

## Development Review Committee Meeting Review Notes

LOCATION: Dunedin City Hall, 737 Loudon Avenue, Caladesi Room #113  
 DATE / TIME: Wednesday, May 15, 2024, 9:00 am

These meetings are courtesy meetings and are purely exploratory. City Staff in attendance have received the applications in advance and are there to discuss their department’s concerns and opinions, and to take questions from the applicant. These meetings do not constitute a formal review, nor can any guarantees be made during the DRC meeting. Formal review by the various departments and by the board and/or Commission is still required. Please share these notes with your architect, engineer, and contractor, once selected.

In attendance:

Name	Phone	Email	Title
Castillo, Danny	298-3103	<a href="mailto:jcastillo@dunedinfl.net">jcastillo@dunedinfl.net</a>	Deputy Fire Marshal
DiPasqua, Joey	298-3193	<a href="mailto:jdipasqua@dunedinfl.net">jdipasqua@dunedinfl.net</a>	Asst. Comm Development Director
Gademer, Kathy	298-3197	<a href="mailto:kgademer@dunedinfl.net">kgademer@dunedinfl.net</a>	Project Manager
Gething, Drew	575-8316	<a href="mailto:drew.getthing@dot.state.fl.us">drew.getthing@dot.state.fl.us</a>	FDOT Coordinator
Gonzalez, Alejandro		<a href="mailto:agonzalez2@dunedinfl.net">agonzalez2@dunedinfl.net</a>	Engineering & Utilities
Kinney, George	298-3199	<a href="mailto:gkinney@dunedinfl.net">gkinney@dunedinfl.net</a>	Community Development Director
McHale, Joan	298-3198	<a href="mailto:jmchale@dunedinfl.net">jmchale@dunedinfl.net</a>	Business Manager
Nurnberger, Kevin	298-3194	<a href="mailto:knurnberger@dunedinfl.net">knurnberger@dunedinfl.net</a>	Planner I
Pickrum, Bill	298-3215	<a href="mailto:wpickrum@dunedinfl.net">wpickrum@dunedinfl.net</a>	Solid Waste Director
Sharp, Frances	298-3200	<a href="mailto:fsharp@dunedinfl.net">fsharp@dunedinfl.net</a>	Planner II
Sheets, Mary	298-3180	<a href="mailto:msheets@dunedinfl.net">msheets@dunedinfl.net</a>	City Engineer
Silverman, Nicole		<a href="mailto:nsilverman@dunedinfl.net">nsilverman@dunedinfl.net</a>	Stormwater
Warner, Rick	298-3279	<a href="mailto:rwarnar@dunedinfl.net">rwarnar@dunedinfl.net</a>	City Arborist

Other attendees:

John Tornga, Dunedin City Commissioner  
 Lorri Adams, Member, Edgewater Drive Advisory Committee [lorriadams2020@gmail.com](mailto:lorriadams2020@gmail.com)  
 Alexander Knight, Ride along w/ Dunedin FD

1. **DEVELOPMENT REVIEW PROJECTS:**
  - a. **125 Edgewater Drive**  
**Applicants: Joe Klinger, [joe@brandonconstruction.com](mailto:joe@brandonconstruction.com)**  
**Cliff Sholz, [cscholz@cmsa1.com](mailto:cscholz@cmsa1.com)**

Cliff Sholz introduced the project, to build a one-story single family home at existing grade. Clients are from out of state. They have pushed the house back to over 100' from the front property line. It is a very deep lot and it was moved it into an X Flood Zone. The design is a blend of Craftsman and Coastal Vernacular with a pool located between the guest and main area. Currently 2 connections to Edgewater Drive with driveway cuts, with a drive that goes around the side and connects to a 4-car garage in the rear. Met with an Arborist and received recommendations. Exterior of residence will be combination of stucco and siding; roof will be metal.

