



City of Atlantic Beach

Agenda

**Environmental Stewardship Committee (ESC)
Meeting**

Wednesday, April 8, 2020 - 6:00 p.m.

Commission Chamber

City Hall, 800 Seminole Road

Page(s)

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- 2.A. Approve minutes of the March 11, 2020 regular Environmental Stewardship Committee meeting.

3. COURTESY OF THE FLOOR (5 MINS.)

4. REPORTS

- 4.A. Virtual meetings
- 4.B. Earth Day event cancellation
- 4.C. ESC outreach subcommittee report

5. OLD BUSINESS

- 5.A. Chapter 23 - Ord. Update 3 - 42
[Tree Ord update staff report 04.08.11](#)
[Chapter 23 3.11.20 w Brennas comments](#)

6. NEW BUSINESS

7. ADJOURNMENT

Any person wishing to speak to the Environmental Stewardship Committee on any matter at this meeting should submit a Comment Card located at the entrance to Commission Chamber prior to the start of the meeting. Please Note: This meeting will be videotaped. To view the meeting video, contact the City Clerk's Office at (904) 247-5810 or send a request by email to Lori Diaz at ldiaz@coab.us.

In accordance with the American with Disabilities Act and Section 286.26 of the Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact City Clerk Donna Bartle at 247-5809 or at City Hall, 800 Seminole Road, Atlantic Beach, Florida not less than three (3) days prior to the date of this meeting.

**CITY OF ATLANTIC BEACH
STAFF REPORT**

ITEM: Tree Ordinance Update

SUBMITTED BY: Amanda Askew, Director of Planning and Community Development

TODAY'S DATE: April 6, 2020

MEETING DATE: April 8, 2020

STATUS:

- ESC last discussed and made recommendations on the Chapter 23/Tree Ord. update at a special called meeting on February 26, 2020.
- City attorney review commendations and made minor revisions.
- Updated ordinance is included.
- April 8, 2020 – ESC to review Chapter 23/Tree Ord.
- April 20, 2020 – ESC to present City Commission recommendations

BACKGROUND: The City Commission established a list of priorities in 2018 that included Environmental Stewardship which stated, “An environmental initiative demonstrating the COAB’s commitment to being a sustainable community through... the pursuit of Tree City USA designation.” One of the requirements to be a Tree City USA is a tree protection ordinance.

In the fall of 2018, the ESC, with the assistance of staff, put together a series of conceptual changes to the Tree Protection Code (TPC) that were recommended to the City Commission.

In these efforts, the ESC held three dedicated workshops in 2018 on September 26, October 3, and October 9 plus discussion at their regular meetings. The ESC voted unanimously to recommend the proposed conceptual changes to the Commission at the November 14, 2018.

On April 8, 2019 staff and the ESC chair presented the proposed changes to City commission. After a lengthy discussion, Commission reached a consensus to send the TPC back to ESC for further review and discussion.

In May of 2019, new changes to state legislation regarding unhealthy and/or damaged trees required additional review to the Tree Protection Code. The city attorney reviewed and made modifications to the code to come in compliance with the state legislation.

Major changes to the TPC already discussed and included in the new code include:

- New variance provisions
- Heritage Tree exemptions
- Tree protection during all construction
- Clarification of calculations
- Tree Fund uses on private property
- Various minor recommended changes

However since the ordinance was still under review, staff would like to make some additional changes. The changes were presented to the ESC on October 9, 2019 and work shopped again at the December meeting. The proposed sections recommend for changing are listed below:

- Definition of regulated tree – Currently the definition includes trees six (6) inches or greater on property that will have or did have construction within 2 years and it is valued over \$10,000. This is hard for public to understand and follow, creates loopholes, hard to enforce and leaves larger hardwood unprotected.
- Preservation Credit – modify or eliminate preservation credit. The existing code is outdated and results in all trees 3 inches to 5.9 inches receiving credit if property has \$10,000 worth of construction. It also results in all non-legacy trees receiving credit if property does not have \$10,000 worth of construction.

In 2020 ESC has discussed the proposed ordinance at several meetings. On February 26, 2020 ESC made some recommendations that were sent to the city attorney for view. The city attorney made some minor recommendations and these revisions are attached.

Chapter 23 - PROTECTION OF TREES AND THE NATURAL ENVIRONMENT NATIVE VEGETATION^[1]

Footnotes:

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Editor's note— Section 2(Exh. A) of Ord. No. 95-09-98, adopted Jan. 12, 2009, repealed the former ch. 23, "Vegetation," arts. I—V, §§ 23-15—23—17, 23-19, 23-20, 23-22, 23-25, 23-36—23-40, and 23-46—23-50, and enacted a new ch. 23 as set out herein. The former ch. 23 pertained to tree protection, accumulation of weeds, and historic tree preservation and derived from Ord. No. 55-82-19, adopted March 22, 1982; Ord. No. 95-89-44, adopted Jan. 8, 1990; Ord. No. 95-95-64, adopted Feb. 12, 1996; Ord. No. 95-00-73, adopted March 27, 2000; Ord. No. 95-02-79, adopted Oct. 14, 2002; Ord. No. 5-03-42, adopted July 14, 2003; and Ord. No. 95-07-92, adopted Feb. 12, 2007.

Cross reference— Streets, sidewalks and other public places, Ch. 19.

ARTICLE I. - IN GENERAL

Sec. 23-1. - Purpose and intent.

- (a) *Purpose.* The provisions of this chapter are established for the purpose of enhancing, conserving, restoring, protecting and preserving the natural environment, specifically related to trees canopy, stratified understory and native coastal dune vegetation that provide ecosystem services and co-benefits for shade of critical areas, stabilize soils, sequester carbon, improve air quality, reduce runoff and enhance property values. Priority shall be given to the protection and preservation of existing resources.

The maritime forest is an integral and uniquely valuable part of the City. The maritime forest creates beauty, provides a home for wildlife, functions as a critical element of the water management system, and is confirmed to enhance overall property values.

- (b) *Intent.* The provisions of this chapter are intended:
- (1) To establish efficient and effective procedures, regulations and guidelines for the protection of the natural environment including, but not limited to, trees, shrubs, salt marsh and beach dune grasses, ground covers, and existing vegetation, installation of native landscaping and maintenance thereof regarding vegetation including, but not limited to, trees, shrubs, salt marsh and beach dune grasses, and ground covers.
 - (2) To promote and sustain community values by providing for an aesthetically pleasing environment where a healthy tree canopy maritime forest is maintained and regenerated.
 - (3) To protect natural systems and avoid impairment of their natural functions including the provision of shade and cooling on lots and development parcels, sidewalks, streets and other public places.
 - (4) To provide protection for environmentally sensitive areas.
 - (5) To encourage ensure protection of healthy trees, recognizing that regulated trees that are lost reduce the climate related resilience and overall economic value of the community, and provide for replacement and/or relocation of trees which are necessarily permitted to be removed during construction, development or redevelopment, as set forth herein.
 - (6) Priority shall be given to the protection and preservation of the existing trees and natural environment.

(Ord. No. 95-09-98, § 2(Exh. A), 1-12-09)

Sec. 23-2. - Applicability.

All lands within the City of Atlantic Beach shall be subject to the provisions of this chapter.

(Ord. No. 95-09-98, § 2(Exh. A), 1-12-09)

Sec. 23-3. - Relationship to land development regulations and the comprehensive plan.

This chapter contains specific and detailed provisions intended to implement the related policies as set forth in the comprehensive plan, as may be amended. The provisions of this chapter shall be implemented in coordination with chapter 24, Land Development Regulations, of this Municipal Code, and in the case of any conflict between the two (2) chapters, the provisions establishing the higher standard shall prevail.

(Ord. No. 95-09-98, § 2(Exh. A), 1-12-09)

Sec. 23-4. - Amendments to this chapter.

The city commission shall have the authority to amend this chapter as needed to implement its intent, or to implement objectives and policies of the comprehensive plan, or otherwise enact updates as may be appropriate. Amendment to this chapter shall be made in accordance with the established procedures for amending any portion of this Code of Ordinances.

(Ord. No. 95-09-98, § 2(Exh. A), 1-12-09)

Secs. 23-5—23-7. - Reserved.

ARTICLE II. - LANGUAGE AND DEFINITIONS

Sec. 23-8. - Definitions.

For purposes of this chapter, the following terms shall have the meanings as set forth within this section, and where interpretation is required, shall be interpreted so as to give these terms the meaning they have in common usage. Where applicable and appropriate to the context, definitions as set forth within chapter 24, Land Development Regulations, of this Municipal Code, Florida State Building Codes or within Florida Statutes, as these may be amended, shall be used in conjunction with these terms and the requirements of this chapter.

Administrator shall mean the representative of the city as designated by the city manager to oversee administration of this chapter.

Adverse site conditions shall mean existing site conditions that unfavorably affect the implementation of the provisions of this chapter and that hinder plant viability and growth. Examples include, but are not limited to:

- (1) Existing topographic elevation changes that would result in the likelihood that preserved or planted materials would not survive.
- (2) Existing areas of buried solid waste at a depth that would affect viability of preserved or planted materials.
- (3) Existing electrical lines or utility easements that prevent or restrict the preservation or planting of landscape materials.
- (4) Barrier island or dune ecosystem planting conditions that cannot support certain hardwood species.

- (5) Redevelopment sites where existing landscaping does not meet current standards and where existing site conditions such as, but not limited to, impervious surfaces, access locations, or building locations, prevent the site from meeting the current requirements.
- (6) Sites where type or distribution of existing canopy or other protected trees are such that preservation requirements would prohibit site development or conflict with required development standards, such as stormwater or roadway designs.

~~(7) Designs and plans that do not, to the greatest extent feasible, avoid encroachment upon preservation areas and/or trees are not considered adverse site conditions.~~

Adversely affected person shall mean a person who is suffering or will suffer an adverse effect to an interest protected or furthered by this Chapter. The alleged adverse effect may be shared in common with other members of the community but must exceed in degree the general interest in community good shared by all person in the community.

After-the-fact permit shall mean a permit issued after a violation has occurred for the primary purpose of correcting the violation (if the activity would have been permissible) or for the purpose of bringing the violator into compliance with existing regulations.

Appeal shall mean a request for the rehearing or review of a decision made pursuant to any provision of this chapter.

Applicant shall mean the person(s) subject to or seeking a tree or vegetation removal permit as required by the provisions of this chapter.

Approval shall mean written permission in the form of a tree or vegetation removal permit from the administrator pursuant to a duly executed application submitted on a form as provided by the city, authorizing the applicant to proceed with an action as proposed within the application. Such approval may consist of limitations or conditions specific to the project.

Arborist shall mean any person who is a Florida Registered Forester, or at a minimum, certified by the International Society of Arboriculture (ISA) as an arborist and a member in good standing of the ISA.

Arborist report shall mean a report that is signed by an arborist, as defined above, and that at a minimum clearly states the arborist's name, contact information, and qualifications, and identifies the site address and each individual tree.

Atlantic Beach Prohibited Species List shall consist of invasive exotic species listed by the city in section 23-35(b). This list shall be updated on an as needed basis.

Atlantic Beach Recommended Species List shall consist of species that are best adapted to the local ecosystem, which may provide the most desirable characteristics to the community. Replacement credit may only be given for trees on the recommended species list in section 23-33(f)(1)f.

Buildable area shall mean the area of a site, parcel or lot, excluding any area which is not eligible for the issuance of a building permit by the city, such as building setback areas, shoreline protection buffers, coastal construction setback areas, wetlands and other similar areas required pursuant to the applicable provisions of this chapter and the land development regulations.

Caliper shall mean the diameter of a tree trunk measured at a point six (6) inches above the existing grade or proposed grade for trees four (4) inches in trunk diameter or smaller and under, and twelve (12) inches above the existing grade or proposed planted grade for trees larger than four (4) inches in trunk diameter. Caliper measurement is used in reference to nursery stock for new plantings. For trees with multiple trunks, the sum of the caliper measurements of up to the four (4) largest trunks shall be used.

Canopy shall mean the horizontal extension of a tree's branches in all directions from its trunk.

Certified arborist shall mean any person holding a valid and current arborist certification as issued by the International Society of Arboriculture (ISA).

City shall mean the City of Atlantic Beach.

Clear trunk shall mean the height of a palm tree measured from the ground to the point where the lowest green frond is attached to the trunk.

Coastal dune vegetation shall mean the naturally-occurring, salt-tolerant native species of grasses, shrubs, vines and trees that stabilize the dunes by holding existing sand and that serve to repair the dunes of damage inflicted by either natural phenomena or human impact by trapping wind-blown sand.

