



SPECIAL EXCEPTION APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1047 * Fax (727) 853-1052

CASE # _____

Special Exception Application

Date Received: _____

RECEIVED

OCT 09 2020

DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

- Submit original signed and notarized application
- Submit 1 set of plans (collated and folded surveys/site plan, etc.) and 1 electronic file
- Submit application fee - \$750 (check made payable to the *City of New Port Richey*)
- Submit supplemental information for Bed and Breakfast facility

Property Owner and Representative Information:

Current Property Owner(s): Central Madison LLC (Andy Mikulski)		Phone: 954-830-5180
Owner Address: 205 E. Frances Ave Unit #1 Tampa, FL 33602		
Owner Email Address: andy.mikulski1@gmail.com		
Owner's Representative(s):	Relationship to Owner:	
Representative Mailing Address:		
Representative Email Address:	Phone:	
Primary contact: (This is the <u>one</u> person to whom the City will send all communication regarding this application) Andy Mikulski		

Property Information:

Site Address: 6414 Madison St, New Port Richey, FL 34652	
Legal Description of Subject Property: (*An electronic copy of the legal description, in Word format, is required as part of this application submittal) Lots 11, 12, 13, 14, 15, And 16, Block 72, City of New Port Richey, according to the Plat thereof as recorded in Plat book 4, page 49 of the public records of Pasco County, Florida.	
Parcel Number(s): 04-26-16-0030-07200-0110	
Zoning District (check with Development Department): R-3	Future Land Use Category (check with Development Department): Downtown

Existing Use (Include number of residential units/ and or square footage of non-residential uses):

Vacant

Proposed Use: (Provide details about the specific use requested)

4 townhomes. 2 separate structures with 2 units per structure.

Additional Information: (as applicable)

Hours of operation:

N/A

Days of operation:

N/A

Maximum number of employees at one time:

N/A

Proposed number of shifts:

N/A

Additional information may be requested by the Development Review Committee

Guidelines for Granting Conditional Use/Special Exception: The following criteria shall be addressed. City Council is not bound to grant a conditional use or special exception simply because a request is made. It must find that the use will not adversely affect the public interest. *(Please fill in blanks with complete responses.)*

1. That this conditional use/special exception is specifically permitted in the zoning district regulation:

Current zoning is single family; this proposal is for single family attached units.

2. That the granting of this conditional use/special exception, will not adversely affect the public health, safety or welfare of the community:

This project will enhance the neighborhood by providing new housing stock in an area that needs it. The currently vacant parcel will be developed in a way that enhances the public realm at the prominent intersection of Central and Madison.

3. That the granting of this conditional use/special exception, is consistent with the intent of the zoning district:

This project consists of single family homes, which is consistent with the zoning district. This project is in response to market factors and is designed to meet the high demand for single family homes with small lots in an urban area.

4. That the requirements of the district in which the use is to be located shall be complied with:

Current zoning is single family residential; this proposal is for attached single family residential.

5. That excessive traffic will not be generated on residential streets:

These four units are projected to generate a total of 23 trips. Given the walkable location and proximity to downtown services and amenities, some of these trips will be made walking.

6. That the proposed use will not adversely affect the residential character of existing neighborhoods:

These units are considered single family homes. The structures are similar in massing to the existing homes in the neighborhood. The site design and architecture will enhance the public realm.

How is the proposal consistent with the goals and objectives of the Comprehensive Plan?

See attached

Submittal Information:

Please submit 1 collated, stapled, folded set of the following information & 1 digital copy (attach this to completed application):

Completed, notarized application - this form (one original and 9 copies)
Current survey (not to exceed 24"x36") that indentifies the dimensions, area and location of the property prepared, signed and sealed by a land surveyor currently registered in the State of Florida.
Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument
Site Plan (not to exceed 24"x36") with the information listed below:
<ul style="list-style-type: none">• Index Sheet referencing individual sheets included in package (if needed);• Site plan name;• Property owner's name, address, telephone number and designated representative;• Architect, landscape architect and engineer's name, address and telephone numbers;• Legal description;• Footprint and size of all PROPOSED buildings and structures;• All required setbacks;• All parking areas for employees and customers, drop-off and pick-up areas and all other vehicular use areas;• Proposed method of water supply and sewage disposal (if needed);• Conceptual drainage and utility plan with flow direction and method of disposition (if needed).• Flood zone for site and base flood elevation;
Location of all refuse collection facilities, including screening to be provided.
Application fee \$500 (checks made payable to the City of New Port Richey)

Process:

A pre-application meeting must be held with City Staff to ensure the application is complete. Applications must be submitted on Friday by 10:00 am. Once deemed complete, the application will be scheduled for review by the Development Review Committee (DRC). The DRC will review the application for compliance with codes and regulations. Changes may be suggested and additional reviews by the DRC may be necessary. Following the DRC, the case will be scheduled for review by the Land Development Review Board (LDRB) or City Council.

