



120 Malabar Road, S.E., Palm Bay, FL 32907
Phone: (321) 953-8924 • Fax: (321) 953-8925

Provided by: LAND DEVELOPMENT DIVISION

Guide for Landscaping Single and Two-Family Lots

III. SINGLE FAMILY LANDSCAPE - REQUIREMENTS IN PALM BAY

The following checklist was created to provide applicants with the guidelines and requirements needed for constructing new single and two family residential homes. Applicants are not required to submit this checklist along with their landscape plan.

Landscape checklist:

1. Landscape Plan
 - a. Only new homes or duplexes are required to provide landscape plans.
 - b. The landscape plan must be shown on a survey drawing.
 - c. All proposed buildings, driveways, septic tanks, septic drainfields, pools, sheds and other construction must be shown.
 - d. The type, size, and location of the trees to be preserved.
 - e. The location, common names, and estimated size at planting of proposed shrubs, trees, lawn, and other living ground cover.
 - f. The type, quantity (in square feet), and location of all non-living ground cover must be shown or listed on the plan.

2. Landscape Requirements for lots smaller than 1 acre:
 - a. 4 trees and 10shrubs. Existing trees and shrubs can be used to meet the requirements, as long as the trees and shrubs are not in easements or right-of-ways.
 - b. A minimum of 50% of the required trees shall be native species to Brevard County.
 - c. No trees or shrubs may be planted on or near septic systems, wells, utility lines, driveways, water bodies, easements, or right-of-ways.
 - d. Solid sod must be used in swales, and along right-of ways.
 - e. 100% of the lot must be covered with lawn grass or other approved living ground cover excluding the dwelling unit. Accessory structures, parking/driveways, and walkways.
 - f. Up to 10% of the lot, less excluded impervious areas, can be covered with non-living ground cover.

3. Landscape requirements for lots larger than 1 acre:
 - a. Lots larger than 1 acre must have 6 trees and 20 shrubs, plus 2 trees and 10 shrubs per every additional ½ acre. Note: The maximum required trees and shrubs for any lot larger than 1 acre is 40 trees and 50 shrubs.
 - b. NO trees or shrubs may be planted on or near septic systems, wells, utility lines, driveways, water bodies, easements, or right-of ways.
 - c. Solid sod must be used in swales, and along right-of ways.
 - d. 100 % of the developed portion of the lot must be covered with lawn grass or other approved living ground cover excluding the dwelling unit, accessory structures, parking/driveways, and walkways.
 - e. Up to 10% of the lot, less excluded impervious areas, can be covered with non-living ground cover.
- f. A tree clearing permit must be submitted to the Planning Division (tel. 952-3426) before the lot can be cleared.

COMMONLY ASKED LANDSCAPE QUESTIONS

1. If a building contract has been signed between a home builder and the Client prior to October 5, 1994, is landscaping required on the new home?

The single family residential and duplex landscape requirements come into effect for any building permits applied for on or after October 5, 1994, and are not related to the signing of residential building contracts.

2. Does a landscape architect have to prepare the landscape plans for the single family houses and duplexes?

No, the City of Palm Bay does not require residential landscape plans to be signed and sealed by a landscape architect.

3. Can the single family home, being constructed, have a future garden area with no sod or plants?

The residential landscape requirements only allow 10% of the lot, excluding impervious areas and easements, to be left without living ground cover. On a standard 80' x 125' lot, this is approximately 700 square feet. However, this non-planted area must be covered with mulch, straw, or other approved non-living ground cover.

4. If a client owns two lots but only builds on one lot or a portion of the two lots, do the two lots have to be sodded?

The only part of a lot that must be covered with sod, plants, and trees, is disturbed area. Any portion of the property that has been cleared down to the dirt must be re-vegetated.

5. Can native vegetation, such as saw palmettos left undisturbed on a property, be used towards the landscape requirements?

Yes, the City of Palm Bay encourages those existing native trees and shrubs are left undisturbed on residential property.

6. Is a tree clearing permit required?

The City of Palm Bay only requires that residential property one acre or larger obtain must obtain tree clearing permits for removal of trees.