The applicant asked the schedule of public meetings. A link will be sent to them with the City's Design Review process. A Design Review process is required if applicant wishes to proceed with exception to South Dunedin Overlay District rules, [LDC 103-32.4B\(iv\)](#). Meeting schedule is as follows:

1. Preliminary Architectural Review Committee (not required)
2. Submit Design Review Application
3. Formal Architectural Review Committee
4. Local Planning Agency
5. City Commission First Public Hearing
6. City Commission Final Public Hearing

### **Staff Comments**

#### **Community Development/George Kinney, Joey DiPasqua & Frances Sharp**

- This project has been brought to the DRC due to its location within the boundaries of the South Dunedin Overlay District, and requires additional standards vs. traditional zoning. When those standards are not met, it requires the applicant to go through the Design Review process. See City's Land Development Code section [103-32](#). Items including:
  - Daylight plane (*ok*)
  - Architectural features (*ok*)
  - Width of building (limited to 60' – this project is proposing 75' +/-)
- You will need to demonstrate compatibility with the neighborhood and surrounding homes. Most in the area are at 50' to 60'. *Cliff: The house to the North is 90' wide.* GK: You will need that exhibit to support your request.
- Architectural design will be evaluated at a preliminary Architectural Review Committee (ARC) meeting. Next meeting June 4<sup>th</sup>. *Cliff: Yes, please put us on the schedule.*

#### **FDOT/Drew Gething**

- Schedule a preapp meeting with FDOT to cover all points below (held on Thursdays via Teams or in person)
- North dual driveway with property to the north; are there any agreements with neighbor? Applicant will break that connection. The other wing of the flare will need to be built up.
- Class 5 roadway needs 245' between access points (not possible in this case). The safest way would be to have one centralized driveway in the center, but since residential property, they will entertain a horseshoe driveway with 2 spots with a minimum width with 12-14' inbound and outbound

- Be aware of requirements for putting plants and vegetation in ROW
- Will waive night work because residential
- Use FDOT minimum standards for concrete
- Would like 6' sidewalks (cannot mandate)
- Do not put trash receptacles on sidewalk; could create a concrete pad

### **Engineering/Alex Gonzalez**

- Utilities measured rough in NW corner
- Current water meter in middle of parcel at ROW line horseshoe driveway between drives
- With flood zone and swimming pool, may need backflow preventer
- Former layout of property had 3 different buildings, and old property had 3 different sewer levels serving each one of those 3 buildings going towards the south. Along the southern property border is where the sewer is. If you want water to leave the property, you will need to have your rough in and cleanouts to the south. If you go onsite, you should be able to find them easily and where they connect.
- Currently no reclaimed hookup; will need to apply for reclaimed irrigation line, and may involve assessment. *Cliff: I had reached out and was told it was across Edgewater and would have to be brought under the road.* Alex will be your contact.
- Drainage will be reviewed under site plan review
- Utility easement is to south. If fencing in property, fence cannot be located in the easement.

### **Fire/Danny Castillo**

- Water supply & FD access. Sprinkler? No. Size of house is 5,075 sf and has more stringent fire flow restrictions over 5K.
- Hydrant shall not exceed 600'
- Must be Knox gated for first responder access. At this time not planning gate. Future gate must allow for 2-car stacking.

### **Sustainability/Natalie Gass**

- Due to requirement for Design Review, [Sustainability Matrix](#) is required

Below are additional environmental ideas and recommendations for your project:

- Increasing the tree canopy and [native plant](#) selection on your property
- Utilizing energy efficiency and weatherization practices, equipment, and appliances
- Installing solar panels for energy offsets (the City has a [Solar Rebate program](#))
- Selecting environmental building materials and furnishings (i.e. recycled PET carpeting, bamboo floorings, recycled crushed concrete, etc.)
- Installing [Dark Sky lighting](#) for exterior lighting to reduce light pollution

### **Solid Waste/Bill Pickrum**

- Curbside collection; trash will remain where it is with one cart each for trash & recycle
- Confirmed 2 occupants at home

### **City Arborist Rick Warner**

- Tree preservation plan needed
- Pre-inventory arborist report needed
- Bring existing trees that are currently barricaded up to code
- Applicant met with previous Arborist. Rick is happy to come out and meet them onsite to discuss plans.
- See memo at end of these notes

### **Stormwater/Nicole Silverman**

- Monitor erosion control from beginning of construction to end to prevent illicit discharge. Must inspect 2x per week for sediment control, and after any rain.
- Gave handout with acknowledgment form to be completed and sent to Environmental Project Manager, Michelle Monteclaro. Also included Stormwater Compliance Ordinance.
- Since site is over one acre, will need to complete EDP. Copy to Michelle.
- With the installation of a new pool, must dewater hose (sediment bag) on property or ROW to storm drains. Will need to provide dewatering plan, and obtain FDEP permit.

