adjacent properties.

The ALP shall clearly detail the variations requested from the provisions of this Chapter. For all non-residential and multi-family development greater than two units and Planned Developments the ALP shall be prepared by and bear the seal of a Florida registered Landscape Architect.

Sec. 7.3.6. - Landscape Standards.

- A. Plants installed shall conform to or exceed the minimum standards for Florida Number 1 as provided in the most current edition of "Grades and Standards for Nursery Plants" prepared by the State of Florida Department of Agriculture and Consumer Services.
 - 1. Wellington has adopted preferred plant lists with species as provided in the Landscape Manual found in the DRM. At least 50% percent of the required plants shall be selected from the plant lists.
- B. When more than six trees are required to be planted to meet the standards of this Chapter a mix of species shall be provided. The number of species to be planted shall increase by one species for each

10 required trees up to seven different species. This species mix standard shall not apply to areas of vegetation required to be preserved by law.

1. At least 10% of all required trees shall be a flowering species.
 2. Not less than 20% of all required trees shall be of a palm species.
 3. A minimum of 50% of all trees used to satisfy the standards of this Chapter shall be native trees as provided in the Landscape Manual found in the DRM.
 4. A minimum of 75% of all required trees planted in the interior of vehicular use areas shall be shade canopy type tree species.
- C. When shrubs are required to be planted to meet the standards of this Chapter a mix of species shall be provided. The number of species to be planted shall increase by one species for each 50 required shrubs up to 7 different species. This species mix standard shall not apply to areas of vegetation required to be preserved by law.
1. At least 10% of all required shrubs shall be a flowering species.
 2. A minimum of 50% of all shrubs used to satisfy the standards of this Chapter shall be native as noted in the Landscape Manual found in the DRM.
 3. Shrubs specified to fulfill code requirements shall comply with the following:
 - a. Shrubs planted as hedges shall be a minimum of 24 inches in height immediately upon planting and spaced at a maximum of 30 inches on center. Hedges shall form a solid continuous visual screen of at least three feet in height within two years after the time of planting.
 - b. Shrubs planted in masses shall be specified at a size and spacing which will provide a continuous solid mass within two years after the time of planting.
- D. A minimum of 50% of the required trees on a lot or parcel shall be of a minimum installed size relating to the building's tallest roof height according to Table 7.3.6.

Table 7.3.6 Tree Size

Building Height (feet)	Tree Height (feet)	Palm Height GW (feet)
To 15	12	8
15-25	14	12
26-35	16	18
36 or more	18	22

* CT = Clear Trunk

* GW = Grey Wood

The terms Building Height, Clear Trunk and Grey Wood are defined in Article 3.

All other tree sizes shall be as follows:

1. Shade trees for vehicular use areas at time of installation shall have a minimum height of 14 feet and a minimum crown spread of six feet.

2. Flowering trees at time of installation shall have a minimum height of 10 feet and a minimum crown spread of four feet.
 3. Palms used to fulfill code requirements shall have a minimum 10 feet of clear trunk and 14 feet in overall height with a minimum trunk diameter of six inches at the time of installation.
 4. Minimum 18 feet GW palms can be substituted with groups of three staggered height palms between 16 feet CT and 22 feet CT.
 5. All measurements shall be from the top of the root ball.
- E. Palm clusters shall be considered towards meeting the tree requirement however; palms susceptible to lethal yellowing shall not be used to comply with this Chapter.
1. Palms with trunks less than six inches in caliper shall be specified in groups of no less than three to be considered a replacement for one tree. In the case of species of palms which characteristically grow in clumps, each clump of three or more trunks shall be considered to be one tree. Palm groupings and clumps must meet height requirements of this section.
 2. Accent or Feature Palms include Royal Palms, Bismarck Palms, Coconut Palms, large Date Palm species or other acceptable accent palm species which may be counted as one required shade tree. These palms shall not exceed a maximum of 25% of the total number of trees required.
- F. The ground surface within required landscaped areas or the preservation of existing or new vegetation shall receive appropriate landscaping such as grass, groundcover, mulch or shrubs and present a finished appearance upon planting. Sand, gravel, shellrock or pavement alone are not considered appropriate landscape treatment. The following standards shall apply to the design of ground treatment:
1. Live materials used as ground cover shall provide a minimum of 50% coverage immediately upon planting and 100% coverage within three months after planting.
 2. Mulched areas without associated plantings shall be limited to a maximum of 10% of the pervious area of the lot. Mulched areas may be wood-based or non-wood based:
 - a. Shall be installed and maintained at a minimum compacted depth of three inches at all times in all planted areas not containing ground covers. All mulch material shall be seed and weed free to prevent spouting and regrowth. Cypress mulch is discouraged as it promotes the unnecessary destruction of wetlands.
 - b. Recycled rubber mulch products, pebbles or decorative rock may be used as a ground treatment or in areas designed to accommodate limited roof runoff and where drainage is a problem.
 3. Grass areas shall be planted with species suitable for permanent lawns in Wellington. Grass areas may be sodded, plugged, sprigged or seeded provided solid sod shall be used in swales, rights-of-way or other areas subject to erosion. Seeded, plugged or sprigged lawns must be sown for immediate effect and maintenance shall be provided until coverage is complete. Use of bahia sod or other drought-tolerant groundcover is required on cleared undeveloped parcels.
 4. Ground cover is not required in preservation areas shown on approved site or landscape plans.
- G. The following minimum interior tree, shrub and sod quantities shall be required.
1. Single Family and Two-Unit Attached Residential Lots.
 - a. One tree shall be planted or preserved for every 1,500 square feet of lot area excluding an area equivalent to the maximum permitted building coverage for the lot and excluding areas of vegetation required to be preserved by Sec. 7.4. Credit for existing trees will be given in

accordance with Sec. 7.3.7. The maximum number of new or preserved trees required as a result of this calculation is capped at the lesser of this calculation or a maximum of 30 trees. The minimum required for a lot of less than 4,500 square feet shall be 2 trees. No less than 25% percent of the required number of trees shall be planted or preserved in front of the front plane of the home. For a lot of less than 4,500 square feet the tree requirement may be reduced to at least 1 tree in front of the plane.

