



Amendments to Unified Land Development Code

Landscaping Requirements for New Developments

Adoption Hearing

Board of County Commissioners
October 8, 2024

Ken McMurry, Senior Planner, Growth Management

BACKGROUND

- 2006** Last Major Update
- 2021** Update to Tree Code
- 2023** Update to Landscape Irrigation Design Code (Water Quality Code)
- 2023** Staff began review and stakeholder meetings on Landscaping Code
- 2024** March 5th Board Workshop
- May 28th Request to Advertise a Public Hearing
- October 8th Public Hearing for adoption**

Previous BoCC Motion

- Directed staff to advertise a Public Hearing on proposed amendments to the Unified Land Development Code:

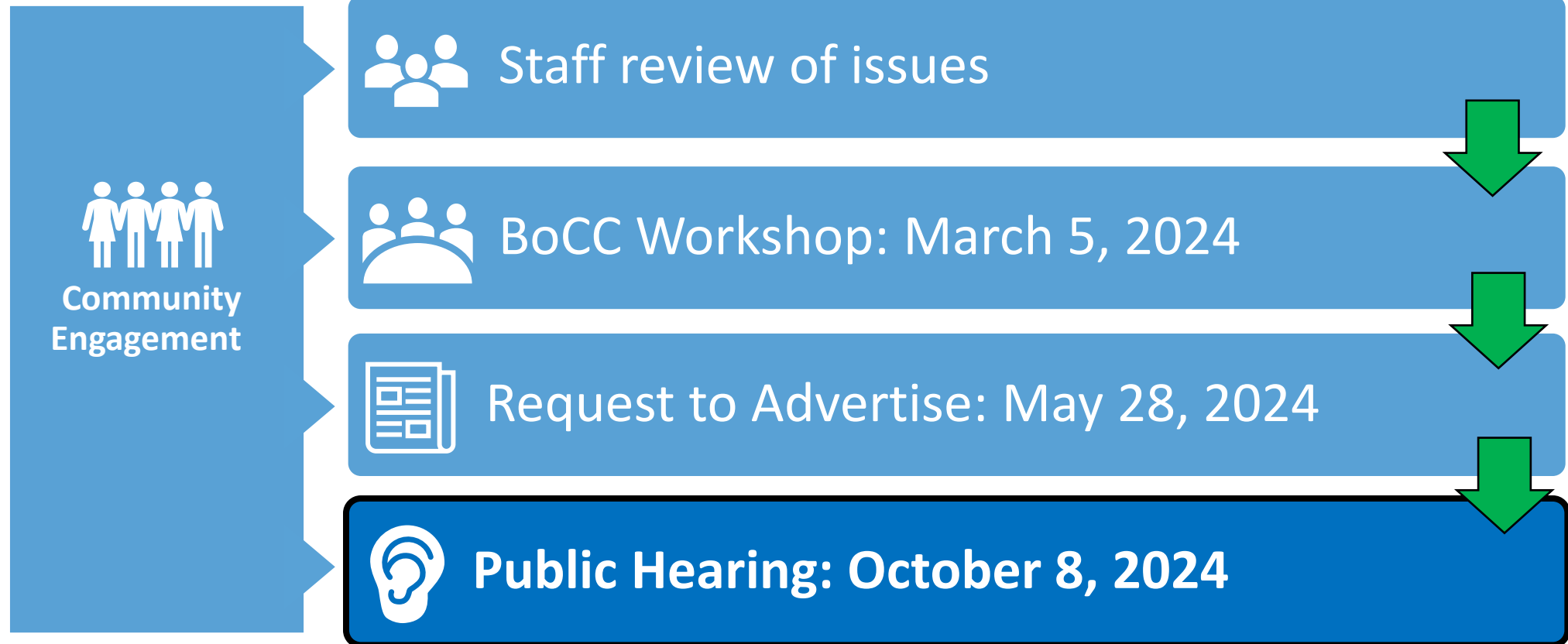
Chapter 407

- Article IV Landscaping
- Article VII Traditional Neighborhood & Transit Oriented Developments
- Article IX Stormwater Management

Chapter 410

- Article III Definitions

TIMELINE





COMMUNITY ENGAGEMENT

Stakeholders

- Builders Assoc. of North Central Florida (BANCF) April 2023, Feb/June/July 2024
- Local Development community May 2023
- Local Landscape Architects June/July 2023, March 2024
- Citizen Climate Advisory Committee Nov 2023
- Environmental Protection Advisory Committee Dec 2023