Comments from those not in attendance:

### **Risk Management/Theresa Smalling**

- Provide a written assurance that any damage to city property (e.g. sidewalks) during construction will be repaired/replaced to original or better condition by the homeowners.

### **Parkland Impact Fees/Lanie Sheets**

- No Parkland Impact Fees will be due with no change to the number of residential units.

Public Art information and application was emailed to applicant after this meeting, with instructions to contact Nicole Delfino at [ndelfino@dunedinfl.net](mailto:ndelfino@dunedinfl.net) with any questions.

2. **CITY PROJECTS:** None to Report
3. **NEXT MEETING DATE:** Wednesday, June 12, 2024
4. **CITIZEN INPUT:** None in attendance

Meeting adjourned 10:45 am.

Submitted by Joan McHale

*Disability Provisions: It is the policy of the City of Dunedin not to discriminate against disabled persons in employment or the provisions of services. If you have a disability that requires accommodation, please notify the ADA Coordinator 48 hours prior to the scheduled meeting at (727) 298-3043.*

## MEMORANDUM

TO: Owner – LBWWCW, LLC  
Applicant – Clifford Scholz AIA and Daniel Shaffer AIA

FROM: Rick Warner, City Arborist

DATE: May 15, 2024

RE: **Residence at 125 Edgewater Drive (125 Edgewater Drive, Dunedin FL)**

*The Parks Department (Arborist) reviewed this project prior to the DRC meeting and provides the following information. All code criteria must be met during conceptual site review, infrastructure site review, and vertical plan review:*

### **Future Requirements**

*Below is list of known attributes and requirements for this site. If this project enters Design Review and Infrastructure stages, or building plan review, the following requirements must be met prior to approval.*

- 1) This site is approximately 49,259.28 square feet (1.13 acres) of gross developable land area. This site requires 24 shade trees prior to substantial completion.
- 2) Please provide a Greenspace Plan for initial design review if this project is required to go to ARC and city commission meetings.

If trees are of good overall condition the plans should be revised to allow for adequate tree preservation. The City of Dunedin reserves the right to reduce, alter or modify such plans to ensure that trees or good overall condition are adequately protected; therefore, the project's initial design should also do the same.

The greenspace plan should include all required buffers with their width (right of ways, adjacent to other properties); The Greenspace plan should also include the general plant palette: quantities, size, and spacing. Additionally, the Greenspace Plan should include total amount of open space, % of site landscaped, and % of parking area landscaped. You will need to hire an ISA Certified Consulting Arborist for many aspects of this project. Also, utility locations are not known yet and could drastically impact any trees being preserved. Please route utilities outside of the critical root zone of protected trees.

- 3) If tree(s) are being removed a removal application <https://www.dunedingov.com/home/showpublisheddocument/20234/637729284721630000> must be submitted with the infrastructure site plan submittal. Additionally, a **tree preservation plan and tree inventory must be submitted with the infrastructure site plan (must include any neighboring trees within 25' of the property lines)**. The existing conditions and demolition page should reflect all trees being removed, and preserved trees must show the location and type of tree barricades, as

well as the entire location of root pruning (also required on the Tree Preservation Plan). The tree removal application will not be approved and released in permit form until all tree mitigation has been satisfied and payment in lieu of planting to the city's Tree Bank has been made. Additionally, a Grand Tree Pruning Permit is required before any of the Grand Trees onsite may be pruned. This pruning permit requires the submittal of a tree pruning plan designed by an ISA Certified Consulting Arborist. All pruning must be done by an ISA Certified Arborist upon approval of the Grand Tree Pruning Permit.

