



BUILDING DEPARTMENT

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GUIDE FOR LANDSCAPING ONE- AND TWO-FAMILY LOTS

III. SINGLE FAMILY LANDSCAPE - REQUIREMENTS IN PALM BAY

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

Landscape checklist:

1. Landscape Plan

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

2. Landscape Requirements **for lots smaller than 1 acre:**

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

3. Landscape Requirements *for lots larger than 1 acre:*

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

COMMONLY ASKED LANDSCAPE QUESTIONS

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

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

2. **Does a landscape architect have to prepare the landscape plans for the One- and Two-family houses and duplexes?**

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

3. **Can the One- and Two-family home, being constructed, have a future garden area with no sod or plants?**

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

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

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

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

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

6. Is a tree clearing permit required?

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

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

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

8. Is a separate inspection required for landscaping?

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

For further information, please contact the Building Department. Information can also be found on our website at www.palmbayflorida.org .