Academic & Industry

- Drs. Bean, Dukes, Klein, Lindsey, UF/IFAS – soil amendments 2023-2024
- Dr. Ryan Klein, UF/IFAS – tree planting best practices Feb 2024
- Dr. Brian Bahder, UF/IFAS – Lethal Bronzing Disease in palms Feb 2024
- JB Toorish, Arborjet, Inc. – Lethal Bronzing Disease in palms Aug 2024

ALACHUA COUNTY LANDSCAPING CODE

- Applies to new development and redevelopment in unincorporated County
- Minimum requirements for landscape design, plant selection, installation, and maintenance
- Landscaping requirements for
 - Street trees
 - Stormwater basins
 - Parking areas
 - Buffers
 - Pedestrian paths
 - Overall site tree canopy



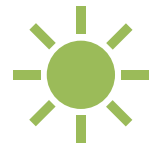
UPDATE TOPIC AREAS



Resilient Landscapes



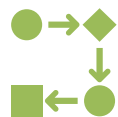
Urban Forest



Urban Heat Island



Compact Development



Process



RESILIENT LANDSCAPES

Proposed Amendments:

- **Resilient Landscapes** – new subsection
 - promote reduced irrigation and fertilizer, soil amendments, protection of native soils, preservation of existing vegetation
 - limit permanently irrigated turfgrass to functional uses
 - encourage alternative groundcovers and drought tolerant turf grass species
 - prohibit turf in parking islands and strips
- **Soil amendment plans** – encourage with recommended standards
- **Irrigation** – encourage temporary, reclaimed water, and harvested stormwater; reference Temporary Irrigation Guidance Document; reference and consistency with new Irrigation code; require leak detection for permanent systems

Outside Collaborative





Proposed Amendments:

- **Low Impact Design techniques** – require for developments with more than 40 parking spaces
- **Credit for existing plants** – new characteristics to determine credit
- **Alternative groundcovers** – new list of appropriate species
- **Tree installation** – maximum size limit to help reduce irrigation/establishment requirements; revised installation standards; new detail graphic
- **Turf grass installation** – biodegradable requirement for netting
- **Tree pruning** – revise and clarify requirements and standards
- **Buffers** – walls or fences may require ecopassages, reduce number of required shrubs

Outside Collaborative





URBAN FOREST



City of Hutchinson, KS

Proposed Amendments:

- **Species/genus diversity** – requirement thresholds for trees, new requirement for shrubs, groundcovers
- **Native species** – new minimum 75% requirement for trees, shrubs, groundcovers
- **Edible species** – incentivize, add additional species to tree list
- **Keystone species** – encourage, add and identify species in tree list, new definition
- **Low quality and invasive species** – update tree list to remove



URBAN FOREST



City of Hutchinson, KS

Proposed Amendments:

- **Lethal Bronzing Disease in Palms** – maximum 10% of proposed new trees may be confirmed LBD host palm species (e.g., Cabbage Palms, Date Palms, Pindo Palms), with inoculation at Certificate of Occupancy, management plans for ongoing protection, only allow as street trees for maintenance visibility
- **Tree installation** – reduce minimum sizes for street trees, parking islands, specimen trees for greater species diversity, better establishment
- **Shrubs** – require evergreen and/or non-deciduous



URBAN HEAT ISLAND

Proposed Amendments:



- **Solar facilities on covered parking** – allow flexibility in adjacent tree locations
- **Tree canopy coverage**
 - **Paved vehicular areas** – simplify provision requirement, exempt truck loading areas; new tree strips between parking rows
 - **Pedestrian areas** – revise tree canopy for walkways, add tree canopy for paved gathering areas
 - **Street and parking trees** – remove use of small understory trees
- **Shading of buildings** – emphasize concentration of tree canopy along southern and western exposures where possible

COMPACT DEVELOPMENT

Proposed Amendments:

- **Tree installation**
 - **New standards** – root zone volume, width, and depth; pervious surface area and dimensions, tree distance from impervious surfaces and buildings
 - **Constrained areas** – clarify tree planting requirements, new detail graphics
 - **New definitions** – Root paths, Root zone, Root zone media, Root zone volume, Soil bulk density, Soil compaction, Soil trenches, Structural root box cells, Structural soil
- **Street trees** – clarify streetscape requirements, add new streetscape detail graphics