~~*Community forest* shall mean the collection of trees in and around the City including park and street yard trees on public property, and yard trees on private property.~~

Crown shall mean all portions of a tree, excluding the trunk and roots; specifically, the branches, leaves, flowers, and fruit that grow above ground.

~~*Designated maritime species* shall mean those species that are among the most valuable and desirable species in the city and shall include the following species:~~

- ~~1. *Bald Cypress (Taxodium distichum).*~~
- ~~2. *Cedar (Juniperus siliciola) (Southern Red Cedar), J. virginiana (Eastern Red Cedar).*~~
- ~~3. *Elm (Ulmus alata) (Winged Elm), Ulmus American floridana (Florida Elm),*~~
- ~~4. *Live Oak (Quercus virginiana).*~~
- ~~5. *Hickory (Carya Illinoensis) (Pecan), C. tomentosa (Mockernut), C glabra (Pignut Hickory) .*~~
- ~~6. *Loblolly bay (Gordania lasianthus).*~~
- ~~7. *Maples (Acer rubrum (Red Maple), Acer Barbatum (Florida Maple)*~~
- ~~8. *Tupelo (Nyssa sylvatica)*~~
- ~~9. *Pine (Loblolly(pinus taeda), (Long-leaf) (Pinus palustris)*~~

Developed area shall mean that portion of a site upon which any building, structure, pavement, or stormwater facility is placed.

Development or development activity shall mean any alteration of the natural environment which requires the approval of a development or site plan and issuance of a development permit; shall also include the "thinning" or removal of trees from an undeveloped land, including that carried on in conjunction with a forest management program, and the removal of trees incidental to the development of land or to the marketing of land for development and shall also include activities defined as development with section 24-17 of this Code of Ordinances.

Diameter at breast height (DBH) shall mean the outside bark diameter of a tree measured at a height of fifty-four (54) inches above the ~~existing naturally occurring~~ ground level. Trees with gross abnormalities or buttressing at the breast height should be measured above or immediately adjacent to the irregularity. Trees that fork at or above breast height should be measured below breast height and recorded as a single trunk. ~~For trees that fork below breast height or for trees with multiple trunks, the sum of up to the four (4) largest trunks shall be used should be recorded as separate DBH for each.~~

~~*Diseased tree* shall mean a tree with any fungal, bacterial, or viral infection that will result in the death of the tree or has progressed to the point that treatment will not prevent the death of the tree, as determined by the administrator, forester, or arborist. a tree with a sustained or progressive impairment caused by a parasite, pest or infestation which seriously compromises the viability of the tree, in that it is unlikely the tree will remain living and viable for a period of more than three (3) years, or the tree causes other imminent peril to viable trees, existing structures or persons in the vicinity of the diseased tree.~~

Dripline shall mean the imaginary vertical plumb line that extends downward from the tips of the outermost tree branches and intersects with the ground.

~~*Ecosystem services* shall mean the varied benefits to humans gifted by the natural environment and from healthy ecosystems. These ecosystems, functioning in a healthy relationship, offer such things like natural pollination of crops, clean air, extreme weather mitigation, climate change, and human, mental, and physical well-being.~~

Equivalent value shall mean a monetary amount reflecting the cost of vegetation to be replaced.

Excavation shall mean the act of digging, cutting or scooping soil or in any way changing the existing grade of the land. See "Grading" also.

Excessive pruning shall mean the substantial alteration of a tree such that there is irreversible removal and/or damage of more than twenty-five (25) percent of the natural shape or form of a tree.

Exotic shall mean a plant species that was introduced to Florida, either purposefully or accidentally, from a natural geographic range outside of Florida.

Florida licensed landscape architect shall mean a person who holds a license to practice landscape architecture in the state of Florida.

Grading shall mean the placement, removal or movement of earth by use of mechanical equipment on a property. See "Excavation" also.

Ground cover small means a plant material which reaches an average maximum height of not more than eighteen (18) inches at maturity.

Grubbing means the effective removal of understory vegetation from a site which does not include the removal of any trees with DBH greater than three (3) inches.

Hardwood shall mean an angiosperm, a flowering tree or a broad-leaved tree, as distinguished from a gymnosperm or cone-bearing tree.

Hazard or *hazardous* shall mean a danger or risk of bodily injury or property damage.

Heritage tree shall mean any tree determined by the city commission to be of unique or intrinsic value due to its age, size, species and/or cultural, ecological or historical significance or some other contribution to the city's or a neighborhood's character and which is in good condition, as determined by an arborist; also, any tree designated as a Florida State Champion, United States Champion, or World Champion by the American Forestry Association. Heritage trees may be located within parks, on street yards, or other public property. On private property, heritage trees are voluntarily nominated by the property owner. The city administrator shall keep a record of all heritage trees so designated and their location.

Indigenous shall mean a plant species naturally occurring within a specific habitat or biogeographical region prior to significant human impacts. See "Native" also.

International Society of Arboriculture (ISA) serves the tree care industry as a membership association and a credentialing organization that promotes the professional practice of arboriculture. ISA focuses on research, technology, and education to advance best tree care practices and deliver educational publications, services, events, and credentials that provide opportunities for tree care professionals to develop their knowledge, skills, and arboriculture expertise.

Invasive exotic plant shall mean an exotic plant species that has escaped cultivation, naturalized, and established in a natural area allowing it to aggressively expand and reproduce on its own, and subsequently, alter native plant communities by out-competing for resources such as light, nutrients, water and space, killing native species, or otherwise adversely affecting natural ecosystems. Invasive exotic plants are those plants recognized on the Florida Noxious Weed and Invasive Plants List (F.A.C. 5B-57.007) or listed on the Atlantic Beach Prohibited Species List.

Landscape materials shall mean living material, including trees, shrubs, vines, lawn grass, and ground cover; landscape water features; and nonliving durable material commonly used in landscaping, including rocks, pebbles, sand, and brick pavers, but excluding impervious surfaces (pavement).

~~*Legacy tree* shall mean a tree that is a designated maritime species, as defined in this Chapter, and twenty (20) inches DBH or greater of the most desirable species in Atlantic Beach, and is of a size substantial enough to warrant an additional layer of protection. A permit is required any time a legacy tree is removed in Atlantic Beach. Mitigation shall be the same rate for legacy trees as it is for other protected trees.~~

~~*Maritime forest shall mean the collection of trees, to include its canopy, the understory, and ground cover in and around the City, including park and street trees on public property and yard trees on private property.*~~

Mitigation shall mean prorated payment for trees removed, either in terms of replacement trees (newly planted ~~or relocated~~), ~~relocated trees, preserved trees,~~ or alternatively, deposit of a cash equivalent value in the tree conservation trust fund.

Native shall mean a plant species occurring within the city boundaries prior to European contact according to the best available scientific and historical documentation. More specifically, it includes those species understood as indigenous, occurring in natural associations in habitats that existed prior to significant human impacts and alterations of the landscape.

Naturalized exotic shall mean an exotic species that sustains itself outside cultivation.

Nondevelopment activity shall mean any alteration of the natural environment which does not require development plan approval or issuance of a building permit, but which would include the proposed removal or destruction of any trees or vegetation regulated by this chapter.

Nuisance shall mean any tree, shrub, bush, grass or ground cover, or other woody vegetation, on public or private property which is endangering or which in any way may endanger the public health, safety, security or usefulness of any public street, public utility line or sidewalk; also, any tree, shrub, bush, grass or ground cover, or other woody vegetation with an infectious disease or insect problem.

Offsite shall mean any location outside the boundaries of the project site.

Onsite shall mean any location within the boundaries of the project site.

Person shall mean any landowner, lessee, building contractor, developer or other entity involved in the use of real property, including agents, employees, independent contractors, whether persons, firms, associations, corporations, partnerships, joint ventures, estates, trusts, business trusts, syndicates, fiduciaries, governmental bodies, agencies or officials.

Pest shall mean any organism, insect, rodent, fungus, virus, bacteria, or other agent that causes any damage, abnormal growth or mortality of any tree, shrub, bush, grass or ground cover, or woody vegetation.

Prune shall mean the removal of dead, dying, diseased, weak or objectionable branches in order to increase usefulness, beauty and vigor.

Pruning standard shall mean the following: American National Standard Institute, Standard for Tree Care Operations—Tree, Shrub and Other Woody Plant Maintenance—Standard Practices (ANSI A300, current edition); American National Standard Institute, Safety Standards for Tree Care Operators (ANSI Z133.1, current edition); National Arborist Association Pruning Standards for Shade Trees (current edition).

~~*Qualified professional shall mean a person who possesses, in addition to skill, a special registration, certification, or knowledge which is obtained by formal education and training, and which is inherently or legally necessary to render him or her capable, competent, and eligible to perform the particular responsibilities called for.*~~

Regulated tree shall mean any tree as follows:

- (1) *Private regulated tree* shall mean any tree on private property, except those species listed on the Atlantic Beach Prohibited Species List, meeting the following conditions:
 - a. A DBH of six (6) inches or more on residentially zoned property. ~~that will be removed two (2) years prior to or two (2) years subsequent to construction valued at over ten thousand dollars (\$10,000.00);~~
 - ~~b. Trees defined as legacy trees by this chapter;~~
 - ~~b.e.~~ A DBH of ten (10) inches or more, if zoned nonresidential.

(2) *Public regulated tree* shall mean any tree on public property, except those species listed on the Atlantic Beach Prohibited Species List, meeting the following conditions:

a. A DBH of six (6) inches or more.

~~(3) *Heritage tree* shall mean any tree determined by the city commission to be of unique or intrinsic value due to its age, size, species and/or cultural, ecological or historical significance or some other contribution to the city's character, specifically including all Cypress, Live Oak and Magnolia trees with a DBH of thirty (30) inches or greater and in good condition, as determined by a recognized knowledgeable person or qualified professional; also, any tree designated as a Florida State Champion, United States Champion, or World Champion by the American Forestry Association. Heritage trees may be located within parks, on street yards, or other public property. On private property, heritage trees are voluntarily nominated by the property owner. The city administrator shall keep a record of all heritage trees so designated and their location.~~

Regulated vegetation shall mean vegetation located within any area designated as an "environmentally sensitive area," as defined by the city of Atlantic Beach Comprehensive Plan including, but not limited to, all wetlands, all beach and dune areas seaward of the coastal construction control line, and all areas designated as conservation on the future land use map.

Shade tree shall mean any self-supporting woody plant of a species that is generally well-shaped, well-branched, and well-foliated which normally grows to a minimum average height of at least thirty-five (35) feet with a minimum average mature crown spread of at least thirty (30) feet, and which is commonly accepted by local horticultural and arboricultural professionals as a species which can be expected to survive for at least fifteen (15) years in a healthy and vigorous growing condition over a wide range of environmental conditions.

Shrub shall mean a self-supporting woody perennial plant differing from a perennial herb by its persistent and woody stems and from a tree by its low stature and habit of branching from the base.

Site shall mean the total area within the property boundaries of a principal parcel to be developed, or contiguous parcels intended for development under a common scheme or plan.

Stop work order, as used in this chapter, shall mean an order from the designated administrative official to immediately halt all vegetation and tree removal, any form of site or soil disturbance, or other activity with potential to impact trees or vegetation regulated by this chapter.

Street shall mean a public or private thoroughfare, which affords the principal means of access to abutting property, including but not limited to alley, avenue, drive, lane, place, road, street, terrace, way, or other means of ingress or egress, regardless of the term used to describe it.

Tidal marsh shall mean a marsh found along rivers, coasts, and estuaries which floods and drains by the tidal movement of the adjacent estuary, sea, or ocean.

Tree shall mean any self-supporting woody or fibrous plant which at maturity attains a trunk DBH of at least three (3) inches or more and which normally attains an overall height of at least fifteen (15) feet, usually with one (1) main stem or trunk and many branches. Trees shall be classified as follows:

- (1) Large: Having an average mature height of fifty (50) feet or more.
- (2) Medium: Having an average mature height of at least thirty (30) feet but less than fifty (50) feet.
- (3) Small: Having an average mature height of at least fifteen (15) feet but less than thirty (30) feet.

Tree conservation trust fund (tree fund) shall mean an account established by the city to provide an opportunity to make equivalent value cash payment to the city in lieu of providing the required landscape or tree stock on a site.

Tree protection plan shall mean the plan required pursuant to this chapter, identifying and showing the location, type, size and health of existing trees, stating the ultimate disposition of the trees, showing the type, size and location of any trees to be planted and setting forth measures to protect trees before, during and after construction.