The LDRB will review all conditional use requests in the Highway Commercial and Office Districts and make a recommendation to the City Council. Conditional uses differ from special exceptions in that the use may not be appropriately placed in all areas of commercially zoned districts and may have little to no impact on residential uses.

The City Council will make the final decision on all Conditional Use and Special Exception requests.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The LDRB and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. Contact with any of these members about this application should be avoided. These members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any Conditional Use/Special Exception Application. Decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

Check Applicable Zoning District	Zoning District	Listing of Allowable Conditional Use and Special Exceptions	Required Approvals	
			Land Development Review Board (LDRB)	City Council
	R-1	7.01.02(4)		✓
	R-2	7.02.04(4)		✓
	R-3	7.03.02(4)		✓
	MF-10	7.04.02(5)		✓
	MF-14	7.05.02(5)		✓
	MF-30	7.06.02(2)		✓
	C-1	7.07.02		✓
	HC	7.09.02	✓	✓
	Office			
	Conditional Use	7.10.02	✓	✓
	Special Exception	7.10.03		✓
	Downtown	7.11.02.1		✓
	Light Industrial	7.12.02		✓
	Conservation	7.13.02		✓
	Government	7.14.02		✓
	R/O	7.19.02		✓
	R/O/R	7.20.02		✓

Consistency with concurrency: The following calculations shall be used to determine the projected demand of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type. *(Please fill in blanks.)*

POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).

Residential:

Single-family: 152 gal × 2.12 persons/household × 4 units = 4,289 gal/day/capita (demand)

Multi-family: 152 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)

Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.

WASTEWATER - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).

Residential:

Single-family: 114 gal × 2.12 persons/household × 4 units = 967 gal/day/capita (demand)

Multi-family: 114 gal × 1.90 persons/household × _____ units = _____ gal/day/capita (demand)

Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.

SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).

Residential:

Single-family: 6.3 lbs × 2.12 persons/household × 4 units = 53.4 lbs/day/capita (demand)

Multi-family: 6.3 lbs × 1.90 persons/household × _____ units = _____ lbs/day/capita (demand)

Commercial: See Table I below from the Land Development Code for estimated water/sewage flows.

RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.

Single-family: 4 units × 2.12 persons/household = 8.5 (population projection)

Multi-family: _____ units × 1.90 persons/household = _____ (population projection)

Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.

Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event.

Transportation. Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards. Refer to the Land Development Code for the **requirements of a Transportation Study.**

1. Determine the number of trips generated by the proposed project during the **PM PEAK** hour using the most recent edition of the ITE "Trip Generation" report with no adjustments for internal capture or passerby trips. **Include your calculation(s) here:** 4 units @ 23 daily trips.
2. If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be prepared. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
 - a. If no study is required, the applicant is required to provide only the existing directional **PM PEAK** hour traffic volumes and level of service for the roadways link to which project driveways connect. This information shall include project traffic. **Provide this information here:** PM peak hr: 2 trips . Madison: Main-Louisiana LOS D
 - b. The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
3.
 - a. Existing directional **PM PEAK** hour traffic volumes and LOS on all existing collectors/arterials in study area. **Provide information here:** N/A
 - b. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.

Attendance at meetings:

The applicant or applicant's representative shall be present at all meetings including DRC, LDRB and City Council, as applicable. Call Development Department Staff at 727-853-1047 to find out when this case will be scheduled for these meetings.

Authorization to visit the property:

Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit, photograph and post a notice on the property described in this application.

Authorization for owner's representative(s):

I _____, the owner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing and review of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner(s): _____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20____

who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public: _____ My Commission Expires: _____

Applicant's Affidavit:

I Andrzej Mikulski, the owner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

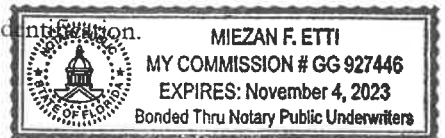
Signature of Owner or Authorized Representative: Andrzej Mikulski

Date: 10-8-2020

Subscribed and sworn to before me this 8 day of October, 2020

who is personally known to me and/or produced FL DL as identification.