- b. A minimum of 20 shrubs and 10 groundcovers shall be planted for every 1,500 square feet of lot area excluding an area equivalent to the maximum permitted building coverage for the lot and excluding areas of vegetation required to be preserved by Sec. 7.4. and areas left undisturbed. For lots less than 4,500 square feet a total of at least 20 shrubs and 10 groundcovers is required. Shrubs planted in groupings shall be specified at a size which will provide hedges or solid plant masses within one year of planting. No less than 75% percent of the shrubs shall be planted or preserved in front of the front plane of the home.
- c. No more than 75% of the pervious area on a lot may be planted with turfgrasses. The balance of the lot plantings shall be shrubs, groundcovers, mulched or undisturbed native plant communities.

2. Non-residential and Multiple Family.

- a. One tree and three shrubs shall be planted or preserved for every 1,500 square feet of a non-residential lot or fraction thereof excluding preservation areas. This standard does not include trees, shrubs or hedges required to be planted in perimeter buffers and vehicular areas if additional plantings are needed to meet those requirements.
 - b. Foundation plantings shall be provided along the front, side and rear facades of non-residential and multiple-family structures except for vehicle access areas such as garage entrances, bay doors, and if in conflict with access to above ground utilities and fire safety equipment. The minimum depth of the required foundation planting shall be five (5) feet for each building story or a maximum of twenty five (25) feet. The combined length of the required foundation planting shall be no less than 40% of the total length of the applicable side of the structure. Buildings located in build-to zones may deviate from the minimum depth and area requirements per Sec. 6.5.13 Design Standards and Architectural Review. All required foundation plantings shall be planted with a minimum of one tree or three palms for each 20 linear feet of building facade and a combination of mass plantings of shrubs a minimum of two to three feet in height or mass plantings of appropriate ground cover a minimum of six inches up to two feet in height and/or accent plants.
 - c. No more than 40% of the pervious area on a non-residential lot may be planted with turfgrasses. The balance of the lot shall be planted with shrubs, groundcovers, mulched or undisturbed native plant communities.
3. For non-exempt portions of agricultural lots exceeding five acres and for all residential lots, a monetary payment to the Tree Fund may be utilized for a portion of the required trees in lieu of planting. The quantity of required trees the site can physically support shall be shown on the applicable planting plot plan or landscape plan. The standards of this chapter shall be used to illustrate and tabulate the number of trees which can be supported on the lot, the location(s) of planting areas and the portion of required trees than can't be planted on the lot. Payment in lieu of planting on the lot shall be subject to the following:
- a. To use a payment in lieu of tree plantings to the Tree Fund, existing or proposed preservation areas on the lot, land uses, principal structures or site designs on the lot which unavoidably conflict with tree plantings and areas immediately adjacent public infrastructure which would constrain tree plantings may be used to justify the number of required trees which cannot be planted.

- b. Payment in lieu to the Tree Fund for more than fifty percent (50%) of the required lot trees shall not occur unless the Wellington Tree Board hears and approves any additional percentage upon making a determination that the required trees cannot be physically supported on the site.
- c. The Tree Fund payment shall be the retail tree value and installation cost in the Landscape Manual found in the DRM for each required tree not planted on the lot.
- d. A tabulation of tree species and size selections and Tree Fund payments shall be added to the planting plot plan or landscape plan to show overall requirements have been met.
- e. Such lots shall not be exempt from minimum shrub planting requirements.

H. Sign and equipment screening.

- 1. A minimum three (3) foot wide planting area shall be required around the base of all proposed freestanding signs. One shrub for each 10 square feet of total sign area shall be installed within the three feet planting area at the base of the sign. Monument signs shall be surrounded by colorful ground cover on all sides in addition to the required shrubs. Landscaping and trees which interfere with the visibility of signage may be located outside of the sign viewing zone, subject to approval from the PZB Director.
- 2. All ground-based mechanical, electrical, water equipment, pump houses, etc. shall be entirely screened from public view on three sides utilizing opaque materials and/or landscaping. Screening material shall accommodate maintenance or inspection access with the use of appropriate panels and/or hinged gates. All dumpsters shall be placed on a concrete pad and be entirely screened on three sides with a masonry wall and shrubs planted along the foundation of the wall.

I. The intent of this section is to provide enhanced landscape at the public entrances to all projects except single-family and two-family residential projects. The street tree and buffer requirements may be integrated with the accessway planting requirements to provide a well-integrated design solution.

- 1. The accessway zone extends from the paving edge of the entry drive (not radius) for a distance equal to half the adjacent right-of-way width (80 foot right-of-way = 40 linear feet) and is required on both sides of the entry drive. The zone also includes entry medians where provided. A minimum zone length of 40 linear feet per side is required for rights-of-way of less than 80 feet wide.
- 2. All accessways designed for public entry are included. Service drives used exclusively for service access are exempted from this regulation.
- 3. The accessway zone requires two (2) shade trees and four (4) small trees per 40 foot section of the zone; large shrubs specified at 5 feet height minimum may be substituted for the small tree requirement on a 2:1 basis in the accessway zones. The use of Accent of Feature Palm species is also encouraged. Entryway medians require three (3) trees per forty (40) linear feet as well as shrubs or groundcovers to cover the entire zone. A minimum 10-foot planting bed containing low shrubs and/or ground cover must also be provided in front of the tree or palm plantings in the accessway zone and extend a minimum of five feet beyond the tree or palm plantings. Alternate design schemes which meet the intent of this section may be approved at the discretion of the Development Review Manager.

