

ant to a county approved landscape plan shall also be a violation subject to penalties provided by law.

No construction requiring site plan review shall be undertaken in Indian River County until a landscape plan has been approved by the planning and zoning commission. The planning and zoning commission will not approve any landscape plan unless it conforms to the requirements of this chapter.

When the redevelopment, reconstruction, upgrading, expansion or change in use of a previously developed site is such that site plan review is required by county regulations, then this chapter shall be applied to such site as if it were previously undeveloped.

(2) *Landscape plan required.* A landscape plan showing proposed landscape design shall be submitted for review and approval by the county. Such plan shall be required for all applicable development as referenced in section 926.03. For residential projects (including subdivisions, major site plans, and planned developments) over twenty (20) units or for nonresidential projects over forty thousand (40,000) square feet of new impervious surface, the landscape plan shall be prepared by either a Florida registered landscape architect or a Florida certified landscape designer. Landscape plans shall include and indicate the following:

- (a) Location, species, and size of all existing trees to be preserved or removed pursuant to Chapter 927, Tree Protection;
- (b) Location of all structures, freestanding signs, parking areas, drives, vehicular use areas and other improvements to remain or proposed for installation on the property;
- (c) Location of overhead powerlines and adjacent rights-of-way;
- (d) Location and description of existing native plant communities to remain undisturbed, as applicable;
- (e) Location, species (with identification if native or non native), size, and quantity of all proposed landscape materials;

- (f) Plant list including quantity of all proposed landscape materials;
- (g) General notes including mulching requirements, fertilization and installation details, and such other information as needed;
- (h) Planting details as needed;
- (i) Dimensions of the property;
- (j) Required opaque features, including berms; and
- (k) Tabulations which clearly show relevant statistical information necessary to evaluate compliance with provisions of this chapter. This shall include, but not be limited to, required buffers, vehicular use landscaping/screening, nonvehicular landscaping, and such other information as needed.

(3) *Irrigation plan required.* In conjunction with a landscape plan, an irrigation plan shall be required. Such plan shall clearly illustrate compliance with section 926.11 of this chapter.

(4) *Certificate of occupancy.* No final certificate of occupancy shall be given or issued to an owner or his agent until all conditions of this chapter have been met and the code enforcement official has given an approval. Temporary power, however, may be issued in those instances where all improvements on a site except landscaping have been completed, where power is required for the irrigation system, and where the developer of the project certifies in writing that the required landscaping for the project will be installed as depicted on the plan and provides a timetable for installation of the landscaping. Failure to fulfill the proposed timetable shall be grounds for immediate and summary revocation of the temporary power allowance.

(5) *Prohibited plant species.* For all new development, or redevelopment of existing property, the applicant is required to remove, under county environmental supervision, all invasive, exotic plant species defined and listed in Appendix B prior to issuance of a certificate of occupancy or certificate of completion, whichever is applicable. (Ord. No. 90-16, § 1, 9-11-90; Ord. No. 2007-012, § 1, 3-20-07)