Tree protection zone shall mean the area located around the perimeter of the dripline of a tree in which no activity such as clearing, filling, excavating, storage of materials, parking of vehicles, or any other activity that in the opinion of the administrator may damage the tree. At the discretion of the administrator, the tree protection zone may be reduced for trees located on smaller lots in order to reasonably protect the tree and facilitate construction on the development parcel.

Tree removal shall mean any act that physically removes the tree or its roots from the earth or causes a tree to die including, but not limited to, changing the natural grade above or below the root system or around the trunk or improper pruning where the natural form of the tree is permanently changed and results in tree death or decline.

Tree or vegetation removal permit shall mean the written authorization issued by the city to proceed with vegetation or tree removal in accordance with the provisions of this chapter, which may include mitigation requirements and other terms and conditions as needed to create consistency with this chapter. The terms permit, tree permit, vegetation removal permit or tree removal permit may be used interchangeably as appropriate to the context.

Tree technical manual (TTM) shall mean a manual, developed and maintained by the city, pursuant to this chapter, which contains the standards and specifications for sound arboricultural practices, techniques and procedures to be practiced within the city.

Underbrushing shall mean the removal of understory vegetation, either by hand or with the use of equipment, which neither disturbs the soil nor causes the destruction of any tree.

Understory vegetation shall mean assemblages of natural low-level woody, herbaceous, and ground cover species not normally considered to be trees which exist in the area below the canopy of the trees, including any tree that is less than three (3) inches DBH.

~~*Vacant lot* shall mean any property not previously developed with a structure of any kind or a property where all structures were removed more than twenty (20) years prior to the date of the tree removal application.~~

Vegetation shall mean any plant material including, but not limited to, trees, shrubs, vines, herbs and grasses, including marsh grasses and any coastal dune vegetation.

Vegetation inventory shall mean a scaled drawing which delineates the location and common and/or scientific name of vegetation upon a parcel of land, including trees greater than three (3) inches DBH and palms with an overall height of more than eight (8) feet. If necessary, a survey or other professionally prepared document, certified as appropriate, may be required as part of the vegetation inventory.

Viable shall mean having the capacity to live and develop.

~~*Waiver* shall mean a limited deviation from a specific provision(s) of this chapter or other land development regulations contained within City Code, when it is demonstrated that compliance with such provision(s) would be unreasonable, in conflict with the public interest, or a practical impossibility. A waiver from the land development regulations may be approved by the city commission upon showing of good cause, and upon evidence that an alternative to a specific provision(s) of this chapter shall be provided, which conforms to the general intent and spirit of the chapter.~~

Weed shall mean any undesired, uncultivated plant that grows in profusion so as to crowd out a desired plant.

(Ord. No. 95-09-98, § 2(Exh. A), 1-12-09; Ord. No. 95-15-109, § 1, 5-11-15)

Secs. 23-9—23-10. - Reserved.

ARTICLE III. - TREE AND VEGETATION REGULATIONS AND PERMITS^[2]

Footnotes:

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Editor's note— Section 2(Exh. A) of Ord. No. 95-10-101, adopted Feb. 22, 2010, amended art. III in its entirety to read as herein set out. Former art. III, §§ 23-11—23-16, 23-21—23-26, 23-30—23-37, 23-40, 23-41, and 23-46—23-51 pertained to similar subject matter, and derived from Ord. No. 95-09-98(Exh. A), adopted Jan. 12, 2009.

DIVISION 1. - IN GENERAL

Sec. 23-11. - Scope.

The provisions of this chapter shall be administered as set forth within this chapter. Administrative procedures, authorities and responsibilities of the city commission and the administrator are set forth herein.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

DIVISION 2. - ADMINISTRATION

Sec. 23-12. - City commission.

The city commission shall have the following authorities and responsibilities:

- (1) To establish fees and fines related to the administrative costs of carrying out the requirements of this chapter.
- (2) To establish a tree conservation trust fund to collect and disburse monies for the purpose of growing and maintaining the city's community forest.
- (3) To amend this chapter as may be needed to accomplish the stated purpose and intent of this chapter.
- (4) To hear and decide appeals where it is alleged there is an error in any order, requirement or decision made by the Community Development Board administrator in the implementation of this chapter.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-13. - Administrator.

The administrator shall have the following authorities and responsibilities:

- (1) To accomplish all administrative actions required by this chapter, including issuance of proper notices; receipt and review of applications; issuance of tree and vegetation removal permits; receipt and processing of appeals and any stop work orders.
- (2) To maintain all records relating to this chapter and its administration.
- (3) To provide written instructions to applicants related to the required process for applications as required by this chapter.
- (4) To receive, process and make administrative determinations on all applications for tree and vegetation removal permits as set forth in section 23-23.
- (5) To refer applications for tree and vegetation removal to other departments and agencies for comment, as set forth in section 23-23, as may be needed.
- (6) To conduct field inspections as needed to make determinations related to tree and vegetation protection or removal.

- (7) To review preliminary development plans, applications for certain building permits, including site and lot plans with appropriate city staff, to determine whether proposed construction, alterations, repair or enlargement of a structure is in compliance with the provisions of this chapter.
- (8) To recommend to the city commission projects consistent with the purpose and intent of this chapter, with a written statement outlining the costs and benefits of such projects.
- (9) To recommend to the city commission amendments consistent with the implementation of the purpose and intent of this chapter, with a written statement outlining the need for such changes.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-14. - Tree conservation trust fund.

- (a) *Establishment of trust fund.* The city commission hereby recognizes and reaffirms the prior establishment of the tree conservation trust fund ("tree fund") for the purposes of accepting and disbursing monies paid to the city as part of tree mitigation and any other funds deposited with the city for the purpose of tree and vegetation conservation and protection. This fund shall be used solely for the planting of trees, the protection and conservation of existing trees where appropriate, or the re-establishment of vegetative resources in the city and any other ancillary costs associated with such activities, provided that such ancillary costs shall not exceed twenty (20) percent of the cost of the particular project.
- (b) *Terms of existence.* The tree fund shall be self-perpetuating from year to year unless specifically terminated by the city commission.
- (c) *Tree fund assets.* All funds received shall be placed in trust for and inure to the public use and environmental benefit of the city. Said funds shall be used and distributed as designated by the city commission.
- (d) *Tree fund administration.*
 - (1) **Trustee** funds shall be used only for the purposes designated by the city **commission** in accordance with the intent of this chapter and the applicable goals, objectives and policies as set forth within the comprehensive plan.
 - (2) All mitigation funds collected pursuant to this chapter shall be deposited **into** the tree fund, which shall be a separate account established and maintained apart from the general revenue fund of the city.
- (e) *Disbursal of tree ~~conservation-trust~~ fund assets.*
 - (1) Expenditures for projects funded by the tree conservation trust fund shall be made in accordance with the established purchasing procedures of the city.
 - (2) Priority shall be given to the use of funds for projects that plant or replace trees or vegetation along public rights-of-way or on properties and lands in public use or on private property, provided the trees are planted within the front yards or, in the case of corner lots only, the side yards which adjoin a public right-of-way, that will provide needed shade, aesthetic enhancement or the re-establishment of tree canopy in neighborhoods and along public roadways. For trees planted on private property, the property owner shall be responsible for maintaining the health of the tree(s). Should any tree die or be in a state of decline within three (3) years of being planted, the property owner shall be required to replace the tree within sixty (60) days of that determination.

Secondarily, funds may be used for purchase of landscape materials or equipment necessary and proper for the preservation, maintenance, relocation or restoration of trees and ecosystems on any public land in the city, or for the funding of community educational programs which promote, enhance or implement the goals and objectives established in this chapter.

(3) The Environmental Stewardship Committee (ESC) shall review and make recommendations on the disbursal of tree fund assets to the City Commission. The City Commission shall have final approval on all disbursements of the tree fund assets.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Secs. 23-15—23-20. - Reserved.

DIVISION 3. - PERMITS

Sec. 23-21. - Permits required by this chapter.

- (1) Unless specifically exempted within following section 23-22, permits are required for removal of regulated trees on all lands within the City of Atlantic Beach, which shall include the following:
- (2) Notwithstanding any provision in this Chapter to the contrary, the city may not require a notice, application, approval, permit, fee or mitigation for the pruning, trimming, or removal of a tree on residentially used property if the property owner obtains documentation from an arborist or a Florida licensed landscape architect that the tree presents a danger to persons or property. Documentation must be obtained by the property owner prior to the tree removal and must note that the removal of the tree is necessary due to it presenting a danger to person or property. The documentation must be made available to the administrator within three (3) business days from the date of request. Falsification of such documentation is a serious offense that is subject to prosecution and may also be reported to the relevant certification body.
- ~~(1) New development on any previously undeveloped lands, or redevelopment on any vacant land where structures may have been fully or partially cleared.~~
- ~~(2) Major development on all existing developed sites having any structure or vehicle use areas where additions, renovations, upgrades or site changes are intended or anticipated within a two-year period of time when any such activity is valued at ten thousand dollars (\$10,000.00) or more. Where value is in question, determination shall be made by the building official.~~
- ~~(3) Clearing, excavation, grading, grubbing or trenching of previously undeveloped land, regardless of whether any future development is intended or anticipated; it being the intent of the city that no parcel, site or lands be indiscriminately or unnecessarily cleared of regulated trees and regulated vegetation unless mitigation or replacement as required by this chapter is provided.~~
- ~~(4) Removal of any tree on the Atlantic Beach Legacy Tree List.~~

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10; Ord. No. 95-15-109, § 1, 5-11-15)

Sec. 23-22. - Exemptions from the requirement for a permit.

In addition to the provisions of Section 23-21(2), the following activities shall be exempt from the requirements to apply for and receive a tree or vegetation removal permit, except that none of these exemptions shall be construed to apply to any coastal dune vegetation seaward of the coastal construction control line or to heritage trees. Such vegetation and trees shall be fully subject to the provisions of this chapter and any state permitting requirements applying to the coastal zone. All other development activity as described in preceding section 23-21 involving the removal of regulated trees and regulated vegetation shall require issuance of a tree removal permit.

The person(s) claiming any exemption shall have the burden of proving entitlement to such exemption. The administrator may require consultation with or documentation from a certified arborist or other qualified professional to verify certain conditions.

- ~~(1) No development activity or minor development activity on previously developed sites. Minor development activity involves any new construction, exterior additions, renovations or upgrades that are valued at less than ten thousand dollars (\$10,000.00.) For the purpose of determining whether this exemption does or does not apply, the administrator shall consider the cumulative valuation of all permits issued two (2) years prior and two (2) years subsequent to the tree removal. If such permits collectively exceed the stated threshold, an after-the-fact permit and mitigation shall be required.~~
- (12) *Emergency situation.* The removal of trees destroyed or severely damaged during or immediately following an emergency (i.e., hurricane, tropical storm, tornado, flood or any other act of nature) shall be granted an exemption when the administrator determines that normal permitting requirements will hamper private or public work ~~to restore order to the city as to likely compromise public safety.~~
- (23) *Safety hazard.* The removal of trees that pose imminent danger to the public health, safety and general welfare shall be granted an exemption upon inspection and determination by the administrator that immediate removal without delay is required.
- (34) *Diseased or pest-infested trees.* The removal of diseased or pest-infested trees shall be granted an exemption upon inspection and determination by the administrator, a forester, or an arborist that removal is needed for the purpose of preventing the spread of disease or pests.
- (45) *Noxious invasive trees.* The removal of invasive or nuisance trees, as currently listed by the Florida Department of Agriculture and Consumer Services (FDACS), Florida Department of Environmental Protection (FDEP), the Florida Exotic Pest Plant Council (FEPPC), the Atlantic Beach Prohibited Species List, or some other recognized authority, shall be granted an exemption upon inspection and verification by the administrator, forester, or arborist.
- (56) *Utility operations.* The pruning and/or removal of trees or understory vegetation by duly authorized communication, water, sewer, electrical or other utility companies or federal, state, county or city agencies, or engineers or surveyors working under a contract with such utility companies or agencies, shall be exempt, provided the removal is limited to those areas necessary for the maintenance of existing lines or facilities or for the construction of new lines or facilities in furtherance of providing utility service to its customers, and provided further that the activity is conducted so as to avoid unnecessary removal and, in the case of aerial electrical utility lines, is not greater than that specified by the National Electrical Safety Codes as necessary to achieve safe electrical clearances. Notwithstanding this exemption, any such entity shall provide adequate prior notice to the city before commencing such work.
- (67) *Surveyors/engineers.* The pruning of trees and/or removal or understory vegetation by a Florida-licensed land surveyor or engineer in order to provide physical access or view necessary to conduct a survey or site examination for the performance of professional duties related to land surveying, soil percolation and/or soil bore tests shall be exempt provided that such alteration is limited to a swath of ten (10) feet or less in width. Any pruning or removal of trees or vegetation shall be as minimal as possible at the direction of the administrator. However, any land clearing for the purpose of surveys shall not authorize the removal of any regulated trees or regulated vegetation.
- (78) *City crews.* The city shall have the right to plant, prune, maintain and remove trees, plants and shrubs within public rights-of-way, within any utility or drainage easements or within the illumination areas of street lights, and other public lands as may be necessary, and shall not be subject to mitigation assessment. The city shall not have the responsibility to maintain, prune or remove any damaged, dead or diseased trees on any private property within the city.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10; Ord. No. 95-15-109, § 1, 5-11-15)

Sec. 23-23. - Permits procedures.