J. Street trees shall be shade species as provided in the Landscape Manual found in the DRM and are required along public and private roads at the time of road construction or infill development. Street trees shall be planted by the developer or builder prior to the issuance of a certificate of occupancy and maintained by the property owner or property association.

1. One (1) shade tree shall be required for every 30 feet of street frontage. Smaller trees may be substituted under overhead utilities as prescribed by FPL's "Right Tree, Right Place" Guidelines.
 2. Street tree placement shall follow horizontal offset requirements of Florida Green Book for all non-FDOT roadways.
 3. Where underground utilities limit street tree placement in the right-of-way, street trees shall be placed in alternative locations near and along the street as shown on an ALP per Sec.7.3.5.B.
 4. Where construction timing will delay street tree placement a surety bond may be obtained for portions or all of the required street trees.
- K. Landscaping may be permitted in easements only with the written permission of all easement holders. Easements may overlap a required landscape buffer by a maximum of five feet provided there remains a minimum of five clear feet clear zone for the buffer. Concrete block walls with a continuous footer require a minimum of five feet unobstructed for planting. The landscape buffer may be traversed by easements or access ways as necessary to comply with the standards of this section and other Wellington codes. Easements shall be identified prior to preparation of the landscape plan and any proposed overlap approved by the Wellington Engineer.
1. Trees planted within any easement with overhead utilities shall comply with the latest edition of FPL's "Right Tree, Right Place" Guidelines and take into consideration the mature height and spread of the species beneath or adjacent to existing overhead utilities. Existing trees shall be maintained so the canopy does not encroach within five feet of the overhead utility.
 2. No trees, shrubs or palms shall be placed within five feet of a designated utility easement or within 10 feet of an underground service line measured from the nearest point of the line to the nearest point of the trunk at the time of planting, without approval of the Wellington Engineer and the easement holder. If easements which prohibit plants are in conflict with required buffers the plants required for the easement portion must be planted elsewhere in the immediate vicinity of the buffer.
 3. Drainage easements and lake maintenance easements may be located in or overlap required landscape buffers but the overlap area shall not be counted in determining compliance with landscape requirements.
 4. Bioswales and bioretention facilities shall not be located in perimeter landscape buffers.
 5. Off-street parking lot islands and medians overlapping easements must be designed to accommodate required plantings per Sec. 7.3.9 and required utility easements. Parking islands may be required to provide additional width in order to accommodate easements and the required number or location of trees.
- L. Landscape berms may be used in lieu of barriers such as fences or walls only when installed in conjunction with plant materials and if compatible with adjacent properties. Landscape berms may be used to elevate the plant material but shall not be placed in the visibility corners. Visibility corners are depicted in the Landscape Manual found in the DRM. All berms shall not exceed three-to-one (3:1) slope. In areas where existing vegetation has been preserved berms shall not be installed under the tree drip lines unless the viability of preserved trees and vegetation can be demonstrated. Drainage run off from perimeter berms shall be contained within the buffer area.
- M. Vegetation located adjacent to and within clear sight triangles shall be trimmed so limbs or foliage do not extend into the required visibility areas. All landscaping within clear sight triangles shall be planted and perpetually maintained by the property owner in accordance with this section. Trees located within clear sight triangles shall be installed with a minimum of eight feet of clear trunk. Clear sight triangles shall be provided on both sides of all intersections and driveways and shall be measured as follows:

1. As required by FDOT Design Standards (current edition) Index 546 “Sight Distance at Intersections” as may be amended, the Limits of Clear Sight diagram and the design speed of the intersecting road shall be placed on the landscape plan sheet to demonstrate compliance.
 2. Vegetation shall be maintained to provide unobstructed visibility at a level between 30 inches and eight feet above the crown of the adjacent roadway to avoid creating a traffic hazard.
 - a. Visibility corners for a street with 100’ or more of right-of-way shall be a minimum of 25 feet along the edge of pavement line from the intersection of a driveway with a major street as depicted in the Landscape Manual found in the DRM.
 - b. Visibility corners for a street of less than 100’ of right of way shall be a minimum of 20 feet along the edge of pavement line from the intersection of a driveway with a local street as depicted in the Landscape Manual found in the DRM.
- N. A list of prohibited species is provided in the Landscape Manual found in the DRM. Each landscape plan, planting plan or ALP required or permitted shall include a program to eradicate and prevent the reestablishment of prohibited plant species.
- O. A list of controlled species is provided in the Landscape Manual found in the DRM. Controlled species shall not be planted except as provided in the manual.
- P. No artificial vegetation shall be used to meet the standards of this section except alternative grass surfaces for governmental facilities.

Sec. 7.3.7. - Tree Credits.

A preserved native, upland or drought-tolerant tree meeting the standards specified in this Chapter may be substituted for trees required by this Code or condition(s) of approval subject to the following:

- A. Credit may be granted for on-site preservation of existing trees when a landscape plan is accompanied by a tree removal and replacement tree survey with credit calculations based on this section.
- B. Existing trees to be preserved shall be credited according to the formula in Table 7.3.7.