STATE OF FLORIDA, COUNTY OF PASCO



Notary Public: _____ My Commission Expires: NOV 4, 2023

Type of Establishment		Gallons Per Day (GPD)
Airports	Per Passenger	5
	Add Per Employee (per 8 hour shift)	20
Barber and Beauty Shops	Per Chair	100
Bowling Alleys	Toilet Wastes Only per Lane	100
County Club	Per Resident	100
	Per Member	25
Dentist Office	Per Employee (per 8 hour shift)	20
	Per Wet Chair	200
Doctor's Office	Per Non-Wet Chair	50
	All Types	250
Factories - exclusive of industrial wastes	All Types	250
	No Showers Provided (gallons per employee per 8 hour shift)	20
Food Service Operations	Showers Provided	35
	Ordinary Restaurant (per seat)	50
	24-hour Restaurant (per seat)	75
	Single Service Articles Only (per seat)	25
	Bar and Cocktail Lounge (per seat)	30
	Drive-In Restaurant (per car space)	50
	Carry-Out Only	50
	Per 100 Square Feet of Floor Space	50
	Add Per Employee (per 8 hour shift)	20
	Hotels and Motels	Regular (per room)
Result Hotels, Camps, Cottages (per person)		75
Office Building	Add For Self-Service Laundry Facilities (per machine)	400
	Per Employee (per 8 hour shift)	20
Service Station	Per Water Closet and Urinal	250
Shopping Center - Without Food or Laundry	Per Square Foot of Floor Space	0.1
Stadium, Race Track, Ball Parks	Per Seat	5
Stores	Per Square Foot of Floor Space	0.1
Swimming and Bathing Facilities - Public	Per Person	10
Theaters	Indoor, Auditoriums (per seat)	5
	Outdoor, Drive-Ins (per space)	10
Trailer or Mobile Home Park	Per Trailer Space	200
Travel Trailer or Recreational Vehicle Park	Overnight w/o water and sewer hook-up (per trailer space)	75
	Overnight with water and sewer hook-up (per trailer space)	100

Type of Establishment		Gallons Per Day (GPD)
Churches	Per Seat	3
Hospitals (does not include kitchen wastewater flows)	Per Bed	200
Nursing Homes/Rest Homes (does not include kitchen wastewater flow)	Per Bed	100
Parks - Public Picnic	With Toilets Only (per person)	5
	With Bathhouses, Showers and Toilets (per person)	10
Schools (per person)	Day-Type	15
	Add For Showers	5
	Add For Cafeteria	5
	Add For Day School Workers	15
	Boarding Type	75
Work or Construction Camps - Semi Permanent	Per Worker	50

2020 Comprehensive Plan

How the "Central+Madison Townhomes" Project Meets the 2020 Comprehensive Plan Goals and Objectives

Address: 6414 Madison St, New Port Richey, FL 34652
Parcel ID # 04-26-16-0030-07200-0110

Future Land Use Element

Future Land Use Concept

Neighborhoods (Page FLU-9)

Map FLU-7 Neighborhoods, Centers and Corridors identifies the City's neighborhoods. Neighborhoods are units of the City inclusive of or within walking distance of neighborhood centers, parks, schools and other community facilities. The neighborhood environment should be walkable and bikeable and have safe and convenient connections to transit and other neighborhoods. ***Infill development and redevelopment activity in residential parts of the neighborhood should be scaled to complement existing development. Subtle increases in density to increase the local housing inventory,*** support public transit corridors and stimulate reinvestment should incorporate building design that enhances neighborhood character.

Locations for Future Development (From Page FLU-13)

The FLUM can adequately provide for the City's projected residential development needs. It is anticipated that the ***medium to high density residential and mixed use land use categories will accommodate most of this need. The need to modify the FLUM in conjunction with future development proposals may be indicated to meet the objectives of the Comprehensive Plan.***

FLUM amendment proposals involving density increases should consider the following locational criteria for higher density residential land uses, as well as compatibility with neighborhood character:

- Proximity to Centers
- Proximity to Employment Districts
- Proximity to Public Transit Corridors
- Availability of Infrastructure

Redevelopment Plan (from Page FLU-14)

Most of the City is designated as a Community Redevelopment Area governed by a Community Redevelopment Agency (CRA), per Chapter 163, Part III, FS. Areas excluded from this designation are those annexed by the City since 2001, when the New Port Richey Redevelopment Plan was last updated. The Community Redevelopment Area boundary is depicted on Map FLU-7 by the area encompassed by the City neighborhoods. The Redevelopment Plan indicates local needs for housing, urban support uses, ***revitalization of blighted areas and increasing the taxable values of property. It also identifies infill and redevelopment as the primary means for resolving these local needs.*** The Comprehensive Plan

and the Redevelopment Plan are consistent, providing unified direction in the accomplishment of the City's redevelopment goals.

