



## Agenda Item Summary

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**File #: 25-00495**

**Agenda Date: 6/24/2025**

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### **Agenda Item Name:**

**Adoption hearing - Z25-000009 Amendments to the Unified Land Development Code (ULDC) for Trees and Native Vegetation, and Open Space**

### **Presenter:**

Christine Berish, Development Review Manager, 352-374-5249

### **Description:**

Public Hearing for Adoption of the following amendments:

- Replace ULDC Chapter 406, Article II for Trees and Native Vegetation. This is a replacement of the entire Article.
- Amendments to Article V, of Chapter 407 for Open Space to comply with Comprehensive Plan Amendment (CPA) Z25-000006
- Amendments to Sec. 401.02 Powers and duties; Sec. 402.12 Types of Public Notice; and Chapter 410 Definitions

### **Recommended Action:**

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.

### **Prior Board Motions:**

At the August 8, 2024 workshop Board made the following motion:

1. Refer to staff for any recommendations to preserve the urban tree canopy.
2. Bring back a recommendation on how staff would prioritize the hierarchy of trees.
3. Refer to staff to bring back some recommendations on dripline impacts that are allowable without mitigation funds
4. Refer to staff bring back recommendations of what other counties and cities are doing for following up on the monitoring and different time frames.
5. Refer to staff to bring back a budget and timeline of doing a tree inventory within the urban cluster by the budget cycle.

At the January 7, 2025 workshop the Board agreed to the following recommended changes to the Trees and Native Vegetation and Open Space ULDC:

1. Amend Comp Plan for Open Space location criteria

2. Codify tree rating system
3. Update hierarchy of tree protection
4. Update Tree protection standards and impact allowances
5. Exempt Rural-ag up to 9 lots & Family Homestead Subdivisions requirements
6. Add a Code Enforcement and Penalty section
7. Provide an applicability exemption date for existing PDPs
8. Provide process for tree removal over 45" for residential lots
9. Create a multi-trunk definition (Jan. 28<sup>th</sup>)

On April 22, 2025 the Board approved the request to advertise a public hearing for proposed amendments to the ULDC.

**Fiscal Note:**

There are no direct costs to the County to adopt the Ordinance. All advertising was done using the County's online advertising portal.

**Strategic Guide:**

Environment

**Background:**

At the June 11, 2024 Board of County Commissioner's hearing, the Board requested Staff to bring back at a workshop some ideas to protect more trees and to provide input that may create incentives to increase tree protection within our Urban Service Boundary. A workshop was held on August 8, 2024 in which the Board made the above motion.

On January 7, 2025 Staff presented a follow-up workshop to address the information requested at the August 7<sup>th</sup> workshop. The Board requested Staff proceed to a request to advertise for Staff's recommended changes. These changes require an associated Comprehensive Plan Amendment (Z25-000006) as well as amendments to the Open Space Code, Trees and Native Vegetation, Powers and Duties, Notice of Hearings, and Definitions in the ULDC.

On April 22, 2025 the Board approved the request to advertise a public hearing for proposed amendments to the ULDC presented by Staff in Chapter 400, for Powers and Duties, Chapter 402 for Public Notice, Article II, of Chapter 406 Trees and Native Vegetation, Article 5 of Chapter 407 for Open Space, and Chapter 410 Definitions.

Due to the fact that the proposed Unified Land Development Code amendments contain a variety of policies, on balance, they should not be considered more restrictive or burdensome.