- (a) *Application required.* The applicant for a tree removal permit shall submit the established fee along with the application form as created and provided by the city to the designated administrative department. The application shall contain all required narrative and graphical information necessary to determine compliance with this chapter. If the applicant is not the property owner, proper owner's authorization shall also be required.
- (1) *Existing lots or parcels.* When a tree or vegetation removal permit is required, applications for tree or vegetation removal shall be made prior to removal and prior to any site disturbance or grading on a lot or parcel.
 - (2) *New or re-platted subdivisions.* Applications for tree or vegetation removal that will be part of a new subdivision plat or a re-plat shall be submitted along with the preliminary subdivision plat application so that due consideration may be given to the protection of regulated trees and regulated vegetation during the site planning and subdivision process. Trees to be protected shall be noted on the final subdivision plat, and subsequent applications for individual lots or parcels shall be consistent with the approved final subdivision plat, or application for a new tree removal permit shall be required.
 - (3) *After-the-fact permits.* Any person(s) engaging in the removal of regulated tree(s) or regulated vegetation prior to obtaining a permit will be required to apply for and obtain an after-the-fact permit, and meet mitigation requirements as assessed.
- (b) *Sufficiency review of applications.* Upon receipt of the application and appropriate fee, the administrator shall conduct a preliminary review within five (5) business days to determine that all required information has been submitted and is sufficient for review purposes. The administrator may refer the application to other city department(s), the tree subcommittee, or a ~~qualified professional~~ consultant during preliminary review. The applicant shall be notified if extended review by other departments and/or professionals is required. The applicant shall be notified of any deficient items. Upon submittal of deficient or missing information, the administrator shall again review the application. If the requested information has not been provided or is insufficient, the applicant shall be notified in writing that no further review will be performed until the requested information is provided and found to be sufficient.

However, an application shall be deemed abandoned thirty (30) days after the date the administrator notifies the applicant of any deficiencies contained in the application if the applicant has failed to submit all of the deficient or missing information. The administrator may, upon written request and justification by the applicant, grant not more than one (1) 30-day extension. At the expiration of the extension, the application shall automatically become null and void. In such cases, the application review fees will not be refunded.

- (c) *Review by other agencies.* At the discretion of the administrator, relative to the environmental sensitivity of the site, appropriate written sign-offs, permits or consents from the agencies listed below which have jurisdiction may be required prior to regulated tree or regulated vegetation removal from sites contiguous to or containing environmentally sensitive areas or lands. The applicant shall obtain this information the written sign-offs, permits, or consents and submit the agencies' written verification to the city:
- (1) Army Corp of Engineers (ACOE);
 - (2) Saint Johns River Water Management District (SJRWMD);
 - (3) Florida Department of Environmental Protection (FDEP);
 - (4) Any other applicable governmental agencies extending jurisdictional controls over the site.
- (d) *Compliance review and approval of applications.* Applications will be reviewed and tree or vegetation removal permits will be issued in accordance with the following:
- (1) *Time for review.* Once an application has been deemed sufficient, the administrator shall conduct a full compliance review of the application and issue a notice of intent to issue a tree

permit to approve or approve with conditions, or deny the application in accordance with the procedures set forth in section 23-52(g) hereof.

~~(2) Standards for review. The administrator shall consider the following in making a determination of compliance with the provisions of this chapter.~~

~~a. Necessity to remove trees which pose a safety hazard, as determined by the director of public works, to pedestrian or vehicular traffic, or threaten to cause disruption to public services or result in a significant obstacle to accessing and utilizing public easements and rights-of-way.~~

~~b. Necessity to remove trees which pose a threat to buildings and other improvements on a lot or parcel of land. Ordinary small cracks or uplifts in pavement, sidewalks, and non-occupied structures that are typically caused by settling and small roots shall not be considered a safety hazard.~~

~~c. Necessity to remove diseased trees or trees weakened by age, storm, fire or other injury, or trees with severe structural defects that pose a safety hazard to people, buildings, or other improvements on a lot or parcel of land.~~

~~d. Necessity to remove trees in order to construct approved and permitted improvements to allow reasonable economic enjoyment of the property.~~

~~e. Existence of any adverse site conditions which may affect the implementation of the provisions of this chapter.~~

(e) ~~Expiration of permits. Upon approval of the application by the administrator, the permit shall be issued.~~ Work pursuant to the permit shall commence within ~~six (6) twelve (12)~~ months of the date of issuance, or the permit shall expire. ~~If the tree removal permit is in connection with a permit for development, the tree removal permit shall pass its final inspection before the applicable development permit's final inspection, or issuance of Certificate of Completion or Certificate of Occupancy, as applicable.~~

(f) *Content of permits.* The permit shall be issued in such form as may be prescribed by the administrator and shall set forth in detail the conditions upon which the permit is granted and specifically identify which land areas shall be cleared and/or which trees shall be permitted to be removed. One (1) permit may cover several trees or groups of trees as long as the trees or groups of trees can be clearly identified thereon; provided, however, no permit may be issued for more than one (1) lot, parcel or area of land unless such lots, parcels or areas of land shall be contiguous to one another and considered as one (1) parcel for the purpose of development.

(g) *Posting of permits.* The permit shall be posted in a conspicuous and visible place at the front of the property by the applicant ~~prior to any removal activity promptly after issuance.~~ The permit shall remain posted on the property during all applicable tree and vegetation removal activity and until final inspection by the city. It is the responsibility of the applicant to maintain the permit in a clearly visible manner at all times.

(h) *Amendment of permits.* Requests for minor changes to approved plans shall be made as an amendment to the applicable permit, and shall require payment of an ~~an~~ new administrative processing fee. Additional information submitted with a request for permit amendment shall be adequate to fully document the nature of the proposed change and the effect it will have on all aspects regulated by this chapter. All plans, reports, calculations, and other information affected by the proposed amendment shall be updated so as to maintain an accurate record of the development activity. Review time for any changes to plans approved for a permitted site shall be the same as specified for the review of a new application. An amendment to a permit shall not automatically extend the expiration date.

Substantial changes, including significant increases in the number of trees to be removed or land to be cleared, increases in impervious surface area, changes to intended land use, modification of stormwater management systems, or any other change that constitutes a major modification to a site plan or

subdivision, new phases of development or other additions, shall not be treated as amendments, but shall require a new permit application and fee.

(i) *Revocation of permits.*

- (1) *By administrator.* The administrator may revoke any permit issued pursuant to this chapter, following notice in writing to the permittee and after providing the permittee opportunity to respond to the notice, in either of the following circumstances:
 - a. The administrator finds that the permittee has continued with any development activity on a site for which a permit was issued, while the site is under a stop work order which has not been reversed, canceled or suspended pursuant to this chapter, except for specified remedial work required to bring the violation into compliance with the approved permit; or
 - b. If the administrator finds that the approval of the permit was based on incorrect information furnished by the applicant for the permit. Based upon such finding, however, the administrator may make reasonably necessary accommodations to the conditions of a permit in lieu of revoking it.
- (2) *Discontinuance of work.* Revocation of a permit may also result in a stop work order in accordance with section 23-48.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10; Ord. No. 5-17-64, § 2, 7-24-17)

Sec. 23-24. - Inspections and site preparation.

- (a) *Inspections.* The following inspections shall be conducted in conjunction with all development activities subject to the requirement for a tree or vegetation removal permit.
 - (1) *Initial inspection.* The administrator shall conduct an initial inspection of the site prior to approval of any application.
 - (2) *Protective barricade inspection.* A protective barricade inspection shall ensure proper installation of measures prior to the initiation of any other development activity where required as a condition of the permit.
 - (3) *Final inspection and notice of completion.* A final inspection and notice of completion shall occur when all development activities permitted for the site have been completed. No certificate of occupancy shall be issued, nor any building or premises occupied, unless and until the administrator has determined after final inspection that all work, including land clearing, regulated tree or regulated vegetation removal, tree protection and tree replacement, has been done in accordance with the approved permit and plan.
 - (4) *Maintenance inspections.* The administrator shall have the authority during the required three (3) year maintenance period to conduct on-site maintenance inspections subsequent to final inspection and notice of completion, and to require correction of all deficiencies and violations in accordance with this chapter.
- (b) *Site preparation.* Prior to requesting initial and/or protective barricade inspection, the applicant shall prepare the site with proper staking and taping as necessary to allow the administrator to locate and identify the lot or parcel to be inspected; to determine the building site; to locate the proposed buildings or other proposed structures or improvements that will disturb vegetation, and to ensure clear understanding between the property owner, contractor, administrator and other inspectors that may be involved.
 - (1) The address or legal description of the property shall be displayed in a conspicuous manner.
 - (2) The property corners shall be marked according to survey with wooden stakes. Each stake shall be flagged with surveyor's tape or with bright colored paint. Any property crossed by the coastal construction control line shall have that line marked on the ground with conspicuous

wooden stakes and surveyor's tape or durable waterproof string and shall be clearly labeled "CCCL".

- (3) All trees to be preserved during development activities, including vital root systems, shall be barricaded according to a tree protection plan consistent with the guidelines in the Tree Protection Guide for Builders and Developers, published by the Florida Division of Forestry and/or any other reasonable requirements deemed appropriate by the administrator to implement this part.
- (4) All trees proposed for removal shall be identified with red or orange surveyor's tape or paint.
- (5) All trees proposed for protection as mitigation for removed trees shall be identified with blue or green surveyor's tape or paint.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-25. - Appeals.

- (a) *Procedures to file appeals.* Appeals and written notices objecting to decisions regarding tree permits issued under authority of this chapter shall be made in accordance with the provisions of section 23-52(g) hereof.
- (b) *Stay of work.* Any appeal to the Ceity Cecommission filed pursuant to section 23-52(g) shall stay all work on the premises and all proceedings in furtherance of the action appealed, unless the appropriate administrative official certifies that a stay would cause imminent peril to life or property.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10; Ord. No. 5-17-64, § 3, 7-24-17)

Sec. 23-26. - Fees.

- (a) *Application fees.* The city commission hereby establishes the following fees related to the administrative costs of carrying out the requirements of this chapter. These fees shall be payable to the city upon submittal of an application at any time an application is submitted for approval, amendment, or extension of a permit required by this chapter, or for each required reinspection, or when a final action or decision by the administrator is appealed. Applications for tree and vegetation removal related requests shall not be considered as complete applications until such time as required fees have been paid in full.
 - (1) *Tree and vegetation removal permit application.* The tree and vegetation removal permit application fee shall cover the processing and review of the application as well as one (1) initial inspection, one (1) protective barricade inspection, one (1) final inspection and one (1) maintenance inspection per year. Any additional inspections required due to inadequate site preparation or reports of violation of the provisions of this chapter will be charged a reinspection fee as provided below:
 - a. Single- or two-family residential uses (per lot) \$ 125.00
 - b. ~~Single removal of legacy tree~~ ~~25.00~~
 - bc. Multifamily residential uses 250.00
 - cd. Commercial or industrial uses 250.00
 - de. Institutional and any other uses 250.00
 - (2) Minor amendments 50.00
 - (3) Extensions 50.00

- (4) Appeals 125.00
- (b) *Reinspection fees.* 50.00
- (c) *Research or extensive time fees (per hour).* 50.00

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10; Ord. No. 95-15-109, § 1, 5-11-15)

Secs. 23-27—23-29. - Reserved.

DIVISION 4. - GENERAL PROVISIONS

Sec. 23-30. - Minimum tree requirements.

These minimum tree requirements shall apply to all property within the city ~~that is subject to the provisions of this chapter.~~ Credit will be given for trees on the Atlantic Beach Recommended Species List, but none will be given for trees on the Atlantic Beach Prohibited Species List. Section 24-1767 of this Municipal Code also provides additional landscaping requirements for nonresidential uses.

