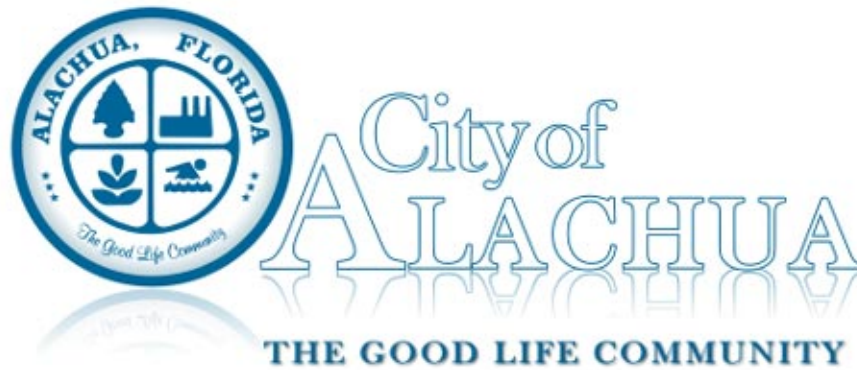




Planning and Zoning Board Agenda November 13, 2018

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Rob Hyatt

Planning and Zoning Board At 6:00 PM

Meeting Date: November 13, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
--

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the October 9, 2018 PZB Meeting
- B. Certificate of Appropriateness: A request by John Havlik, applicant and property owner, for the

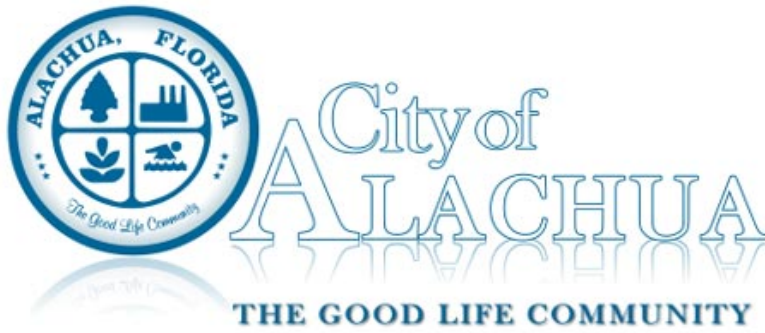
following alterations to a property located within the Historic Overlay District:(1) installation of a new metal roof; and (2) removal of existing roof turbine vents, located at 13825 NW 147th Ave, Tax Parcel No. 03395-001-000 (Quasi-Judicial Hearing)

- C. LDR Text Amendments - amending Section 3.7.2 (C), relating to landscape requirements for the U.S Highway 441/ Interstate 75 Gateway Overlay District; amending Section 6.2, relating to Tree Protection & Landscaping standards; amending Section 6.2.1, relating to Tree protection standards; amending Section 6.2.2, relating to Landscaping standards; amending Section 6.2.3, relating to Screening standards; amending Appendix 6.2.2.A, relating to the list of recommended trees/plants and nuisance trees; amending Article 10, providing definitions for Florida Friendly Landscaping and Quality tree protection area. (Legislative)

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 11/13/2018

SUBJECT: Approval of the Minutes of the October 9, 2018 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve of the minutes of the October 9, 2018 PZB Meeting.

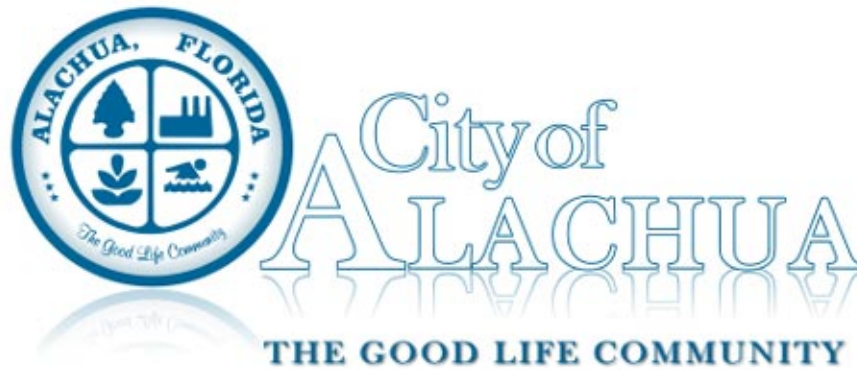
Summary

Approval of the minutes of the October 9, 2018 PZB Meeting.

ATTACHMENTS:

Description

- ▢ PZB Minutes - 10/09/2018



Planning and Zoning Board Minutes October 9, 2018

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Rob Hyatt

**Planning and Zoning Board
At 6:00 PM**
to address the item(s) below.

Meeting Date: October 9, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
--

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Gary Thomas called the meeting to order. School Board Member Rob Hyatt was absent.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Vice Chair Wright moved to approve the agenda; seconded by Member Virginia Johns.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the August 14, 2018 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Sandy Burgess.

Passed by unanimous consent.

- B. Election of Chair and Vice Chair

Member Johns moved to appoint Gary Thomas as Chair; seconded by Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

Member Johns moved to appoint Anthony Wright as Vice Chair; seconded by Member Burgess.

Motion Passed 5-0 in a roll call vote.

- C. Site-Specific Amendment to the Official Zoning Atlas (Rezoning): A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Wallace Cain, property owner, to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241. Consisting of a portion of Tax Parcel Number 03067-005-000 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Forrest Eddleton, of Gmuer Engineering, LLC, provided additional information, and availed himself for questions.

Member Johns moved that based the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright.

Jim Yakubsin inquired about the future use of the parent parcel and how the property would be accessed.

