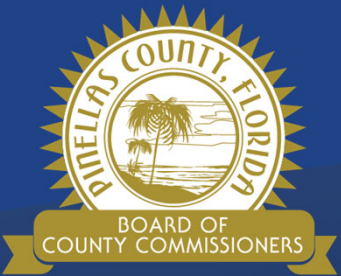


Land Development Code – Tree Regulation Updates Case #LDR-25-02

Building and Development Review Services

Staci Tippins

DRS Environmental Manager



Overview



Key Changes:

- Formulating a practical methodology to tree removal mitigation that encourages compliance with the code
- Recalibrating tree planting requirements on residential lots
- Providing flexibility with landscaping requirements for existing development

Overarching goal is getting to the desired outcome of preserving tree canopy, promoting native vegetative communities, and incentivizing tree planting with a simpler and more flexible ordinance.

Proposed Changes



- **Chapter 166 (LDC)**
 - Habitat Protection and Wetland Buffers
- **Chapter 138, Article X, Division 3 (LDC)**
 - Landscaping for residential and commercial lots
- **Chapter 58 (not LDC – 2nd Reading)**
 - Tree removal and mitigation
- **Fee Resolution (2nd Reading)**

Current Examples

Project:

5,500 SF lot,
driveway addition,
two trees removed

A. Mitigation

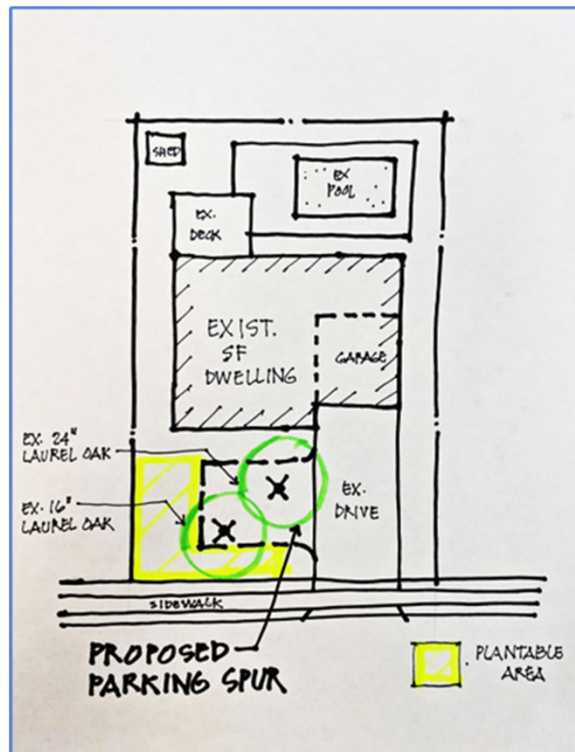
Required:

27 shade trees
or \$10,233
tree bank fund

B. Landscaping

Requirement:

2 shade trees



Project:

2-acre wooded lot,
play area, one tree
removed

A. Mitigation

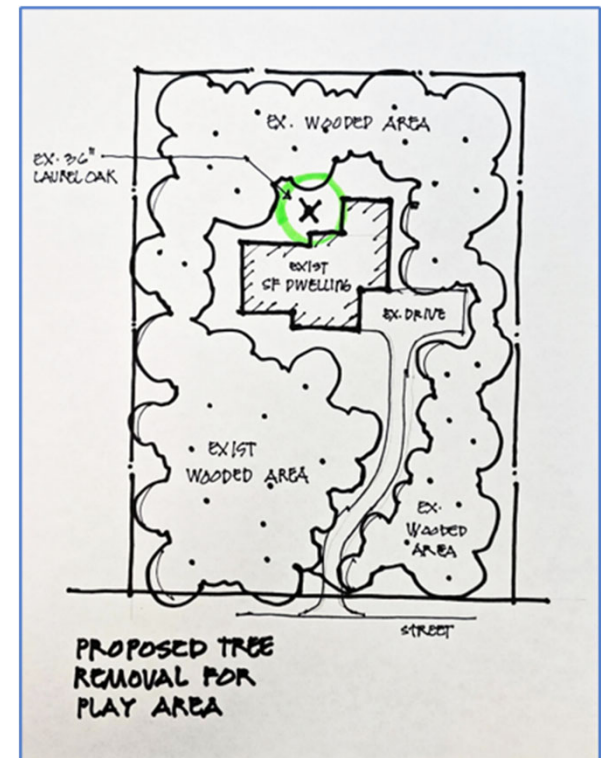
Required:

24 shade trees
or \$9,096 tree
bank fund

B. Landscaping

Requirement:

44 shade trees



Tree Rating System - Sec. 58-813(a)

Summary of Changes



Key Change	Existing	<u>Proposed</u>
Number of Ratings	7	4
Grades	Ratings difficult to use resulting in arbitrary "lumping"; Same compensation for G3-G5; Some ratings rarely used.	Simple rating categories; Compensation varies with tree grade.
Dead/dying or Nuisance/Invasive trees	Landscaping req's apply	Landscaping req's <u>do not apply</u>
Mitigation Requirements	Same mitigation for G3 and G5	Reduced overall; increases with size and rating
Specimen/Historic Trees	Defined separately in Ch. 166; subjective and difficult to apply.	Key aspects incorporated into G3 rating.