- (1) *Residential uses.* For each parcel upon which a single-family, two-family or multifamily dwelling unit, or associated residential accessory unit is proposed, or where the primary activity is residential in nature:

One (1) minimum four-inch caliper tree shall be planted and/or preserved for every two thousand five hundred (2,500) square feet of development parcel area or portion thereof, excluding therefrom preserve areas and water bodies. Of the minimum required trees, at least one (1) tree shall be planted provided or preserved within the required front yard.

- (2) *Commercial uses.* For each parcel upon which a commercial structure or associated accessory use is proposed, or where the primary activity is commercial in nature:

One (1) minimum four-inch caliper tree shall be planted and/or preserved for every eight thousand (8,000) square feet of parcel area or portion thereof, excluding therefrom preserve areas and water bodies.

- (3) *Industrial uses.* For each parcel upon which an industrial structure or associated accessory use is proposed, or where the primary activity is industrial in nature:

One (1) minimum four-inch caliper tree shall be planted and/or preserved for every ten thousand (10,000) square feet of parcel area or portion thereof, excluding therefrom preserve areas and water bodies.

- (4) *Public/semi-public (governmental or institutional) uses.* For each parcel upon which a government structure or associated accessory use is proposed, or where the primary activity is public/semi-public in nature:

One (1) minimum four-inch caliper tree shall be planted and/or preserved for every ten thousand (10,000) square feet of parcel area or portion thereof, excluding therefrom preserve areas and water bodies.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-31. - General prohibitions.

Except as provided in Section 23-21(2), the following general prohibitions shall be applicable.

- (a) *Excessive or improper pruning.* It shall be unlawful to engage in excessive or improper pruning techniques on trees intended for shade purposes where such trees are required pursuant to an approved tree protection plan. Trees intended for shade purposes shall be allowed to reach their mature canopy spread. ~~This limitation shall not be construed to prohibit the trimming or pruning of trees that create a clear risk of danger to persons or property during flood, high wind or hurricane events.~~
- (b) *Pruning or removal of city trees.* It shall be unlawful to trim, prune, or remove any tree which is within the city's rights-of-way or upon any other city property without the permission of the city as evidenced by the appropriate permit.
- (c) *Tree poisoning, girdling, or spiking.* It shall be unlawful to subject a tree to any danger from introduce any type of poison or reactive material, from girdling with wire, cable or similar material, or from inserting metal or chemicals into a tree for the purpose of causing the tree to die or become diseased.
- (d) *Attachments.* It shall be unlawful to attach anything, including signs, permits, nails or spikes that may be injurious or cause damage, to a tree ~~having a diameter of three (3) or more inches caliper.~~ Exceptions are protective wires, braces or other devices used to support a tree.
- ~~(e) *Unauthorized clearing of undeveloped lots.* It shall be unlawful to clear any undeveloped lot, parcel, or lands such that the land is substantially denuded of regulated trees and regulated vegetation in any manner or for any purpose unless a proper tree removal permit has been issued. The extent to which removal constitutes substantial denuding shall be determined by the administrator based upon the number, type and condition of existing on-site regulated trees and regulated vegetation in comparison to that proposed to be removed. If clearing is authorized, the minimum requirements of section 23-30 shall be met.~~
- (ef) *Unauthorized clearing of developed lots.* It shall be unlawful to clear the trees from any developed lot such that the minimum requirements of section 23-30 are not maintained.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-32. - Tree protection during development and construction.

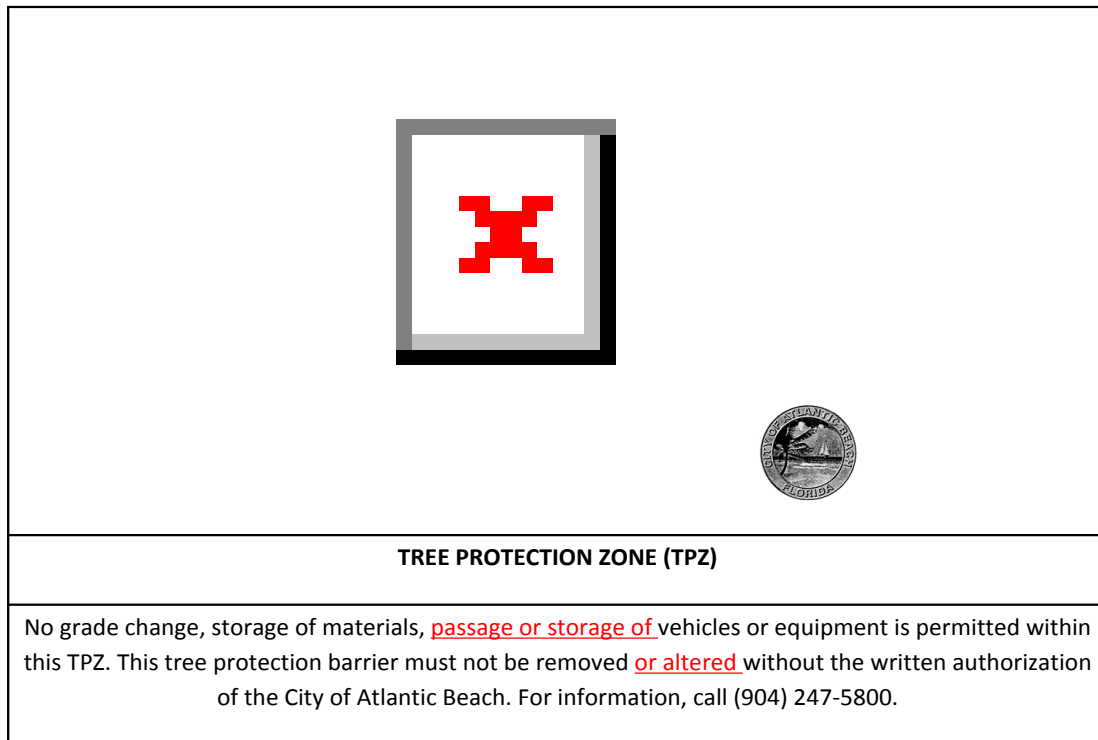
It is the intent of this Section that on all properties under development, regardless of whether or not a tree removal permit is required, the owner shall ensure that the measures described in this Section are taken to protect all regulated trees that may be impacted by the development activities.

- (a) *Restrictions during construction.*
 - (1) *Placement of materials, machinery, or temporary soils.* It shall be unlawful for any person(s) to cause or allow the storage of construction materials, the passing or use of heavy equipment or machinery, or the temporary storage of soil deposits within the tree protection zone of any tree or group of trees to be preserved-retained.
 - (2) *Disposal of waste materials.* It shall be unlawful for any person(s) to cause or allow the disposal of waste materials such as paint, oil, solvents, asphalt, concrete, or mortar on any private property. Further, or any of these or other materials that may be harmful to the life of a regulated tree may not be allowed to sit on or enter the soil within the tree protection zone ~~of any tree or groups of trees,~~ or where planting beds are to be situated.
- (b) *Burden of tree protection on property owner.* The property owner(s) and their agent(s) shall ensure that any tree shown on the vegetation inventory for which a tree removal permit has not been obtained is to be protected. The property owner shall guarantee survival of preserved, relocated, retained trees and replacement trees for no less than three (3) years from the date the city accepts the trees and landscaping as complete, unless a greater time period is required by a development order. If a retained-preserved, relocated, or replacement tree dies during that time period, the

property owner shall replace the tree in accordance with a remedial action as required by this chapter.

- (c) *Protective barriers and signage required.* Protective barriers and signage shall be installed around every tree or group of trees to be preserved prior to commencement of construction, in compliance with the guidelines in the Tree Protection Guide for Builders and Developers, published by the Florida Division of Forestry and/or any other reasonable requirements deemed appropriate by the administrator to implement this part.
- (1) Temporary protective barriers shall be placed at least six (6) feet from the base of any tree, and shall encompass at least fifty (50) percent of the area under the dripline of any tree or trees to be preserved or retained for mitigation credit, unless otherwise approved by the administrator.
 - (2) Temporary protective barriers shall be at least three (3) feet high, and shall consist of either a wood fence with two-by-four posts placed a maximum of eight (8) feet apart with a two-by-four minimum top rail, or a mesh fence, or other similar barrier which will limit access to the protected area, unless otherwise approved by the administrator.
 - (3) Waterproof, rigid sign(s) shall be affixed to each individual barricade, such that there is one (1) sign every fifteen (15) feet along the length of the barricade. The signs shall contain the following words, and will be made available by the city at the time of permit issuance:

FIGURE 1. TREE PROTECTION ZONE SIGNAGE



- (d) *Adjacent properties.* The property owner(s) or their agent(s) shall ensure protective barricading of all regulated trees located on adjacent properties, that have root or branch systems that encroach upon the subject property, and that may potentially be impacted by development activities.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-33. - Mitigation to be assessed.

- (a) *Mitigation required.* Replacement or relocation shall be the preferred methods of mitigation. Unless mitigation in the form of payment into the tree conservation trust fund has been approved in accordance with section 23-37, mitigation in the form of tree replacement, relocation or preservation shall be required to offset any impacts resulting from the removal of regulated trees as a condition of the tree or vegetation removal permit. ~~Replacement or relocation shall be the preferred methods of mitigation.~~
- (b) *Mitigation assessment.* In general, mitigation shall be assessed according to the ratios given in the following table, such that the number of inches required to be replaced, relocated or preserved (first number) are proportional to the number the inches removed (second number):

TABLE 1. STANDARD MITIGATION ASSESSMENT

CLASSIFICATION OF PROPERTY	CLASSIFICATION OF REGULATED TREE			
	<u>Protected Palm trees</u>	<u>Diameter at breast height (DBH) less than fourteen (14) inches</u>	<u>Diameter at breast height (DBH) of fourteen (14) inches or greater and not including palm trees</u>	Heritage
Private parcels	<u>1:12</u>	<u>1:1</u>	<u>1.5:1</u>	<u>24:1</u>
Public parcels	1:1	<u>1:1</u>	<u>1.5:1</u>	2:1
Public rights-of-way, easements, etc.	1:1	<u>1:1</u>	<u>1.5:1</u>	3:1
Environmentally sensitive areas	2:1	<u>2:1</u>	<u>2:1</u>	3:1
Historic corridor	2:1	<u>2:1</u>	<u>2:1</u>	3:1

- (c) *General conditions.* Mitigation shall be in the form of preservation of existing trees, successful relocation of existing trees, replacement with new trees, or payment into the Tree Fund as authorized by this chapter that would otherwise be removed, or replacement with new trees, and shall occur within thirty (30) days, or prior to issuance of a certificate of occupancy or other final approval if it is

~~in association with a development permit, whichever time is shorter, unless a greater period is provided for good cause by the permit.~~ The applicant assumes all duties, risks and costs associated with mitigation.

- (d) ~~Tree preservation. Only residentially zoned parcels that currently have an active building permit for a new principal structure may receive preservation credit in accordance with the following. For each Existing onsite trees that are is of a designated maritime species, as defined in this Chapter, and that is fourteen (14) three (3) inches DBH or greater and which are neither protected nor transplanted may be utilized as credit towards the assessed mitigation, subject to the other conditions stated in this section, if that is preserved onsite, the total number of inches required for mitigation shall be reduced by twenty five percent (25%) up to a maximum reduction of fifty percent (50%) or forty (40) inches, whichever is less.~~
- (e) ~~Tree relocation.~~ Existing trees onsite that are three (3) inches DBH or greater ~~that are being relocated and that would otherwise be removed from the site because of development~~ may be utilized as credit towards the assessed mitigation, subject to the other conditions stated in this section, if relocated onsite.
- (f) ~~Tree replacement.~~
 - (1) ~~Replacement quality and size. To help ensure that they grow to maturity quickly, n~~New replacement trees shall be the same quality of "Florida Number One", as defined in the most current edition of the Grades and Standards for Nursery Plants, published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
 - a. Oaks shall have a minimum four-inch caliper and twelve-foot height at time of installation.
 - b. All other new replacement trees shall have a minimum two-inch caliper and ten-foot height at time of installation.
 - c. Palms shall have a minimum clear trunk height of eight (8) feet at time of installation.
 - d. New replacement shade trees shall be of a species typically yielding an average mature crown spread of no less than thirty (30) feet in Northeast Florida and shall be chosen from the Atlantic Beach Recommended Species List, ~~maintained and published by the city.~~ Upon approval of the administrator, alternate species not appearing on the recommended list may be utilized, but in no case shall trees from the Atlantic Beach Prohibited Species List, also maintained and published by the city, be utilized for mitigation credit.
 - e. In the event that a property cannot reasonably accommodate required mitigation on site, the property owner can get replacement credit for planting trees on an immediately adjacent neighbor's property. ~~For vacant lots only, the property owner may get replacement credit for planting trees on any private property within one quarter (1/4) mile.~~ This shall only be done as an alternative to payment into the tree fund when it can be proven that a site cannot fit required replacement plantings. A signed letter from the ~~neighbor the property owner accepting off-site mitigation plantings~~ shall be attached with the tree permit application.
 - f. Atlantic Beach Recommended Species List. Replacement trees shall [be] selected from the following list. This list was created based on hardiness, disease and pest resistance, availability, and size variance. No mitigation credit will be approved for trees that are not on this list, unless approved by the administrator.