Downtown Land Use (From FLU-17)

Residents are critical to sustained economic vitality in Downtown. As such, the **City should focus on increasing the amount of housing opportunities in the Downtown, as well as in surrounding neighborhoods.** New residential units located on upper floors of new and existing buildings represent a growing segment of the housing market. **Downtown should support a mix of residential products suitable for the range of household types.** New development should aim to offset the abundance of rental units in the City with affordable and market rate housing options.

Land Development Regulation Objective FLU 1.1 (from Page FLU-20)

FLU 1.1.5 The City shall amend the Land Development Code to include traditional neighborhood development (TND) standards that provide for:

- a. Neighborhoods that are compact, pedestrian-friendly, and mixed use;
- b. Flexibility enabling market forces to affect housing type and density without compromising neighborhood structure;**
- c. Integration of a range of housing into the neighborhood structure;**

Objective FLU 1.2 (from Page FLU-36)

Maintain the integrity and quality of life, in existing residential areas through decision making that promotes traditional neighborhood development, family-orientation and "small town" character.

Policies

FLU 1.2.2 The City shall encourage a balanced land use mix providing for a variety of housing styles, densities and open space.

Housing Element

Housing Supply Objective HOU 1.1

HOU 1.1.5

The City shall continue to allow a variety of residential densities and housing types through the Future Land Use Map and the Land Development Code. (From Page HOU-25)

Livable Cities Element

Goal LIV 1: City Level Design (from Pages LIV-19-20)

An enhanced sense of community through development designed to foster public life and meet citywide needs.

Objective LIV 1.1

Traditional Neighborhood Design

Policies LIV 1.1.1 Encourage new development and redevelopment to utilize traditional neighborhood development (TND) principles which address the following features:

h. Parking: Cars stored toward the back of the lot, accessible by alleys, when feasible; shared driveways; and duplex or quadriplex garages at the rear lot line.

i. Street-friendly housing: Housing close to and facing the street with active areas such as porches, windows and doorways oriented to the street; garages located to the side or rear, or set back deeper than the main part of the house.

GOAL 2: Neighborhood Level Design

Neighborhoods (from Page LIV-33)

Objective LIV 2.1

Foster safe, attractive, distinctive neighborhoods, with shopping, schools, parks and other public gathering places in close proximity to residential areas.

Policies

LIV 2.1.3 ***In new developments, the front facades of all principal structures should parallel the street.*** On corner lots, both street facing facades should parallel the intersecting streets.

LIV 2.1.7 ***Design and arrange new multi-unit residential buildings, including entries and outdoor spaces, so that each unit has a clear relationship to a public street.***

Centers

LIV 2.2.4 Encourage development at the “build-to line” to contribute to retail vitality in Centers. Reinforce street corners with buildings that come up to each sidewalk or that form corner plazas.

LIV 2.2.5 ***Encourage buildings that consist of more than one story and are vertically mixed use in Centers.***

Employment Districts

- LIV 2.3.2 The frontage along Madison Street between Main Street and Massachusetts Avenue should be designed to strengthen the connection between the North Bay Hospital Employment District and Downtown.

Goal LIV 4: Site Level Design (From Page LIV-55)

Development Pattern

Objective LIV 4.1

Facilitate patterns of site development that appear purposeful and organized.

Policies

LIV 4.1.1 *Coordinate building patterns that cross property lines. This should include the following considerations:*

- a. Aligned façades
- b. Varied setbacks or stepbacks to accommodate gathering spaces or other desirable design feature
- c. Similar landscaping
- d. Continuous sidewalks and landscape along the building fronts
- e. Compatible scale, materials, signage and details

Building Setbacks (From Page LIV-57)

Objective LIV 4.2

Promote the use of setbacks that allow buildings to frame the street to create conditions that are favorable to pedestrian use and comfort.

Policies

LIV 4.2.1 *Provide a sense of vertical enclosure on streets through minimal front setbacks, similar building heights and street trees. Building heights should be proportionately higher on wide streets (inclusive of setbacks) to achieve vertical enclosure.*

- LIV 4.2.2 In Centers and designated Transit Corridors, buildings should be located close or adjacent to the sidewalk.