4) Provide SITE PLAN indicating:

- a) The location, species, and size of all trees (including exempt trees) currently on the site which are four (4") inches DBH and greater.
- b) Grand Trees and their trunk DBH shall be specifically noted and accurately located on the site plan. Determination of a Grand Tree can be found here: [https://library.municode.com/fl/dunedin/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_CH105DEST\\_DIV3INST\\_105.35.5GRTR](https://library.municode.com/fl/dunedin/codes/code_of_ordinances?nodeId=SPBLADECO_CH105DEST_DIV3INST_105.35.5GRTR)
- c) If each tree is proposed for removal, replanting or retention.
- d) Tree Inventory: All sites for new development, re-development and proposed for expansion will be required to submit an inventory of all protected trees existing on site and all trees, including exempt trees growing on adjacent properties and within 25' of the property lines. The inventory will list each tree by a number in the inventory that will correspond to a number on the site plan that will identify the trees location in the field (location), size (trunk diameter), species (common and botanical name) and condition (overall rating of health, structure and form). The tree inventory shall be completed and signed by an ISA Certified Consulting Arborist. The overall condition ratings shall be completed utilizing the City of Dunedin Tree Condition Rating Guidelines and the Tree Evaluation Form for Overall Condition rating 0-6, and are available from the City Arborist's office. The city shall retain the right to reject tree inventories that are incomplete or in the opinion of city staff does not reflect industry standards.
- e) Location of all planned roadways, drives or other vehicular use areas, all structures, signs, all easements and utility lines or mains above or below ground.
- f) A grading plan, showing all existing and proposed grades on the site. Existing and proposed grades must be shown on the plan within fifty (50') feet of any protected tree.
- g) The exact location and type of all tree barricades (both standard and grand tree barricades, where applicable).
- h) The City shall retain the right to reject tree inventories or site plans that are incomplete or in the opinion of City staff does not reflect industry standards.
- i) If there are no existing trees on the site, the applicant must submit with the building permit application a "No Trees Exist Verification Statement" found here: <https://www.dunedingov.com/home/showpublisheddocument/3053/637219409044700000> or can be requested from our Permitting Department.
- j) Plan notes stating: "*Silt fence shall not be trenched or dug into the ground within the dripline, canopy and critical root zone (CRZ) of protected and preserved trees; instead flap the bottom of the silt fence on top of existing grade over/under and sand bag or landscape staple. Irrigation lines shall not be trenched or dug into the ground within the dripline, canopy and critical root zone (CRZ) of protected and preserved trees; instead jetting pipe, hand digging w/o cutting structural woody roots or installing flexible drip irrigation on top of exiting grade will be required*".

- k) Any trees with good overall condition proposed to be removed with an approved tree removal application will require one caliper inch for each DBH inch removed to be planted back on site. The minimum number of trees on the site shall meet the requirements as specified within Dunedin's Tree Ordinance. If a property has insufficient space for the required replacement trees, a fee equal to **\$120 per DBH** must be paid to the City of Dunedin tree bank prior to the removal of applicable trees. Any combination of new tree plantings and payment to the tree bank is acceptable.
- l) Where the tree(s) to be replaced is a Sabal Palmetto (Cabbage Palm or Sabal Palm), the applicant shall do one of the following: Replace the palm with one DBH inch of Sabal Palmetto for each DBH inch removed, or one caliper inch of shade/canopy tree for each three DBH inches removed, or In lieu of replacement, a fee of **\$20.00** per DBH inch removed shall be paid to the City's Tree Bank.
- m) It shall be illegal to plant any invasive exotic plant listed as a Class I invasive by the Florida Exotic Pest Plant Council (FLEPPC), on any property within the City limits.
- n) Prior to the issuance of the certificate of occupancy for new construction, all invasive exotic plants as listed as Class I invasives by the Florida Exotic Pest Plant Council (FLEPPC) shall be removed. A site inspection will be conducted to ensure that all invasive exotic plants have been removed. After the issuance of the certificate of occupancy, the property owner shall control re- growth of invasive exotic plants in perpetuity.
- o) List of Common Invasive Exotic Plant Species: Australian pine (*Casuarina spp.*), Air potato (*Dioscorea bulbifera*), Brazilian pepper (*Schinus terebinthifolius*), Carrotwood (*Cupaniopsis anacardiopsis*), Castor bean (*Ricinus communis*), Chinaberry (*Melia azedarach*), Chinese tallow (*Sapium sebiferum*), Ear (*Enterolobium cyclocarpa*), Laurel fig (*Ficus retusa 'nitida'*), Punk (*Melaleuca quinquenervia*), Silk oak (*Grevillea robusta*), Toog (*Bischofia javanica*), Weeping fig (*Ficus benjamina*).
- p) The City shall retain the right to reject tree inventories or site plans that are incomplete or in the opinion of City staff does not reflect industry standards.