Table 7.3.7 Tree Credits

Crown Spread of Tree	Or	Diameter of Tree at 4.5 Feet Above Grade (DBH)	=	Credits
90 Feet or Greater	Or	37 inches or more	=	8
60-89 Feet	Or	32-36 inches	=	7
50-59 Feet	Or	27-31 inches	=	6
40-49 Feet	Or	22-26 inches	=	5
30-39 Feet	Or	17-21 inches	=	4
20-29 Feet	Or	12-16 inches	=	3
10-19 Feet	Or	7-11 inches	=	2
5-9 Feet	Or	2-6 inches	=	1
Less than 10 Feet	Or	Less than 2 inches	=	0

Notes to Table 7.3.7

1. Fractional measurements shall be rounded down.
 2. Preserved slash pines a minimum of 16 feet in height may count as one required tree.
 3. Accent palms shall be counted as one shade tree for interior tree requirements. A maximum of 25% of the required interior trees may be palms species.
 4. Existing palms with a clear trunk greater than eight feet shall be counted as 1/3 of a tree for perimeter buffer requirements (e.g. three palms = one shade tree). A maximum of 25% of the required buffer trees may be palm species.
- C. Tree credits shall not be permitted for trees which are:
1. Required to be protected by law or trees located in required preservation areas
 2. Not properly protected from damage during the construction process as provided in Sec. 7.3.11
 3. Classified as prohibited, fruit or controlled species;
 4. Dead, dying, diseased or infested with harmful insects; or
 5. Located within recreation tracts, golf courses or similar areas within planned developments.

Sec. 7.3.8. - Irrigation Design Requirements.

All landscapes in Wellington shall be provided with a fully automated sprinkler system which will provide complete coverage of all plant materials and grass to be maintained.

The following standards shall be considered the minimum requirements for landscape irrigation design:

- A. All systems shall be designed to allow for head-to-head coverage (100% coverage with 100% overlap). Low-volume irrigation systems such as drip or micro-irrigation systems are strongly encouraged.
- B. Existing preserved vegetation does not require irrigation coverage.
- C. Watering Restrictions: New irrigation systems shall be designed to apply one inch of water per week within restrictions described in Sec 7.3.11.
- D. Landscape irrigation systems which use well water as a source excluding single family residences shall install, operate and maintain rust inhibitor equipment to avoid staining from overspray onto adjacent structures and pavement.
- E. Irrigation systems shall be zoned to operate equipment with similar application rates on the same zone and to separate water use and plant types for flexibility in operation.
- F. Irrigation systems require an automated irrigation controller which is capable of weekly scheduling in order to comply with water use restrictions.
- G. Sprinkler systems shall be designed to minimize overspray onto paved surfaces.
- H. Irrigation systems shall be equipped with a rain sensing shut-off switch.
- I. Pop-up sprinkler heads and coverage are required in the swale area between the property line and the edge of pavement of an adjacent roadway.
- J. Irrigation plan requirements are listed in the Landscape Manual found in the DRM.

Sec. 7.3.9. - Parking Lot Landscape Requirements.

- A. General tree, shrub and hedge standards.

1. A minimum of 75% of all trees required to be planted in the interior of vehicular use areas shall be shade trees. The remaining 25% may be understory trees or palms which mature to more than 25 feet in overall height. Shade Trees are defined in Sec. 3.2.
2. Palms may count as one required interior tree and shall not exceed a maximum of 25% of the required interior trees. Preserved native palms with a minimum of four (4) feet of clear trunk located within the interior of a site may be counted as one (1) required interior tree. Palms planted in the interior of vehicular use areas shall be an appropriate species which when mature will not interfere with required lighting or other land development regulations
3. The interior landscape requirements for hedges and shrubs shall in accordance with Sec. 7.3.9.B. Hedge and shrubs are defined in Sec. 3.2.

B. Off-Street Parking.

1. Terminal and interior landscape islands are depicted in the Landscape Manual found in the DRM.
 - a. Each row of parking spaces shall be terminated by landscape islands. The terminal island shall not overlap perimeter or other required buffers. The terminal island shall be a minimum of 12 feet in width or 15 feet in width if accommodating utilities excluding required curbing and 15 feet in length and include at least 180 square feet of planting area and one tree.
 - b. A minimum of one interior landscape island shall be provided for every 10 parking spaces or fraction thereof. Interior landscape islands shall be spaced a maximum of 120 feet apart. Interior landscape islands shall be a minimum of 10 feet in width, excluding required curbing and 15 feet in length and include at least 150 square feet of planting area and one tree.
2. Divider medians providing at least eight feet of landscaped width shall be installed between every other row of parking and between all parking and adjacent vehicular use areas. If a sidewalk is designed into the parking lot divider median a minimum 5 feet of landscaped area width is required. One shade tree shall be planted for each 30 linear feet with a maximum spacing of 40 feet on center.
3. All parking, loading, storage or outdoor display area(s) adjacent to rights-of-way shall be screened with a continuous hedge.
4. Landscape protection measures such as curbing and wheel stops shall be shown on all paving, drainage, site and landscape plans. Low shrubs and ground covers must be maintained to allow for 24 inches of clearance from the outside face of curb adjacent to an off-street parking space or vehicle use area and 12 inches of clearance at maturity from the inside face of the curb. Plant material required per this Section shall be protected from vehicular encroachment by the use of concrete wheel stops or continuous concrete curbing.
 - a. Planting area width requirements shall be measured from the inside edge of the curb or wheel stop.
 - b. All landscape area subject to vehicular encroachment shall be separated from vehicular use areas by six-inch, non-mountable, FDOT type "D" or FDOT type "F" concrete curbing except for divider medians with abutting parking spaces wheel stops or alternative landscape protection measures may approved by the Development Review Manager.
 - c. Wheel stops shall have a minimum height of six inches above the finished grade of the parking area. All wheel stops shall be properly anchored, continuously maintained in good condition and rest fully on the pavement to prevent rocking.

Sec. 7.3.10. - Landscape Buffers.

