



# **Unified Land Development Code Revisions: Tree and Natural Resource Topics Workshop**

**August 25, 2020**

**Alachua County Board of County  
Commissioners**

Growth Management  
Environmental Protection Department  
Kimley Horn & Associates, Inc.



## Discussion Topics

- Tree Protection Code (Chapter 406, Article II)
- Landscaping (Chapter 407, Article IV)
- Significant Geologic Features (Chapter 406, Article XVI)
- Boat Docks (Section 404.108)



## Tree Protection Code

- Clarify conformance with State Statute
- Correct ambiguities with previous code
- Differentiate regulations between development sites and single family lots.
- Clarify dripline protection
- Clarify and revise replacement mitigation (Use as incentive to keep larger trees)



## EPAC Recommendations

- Recapture timeframe from 3 to 10 years
- Stronger protection for long-living specimen trees
  - Special BoCC approval process for removal of “long-living specimen trees”
- Change permitting threshold for single family lots from 2 acres to 1 acre
- Fee-in-lieu mitigation rate in the fee schedule
- Size thresholds for specimen trees



## Staff Recommendations

- Recapture timeframe from 3 to 5 years
- Update and increase mitigation to incentivize retention of larger trees
- Provide for ability for single family lots to be able to clear up to one acre for allowed uses of property
- Keep 20% canopy coverage (5% for TND's)



## Recapture Rule / Sec. 406.07

Sec. 406.07. - Recapture prior to submitting an application.

Regulated natural and historic resources that have been cleared ~~after May 2, 2005 and within three (3)~~ five (5) years prior to the submittal of a development plan, rezoning or land use change application shall be required to restore or mitigate that portion of the parcel that would have otherwise required protection in accordance with the standards of this chapter.



### **406.11(a) – *Dangerous Trees***

Consistent with Florida Statutes 163.045, If a property owner obtains documentation from an arborist certified by the International Society for Arboriculture or a Florida licensed landscape architect that a tree presents a danger to persons or property, no notice, application, approval, permit, fee or mitigation for the pruning, trimming, or removal of a tree on property with an existing residential structure is required.

## Tree Replacement and Mitigation

- Require replacement or mitigation for all regulated trees
- Use mitigation as tool to incentivize retention of larger trees
- Replanting can count towards mitigation
- Difference for single family regulation vs new development
- Potential to increase initial costs for development of new housing
- Incentivize keeping trees with limited dripline impacts by reducing mitigation by 50%.
- Double mitigation remains for unapproved removal.