CITY OF ATLANTIC BEACH RECOMMENDED TREE LIST

SHADE TREES

Common Name	Botanical Name
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Ash, Green	Fraxinus pennsylvanica
Ash, Water	Fraxinus caroliniana
Bay, Loblolly	Gordonia lasianthus
Cedar, Southern Red	Juniperus silicicola
Cypress, Bald	Taxodium distichum
Cypress, Pond	Taxodium ascendens
Elm, American	Ulmus americana
Elm, Florida	Ulmus american floridana
Elm, Lacebark	Ulmus parvifolia
Hickory, Mockernut	Carya Tomentosa
Hickory, Pecan	Carya illinoensis
Hickory, Pignut	Carya glabra
Hickory, Water	Carya aquatica
Loquat, Japanese Plum	Eriobotrya japonica
Magnolia, Southern	Magnolia grandiflora
Magnolia, Sweetbay	Magnolia virginiana
Maple, Florida	Acer barbatum
Maple, Red	Acer rubrum
Oak, Live	Quercus virginiana
Oak, Shumard Red	Quercus shumardii
Oak, Swamp Chesnut	Quercus michauxii

Pine, Loblolly	Pinus taeda
Pine, Long-leaf	Pinus palustris
Pine, Slash	Pinus elliottii
Sugarberry	Celtis laevigata
Sweetgum	Liquidambar styraciflua
Sycamore	Platanus occidentalis
Tupelo	Nyssa sylvatica

PALM TREES

<i>Common Name</i>	<i>Botanical Name</i>
Palm, Cabbage	Sabal palmetto
Palm, Canary Island Date	Phoenix canariensis
Palm, Pindo	Butia capitata
Palm, Sylvester Date Palm	Phoenix sylvestris
Palm, Washington	Washingtonia robusta

UNDERSTORY OR ORNAMENTAL TREES

<i>Common Name</i>	<i>Botanical Name</i>
Cedar, Red	Juniperus virginiana
Crape Myrtle	Lagerstroemia indica
Elm, Winged	Ulmus alata

Holly, American	Ilex opaca
Holly, Dahoon	Ilex cassine
Holly, East Palatka	Ilex attenuata
Holly, Yaupon	Ilex vomitoria
Oak, Myrtle	Quercus myrtifolia
Oak, Sand Live	Quercus geminata
Oleander	Nerium oleander
Podocarpus, Yew	Podocarpus macrophyllus
Privet, Glossy	Ligustrum lucidum
Privet, Japanese	Ligustrum japonicum
Redbud	Cercis canadensis
Wax Myrtle	Myrica cerifera

(2) *Selection criteria ~~for replacement trees.~~*

- a. ~~New~~All oaks removed pursuant to a permit shall be mitigated with the preservation, relocation, or planting of used to replace removed oaks, unless payment is made to the Tree Fund as allowed in Section 23-37. ~~Replacement credit for oaks shall be limited to the species listed on the Atlantic Beach Recommended Species List.~~ Upon approval of the administrator, hardwood species yielding similar canopy may be used to mitigate removed oaks.
- b. New palms may be used as replacement trees when replacing species other than palms, ~~except oaks and designated maritime species.~~ Replacement credit for palms ~~when replacing species other than palms,~~ shall be limited to forty (40) inches or fifty (50) percent of required mitigation, whichever is lesser. Replacement credit for palms shall be limited to the species listed on the Atlantic Beach Recommended Species List. Upon approval of the administrator, a cluster of three (3) palms, subject to the other conditions of this section, may be used to meet the requirements of a single shade tree ~~on oceanfront lots only.~~
- c. When a ~~legacy-designated maritime species tree~~ is removed, replacement credit shall only be given for the planting of a ~~designated maritime~~ species ~~that is on the legacy tree list.~~ This shall not be limited to the exact same species, ~~nor shall the new tree have to meet the size requirements of an established legacy tree.~~ When a ~~legacy-designated maritime species tree~~ is removed, at least twenty-five (25) percent of mitigation shall be provided on

site in the form of replacement. Incentive credit shall be granted for the use of ~~legacy designated maritime species trees~~ when replacing ~~regulated protected~~ trees that are not ~~on the legacy a designated maritime species tree list~~. The incentive credit is equal to two (2) times the normal replacement credit. ~~The following species are legacy trees:~~

- ~~1.—Bald Cypress (Taxodium distichum) twenty (20) inches in diameter or greater.~~
- ~~2.—Cedar (Juniperus silicicola) (Southern Red Cedar), J. virginiana (Eastern Red Cedar) twenty (20) inches in diameter or greater.~~
- ~~3.—Elm (Ulmus alata) (Winged Elm), Ulmus American floridana (Florida Elm), twenty (20) inches in diameter or greater.~~
- ~~4.—Oak (Quercus virginiana) (Live Oak) twenty (20) inches in diameter or greater and (Quercus geminata) (Sand Live Oak) eight (8) inches in diameter or greater.~~
- ~~5.—Hickory (Carya Illinoensis) (Pecan), C. tomentosa (Mockernut), C. glabra (Pignut Hickory) twenty (20) inches in diameter or greater.~~
- ~~6.—Loblolly bay (Gordania lasianthus) twenty (20) inches in diameter or greater.~~
- ~~7.—Magnolia (Magnolia grandiflora) (Southern Magnolia) Magnolia virginiana (Sweetbay Magnolia) twenty (20) inches in diameter or greater.~~
- ~~8.—Maples (Acer rubrum (Red Maple), Acer Barbatum (Florida Maple) twenty (20) inches in diameter or greater.~~
- ~~9.—Tupelo (Nyssa sylvatica) twenty (20) inches in diameter or greater.~~

(3) *Placement criteria.*

- a. *Avoidance of underground utilities.* No trees except those with a normal mature height of less than thirty (30) feet may be planted within five (5) linear feet of the centerline of any utility easement.
- b. *Avoidance of aboveground utilities and public facilities.* No trees may be planted closer ~~than the following distances~~ to any curbs, curb lines, sidewalks or aboveground utilities than the following, except for plans demonstrating no conflict with existing aboveground utilities or public facilities, and approved by the administrator:
 1. Small trees or palms with normal mature height of fifteen (15) to thirty (30) feet shall have a minimum setback of three (3) feet.
 2. Medium trees or palms with normal mature height of thirty (30) to fifty (50) feet shall have a minimum setback of six (6) feet.
 3. Large trees with normal mature height of fifty (50) feet or more shall have a minimum setback of ten (10) feet.
- c. *Spacing.* The following spacing requirements shall serve as general guidelines for the optimal growth and viability of trees, though trees may be planted closer together upon approval of the administrator:
 1. Small trees or palms with normal mature height of fifteen (15) to thirty (30) feet shall be spaced at least ten (10) feet.
 2. Medium trees or palms with normal mature height of thirty (30) to fifty (50) feet shall be spaced at least twenty (20) feet.
 3. Large trees with normal mature height of fifty (50) feet or more shall be spaced at least thirty (30) feet.
 4. Spacing of two (2) or more trees of differing sizes shall be based upon the spacing requirements of the largest tree.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10; Ord. No. 95-15-109, § 1, 5-11-15)

Sec. 23-34. - Maintenance and monitoring requirements.

The applicant shall be responsible for maintaining the health of any preserved, relocated, or replacement or relocation trees for three (3) years from the date of the final inspection approving the work planting. Failure to ensure the viability of the tree(s) is a violation of this Chapter.

- (1) *Determination of success.* The applicant shall determine the condition of each tree, three (3) years after the tree was preserved, relocated or replaced-planted. This determination shall be submitted to the city for inspection and approval within thirty (30) days of being made.

Should any tree die or be in a state of decline within three (3) years of being preserved, relocated, or replaced-planted or relocated, the applicant shall be required to replace the tree within sixty (60) days of that determination. The three-year monitoring and approval period shall begin anew whenever a tree is replaced. If that replacement tree is found not to be viable at the end of the second monitoring period, the applicant may pay the appropriate amount into the tree fund in lieu of planting a third replacement tree. If the applicant fails to replace the tree or to pay the appropriate amount into the tree fund within sixty (60) days, the applicant shall be in violation of this chapter.

- (2) *Large-scale projects.* If a permit includes the relocation of ten (10) or more trees, or the planting of one hundred (100) or more replacement trees, the determination of success for the overall mitigation effort shall be based upon a percent survival rate. A successful project shall be one (1) in which ninety (90) percent or more of the newly planted or relocated trees are determined to be viable after a period of three (3) years. If a large-scale project is determined to be successful on this basis, additional replacement trees will not be required. If this success rate is not met, then Section 23-34(1) shall apply.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-35. - Elimination of undesirable species.

- (a) The natural vegetative communities existing within the city shall be protected by the control and elimination of non-native invasive species. To that end, the following guidelines shall apply:
 - (1) Planting of species on the Atlantic Beach Prohibited Species List shall not be accepted for mitigation credit.
 - (2) Removal of nonnative invasive species from nonresidential properties (excluding jurisdictional wetlands), shall be completed, whenever practicable, as a requirement for approval of any development permit issued by the city or the issuance of a certificate of occupancy if applicable.
 - (3) Procedures for the control and elimination of non-native invasive species shall in no way promote the proliferation of the species through the dispersal of seed or other means.
 - (4) Procedures for the control and elimination of non-native invasive species shall in no way harm or cause the decline of desirable species that are to be preserved, planted or relocated.
- (b) Atlantic Beach Prohibited Species List. The following species or sub-species of trees are not protected-regulated trees under this chapter, and are exempt from mitigation. The trees on this list shall not be accepted for mitigation replacement or relocation credit.

Australian pine	<i>casuarina cunninghamiana</i>
Australian pine thicket	<i>casuarina glauca</i>

Bischofia	<i>bischofia javanica</i>
Brazilian pepper	<i>schinus terebinthifolius</i>
Camphor tree	<i>cinnamomum camphora</i>
Carolina laurelcherry	<i>prunus caroliniana</i>
Carrotwood	<i>cupaniopsis anacardioides</i>
Castor bean	<i>ricinus communis</i>
Catclaw mimosa	<i>mimosa pigra</i>
Chinaberry tree	<i>melia azedarach</i>
Chinese tallow	<i>sapium sebiferum</i>
Chinese wisteria	<i>wisteria sinensis</i>
Climbing cassia	<i>senna pendula</i>
Earleaf acacia	<i>acacia auriculiformis</i>
Golden Raintree	<i>koelreuteria paniculata</i>
Guava	<i>psidium guayava</i>
Jambolan	<i>syzygium cimini</i>
Laurel fig	<i>ficus microcarpa</i>
Lead tree	<i>leucanea leucocephala</i>
Melaleuca tree	<i>melaleuca quinquenervia</i>
Mimosa tree	<i>albizia julibrissin</i>
Orchid tree	<i>bauhinia variegata</i>
Schefflera	<i>schefflera actinophylla</i>

Seaside mahoe	<i>thespesia populnea</i>
Shoebuttan ardesia	<i>ardisia elliptica</i>
Strawberry guava	<i>psidium cattleianum</i>
Woman's tongue	<i>albizia lebbeck</i>

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10; Ord. No. 95-15-109, § 1, 5-11-15)

Sec. 23-36. - Elimination of contagious diseased and pest-infested trees.

The natural and cultivated vegetative communities existing within the city shall be protected by the control and elimination of trees afflicted with rapid-spreading contagious diseases and pests. Upon identification and/or confirmation of such infection or infestation by a certified arborist ~~or other qualified professional~~, the city shall give notice to the property owner to remove the afflicted tree. Such tree removal shall be exempt from the permit application requirements, as set forth in section 23-22. Further, mitigation shall not be required, provided however, the subject property is in compliance with minimum tree requirements, as set forth in section 23-30.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-37. - Payment in lieu of replacement/relocation.