Landscape buffers shall be installed and maintained in accordance with the following standards:

A. Right-of-Way Buffer.

1. The width of landscape buffer strips abutting streets shall depend on the width of the street's ultimate right-of-way as referenced by Table 7.3.10.A. Exceptions to the required right-of-way buffers can be made for developments with setbacks less than twenty feet from the applicable lot line or build-to lines with the approval of an ALP per Sec. 7.3.5.B. Where the side(s) of a building has a reduced or build-to line approval the buffer width(s) may be reduced by 50% and the required trees and shrubs relocated to adjacent buffer areas with an ALP.
2. A minimum 50% of the buffer width shall be composed of vertical landscape material at least 36 inches in height. The height of the plant material should not remain uniform throughout the entire length of the buffer and should also meander within the buffer area.
3. Right-of-way buffers shall be composed of the following in addition to the required tree and palm plantings:
 - a. Ground cover: Required height - six inches to 24 inches
 - b. Low Shrub: Required height - two feet to three feet
 - c. Medium Shrub: Required height - four feet to six feet
 - d. Tall Shrub: Required height - greater than six feet
4. If a wall or fence or other non-living barrier is used they shall be located on the interior edge of the required landscape buffer strip with the required landscaping located between the wall, fence or other non-living barrier and the right-of-way. If the placement of the wall, fence or non-living barrier conflicts with a pre-existing dedicated easement the wall, fence or non-living barrier shall not encroach the easement unless the provisions of Sec. 6.5.9. Easement Encroachment are satisfied. Non-living barriers shall require additional landscaping for each 10 feet of non-living barrier four (4) shrubs or vines shall be planted along the street side of the barrier in addition to tree requirements. Barriers in buffer strips and associated landscaping shall comply with Sec. 7.3.6.M to avoid conflicts with sight triangles.
5. The required quantity of trees and palms may be clustered in right-of-way buffers for non-residential developments to allow for sign visibility if the sign is located in the buffer. Clustering of plant material is also allowed to feature a site design element or to accommodate utilities and easements. Clustering is allowed if at least three of the following conditions are met:
 - a. Clusters are spaced a maximum of 60 feet apart.
 - b. Clusters consist of trees or palms of varied height with the smallest in the groupings meeting the minimum height requirements.
 - c. The subject property has a minimum of 300 feet of right-of-way frontage.
 - d. The subject property includes site enhancements adjacent to the right of way such as: plazas, public art, decorative architectural elements or pedestrian oriented amenities.

Table 7.3-10.A

Width of Right-of-Way Buffer Standards Buffer Type	Widths in feet	Shade Trees	Flowering or Small Trees	Hedge 36 Inch High	Shrubs 18 Inch High	Other
Street (ROW 0-99 ft)	20'	1 per 40 lf (max. 60 feet oc)	1 per 30 lf (max. 60 feet oc)	Continuous 36 inch oc	10 per 30 lf 36 inch oc max. for clusters	—
Street (ROW > 99 ft)	25'	1 per 40 lf (max. 60 feet oc)	1 per 40 lf (max. 60 feet oc)	Continuous 36 inch oc	20 per 30 lf 24 inch oc max. for clusters	See Table Notes below and Sec. 6.6.3 for additional landscape requirements when fences or walls are used along designated major roads

*See Table Legend below

B. Perimeter Landscape Buffer.

1. General Tree, Shrub and Hedge Standards.

- a. In calculating the number of trees to be planted fractional distances shall be rounded down. With the PZB Director approval up to 10% of the total number of required trees may be reduced in height by 10% provided an additional tree at least eight feet in height is planted for each tree with reduced height. The width of access ways which traverse required landscape strips shall be included in the calculation of linear dimension.
- b. Palms and slash pines planted in perimeter buffers shall be installed in groups of no less than three. Each group of palms or slash pines shall average 10 feet in height and may be counted as one required shade tree.
- c. At the time of installation required hedge material shall be a minimum of 24 inches in height or 18 inches in height for native species. Required hedges shall form a continuous solid opaque visual screen of at least 36 inches in height within two years of planting.
- d. At the time of installation required shrubs shall be a minimum of 18 inches in height or 12 inches in height for native species. Required shrubs shall be spaced to form continuous masses within two years of planting.
- e. Existing native vegetation shall be deemed to satisfy the landscape buffer requirements in total or in part upon the approval of the PZB Director. In determining whether native vegetation satisfies the buffer standards the following shall be considered:
 - i. The effectiveness of the existing visual screening which will be provided;
 - ii. The quality of the vegetation being preserved;
 - iii. The buffer makes use of existing native vegetation and/or additional plantings which may include trees. If no trees exist in the proposed buffer no additional trees will be required if adequate screening is provided; and

- iv. Native vegetation from areas of the site to be developed may be relocated to the buffer area.