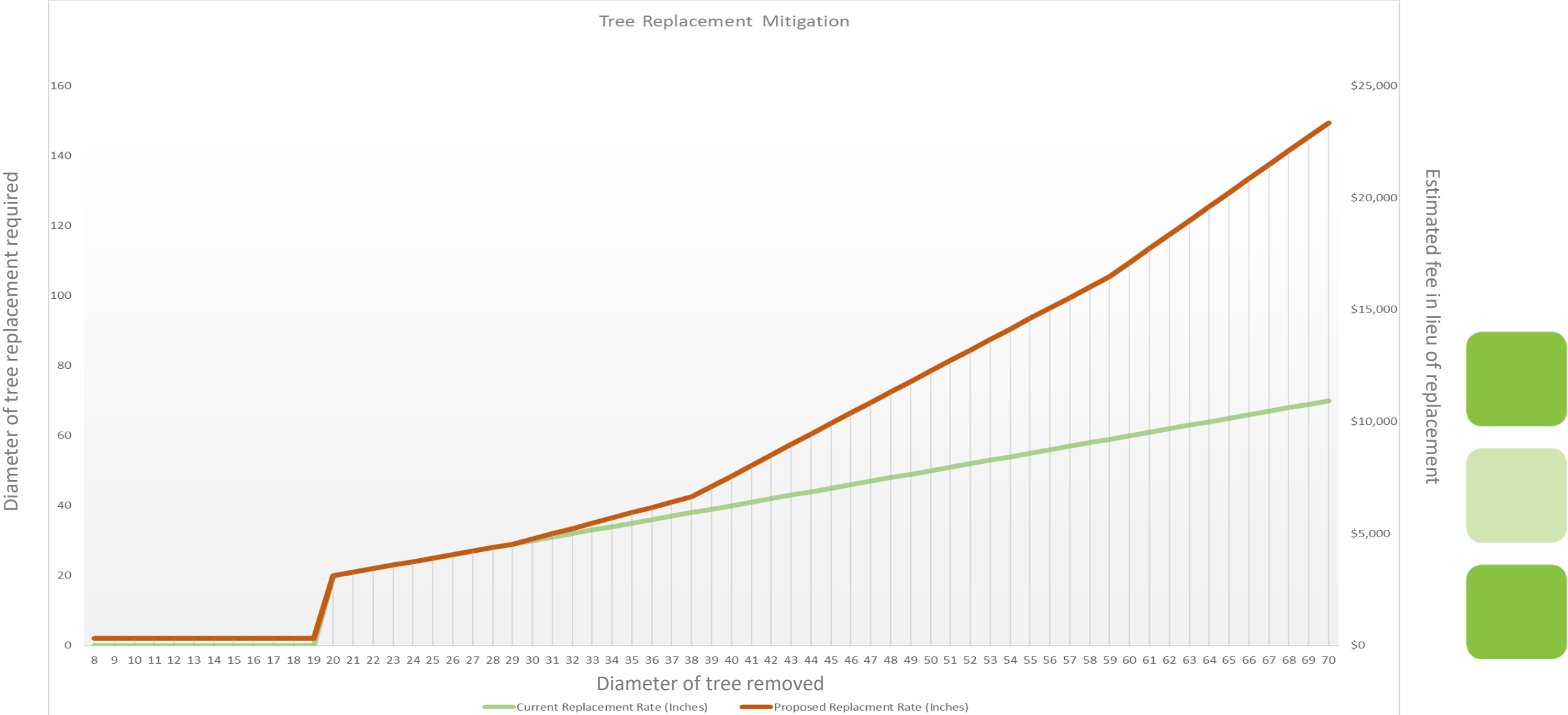
# Tree Replacement and Mitigation

Table 406.15: Heritage Tree Replacement Rate

| DBH of tree to be replaced | Replacement Rate   |
|----------------------------|--|
| 20"-29"                    | Replacement 1" for 1"                                      |
| 30"-39"                    | Replacement above plus 1.5" for every inch between 30"-39" |
| 40"-60"                    | Replacement above plus 3" for every inch between 40"-60"   |
| 60" +                      | Replacement above plus 4" for every inch 60" and above     |



# Tree Replacement and Mitigation



## Single Family Lots

- Lots one acre and under
  - No permit or mitigation required if no heritage trees are proposed to be removed.
- All Single Family Lots (including non-bona fide ag lots of record)
  - Regulated trees less than 20" require no mitigation within one acre envelope. Heritage trees may be removed within one acre envelope but require full mitigation.
  - Mitigation limited to one tree replaced per heritage tree removed if lot remains 80% under canopy.



## Landscaping / Soil Amendments

- Areas cleared for landscaping shall include soil amendments with standards provided (i.e. 6" depth, pH, % organic)
- Replace *xeriscaping* with *resilient landscaping* concepts (limited or no fertilizer or irrigation)
- Add *Florida Water Star Certified Accredited Professional* to list that can submit irrigation plans
- Incorporate irrigation design standards and maintenance requirements from the Water Quality Code
- Further discourage permanent irrigation and allow for alternative establishment strategies



### Significant Geologic Features

- Clarify language differentiating sinkholes deemed significant from other paleo/relic sinkholes, landscape depressions, and other non-conservation karst features.
- Increase buffers for sinkholes deemed significant from 35 ft min/50 ft average to 50 ft min/75 ft average
- Remove Board approval for access to sinkholes



## Docks

- Current language difficult to apply to resources other than lakes (Santa Fe River)
- Current review threshold (total size) penalizes certain docks that avoid resources
- Specify limit of one dock per lot
- No specific limits for width, covered area, height, vegetation clearing, etc.



# ULDC: Trees and Natural Resource Topics

|                    | Current Language 404.108, ULDC  | Possible direction  |
|--------------------|---|---|
| General            | One "code" fits all approach.   | Santa Fe River specific standard to minimize access footprint. Different standards for each lake? |
| Size               | Total size, including access walkway, threshold for review.<br>No maximum.                                    | Threshold for review based on size of platform(s)/covered area, excluding walkway.                |
| Height             | Silent  | Threshold for review based on height. Set maximum.  |
| Width              | Only addresses "enclosure" width (20%), silent on total platform width (including non-covered areas).         | Set review threshold for total platform width. Set maximum total width and covered area width.    |
| Enclosure          | Poorly defined, unclear if covered areas can be walled in.  | Define "covered areas." Prohibit walls (screens ok).  |
| Aquatic vegetation | "Not be detrimental to the natural system, including aquatic vegetation." General 10 ft exception for access. | Specify allowable clearing around dock/platform(s) or for water access/recreation.                |

### Staff Recommendation

- **The Board review the proposed amendments and offer direction on any issues discussed.**