- LIV 4.2.5 By 2020, the City shall revise the Land Development Code to allow porches within the front yard setback and to require the front façade of living areas to be closer to the street than garage areas.

Employment Districts (From Page LIV-5)

Employment Districts in the City include the areas surrounding North Bay Hospital and Community Hospital. These relatively large areas of the City are dominated by job-generating land uses and some retail and service uses. Livable community design employed within employment districts can generate a stronger sense of community to those who work or live here and strengthen connections between these areas and the rest of the City. Improved bicycle and pedestrian circulation, transit service and housing opportunities for employees could reduce parking demand in these areas.

Neighborhood Level Design

Compatible Development (From Page LIV-11)

Compatible Development The neighborhood is the smallest organizing unit of the city structure. As identified in Map LIV-1, there are 19 neighborhoods in the City, each with its own distinct character and contribution to the overall community. Each neighborhood is a living reminder of the architectural styles, building materials, scale, and street patterns that were typical at the time of its development. Neighborhood integrity can be conserved or enhanced if the construction of new homes, additions, and remodeling responds to the prevailing scale, form, and materials. With a sparse inventory of vacant, developable land in the City, vacant parcels within and on the periphery of established residential areas will be the focus of future development and redevelopment activity. ***Population growth and a changing regional demographic is creating demand for larger housing than was called for when the local housing market catered to retiree households and seasonal residents. It is anticipated that the private sector will respond to current housing needs and preferences within the context of escalating real estate costs by providing larger single-family units, townhouses, multi-family developments and mixed use developments with a residential component.*** With guidance, the physical and functional aspects of new development can reinvigorate neighborhoods by enhancing appearance, safety, efficiency, and cohesiveness.

Proposed Tree Replacement Code for Central+Madison Townhomes

1. A replacement tree shall be required to be planted for each tree removed from existing single family and two (2) family lots. *(Same as Pasco code)*
2. Acceptable tree replacement species can include trees listed on the attached ornamental tree list (see attached, from Hillsborough County) if site is constrained by overhead utility wires. This is in addition to the acceptable tree list which is maintained with the New Port Richey planning department (species list is not located in City land development code).
3. Quality of Trees
 - a. Trees to be planted shall be Florida Grade No. 1 or better pursuant to the Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Grades, and Standards for Nursery Plants, which is incorporated herein by reference. *(Same as Pasco code)*
 - b. Shade Trees All shade trees used to satisfy landscaping requirements shall have a two (2) inch caliper trunk and be a minimum of six (6) feet in height at the time of installation. Ornamental trees can be used in place of shade trees if overhead utility wires will interfere with future tree canopy (as is the case along Central Avenue). *(Same as Pasco code)*
4. Tree Mitigation Fund
 - (a) For residential projects, \$50.00 per inch of the total caliper inches of replacement trees that could not be accommodated on the site, but not to exceed \$500.00 for each residential unit.) *(Same as Pasco code)*

Tree Replacement/Mitigation for Central+Madison Townhomes

9 trees being removed, total of 136"

-Propose installing 9 new trees total, (2 trees on three lots, and 3 trees on fourth lot)

-If mitigated trees can't fit on lot, required trees may be planted in Central Avenue right-of-way

-minimum tree size is 2" caliper (important to use caliper, not DBH when specifying new trees. DBH is a measurement for large, mature trees. "Caliper" measurement is the industry standard for new trees).

-no tree mitigation fund payment. If city still requires it, cap it at \$500 per unit like Pasco County.

---FOR REFERENCE---

Tree code from Pasco County

802.3. Tree Removal

C. Tree Replacement and Mitigation

1. Tree Replacement

a. Residential Tree Replacement

Where trees were not planted in accordance with a site development plan approved by the County. **A replacement tree shall be required to be planted for each tree removed from existing single family, two (2) family,** or mobile home lots, including those on agriculturally zoned property, where the removal will result in fewer beneficial trees remaining on the lot in accordance with Section 905.2.D.2.a.

3. Tree Mitigation Fund

If the applicant demonstrates to the satisfaction of the County Administrator or designee that a site cannot accommodate the total number of replacement trees required by this section as a result of insufficient planting area, the applicant shall provide a monetary contribution to the Tree Mitigation Fund at the rate established by resolution of the Board of County Commissioners (BCC) as follows: (a) For residential projects, \$50.00 per inch of the total caliper inches of replacement trees that could not be accommodated on the site, **but not to exceed \$500.00 for each residential unit.**

905.2. Landscaping and Buffering

C. General Standards

2. Quality of Trees

a. Trees to be planted shall be Florida Grade No. 1 or better pursuant to the Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Grades, and Standards for Nursery Plants, which is incorporated herein by reference.

c. **Shade Trees All shade trees used to satisfy landscaping requirements shall have a two (2) inch caliper trunk and be a minimum of six (6) feet in height at the time of installation.** All required shade trees shall be a species having an average mature spread of greater than twenty (20) feet. Crape myrtle, *Lagerstroemia indica*, shall not be used as a shade tree.