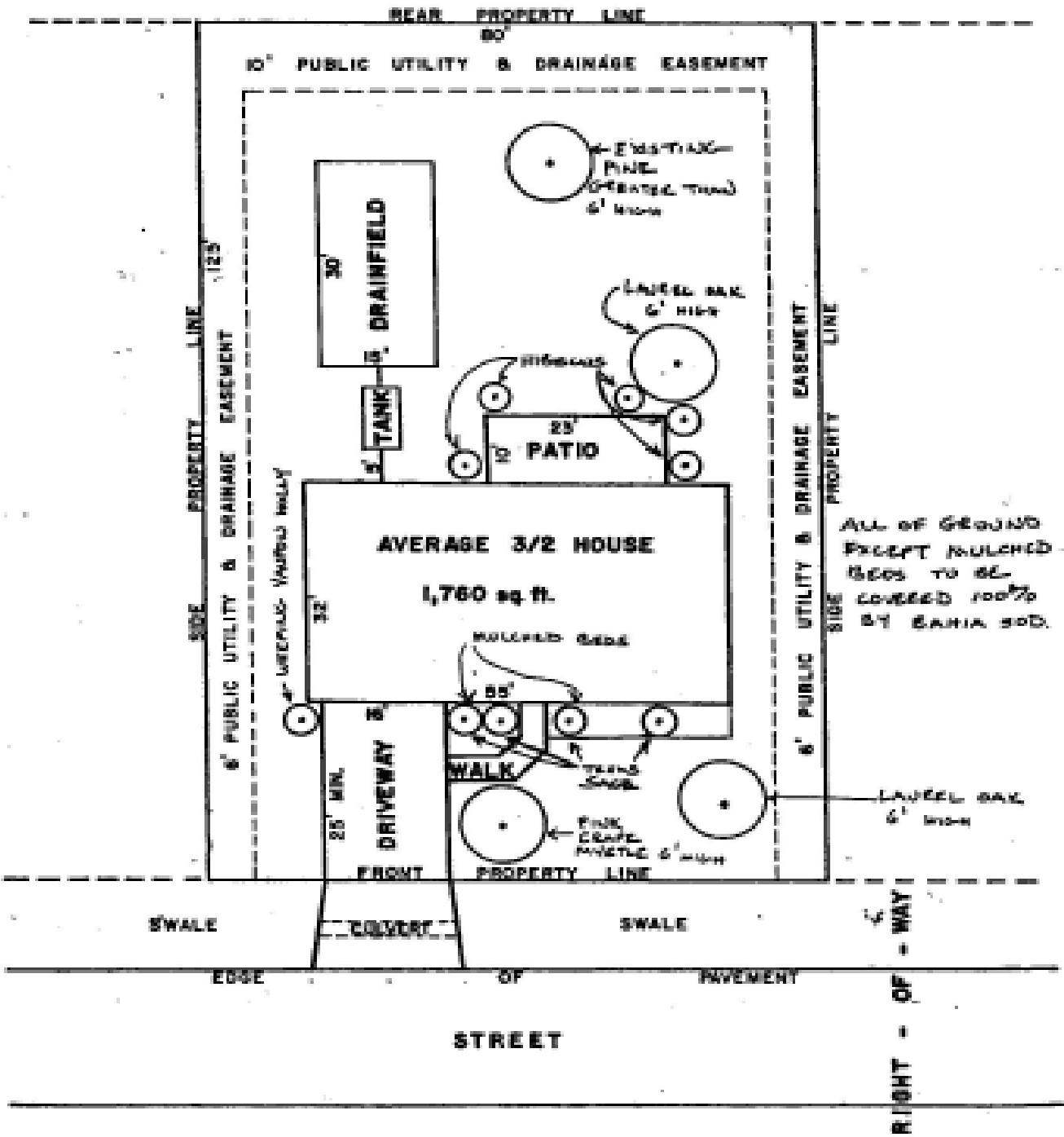
7. Does the City of Palm Bay have a required caliper dimension for planted trees?

No, the only dimension for planted and existing trees to be counted towards the landscape requirement is that trees must be 6 feet tall. In addition, palms must be 4 ½ feet of clear trunk to be used for the landscape requirements.

8. Is a separate inspection required for landscaping?

No, the Building Division will inspect the landscaping as part of the final certificate of occupancy inspection.

EXAMPLE 1



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TREES:

<u>Common Name</u>	<u>Scientific Name</u>
Red Maple (N)	Acer rubrum
Pandanus Palm (N)	Accelorrhaphis wrightii
Queen Palm	Arecastrum romanzoffianum
River Birch (N)	Betula nigra
Pindo Palm (N)	Butia capitata
Bottlebrush	Callistemon spp.
Pignut Hickory (N)	Carya glabra
Sugarberry (N)	Celtis laevigata
Redbud (N)	Cercis canadensis
Fringe Tree (N)	Chionanthus virginicus
Citrus	Citrus spp.
Buttonwood (N)	Conocarpus erectus
Italian Cypress	Cupressus sempervirens
American Persimmon (N)	Diospyros virginiana
Loganberry	Eriobotrya japonica
Loblolly Bay (N)	Gordonia lasianthus
Dahoon Holly (N)	Ilex cassine
American Holly (N)	Ilex opaca
Red Cedar (N)	Juniperus silicicola
Goldenrain Tree	Koeleruteria elegans
Grape Myrtle	Lagerstromia indica
Sweet Gum (N)	Liquidambar styraciflua
Tulip Tree (N)	Liriodendron tulipifera
Magnolia (N)	Magnolia grandiflora
Sweet Bay (N)	Magnolia virginiana
Red Mulberry (N)	Morus rubra
Wax Myrtle (N)	Myrica cerifera
Avocado	Persea americana
Red Bay (N)	Persea borbonia
Canary Island Date Palm	Phoenix canariensis
Date Palm	Phoenix reclinata
Sand Pine (N)	Pinus glabra
Slash Pine (N)	Pinus elliottii var. densa
Longleaf Pine (N)	Pinus palustris
Sycamore (N)	Platanus occidentalis
Podocarpus	Podocarpus spp.
Cherry Laurel (N)	Prunus caroliniana
Firethorn	Pyracantha coccinea
Chapman's Oak (N)	Quercus chapmani
Sand Live Oak (N)	Quercus geminata
Turkey Oak (N)	Quercus laevis
Laurel Oak (N)	Quercus laurifolia
Myrtle Oak (N)	Quercus myrtifolia
Water Oak (N)	Quercus nigra
Live Oak	Quercus virginiana
Lady Palm	Rhipis excelsa
Shining Sumac	Rhus copallina
Cabbage Palm (N)	Sabal palmetto
Pond Cypress (N)	Taxodium ascendens
Bald Cypress (N)	Taxodium distichum
Windmill Palm	Trachycarpus fortunei
Winged Elm (N)	Ulmus alata
American Elm (N)	Ulmus americana
Washington Palm	Washingtonia robusta
Note: (N) Native	