

Sebastian, Florida Code of Ordinances

Sec. 54-3-14.8. - Residential landscaping requirements.

All areas of residential lots not covered by a building or impervious surface shall be grassed, sodded, seeded or fully covered with landscape rocks, except for landscaped areas including protected existing natural vegetation. Landscaped areas shall be mulched, rocked or planted with a ground cover to prevent soil erosion. Water bodies such as lakes, ponds, wetlands, or waterways are exempt from this requirement. Further, a yard may be exempted if the owner submits a landscape plan utilizing accepted principles of xeriscaping.

(Ord. No. O-05-18, § 8, 10-16-2005)

Sec. 54-3-14.9. - Residential tree requirements.

(a) *Required trees.*

(1) All residential lots shall have the following minimum number of trees:

Lot size (sq. ft.)	Minimum number of trees
10,000 or less	Five trees
10,000 to 15,999	Seven trees
16,000 to 19,999	Twelve trees
20,000 to 29,999	Fifteen trees
30,000 to 39,999	Eighteen trees
40,000 or more	Twenty trees

(2) Required trees shall be equal to Florida grade number 1, or greater, as defined by nursery standards established by the State of Florida, Department of Agriculture and Consumer Affairs.

(3) *Tree credits.* All existing trees that meet the following criteria may be applied towards meeting the minimum number of trees as required in subsection (a)(1) above.

a. Existing trees.

Size (DBH in inches)	Credit
2—4	One tree
Over 4—10	Two trees
Over 10—20	Three trees
Over 20	Five trees

- b. Sabal Palm trees may be utilized on a one-for-one credit basis.
 - c. To encourage tree-lined streets, new trees, other than palms, planted in the front yard setback shall receive credits as outlined above. No more than two trees may be used for this requirement.
 - d. *Limitations* . Citrus trees may be used, provided that none is less than four feet in height and the number shall not exceed three or comprise more than 25%, whichever is greater, of the required minimum number of trees on the lot. If palms are used, they shall constitute no more than 35% of the total tree requirement and shall have a minimum of six feet of clear wood.
- (b) *Certificate of occupancy*. The required number of trees shall be planted prior to the issuance of a certificate of occupancy for new residences. Each lot owner where a residential unit is located must maintain on the lot a sufficient number of trees to comply with the requirements in this section. Any tree which dies must be replaced within 30 days.
- (c) *Maintenance requirements*. Landscape areas shall be permanently maintained including watering, weeding, pruning, trimming, edging, fertilizing, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials.

Maintenance of landscaping shall be the responsibility of the owner, tenant or agent, jointly and severally. Said landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance. All landscaped areas shall be kept free of weeds, refuse and debris.

If at any time after issuance of a certificate of occupancy or other form of approval, the landscaping of a development to which this article is applicable is found to be in nonconformance, the city manager or his designee shall issue notice to the owner that action is required to comply with this section and shall describe what action is required to comply. The owner, tenant or agent shall have 30 days to restore the landscaping as required.

(Ord. No. O-05-18, § 9, 10-16-2005)