D. Specific Planting Requirements

2. Specific Standards for Single and Two (2) Family Residential

a. Minimum tree planting requirement. A minimum number of trees shall be planted or retained on all property upon which either a single-family dwelling, a two (2) family dwelling, or a mobile home on an individual lot is located or to be located in accordance with the following table:

Size of Lot (Square Feet)	Minimum Number of Trees
Less than 6,000	1
6,001-8,999	2
9,000-11,999	3
12,000-14,999	4
15,000-17,999	5
18,000-43,559	6
1 Acre to Under 2.5 Acres	8
2.5 Acres to Under 5 Acres	6 per Developable Acre
5 Acres and Larger	4 per Developable Acre

COVID-19: Complete COVID-19 Information including Closings and Reopenings



Proposed for central + Madison Townhomes

Approved Ornamental Trees

If you want to plant new ornamental trees or replace ornamental trees you are removing, view the list of the approved species you can plant in Hillsborough County.

These trees generally obtain a mature height of 15 - 25 feet.

Characteristics legend

- F - Flowering
- E - Evergreen
- D - Deciduous sheds leaves annually
- N - Native
- 1 - Acceptable for planting under power lines
- 2 - May obtain a mature height of up to 50 feet under ideal growing conditions
- 3 - Palms must be planted in clusters of three to credit as one landscape tree

Click on the common name to view or download information sheets on the tree, which includes pictures and/or illustrations of the trees. A few of the trees do not yet have information sheets. We will update those as they become available.

Common Name / Botanical Name	Characteristics
Acacia / <i>Acacia Sp.</i>	F,E
Bottlebrush / <i>Callistemon viminalis</i>	F,E,1
Chickasaw Plum / <i>Prunus angustifolia</i>	N,F,D,1
Crepe Myrtle / <i>Lagerstroemia indica</i>	F,D,1
Drake Elm / <i>Ulmus parvifolia</i>	D
White Fringe / <i>Chionanthus virginicus</i>	N,F,D
American Holly / <i>Ilex opaca</i>	N,F,E,2
Chinese Holly / <i>Ilex cornuta</i>	E,1
Dahoon Holly / <i>Ilex cassine</i>	N, F, E, 1
East Palatka Holly / <i>Ilex attenuate</i>	N, F, E

Common Name / Botanical Name	Characteristics
Mary Nell Holly / <i>Ilex x "Mary Nell"</i>	E, 1
Yaupon Holly / <i>Ilex vomitoria</i>	N, F, E, 1
Japanese Blueberry / <i>Elaeocarpus decipiens</i>	F, E
Jerusalem Thorn / <i>Parkinsonia aculeata</i>	F, E, 1
Ligustrum Tree form / <i>Ligustrum lucidum</i>	F, E, 1
Loblolly Bay / <i>Gordonia lasianthus</i>	N, F, E, 2
Loquat / <i>Eriobotrya japonica</i>	F, E, 1
Myrtle Oak / <i>Quercus myrtifolia</i>	N, E, 2
Palm Species / <i>Phoenix spp.</i>	E
Sabal Palm / <i>Sabal palmetto</i>	N, E, 3
Washington Palm / <i>Washingtonia robusta</i>	E, 3
Podocarpus / <i>Podocarpus macrophyllus</i>	E
Red Cedar <i>Juniperus silicicola</i>	N,E,2
River Birch / <i>Betula nigra</i>	N,D,2
Sparkleberry / <i>Vaccinium arboretum</i>	N,F,E,1
Summer Haw / <i>Crataegus flava</i>	N,D
Sweetbay Magnolia / <i>Magnolia virginiana</i>	F,E
Tabebuia / <i>Tabebuia spp.</i>	F,E
Wax Myrtle / <i>Myrica cerifera</i>	N,E,1
Weeping Willow / <i>Salix babylonica</i>	D,2

Resources

- Apply for a tree removal permit
- Apply for a Single Family Duplex Natural Resources Permit
- Protective barrier requirements
- Residential Tree Removal Guide