2. Landscape Buffer Standards.

- a. The entire perimeter landscaping shall be installed for residential and non-residential developments prior to the issuance of the first certificate of occupancy unless phased installation is approved by the PZB Director. For a phased residential development the buffer shall be installed along the entire perimeter of each abutting phase. The buffer shall be maintained and preserved along the entire length of the property. The minimum width of landscape buffer shall not include overlapping utility easements.
- b. A buffer shall be required between all compatible use types including single-family residential subdivisions or pods adjacent to single-family residential subdivisions or pods in the same development.
- c. Trees shall be spaced per the Table 7.3.10.B. The minimum area of a tree planting area shall be 120 square feet and the minimum dimensions shall be ten feet by twelve feet. The ground within the tree planting area shall receive appropriate landscape treatment including mulch or ground cover.
- d. Single-family detached homes in a residential subdivision shall not require a right-of-way buffer along internal streets.
- e. Walls shall be masonry construction or an alternative approved by the Architectural Review Board. Both sides of walls shall be given a finished architectural treatment and walls shall contain no openings except gates or access approved during site plan approval. Connectivity to adjacent properties is encouraged. Maintenance for both sides of walls by the property owner is required.
- f. If a wall or fence is used, landscaping shall be located between the barrier and the adjacent property unless approved otherwise by the Development Review Manager or in accordance with Sec. 6.6.3 for fences, walls and hedges along designated major roads.
- g. Hedges within buffers shall present a continuous visual screen a minimum of three feet in height at time of installation.
- h. Where a landscape buffer and/or wall already exists on the adjacent property the total landscape planting quantities shall be required but not the additional wall. Back to back walls shall be avoided.
- i. The PZB Director may impose special standards on the following uses: recreation and institutional uses within a residential subdivision, within a Planned Development, property owned by Wellington or property owned by the Palm Beach County School District.
- j. Groundcover shall consist of turf grasses and/or low-growing vegetation.
- k. Per 7.3.5.B an ALP may be utilized to propose an alternative to the placement of a wall within a buffer where otherwise required. The ALP shall include imaginative design treatments with a combination of increased buffer width and substantially increased landscape planting quantities or planting heights at time of installation.

Table 7.3.10.B Landscape Buffer Standards

Buffer Type	Widths in feet	Shade Trees	Flowering or Small Trees	Hedge 36 Inch High	Shrubs 18 Inch High	Opaque Screen Required
A, Compatibility Buffer	10'	1 per 30 lf (max. 40 feet oc)	—	Continuous 36 inch oc	—	—
A/Fence						6 Foot Fence
B	15'	1 per 30 lf (max. 40 feet oc)	—	Continuous 36 inch oc	10 per 30 lf 36 inch oc max. for clusters	—
B/Wall						6 Foot Masonry Wall
C	20'	1 per 40 lf (max. 40 feet oc)	1 per 30 lf (max. 40 feet oc)	Continuous 36 inch oc	10 per 30 lf 36 inch oc max. for clusters	—

Notes for Tables 7.3.10.A and 7.3.10.B

lf = linear feet

oc = on center

All fractions shall be rounded down.

Driveway widths are excluded from linear feet calculations.

C. Landscape Buffer Application.

Table 7.3.10.C provides required perimeter landscape buffer types based on proposed and adjacent land uses. For subject properties with multiple proposed uses, such as in some types of planned developments, more than one perimeter buffer type may apply.

Table 7.3.10.C Landscape Buffer Application

Adjacent Property	Subject Property						
	Residential FLU A,B,C	Residential FLU D,E,F,G,H	Commercial	Utility and Flexible Use	Institutional	Commercial Recreation	Park and Conservation
Residential FLU A,B,C	A	A/F	B/W	B/W	A/F	B	C
Residential FLU D,E,F,G,H	A/F	A	B/W	B/W	A/F	B	C
Commercial	B/W	B/W	A	B/W	A/F	B	C
Utility and Flexible Use	B/W	B/W	B/W	A	A/F	B	C
Institutional	A/F	A/F	A/F	A/F	A	B	C
Commercial Recreation	B	B	B	B	B	A	C
Park and Conservation	C	C	C	C	C	C	A

D. Right-of-way and Perimeter Buffer Width Reductions.

1. Where properties are separated from the street by a canal, lake and/or passive open space with a minimum width of 50 feet, the right-of-way or perimeter buffer width may be reduced by up to 50%. The reduced buffer shall contain a minimum of five clear feet for planting. If a wall with a continuous footer or posts with precast or prefabricated panels is used a minimum of 10 clear feet shall be provided for planting. The quantity of required plant material may be reduced in proportion to the reduction in the buffer width.
2. The DM may grant a reduction of the minimum perimeter landscape buffer width when the buffer is located immediately adjacent to an existing perimeter buffer and/or wall. Buffer width may be reduced by up to fifty percent (50%) when the adjacent features is a wall, or up to one (1) foot in width for each one (1) foot in width of the existing adjacent buffer, up to a maximum of fifty percent (50%).

E. Street Median Landscaping.

1. Median landscaping within rights-of-way located in or penetrating the perimeter of a development, if required, shall be subject to the following:
 - a. The applicant shall apply for a landscape median permit to the Engineering Department. The required quantities and spacing of trees, palms and other vegetation shall be the same as indicated for right-of-way buffers in this section, or alternative standards for materials and

the placement of plantings may be considered when design guidelines and principles are met as provided in Sec. 7.3.5.B ALP.

- i. All planting shall be done in accordance with DM certification of a Site Plan/Subdivision Plan.
- ii. If Council conditions do not state a completion date for median landscaping, the landscaping shall be completed prior to the final release of the performance bonds for the road or shall be installed concurrent with the construction of the road.

Sec. 7.3.11. - Installation, Maintenance, Irrigation and Replacement.

The following standards shall be considered the minimum required installation, maintenance, irrigation and replacement standards for all trees and landscape material.