Proposed Tree Mitigation Table



Table 58-813(b) – Tree Mitigation Requirements

Size of tree removed (DBH)	Number of replants required			Payment in lieu of replanting
	Grade 1 "Fair"	Grade 2 "Good"	Grade 3 "Excellent"	
4" – 14"	1	2	3	Non-Residential and Subdivisions > 4 lots: \$500 per tree
14.1" – 24 "	2	4	6	
24.1" – 34"	3	6	9	Residential Single-Family: \$300 per tree
>34"	4	8	12	

Mitigation options:

1. Replant trees per table (credit options for nuisance/invasive removal and NVC planting)
2. Payment in lieu of replanting (\$300 or \$500 per tree)
3. Combination of replanting and payment in lieu

Residential Landscaping – Sec. 138-3658



Minimum Number of Trees Required Per Developed Lot:

Lot Size (square feet)	Minimum Trees Per Lot
≤ 2,500	1
2,501 – 5,000	2
5,001 – 7,500	3
7,501 – 10,000	4
> 10,001	4 plus one tree per 3,000
Note: A maximum of 15 trees will be required to meet minimum trees per lot requirements.	

Examples:

Lot Size	Current	Proposed
4,600 SF	2	2
6,500 SF	4	3
$\frac{3}{4}$ acre	16	12
2 acre	44	15

Revised Examples

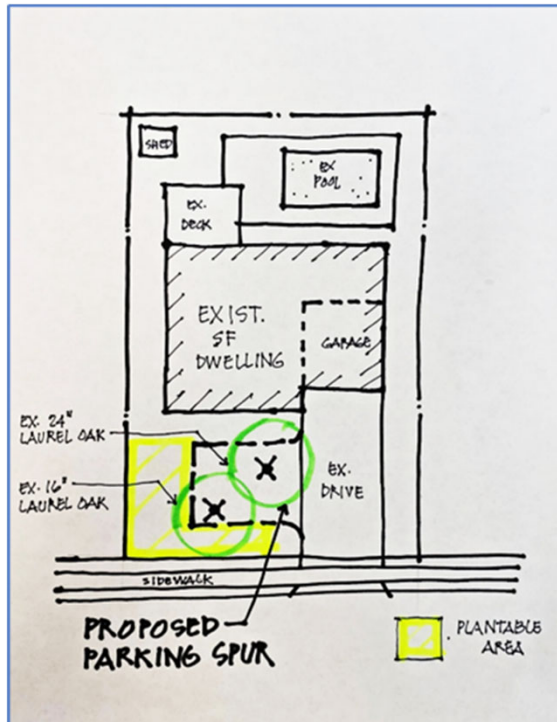
Project:

5,500 SF lot,
driveway addition,
two trees removed

A. Mitigation Required:

<u>Current</u>	<u>Proposed</u>
27 trees	8 trees
\$10,233 tree bank fund	\$1,800 tree bank fund

B. Landscaping Requirement: 2 trees



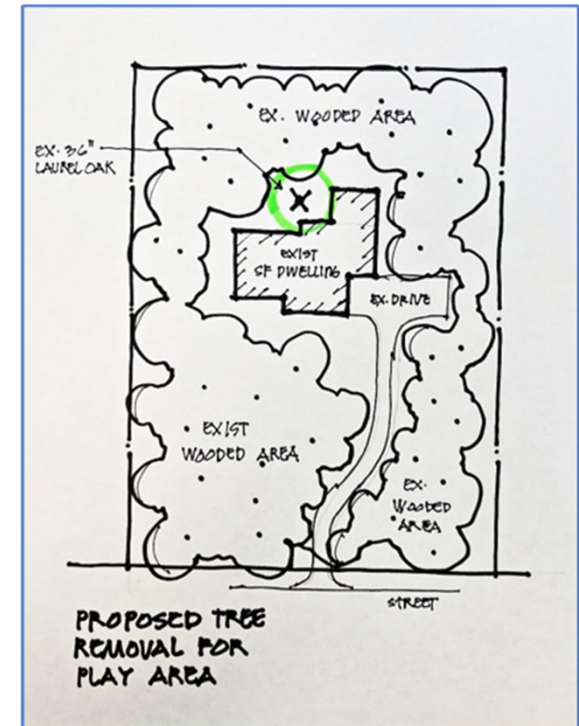
Project:

2-acre wooded
lot, play area, one
tree removed

A. Mitigation Required:

<u>Current</u>	<u>Proposed</u>
24 trees	8 trees
\$9,096 tree bank fund	\$2,400 tree bank fund

B. Landscaping Requirement: 15 trees MET (44)



Other Proposed Changes

- Added flexibility for compliance with previous site plan landscaping.
- Updates to Approved Species List and Nuisance and Invasive Species List.
 - Hardiness zone changes
 - Updated recommendations from UF/IFAS
 - Promote well-adapted tree species
- Improved clarity

Recommendation

Proposed Amendments

- July 31st – Proposed changes presented to BCC at work session
- Reviewed by both internal and external stakeholders
- Consistent with the Comprehensive Plan
- Staff recommends approval
- Nov. 12th – Local Planning Agency Recommended Approval (Vote 6-0)

Board of County Commissioners – Adoption Hearing scheduled for January 20, 2026

- Resolution amending Chapters 138 and 166 of LDC
- Resolution adopting Tree Ordinance in Chapter 58
- Fee resolution