5) Provide TREE PRESERVATION PLAN (TPP):

- a) At the construction permit phase, all sites retaining protected trees shall submit a Tree Preservation Plan with the construction plans, prepared and signed by an Approved ISA Certified Consulting Arborist. The Tree Preservation Plan shall describe in detail the measures that will be implemented to ensure the survival of trees chosen for preservation.
- b) The Tree Preservation Plan shall include the measures taken to ensure survival of trees growing on the site and adjacent properties within 25' of the property lines.
- c) The **Tree Preservation Plan** shall be a **SEPARATE PAGE/SHEET OF THE CONSTRUCTION PLANS & SITE PLAN** and shall clearly delineate preservation measures to be utilized. Examples include, but not limited to: type and location of all tree barricades, root prune lines including the depth and length, pre-construction pruning, driveway on existing

grade (only dug into ground at apron meeting street), location and design of aeration systems, location and design of cabling and bracing procedures, location and design of retaining walls, structural pruning plans, mulching, plywood (to reduce compaction used with mulch), irrigation duration and frequency, air spading (to reverse compaction), soil rejuvenation, etc.

Additionally, call out sequentially proposed tree preservation actions and procedures within their appropriate time frames; Phase 1 (pre-construction), Phase 2 (during construction) & Phase 3 (post construction) The trees on and offsite cannot be over pruned as determined by the city arborist and reduction, alteration and modification of the proposed design will be required if excessive pruning (canopy or roots) is forecasted based on the plans submitted.

- d) The Tree Preservation Plan shall also include City of Dunedin Standard Details for tree preservation # 980, 981, 985, 990 & 995 found on the City's Engineering Page or by utilizing this link <https://www.dunedingov.com/city-departments/utilities/engineering-division/standard-details> Copy and paste into your (TPP).
- e) The Parks Division shall retain the right to reject a Tree Preservation Plan that is incomplete or in the opinion of City staff does not reflect industry standards. The following Tree Preservation Notes shall be included on the (TPP):
- f) All work approved in the Tree Preservation Plan must be implemented by or under the direct supervision of an ISA Certified Consulting Arborist. A monthly Tree Activity Report found here: [www.DunedinGov.com/TreeActivityReport](http://www.DunedinGov.com/TreeActivityReport) shall be submitted to the Parks Division by the end of each month detailing the status of tree protection measures, e.g., the date tree barricades are installed, retaining walls constructed, tree pruning completed, etc. In addition, the Approved Arborist shall inspect the site bi-weekly and include a status report on the tree barricades. The Project Status Report shall be submitted from the date the construction permits are approved until the Certificate of Occupancy is issued, unless the Parks Division decrees otherwise. An example of a Project Status Report and the blank Project Status Report forms can also be obtained from the Parks Division.
- g) Call out *"Silt fence shall not be trenched or dug into the ground within the dripline, canopy and critical root zone (CRZ) of protected and preserved trees; instead flap the bottom of the silt fence on top of existing grade over/under and sand bag or landscape staple"*.
- h) Call out *"Irrigation lines shall not be trenched or dug into the ground within the dripline, canopy and critical root zone (CRZ) of protected and preserved trees; instead jetting pipe, hand digging w/o cutting structural woody roots or installing flexible drip irrigation on top of exiting grade will be required"*.
- i) It shall be unlawful for any person, during the development of any property or during the construction of any structures or the improvements of any property, to place temporary structures, solvents, materials, machinery, or temporary soil deposits within the dripline of any protected tree four inches DBH or greater.
- j) Prior to the commencement of construction, improvement, or development, the owner, or his agents, shall be required to place specified tree barricades around all trees designated for retention. Tree barricades shall remain in place throughout the construction process and shall not be removed until authorized by the City.
- k) Barricades shall be constructed using 2" × 4" lumber for upright posts, installed 5' on center, to a minimum depth of 12", with a height of at least 3' extending above grade. The upright posts shall be connected continuously with plastic orange mesh equal to the height of the uprights and fastened securely to the upright posts.