COMPACT DEVELOPMENT

Proposed Amendments:



- **Stormwater basins** – allow geometric, walled, fenced basins when designed with usable human scale public space features
- **Buffers** – walls or fences may require pedestrian connections to adjacent greenways, trails, public parks, or open space
- **Landscaping and utilities** – clarify trees and vegetation design in relation to utility separation requirements

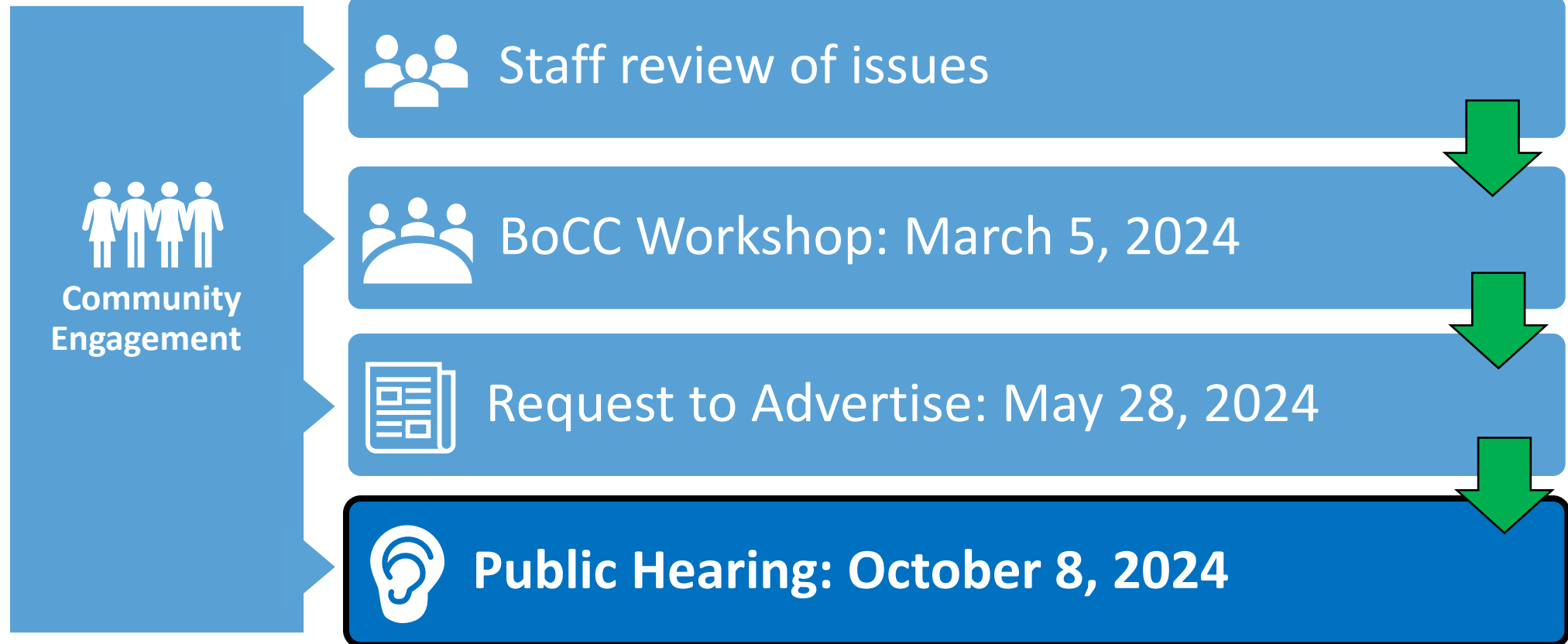


PROCESS

Proposed Amendments:

- **Overall Landscaping Code** – reorganize
- **TND and Stormwater Management landscaping** – move to Landscaping Code
- **Exemptions** – revise de minimis, list all exemptions, add developments prior to 2006
- **Plan submittal** – add minimum criteria
- **Buffers** – add BoCC may require additional buffers in certain zoning permits
- **Landscape inspection and certification** – clarify process
- **Plant species substitution** – clarify process

TIMELINE



STAFF RECOMMENDATION

That the BoCC:

1. Convene as the Land Development Regulation Commission and find the amendments consistent with the Alachua County Comprehensive Plan; and
2. Reconvene as the BoCC and approve the ordinance amending the Unified Land Development Code and authorize the Chair's signature.