It is the intent of this chapter that all reasonable methods be used to replace or relocate trees onsite. Payment to the tree fund in lieu of replacement or relocation shall not be construed as a routine mitigation option. Rather, it shall be reserved for cases where the ability to replace or relocate trees onsite is restricted by circumstances related to federal, state or local regulations and requirements including but not limited to conflicts with rights-of-way, utilities, stormwater facilities, septic fields and environmentally sensitive areas. The value to be paid into the tree fund shall be established and adopted by resolution of the city commission, and payments to the tree fund may be approved in accordance with the following provisions:

- (1) *For single- and two-family residential uses.* If an applicant, at the time of application, demonstrates a successful plan to accomplish at least fifty (50) percent of the required mitigation onsite, the administrator shall approve the application and issue a permit in accordance with section 23-23. The remaining balance of the required mitigation shall be payable to the tree fund prior to permit issuance, unless the administrator allows for a longer time period within seven (7) days of such determination.
- (2) *For commercial, industrial and all other uses.* Applications for tree or vegetation removal permits for all uses and development, other than single- and two-family residential uses, shall replace or relocate required mitigation onsite, except in cases where the administrator finds, based upon the above stated conditions, that onsite mitigation is not possible. Upon approval of a mitigation plan by the administrator, a permit shall be issued by the administrator, and the remaining balance of the required mitigation shall be payable to the tree fund prior to permit issuance within seven (7) days of such determination.

- (3) Where payment in lieu of preservation, relocation, or replacement ~~or relocation~~ is approved, as set forth in preceding subsections (1) or (2), the applicant shall pay the equivalent value of the portion not ~~mitigated-planted or relocated~~, to the city's tree fund. The approved mitigation payment shall be payable to the tree conservation trust fund prior to permit issuance within seven (7) calendar days of the approved mitigation order. ~~Mitigation payments not received within the prescribed time period shall result in the filing of a lien on the subject property.~~

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Secs. 23-38—23-39. - Reserved.

DIVISION 5. - AREAS OF SPECIAL CONCERN

Sec. 23-40. - Applicability.

There exist within the city certain areas which contain trees or vegetation of special value and concern, or areas of such substantial great social, cultural, historical, ecological, environmental or economic significance that they may warrant added measures of protection.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-41. - Historic corridors and heritage trees.

- (a) *Designation.* The city commission may by resolution designate historic corridors or individual heritage trees. In doing so, the city commission shall specifically identify those streets, or portions thereof, or trees, which shall be so designated.
- (b) *Criteria.* In considering whether roadways or portions thereof shall be designated as historic corridors, the city commission may consider the following criteria:
- (1) The presence of historically or culturally significant tree coverage or landscaping, as individual plants or in groupings.
 - ~~(2) The presence of culturally significant tree coverage or landscaping.~~
 - ~~(2)~~ (3) The presence of significant architectural structures with associated tree coverage or landscaping.
- (c) *Documentation.* The administrator shall maintain a record of all historic ~~corridors so designated designations~~ and their location shall be reflected on city maps as such.
- (d) *Mitigation.* Mitigation required for the removal of designated heritage trees and trees within designated historic corridors, shall be at a higher rate than removal of nondesignated tree(s), as specified in section 23-33, as an extra measure to strongly encourage protection of such irreplaceable trees.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Secs. 23-42—23-45. - Reserved.

DIVISION 6. - VIOLATIONS, ENFORCEMENT AND PENALTIES

Sec 23-46. - Violations.

Violations, including failure to make proper application for a tree or vegetation removal permit as required by these provisions, or failure to implement any requirements or conditions of a tree or vegetation removal permit, shall be deemed a violation of this chapter, and shall be subject to code enforcement procedures as set forth within chapter 2, article V, division 2 of this Municipal Code of Ordinances and any other remedies available under applicable law.

- (1) *Development activity.* It shall be a violation of this chapter for any person(s) to engage in development or other activity, which has the potential to damage, destroy or remove, or cause the destruction or removal of any tree or vegetation as regulated herein, without complying with all applicable provisions of this chapter.
- (2) *Compliance with approved permit.* It shall be a violation of this chapter for any person who has obtained a permit from the city pursuant to the requirements of this chapter to fail to comply with the requirements of the approved permit and any conditions attached thereto.
- (3) *Compliance with general conditions of permit.* The following minimum conditions shall apply to every permit issued pursuant to this chapter, and violation of or failure to comply with any such condition(s) shall be a violation of this chapter:
 - a. *Permit and plans onsite.* Approved permits and plans shall be available onsite at all times during development **or tree removal** activity.
 - b. *Responsible individual onsite.* Whenever site work is ongoing, there shall be an individual at the site who shall be responsible for the ongoing work and who shall have the familiarity with the project to ensure work is proceeding according to approved plans. This provision is not intended to require that a single individual remain onsite during all operations, only that at all times there shall be a designated person in responsible charge.
- (4) *Maintenance requirements.* It shall be a violation of this chapter for any person(s) who is engaged in development activity on property located within the city or in accordance with a permit issued by the city pursuant to this chapter, or who has obtained title to property upon which such activities have taken place, to fail to comply with the minimum standards and maintenance requirements set forth herein.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-47. - Notice of violation.

Whenever the administrator determines that a violation of this chapter has occurred, the administrator shall immediately issue written notice to the person(s) in violation, identifying the nature and location of the violation and specifying that remedial action is necessary to bring the violation into compliance. The person(s) in violation shall immediately, conditions permitting, commence remedial action and shall have seven (7) calendar days after the receipt of notice, or such longer time as may be specified in the notice, to complete the remedial actions required to bring the violation into compliance with this chapter.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-48. - Stop work order.

- (a) *Authority to stop work.* The city manager or designee of the city manager shall have the authority to immediately issue a stop work order in any of the following circumstances:
 - (1) Whenever land is being cleared without an approved permit or in a manner inconsistent with the approved permit;
 - (2) Upon the failure of the permittee, or failure of the property owner if no permit exists, to take immediate corrective action when there is **an apparent** danger to life or property;

- (3) Whenever ongoing noncompliant work is not immediately and permanently stopped upon receipt of a written or oral notice of violation;
 - (4) Whenever protection measures have not been implemented or maintained and danger to regulated trees or regulated vegetation exists or ~~may be appears~~ imminent;
 - (5) Whenever remedial work required by notice of violation pursuant to subsection (a) of this section is not completed in the time period specified; or
 - (6) Upon failure to post or have the approved permit and plans available onsite.
- (b) *Content and scope of stop work order.* The stop work order shall specify the circumstances that have resulted in issuance of the order. It shall also direct that all work be stopped other than such remedial work as is deemed necessary to bring the violation into compliance, or it may specify the cessation of specific work by functional nature, such as land clearing, regulated tree or regulated vegetation removal, grading, roadway construction, building erection or utility construction. The order may apply to the entire project or to geographical portions of the project that may be individually specified.
- (c) *Failure to comply after notice of violation and stop work order.* If the person(s) in violation fails to complete the required remedial action within the prescribed time, or continues any development activity in violation of a stop work order, the administrator may initiate code enforcement action pursuant to chapter 2, article V, division 2 of the Code of Ordinances, or other remedies as authorized by law.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10; Ord. No. 5-19-68, § 3, 2-11-19)

Sec. 23-49. - Requirement for emergency or immediate corrective action.

Where it is determined by the city that failure to maintain stormwater management facilities, erosion, sediment or tree/vegetation protection controls, or failure to conform to the provisions of this chapter or permit conditions, is resulting in danger or damage to life or property, the city may require immediate corrective action. Protection controls which are breached due to development activity, wind, rain or other factors shall be repaired within twenty-four (24) hours of breach. Failure to take such immediate corrective action when notified shall constitute a violation of this chapter. If immediate corrective measures are not taken by the permittee or property owner and the conditions of the site are such that there is danger or hardship to the public, the city may enter upon lands, take corrective actions, and place a lien on the real property of such person(s) to recover the cost of the corrective measures. In addition, the administrator may revoke any permit issued pursuant to this chapter.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-50. - Code enforcement action.

Failure to complete remedial actions required to bring the violation into compliance with this chapter shall result in code enforcement action pursuant to chapter 2, article V, division 2 of the Municipal Code of Ordinances as well as other remedies available under applicable law.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10)

Sec. 23-51. - Penalties.

- (a) *General provisions.* Any person(s) violating a provision of this chapter shall be punishable according to the law or in accordance with the findings of the duly appointed special magistrate.
- (1) Violations of this chapter are considered irreparable and irreversible in nature.

- (2) Each day any violation continues shall constitute a separate offense.
- (3) Each regulated tree removed from a site in violation of these regulations shall constitute a separate offense.
- (4) Each acre or fraction thereof, of land cleared in violation of these regulations shall constitute a separate offense.
- (5) Person(s) charged with violations of this chapter may include:
 - a. The owner, agent, lessor, lessee, contractor or any other person(s) using the land, building or premises where such violation exists.
 - b. Any person(s) who maintains any land, building or premises upon which a violation exists.
 - c. Any person(s) who knowingly commits, takes part, or assists in such violation.
- (b) *Building permits.* No building permit shall be issued for a site ~~unless and until a required tree or vegetation removal permit has been issued, or~~ while any violation of this chapter exists on the subject site.
- (c) *Injunction.* Any affected person(s) may seek an injunction against any violation of the provisions of this chapter and recover from the violator such damages as he or she may suffer including, but not limited to, damage to property as a result of development or failure to maintain, in violation of the terms of this chapter.
- (d) *Sanctions for failure to obtain a permit.*
 - (1) Regulated trees or regulated vegetation removed in violation of this chapter shall require an after-the-fact permit, the fee for which shall be two (2) times the normal established application fee specified in section 23-26. In addition, as a condition of the permit, the applicant shall immediately complete all remedial work as necessary to stabilize the site and mitigate all damage to the site and adjacent properties.
 - (2) Regulated trees removed in violation of this chapter shall be assessed at two (2) times the normal established rate of mitigation specified in section 23-33.
 - (3) If a lot, parcel, site or portion thereof, has been cleared such that the administrator is unable to determine with reasonable certainty the number and size of regulated trees and/or regulated vegetation removed in violation of this chapter, analysis of aerial photography or other such accepted scientific methodology shall be used to make a determination as to the loss of canopy and/or land cover for the purpose of assessing mitigation. A civil fine of five dollars (\$5.00) per square foot of canopy or land cover lost shall be assessed by the administrator, and shall be payable to the tree fund within seven (7) days of such assessment. No further work or development shall proceed until the city is in receipt of any such assessed fine.
 - (4) Any person(s) exhibiting a documented history of chronic or repeated violations of this chapter shall, upon third offense, be reported to the Florida Department of Business and Professional Regulation, as well as any other authority governing licensing, registration or certification of individuals or businesses.

(Ord. No. 95-10-101, § 2(Exh. A), 2-22-10; Ord. No. 5-19-68, § 3, 2-11-19)

Sec. 23-52. - Environmental stewardship committee—Intent.

The maritime forest in Atlantic Beach is core to the city's identity as a small coastal village. The tree canopy creates beauty, provides a home for wildlife, functions as an element of the water management system and enhances property values. It is in the best interest for this committee to be the stewards of the tree canopy through advocacy, assessment, maintenance, planting and preservation of this natural resource. The city parks provide open spaces for recreation, exercise, wildlife habitat, relaxation and encounters with the natural world. This committee intends to support the community to provide a variety

of park spaces that are well maintained, accessible and secure. This committee shall take the lead and set high community standards in the beautification and maintenance of public spaces located within the city. The Atlantic Ocean, the St. Johns River and the Intracoastal Waterway have a great deal of influence on the micro climate, drainage issues and the diverse vegetation and wildlife that thrive within the city. The care and health of the coast and marsh must be paramount in every recommendation made by this committee about the use of our land, water system and tree canopy.