- l) The City will require chain-link fencing for barricades for all Grand Trees. Grand Tree barricades shall be constructed with chain link fencing as follows: Upright posts shall be constructed of steel posts with a minimum outside diameter of 1 5/8" and a minimum strength of 18 gauge, installed to a minimum depth of 12" below grade, and extending vertically above grade a minimum distance of 3'. The posts shall be placed a maximum distance of 8' apart. The upright post shall be connected continuously by chain link mesh that is securely fastened to the post, constructed of galvanized steel with a minimum mesh opening of 2 3/8", and a minimum strength of 11 gauge. Other types of chain link fencing such as moveable chain link fencing may be used if approved by the Parks Division. The Parks Division has tree barricade brochures with specifications available.
- m) During the construction, improvement or development process, no attachments or wire (other than protective guy wires) shall be attached to the trees designated for retention.
- n) Where either cut or fill grade changes will occur within the dripline of a tree or group of trees as the result of development, root pruning, a retaining wall or tree well, or tree aeration system shall be constructed as specified by the Parks Division.
- o) Underground utilities shall not be routed inside of the dripline of a tree or group of trees unless otherwise approved by the Parks Division. Tunneling and directional boring methods may be used in these areas at a minimum depth of two and one-half (2½) feet.
- p) If an inspection within two (2) years after completion of the construction, improvement or development shows a tree or trees to be dead or dying as a result of the construction, improvement or development, such tree or trees shall be replaced by comparable substitutes as specified by Dunedin's Tree Ordinance.
- q) A fine of \$100 per day, per tree shall be assessed to the property owner and/or contractor of record for trees not barricaded during land development/construction activities, or when existing barricades have been knocked down or removed, or when unauthorized materials have been placed within tree barricades. In addition, a fine of \$500 per tree shall be assessed for trees that are not root pruned as specified or pruned improperly as defined herein. The funds from the fines will be deposited into the City's tree bank. Unpaid fines are subject to liens.
- r) If any infraction of this section is observed by the Parks Division during the process of construction, demolition, or site clearing, and/or is not consistent with the approved plan, the Division is hereby given the authority to place a Stop Work Order on the project. This shall mean that all work must stop immediately. This Stop Work Order shall remain in effect until all corrections are made and/or fines paid as mandated by the Division, and until released by the City.