- A. All landscaping shall be installed according to acceptable nursery practices in a manner designed to encourage vigorous growth. Soil improvement measures may also be required to ensure long term healthy plant growth. A plant or tree's mature growth characteristics shall be considered before planting to prevent conflicts with views, lighting, infrastructure, utilities or signage.
 1. Required landscaping may be installed in phases if designated on the approved site plan as follows:
 - a. The number of trees required to be planted or preserved in a construction phase of a planned development shall be a proportion of the total number of trees required to be planted in the overall planned development. This proportion shall be determined by comparing the area of the phase to the area of the entire planned development as shown on the approved plan. Areas of vegetation required to be preserved shall be excluded from the calculation.
 - b. The entire perimeter landscaping shall be installed for residential and non-residential developments prior to the issuance of the first certificate of occupancy or certificate of completion.
 2. It shall be unlawful for any person during construction of any structure or other improvement to place materials, machinery or temporary soil deposits within the drip line of any tree. During construction the builder shall install protective barriers around all trees to be preserved outside the canopy dripline as depicted in the Landscape Manual found in the DRM. Trees designated for protection during construction which do not survive shall be replaced by a tree of equal size or an equivalent number of trees based on trunk diameter. The minimum protection shall be 2 by 4 inch wood posts at 48 inches height with 2 by 4 cross rails. Alternate protection methods may be accepted at the discretion of the PZB Director. A bond may be required and the amount of the bond shall be based upon the equivalent value of the tree(s) to be protected. Any bond required for a protected tree shall be four times the equivalent value for that tree based on DBH and Table 7.3.7.
 3. All installed trees and palms shall be properly guyed and staked at the time of planting and maintained for one year after installation. The use of nails, wire or rope or any other method which damages the trees or palm is prohibited. All plants shall be installed so the top of the root ball remains even or slightly higher than the surrounding soil grade. Plant materials shall be fertilized immediately after planting with type and rate as specified on the landscape plan.
 4. Root barriers shall be required for the installation of trees near utility lines and public facilities such as right-of-way improvements, using specifications indicated in the Landscape Manual found in the DRM. Per Sec. 6.6.3, the Wellington Engineer may also require root barriers for hedges to protect facilities. The Wellington Engineer may allow alternative root barrier types and sizes according to their location and application.

- B. The property owner shall be responsible for the following:
1. Regular maintenance of all landscaping to encourage a healthy, neat and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance as needed consistent with acceptable horticultural practices;
 2. Regular maintenance, repair or replacement of landscape barriers and maintenance of required landscape structures (e.g., walls, fences) in a structurally sound condition;
 3. Perpetual maintenance to prohibit the reestablishment of prohibited and invasive species within landscaping and preservation areas;
 4. All trees shall be allowed to grow to their natural mature height and a full canopy. Large and medium shade trees shall be required to reach a minimum 20 foot canopy spread prior to the initial pruning. In no case shall the canopy spread be reduced to less than 20 feet in width. Maintenance shall be limited to periodic pruning to correct structure, eliminate hazards and maintain health per Sec. 7.3.11.C.
 5. Landscape areas which are required to be created or preserved by this section shall not be used for the storage or display of materials or sale of products or services.
 6. The owner shall be responsible for maintenance of landscaped areas in a manner consistent with the approved site plan or landscape plan and in accordance with this section. If a property owner requests changes and/or removal of 30% or more of the required tree, palms, shrubs and groundcovers then a proposed landscape plan with replacement material shall be submitted for approval by the Development Review Manager. If the property's original site plan or landscape plan is not available the property owner must meet current code requirements.
 7. Landscaping and hedges shall be trimmed and maintained in a healthy, neat condition and shall not encroach into or over public properties, rights-of-way or easements.
 8. Installed landscapes shall be fertilized by following best management practices which include applying only slow-release products with reduced or no phosphorus, keep fertilizer application off of hard surfaces, no fertilizer application within 10' of any water body or before pending rainfall periods. Fertilizer shall be applied only between late spring and early fall using preferred iron-based products in lieu of nitrogen products.
- C. Pruning is permitted to allow for healthy tree growth, reduce potential hazards and enhance the aesthetic value of plant material. Trees which cause a conflict with views, signage or lighting shall not be pruned more than the maximum allowed as stated below. The PZB Director may suspend the provisions of this section upon finding additional pruning is necessary for plant growth, safety or desired aesthetics.
1. A maximum of 25% of tree canopy may be removed from a tree within a one year period provided the removal conforms to the standards of crown reduction, removal of dead or dying branches, crown thinning, crown raising, vista pruning and crown restoration pruning techniques. All pruning shall comply with the American National Standards Institute ANSI 300 (Tree, Shrub and other Woody Plant Maintenance) current edition as amended. The crown of a tree required by this Code or condition of approval shall not be reduced below the minimum spread or height requirements of Sec. 7.3.6 or specific Council conditions of approval. A tree pruned in excess shall be replaced and shall meet the minimum requirements of Sec. 7.3 and Table 7.3.6. The PZB Director shall determine whether the excess pruning requires an additional fine per Sec. 7.3.14.

2. Shaping of a tree may be permitted if the tree is to be used as an accent or focal point or as part of an overall landscape design. A maintenance program shall be clearly outlined on the approved landscape plan to explain the care and upkeep of a shaped tree.
 3. All cuts shall be made close to the trunk or parent limb without cutting into the branch collar or leaving a protruding stub. Clean cuts shall be made at all times to minimize branch damage.
 4. Climbing spikes are prohibited for tree or palm pruning.
 5. Pruning tools shall be disinfected with diluted chlorine bleach or suitable solution during pruning to prevent transmission of diseases.
 6. Tree topping (hatracking) is prohibited and shall be defined as the cutting back of limbs to a point between branch collars or buds larger than one inch in diameter within the tree's crown. Branches may be pruned to an adjacent lateral branch at least 33% the diameter of the limb being removed.
 7. No tree shall be initially pruned before it has a minimum of 20 foot canopy spread unless for structural pruning to correct deficiencies or remove potential hazards.
 8. For palm pruning:
 - a. No more than 33% of fronds shall be removed.
 - b. No frond removal allowed above the horizon line (three o'clock to nine o'clock) except to remove dead or diseased fronds.
 9. The following trees and species are exempt from these pruning standards:
 - a. Trees in conflict with Federal Aviation Administration and airport safety regulations.
 - b. Trees which interfere with corner clips, utility lines or utility structures.
 - c. Trees having insect or disease damage, crown dieback or decay greater than one third (1/3) of the tree canopy.
 - d. Trees having suffered damage due to natural or accidental causes
 - e. Trees in botanical gardens or botanical research centers;
 - f. Trees maintained by Wellington.
 - g. Ficus species.
- D. Landscaped areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation systems shall comply with the following standards:
1. Irrigation systems and their control mechanisms shall be continuously maintained in working order without visible leaks and within full compliance with this section.
 2. Irrigation systems shall be maintained to avoid overspray onto adjacent paved surfaces.
 3. Landscape irrigation shall be restricted between the hours of 7:00 p.m. to 7:00 a.m.. Any water restrictions issued by South Florida Water Management District due to extended drought conditions shall prevail unless Wellington imposes stricter standards. Failure to comply with the requirements of these restrictions will constitute a violation and may be enforced by Wellington.
 4. The following activities shall be exempted from the provision of this section.
 - a. Landscape watering using a hand spray nozzle with a self-closing nozzle or by low volume irrigation system (dripline, drip emitters, bubblers, or similar).
 - b. Landscape irrigation systems under repair and maintenance to observe zone coverage limited to 10 minutes per zone per week.