- (a) *Environmental stewardship committee purposes.* It shall be the purpose of the environmental stewardship committee:
 - (1) To study and make recommendations to the city commission and city staff with respect to the city's:
 - a. Maritime forest;
 - b. Parks and open spaces;
 - c. Beautification of public and private spaces; and
 - d. Environmental stewardship.
 - (2) To act as a motivating and coordinating body to encourage joint public and private participation in promoting these purposes.
- (b) *Environmental stewardship committee—Scope of activities.* The environmental stewardship committee shall provide guidance and support to the city commission and city manager and, upon request by the city commission or city manager, shall provide written recommendations, in the following areas:
 - (1) Maritime forest:
 - a. Clarifying and strengthening the city's processes and all tree and landscape related city codes and ordinances;
 - b. Monitoring the appropriate administration and enforcement of the city's ordinances;
 - c. Promoting transparency through online access to relevant information;
 - d. Developing and maintaining environmental education and outreach programs about the maritime forest and relevant codes;
 - e. Promoting appropriate planting and care of trees on private property to owners, developers, builders, and tree/landscape service contractors;
 - f. Developing and maintaining a long-term tree plan that includes an assessment of the tree canopy, projecting future needs, and developing a calendar and budget for tree planting in parks, public spaces and along streets and right-of-ways;
 - g. Promoting tree canopy advocacy including upholding the city's status as a bona fide "Tree City USA";
 - h. Developing a process for systematic, review of the city's enforcement of the existing tree codes, including the long-term health of trees planted for mitigation; and
 - i. Developing and maintaining a process for citizens to communicate possible violations to the city.
 - (2) Parks and open spaces:
 - a. Developing and maintaining a long-range plan to protect, improve and beautify park spaces;
 - b. Improving access to and amenities for parks including disability accommodations, bike paths, parking, signage and other user friendly features;

- c. Expanding the city's inventory of parks and conservation land through acquisition or other means; and
 - d. Maintaining a web-based, publicly accessible inventory of parks including their history, archeological value, rules of use, deed restrictions and conservation easements.
- (3) Beautification of public and private spaces:
- a. Enhancing public spaces, including public rights-of-way, roadsides, city buildings, beach accesses and other publicly held properties with art, carefully maintained landscape design and plantings;
 - b. Incentivizing and advocating for beautification of private and commercial spaces;
 - c. Reducing the number and appearance of degraded or blighted properties; and
 - d. Developing a design theme/community branding for signage, bus shelters, lighting and other elements of the built environment.
- (4) Environmental stewardship:
- a. Utilizing best practices, including a science based approach, when making any decision about development and its impact on our environment;
 - b. Protecting the beach, dunes, marshlands and wetlands as critical defenses in hurricane, erosion and flooding conditions;
 - c. Communicating the dynamics of tidal drainage and floodplain with the goal of preserving the city's flood management system;
 - d. Reviewing the city's environmental codes and ensuring enforcement of rules including, but not limited to, dumping, septic tanks and commercial pollution; and
 - e. Reviewing, updating and maintaining the Marsh Master Plan for adherence to current research about sea level change and wetlands preservation.
- (c) *Membership, terms, appointments, geographic requirements, composition.*
- (1) *Membership.* The environmental stewardship committee shall be composed of eleven (11) members. A majority of the members of the committee shall constitute a quorum. No member of the committee shall hold any other public office in violation of Article II, Section 5(a), Florida Constitution.
 - (2) *Terms.* Following the expiration of the terms of office of the inaugural board members, all members shall serve three-year terms. Members shall not serve more than three (3) consecutive terms on the committee. All terms shall expire on December 31 of the proper year, provided, however, that members whose terms expire shall continue to serve until replacement appointments are effective. Any committee member who wishes to resign should submit a letter of resignation to the chairman and city clerk. Any vacancy during the unexpired term of an appointed member shall be filled for the remainder of the term. Should the length of the unexpired term be less than one (1) year, then such appointment shall not count towards the maximum number of consecutive terms.
 - (3) *Appointments.* Except for the inaugural committee members, committee members shall be selected by the board member review committee and shall be confirmed by the commission. The commission shall select the inaugural committee members as follows:

Member Representation	Appointed By
At large	Mayor (3 years)

At large	Mayor (4 years)
At large	Mayor (3 years)
District 1308 resident	Seat 2 commissioner (3 years)
At large	Seat 2 commissioner (4 years)
District 1307 resident	Seat 3 commissioner (3 years)
At large	Seat 3 commissioner (4 years)
District 1306 resident	Seat 4 commissioner (3 years)
At large	Seat 4 commissioner (4 years)
District 1312 resident	Seat 5 commissioner (3 years)
At large	Seat 5 commissioner (4 years)

- (4) *Geographical requirements.* There shall be at least one (1) member representing each city district on the committee. Each committee member must be a full time resident of the city or own real property in the city. For the purpose of this section, full time residency shall be defined as the person's principal place of abode. Any member must immediately notify the city manager and chair in writing upon no longer meeting these membership qualifications.
- (5) *Composition.* To the extent possible, committee members should demonstrate at least one (1) of the following skills, experience, expertise, educational background or interests:
- a. Knowledge of best practices in environmental management and sustainability;
 - b. Land development and building construction;
 - c. Urban planning and design;
 - d. Arboriculture and horticulture;
 - e. Landscape architecture;
 - f. Environmental policy;
 - g. Environmental and constitutional law;
 - h. Community engagement; and
 - i. Educational programming.
- (d) Organization.
- (1) The committee shall meet on the second Wednesday of each month. Special meetings may be called by the chair, provided at least forty-eight (48) hours' notice is provided and

that a majority of the members must agree to the date and time. At its first regularly scheduled meeting each January, the committee shall elect from among its members a chair, vice chair, and secretary who shall assume their positions immediately upon election.

- (2) The chair shall preside at all meetings of the committee. The vice chair shall preside if the chair is absent.
 - (3) The committee shall be staffed at each meeting by a city staff member appointed by the city manager to act as the recording clerk. In addition, the city manager or his/her designee shall attend all committee meetings.
 - (4) Roberts Rules of Order shall be followed at committee meetings. The committee may adopt, amend, and rescind procedural rules of the committee to aid in implementing the provisions of this section. All reports, studies, and recommendations made by the committee shall be approved by the committee before the same may be presented to the city commission or city manager on behalf of the committee.
 - (5) The committee shall establish a tree subcommittee in accordance with subsection (f) below. The committee may establish such other subcommittees from among its membership as it deems necessary to perform its activities. Subcommittees shall report on their progress to the committee at such times as the committee shall require. All committee and subcommittee meetings shall be open to the public and are subject to Florida's Government in the Sunshine Laws.
 - (6) The committee's recording clerk shall keep minutes of the proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the city clerk and shall become a public record.
- (e) *Removal of members.* Any member on the committee may be removed for cause by the city commission upon written charges and after public hearing. Any member who fails to attend three (3) consecutive meetings without prior notice to the director of planning and community development or his/her designee and without reasonable cause shall have his office declared vacant by the committee. The vacancy shall be promptly reported to the city clerk and filled by the city commission.
- (f) *Establishment of tree subcommittee, membership, terms.*
- (1) There is hereby established a tree subcommittee of the environmental stewardship committee, referred to in this subsection as the subcommittee. The subcommittee shall systematically review tree permits submitted to the city for completeness and to determine compliance with the provisions of this chapter 23 as more particularly described in this subsection. The subcommittee shall consist of three (3) members and one (1) alternate member. The alternate shall serve in the case of the absence of any of the three (3) members. The members of the environmental stewardship committee may volunteer to serve on the subcommittee and shall be appointed to the subcommittee by the environmental stewardship committee. All of the members of the subcommittee shall be members of the environmental stewardship committee. The environmental stewardship committee shall appoint or remove the members of the subcommittee by a simple majority vote. Filling vacancies shall take place at the next regular scheduled meeting of the environmental stewardship committee after a seat on the subcommittee has become vacated. Members of the subcommittee may serve for as long as they serve on the environmental stewardship committee.
 - (2) Organization of tree subcommittee.
 - a. The environmental stewardship committee shall establish a regular meeting schedule of the tree subcommittee. Unless otherwise determined, the subcommittee's meetings shall meet on the same date as the environmental stewardship committee.

- b. The administrator or designee shall attend all meetings of the subcommittee. A city staff member designated by the city manager shall act as clerk for the subcommittee. The clerk shall be responsible for the clerical administration of the subcommittee. The clerk shall also be responsible for the maintenance and preservation of all records of the subcommittee in coordination with the city clerk's office.
 - c. The subcommittee shall utilize the rules of the environmental stewardship committee. Robert's Rules of Order shall be followed to conduct meetings. All meetings shall be open to the public. The subcommittee shall keep minutes of the proceedings, recording the vote of each member upon each question or if absent or failing to vote, indicating such facts. It shall keep records of its examinations and other official actions, all of which shall be promptly filed with the city clerk's office and shall become public record. The subcommittee will operate in compliance with Florida's Government in the Sunshine Laws.
- (g) *Systematic permit review and appeal process.* Notwithstanding any other permit review or appeal processes set forth in the Atlantic Beach Code of Ordinances, the following permit review and appeal procedures shall constitute the exclusive procedures regarding tree permits in the City of Atlantic Beach.
- (1) *Initial review period.*
 - a. The administrator shall upload all tree permit applications to the city's website within three (3) business days of being deemed sufficient in accordance with section 23-23 of this Code, and ready for site inspection in accordance with section 23-24. The initial site inspection by the administrator may occur no earlier than the fourth business day after the complete permit application has been uploaded to the city's website.
 - b. The subcommittee may review any tree permit applications.
 - c. Each member of the subcommittee may independently review any tree permit applications that include the removal of more than fifty (50) percent of the total inches of the diameter at breast height (DBH) of regulated trees on any property.
 - d. Each member of the subcommittee may independently review any tree permit applications that include the removal of one (1) or more ~~legacy designated maritime species tree(s)~~ on any property.
 - e. One (1) member of the subcommittee may accompany the administrator on the initial site inspection as an observer. The subcommittee member must make the request to attend the initial site inspection as an observer within three (3) business days of the permit being uploaded to the city's website. The subcommittee member shall not interact with the property owner or the property owner's agents during the site inspection and shall stay in the vicinity of the administrator during the inspection. The subcommittee member shall be provided twenty-four (24) hours' notice prior to the time of the site inspection. If multiple requests are made by subcommittee members to accompany the administrator on the initial site inspection, the administrator shall select the first subcommittee member who submits a request in writing.
 - (2) *Issuance, review and appeal procedures of a permit or interim decision of the administrator.*
 - a. Whenever the administrator makes an interim decision regarding the required mitigation in response to an application, which the applicant does not agree with, then the applicant may file a notice within five (5) business days after the date of the administrator's written mitigation decision. Thereafter the appeals process shall follow the provisions of (c) through (e) below.
 - ba. When the administrator's application review process and inspection have been completed, the administrator shall distribute a notice of intent to issue tree permit to the applicant and all members of the subcommittee, including the alternate member

and upload the draft permit to the city's website. Within five (5) business days after the distribution of the notice of intent, the applicant, any member of the subcommittee or any "adversely affected party" ~~as defined in section 24-17~~ may place a hold on the permit by providing written notice to the administrator requesting further review. This notice shall include the rationale to support the request for further review. If no notice is filed, the permit shall be effective after the expiration of the five-business-day notice period.

- cb.** Should a written notice be timely filed, within five (5) business days after a notice is filed with the administrator, the administrator shall place the matter on the agenda, with proper notice, of the next available regularly scheduled subcommittee meeting.
- de.** The subcommittee shall review the draft permit for compliance with the requirements of this chapter 23 and shall, by majority vote, recommend that the administrator approve, approve with conditions or deny the application. The administrator shall issue or deny the permit within five (5) business days after the subcommittee meeting. The applicant or any member of the subcommittee or any "adversely affected party" who submitted written comments to the subcommittee prior to the meeting or made a presentation to the subcommittee during the meeting, may file a written notice objecting to the permit within five (5) business days from the date of permit issuance stating the alleged reasons the permit does not comply with the provision of this chapter 23. The permit issued by the administrator shall not be effective until this five-business-day notice period has expired.
- ed.** Should a written notice be timely filed, the draft permit shall be placed on the next available community development board agenda. The board's review shall be de novo. The board shall determine whether the draft permit complies with the provisions of this chapter 23. The board may issue, deny or modify the draft permit. All notice requirements for "variances" set forth in ~~chapter 24 section 24-51(e)(2)~~ shall apply to the hearing on said contested tree permit.
- fe.** The decision by the community development board shall be final unless the applicant or an "adversely affected party" who submitted written comments to the board prior to the board meeting or made a presentation to the board during the meeting files a written appeal of the community development board decision to the city commission within fifteen (15) days of the board's decision, with the city clerk, together with a five-hundred-dollar (\$500.00) filing fee. Where the community development board approves a tree permit, the subject tree permit shall not be effective until the fifteen-day appeal period has expired. Said written appeal must set forth the alleged reasons that the community development board's determination does not comply with the provisions of this chapter 23. The commission's review shall be de novo and the notice requirements for "variances" set forth in ~~chapter 24 section 24-51(e)(2)~~ shall apply. The commission may confirm, overturn or modify the community development board's action. The action of the commission shall constitute final action of the city. Where the commission approves a tree permit, the permit shall not be effective until any applicable judicial appeal period has expired.

(Ord. No. 5-17-64, § 1, 7-24-17; Ord. No. 5-18-67, §§ 1—3, 1-14-19)

Secs. 23-53—23-60. - Reserved.