- 6) Provide a LANDSCAPE PLAN: to be submitted with infrastructure site plans. **All sites required to have new landscaping shall submit a landscape plan signed and sealed by a Registered Landscape Architect (registered in Florida)** no smaller than 24" X 36" (unless otherwise approved) with a scale not to exceed 1" = 30'. The landscape plan shall include the following information:
- a. Site layout including all proposed and existing structures, retention ponds, parking areas, driveways, entryways, walkways, location of signage and light poles, overhead wires and the location of existing trees.
  - b. All required landscape buffers shall be delineated along with dimensions for the buffer width.
  - c. All areas to be utilized as interior landscape areas shall be delineated by shading or cross-hatching or other methods used to delineate. Calculations shall be provided showing the total vehicular use area (VUA) in square feet and the total area devoted for interior landscape areas shown by total square feet and expressed as a percentage of the total VUA.
  - d. The location of all trees, shrubs, groundcover and turf grass. Each tree shall be depicted with a keyed symbol. Shrubs and groundcover can be depicted individually or as a mass if the spacing is provided.
  - e. A planting schedule/table showing the quantity of each plant to be used along with the common names and botanical names including cultivars of all plant species to be used in the landscape design. Also, the specifications for trunk caliper for trees and overall height, container size and nursery grade of all trees, shrubs and groundcovers.
  - f. Details for staking and planting. City of Dunedin Standard Details #975 (sheets 1-3) must be included and can be found on the City's Engineering Page or by utilizing this link <https://webapp.dunedingov.com/ReferenceData/EngStandardDetails2.aspx>. Copy and paste into your landscape plan.
  - g. Details for soil preparation.
  - h. **Complete irrigation schematic detailing the type of irrigation system(s) to be used and the location of irrigation lines.** Also, call out on the plan and in the notes that "*hand digging or jetting underground pipes near all preserved trees. Woody and non-woody roots of preserved trees shall not be cut or harmed when installing irrigation materials*". All landscaped areas shall be provided with an automatically timed and controlled, permanent irrigation system meeting the following requirements: Trees, shrubs, palms, vines and groundcovers planted in individual, lineal or mass configurations shall be irrigated by low volume drip emitter, porous pipe or similar means in the interest of conserving the public's diminishing water resources. The watering of lawns and planting beds is prohibited during peak daylight hours (9:00 a.m. to 5:00 p.m.) with the exception of newly planted landscaping which can be watered daily within 30 days of planting. Drip irrigation can be used during daylight hours as water is emitted slowly and evaporation is minimal. Irrigation installed within the critical root zone (CRZ) of an existing tree shall be installed above grade. All irrigation shall include a rain sensor shut-off device. Any irrigation system connected to a public potable water supply shall have a backflow preventer at the service connection.
  - i. A North arrow and site elevations.
  - j. The name and address of the property owner and the Landscape Architect.
  - k. The date the plan was completed.
  - l. The landscape plan shall include the site boundaries and the zoning classifications for abutting properties. Zoning classifications can be found here: <https://www.dunedingov.com/city-departments/community-development/zoning-division/find-zoning-information>

- m. Plant materials used to comply with the provisions of this subdivision shall be of a species listed in *Appendix B Landscape Plant List* (unless otherwise approved)  
[https://library.municode.com/fl/dunedin/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_AP\\_XBPLLI](https://library.municode.com/fl/dunedin/codes/code_of_ordinances?nodeId=SPBLADECO_AP_XBPLLI).
- n. All plant material utilized to meet the provisions of this subdivision shall have a minimum quality of Florida Grade #1 as consistent with the Florida Grades and Standards for nursery plants, Florida Department of Agriculture and Consumer Affairs, 2nd Edition 1998 or as amended.
- o. Trees utilized to meet the provisions of this chapter shall be of a species listed in *Table 1 Landscape Plant List* and at the time of installation have a minimum trunk caliper of 2 inches and a minimum overall height of 8 feet. **Fifty percent (50%) of the trees utilized must be of a native species** as specified in *Appendix B Landscape Plant List*, unless market conditions are such that native plants are not available from wholesale native nurseries and the city waives in whole or part the requirement for native species. To provide for a sustainable tree canopy new landscaping shall provide species diversity per the following formula:

Total Quantity of Trees	Minimum Species
1-5	1
6-10	2
11-20	3
21-30	4
31-40	5
41-50	6

- p. Shrubs shall be an evergreen species and be a minimum of 18 inches in height when measured from grade to the top horizontal plane of the plant. Shrubs where required, shall be planted with a maximum spacing of 3 feet on center and maintained to form a continuous, unbroken, solid visual screen within a maximum period of 3 years after time of planting. **Fifty percent (50%) of the trees utilized must be of a native species** as specified in *Appendix B Landscape Plant List*, unless market conditions are such that native plants are not available from wholesale native nurseries and the city waives in whole or part the requirement for native species. **75 percent of the shrubs planted shall be species with at least moderate drought tolerance** as specified in *Table 1 Landscape Plant List*.
- q. Palms shall have a minimum clear trunk of 8 feet above grade and be of a species listed in *Table 1 Landscape Plant List*. **Twenty-five percent (25%) of the palms utilized to meet the provisions of this section shall be native species and seventy-five percent (75%) shall be species with at least moderate drought tolerance** as specified in *Appendix B Landscape Plant List*.
- r. Vines shall be a minimum of 30 inches in height immediately after planting and used in conjunction with fences, screens or walls as specified herein.