- c. Landscape irrigation for purpose of applying of fungicides, insecticides, herbicides, pesticides and fertilizers as required by the manufacturer. This exemption applies only to licensed application operators and shall be limited to manufacturer's recommendations to be completed within 24 hours of the application. Application Operators must be on premises if prescribed watering periods are beyond the hours allowed for irrigation.
 - d. Irrigation of clay tennis courts, artificial turf or athletic fields limited to one hour two times per day.
- E. Landscape trees planted or preserved to meet the minimum landscape tree requirements of this section may be later removed provided a Tree Removal Permit is applied for and the requirements of Sec. 7.5 Tree Protection are met.

Sec. 7.3.12. - Temporary Suspension of Landscape Standards.

- A. The installation of landscaping required by this Chapter may be temporarily suspended by the PZB Director under the following circumstances:
 - 1. After a freeze or major hurricane when required landscape materials are not available;
 - 2. During a period of drought when the use of water is restricted by a governmental authority;
 - 3. Prior to issuance of a building certificate of occupancy in response to extenuating circumstances beyond the control of the applicant.
- B. If the landscape standards of this Chapter are suspended the PZB Director may enter into an agreement with the property owner to allow issuance of the permit or Certificate of Occupancy or Certificate of Completion only if the property owner provides adequate guarantee or surety the terms of this Chapter will be met. The guarantee shall consist of a performance bond or other surety agreement approved by the Wellington Attorney in an amount equal to 110% of the direct costs of materials and labor and other costs incidental to the installation of the required landscaping completion agreement based on a cost estimate signed and sealed by the project's Landscape Architect. Performance bonds or other guarantees required pursuant to this subsection shall name Wellington as beneficiary and specify the time frame for the completion of the landscape standards of this Section.
- C. An application for a temporary suspension of landscape standards shall be accompanied by a landscape plan identifying the plantings which have been postponed, the proposed planting schedule and the costs of the suspended planting. Planting cost estimates shall be verified by the project's Landscape Architect and provided to Wellington along with the application request for temporary suspension.

Sec. 7.3.13. - Administration.

- A. All site development plans shall be reviewed by Wellington for conformance to landscaping and screening requirements prior to the issuance of a Certificate of Occupancy.
- B. Unless otherwise provided in this section all development shall be inspected after installation of the required landscaping. Required landscaping shall be approved by the PZB Department prior to issuance of a Certificate of Occupancy or Certificate of Compliance.
- C. In addition to the required field inspection the property owner shall provide a Certificate of Completion in a form approved by the PZB Department prior to the issuance of a Certificate of Occupancy or Certificate of Completion. This certificate shall be prepared and signed by a Landscape Architect licensed by the State of Florida listing any changes or substitutions and demonstrate all of the provisions of this section have been met.
 - 1. The PZB Department may at its option conduct a follow-up field inspection to verify the Certificate of Compliance.

2. If no field verification is conducted by the PZB Department within 30 days the Certificate of Compliance shall be deemed to have been accepted. Upon acceptance by the PZB Department the Certificate of Compliance shall be filed and maintained with the official records of the development.
- D. Landscaping shall be inspected periodically by Wellington to insure proper maintenance. The property owner shall be notified by Wellington in writing of any areas which are not being maintained as provided in this Chapter and shall within 30 days from the time of notification restore the landscaping to a healthy condition.
- E. Tree and landscaping services within Wellington.
1. All tree and landscaping services shall register with the PZB Department and obtain an occupational/business tax receipt before beginning work within the boundaries of Wellington.
 2. Vehicles used by a tree service or Arborist operating within Wellington shall be clearly marked with the name of the tree service or Arborist. Certified Arborists shall display their business logo and registration number.
 3. A photocopy of the current occupational license/business tax receipt and registration shall be available for inspection at each job site.
 4. Persons engaged in business as a tree service in Wellington shall adhere to the American National Standards Institute A-300 standards for pruning, except for listed ficus species or removal of prohibited trees.
 5. Persons engaged in business as a tree or landscaping service in Wellington shall remove all limbs and planting debris prior or upon leaving the work site.

Sec. 7.3.14. - Enforcement.

This section is subject to the enforcement provisions of Sec. 7.1.3 and those below.

The following deficiencies shall be considered a separate violations:

- A. Each tree or shrub which is not properly installed or properly maintained on site as required by this Chapter;
- B. Each day in which landscaping is not properly installed or properly maintained on site as required by this Chapter; and
- C. Each tree or palm removed without a permit.