- s. Groundcovers shall be installed with a maximum spacing of one foot on center. Groundcovers shall be planted in such a manner as to present a neat finished appearance and shall provide complete coverage within 18 months after planting. Groundcovers shall be maintained to not exceed an overall height of 24 inches (properties designated as preservation areas shall not be required to meet these standards). **Seventy five percent (75%) of the groundcovers planted shall be of a drought tolerant species variety as specified in *Table 1 Landscape Plant List*.** In the interest of water conservation, groundcovers are encouraged to be used in lieu of turf grass in whole or in part.
- t. Turf grass areas shall be planted and grown as permanent lawns using species or varieties that are approved by the city. Turf grass shall be installed as sod or plugs or can be sprigged or seeded. Swales and other areas that are susceptible to erosion shall be planted in complete coverage with sod unless otherwise specified by the city. Turf shall be maintained at a maximum overall height of 10" or less.
- u. All landscape plants shall be installed in a manner consistent with the ANSI A300, Part 6 standards and the following specifications: All wire baskets shall be removed from the upper one-third of the root ball for trees and palms at the time of planting. All synthetic burlap or other non-degradable material shall be removed from the upper one-third of all root balls at the time of planting. All stakes and associated staking material shall be removed from trees and palms within one year of initial installation. All root balls for trees and shrubs shall be planted slightly above grade. Existing soils shall be compatible for the proposed plants in regard to texture and soil pH. Soils that were used as pavement sub-base must be completely excavated and replaced with a medium textured loamy soil. All rubble and foreign material shall be removed from existing soils. Linear and mass planting beds shall be mulched with a minimum of three inches of organic type mulch such as bark, leaves, or pine needles to decrease soil moisture evaporation. Eco-friendly mulches such as melaleuca mulch and eucalyptus mulch are recommended.

7) Please review the entire 105-25 section pertaining to Buffers and Screening to apply all applicable requirements to your project. If any buffers or screening is exempt it must be noted on the plan and the appropriate exemption is to be referenced within the note. This covers buffering requirements to adjacent properties as well as landscape requirement and screening for parking areas/lots. Landscaped terminal islands (end of parking rows) with appropriate sizing will likely be needed for the terminal islands. For quick reference you may utilize this link:

[https://library.municode.com/fl/dunedin/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_CH105DEST\\_DIV2DEREST\\_105-25BUSC](https://library.municode.com/fl/dunedin/codes/code_of_ordinances?nodeId=SPBLADECO_CH105DEST_DIV2DEREST_105-25BUSC)

8) Prior to the issuance of the certificate of occupancy for new construction of single-family, subdivision, multifamily, commercial, and industrial projects, all invasive exotic plants as listed in [§ 105-35.19 List of Target Invasive Exotic Plant Species](#) shall be removed. Prior to issuance of a certificate of occupancy, a site inspection will be conducted to ensure that all invasive exotic plants have been removed. After the issuance of the certificate of occupancy, the property owner shall control re-growth of invasive exotic plants in perpetuity. No land clearing, grubbing, or construction shall commence prior to the completion of an approved and released tree removal permit, payment for fees in lieu of planting, and completed tree preservation. This includes any root pruning that may be required. Please contact the city arborist at least 2 business days prior to root pruning to schedule inspection.

9) Please consult Municode for additional information and requirements. Please utilize this link: [https://www.municode.com/library/fl/dunedin/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_CH105DEST\\_DIV4GR](https://www.municode.com/library/fl/dunedin/codes/code_of_ordinances?nodeId=SPBLADECO_CH105DEST_DIV4GR)

### **Grant or Denial of Permit**

The application for a permit to remove a protected tree, along with the required information, shall be field checked by city staff. City staff shall inspect the physical site and gauge the effects of the planned tree removal, on the local environment and other natural features, and on economic values both within the site boundaries and surrounding area. Based on the evaluation by the Parks Division, considering the factors enumerated hereinafter and gauging the effect of the application upon these factors, a permit shall be granted or denied.

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