Forrest Eddleton, responded to the question.

Motion Passed 5-0 in a roll call vote.

- D. Site Plan - Hampton Inn at HighPoint Crossing.: A request by Robert Walpole, P.E., of CHW, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan to construct a ±60,563 square foot, 101 room hotel, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±2.73 acre subject property, located at north of Bob's Fuel/ Dunkin' Donuts, west of I-75, and east of Florida Farm Bureau, El Patio/ Hungry Howie's; Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Robert Walpole, P.E., of CHW, Inc. provided additional information, and availed himself for questions.

Vice Chair Wright moved that based the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and on page 22 of the October 9, 2018 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Member Johns inquired about fire flow requirements.

Robert Walpole, P.E., responded to the question.

Member Johns inquired about the requirements of the Gateway Overlay District.

Robert Walpole, P.E., responded to the question.

Member Johns inquired about construction of the infrastructure to serve the project.

Robert Walpole, P.E., responded to the question.

Member Burgess inquired about how the property will be accessed from US Highway 441.

Robert Walpole, P.E., responded to the question.

Bill Winston, of the Heritage Oaks Homeowner's Association, spoke about the potential conflicts from the project's traffic at the intersection of NW 167th Boulevard and NW 163rd Lane.

Motion Passed 5-0 in a roll call vote.

- E. Large Scale Comprehensive Plan Amendment (LSCPA): A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One LLC, property owner, to amend the Future Land Use Map (FLUM) from Commercial, Medium Density Residential, and Moderate Density

Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000 (Legislative Hearing).

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Ryan Thompson, AICP, of CHW, Inc., provided additional information, and availed himself for questions.

Vice Chair Wright moved that based upon the presentation before this board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Burgess.

Member Burgess inquired about the density proposed near Heritage Oaks.

Ryan Thompson, AICP, responded to the question.

Ramon Osejo spoke about the potential impacts on traffic, public schools, and water.

Mike Hasden spoke about the project's traffic.

Motion Passed 5-0 in a roll call vote.

- F. Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One LLC, property owner, to amend the Official Zoning Atlas of the City of Alachua from Commercial Intensive (CI), Residential Multiple Family -8 (RMF-8), and Residential Single Family- 4 (RSF-4), to Commercial Intensive (CI), Corporate Park (CP), Residential Multiple Family -15 (RMF-15) and Residential Single Family-4 (RSF-4) on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000) (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Ryan Thompson, AICP, of CHW, Inc., provided additional information, and availed himself for questions.

Member Wright moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board, finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member James Sajczuk.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Member Burgess inquired about the role of the City for removing trees that may pose potential to damage private property.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Sajczuk moved to adjourn; seconded by Vice Chair Wright.

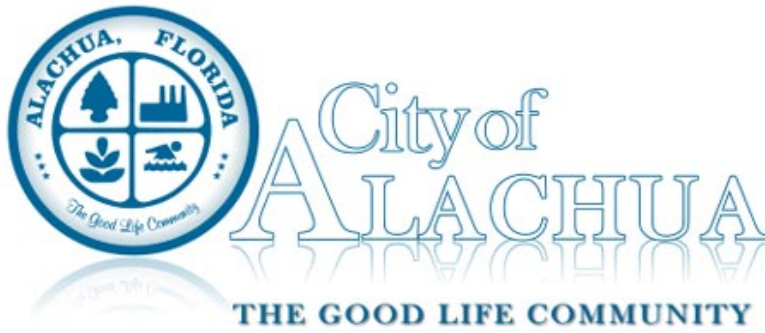
Passed by unanimous consent

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 11/13/2018

SUBJECT: Certificate of Appropriateness: A request by John Havlik, applicant and property owner, for the following alterations to a property located within the Historic Overlay District: (1) installation of a new metal roof; and (2) removal of existing roof turbine vents, located at 13825 NW 147th Ave, Tax Parcel No. 03395-001-000 (Quasi-Judicial Hearing)

PREPARED BY: Adam Hall, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness.

Summary

This application is a request by John Havlik, applicant and property owner, for the approval of a Certificate of Appropriateness for the following alterations to an existing single-family residence: (1) installation of a new metal roof; (2) removal of existing turbine roof vents.

Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District. The general purposes of the Historic Overlay District are as follows: to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources; to protect designated land and buildings or structures having historic and architectural significance; to stabilize and improve property values; to foster civic pride; and, to encourage redevelopment in the City's downtown. Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace.

Section 3.7.2(A)(5) of the LDRs states, "[o]nce land, buildings, or structures are classified within an Historic Overlay District, no demolition, new construction, addition, or alteration of exterior architectural features shall occur within the district without the issuance of a Certificate of Appropriateness in accordance with Section 2.4.6, Certificate of Appropriateness." The subject property is ±0.46 acres in area, and is located at 13825 NW 147th Ave. It is currently developed with the principal structure (the structure proposed to be altered).

As part of the application package, the applicant has submitted pictures of the existing structure. The applicant has provided specifications of the proposed alterations. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed building is consistent with the character of nearby structures.

ATTACHMENTS:

Description

☐ Staff Report

- ▣ Application and Supporting Materials
- ▣ Public Notice Materials for 11/13/18 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

November 13, 2018

SUBJECT: A request for the approval of a Certificate of Appropriateness for the following alterations to an existing single-family residence: (1) installation of a metal roof; (2) removal of existing turbine vents

APPLICANT/AGENT: John Havlik

PROPERTY OWNER: John Havilk

LOCATION: 13825 NW 147th Ave

PARCEL ID NUMBER: 03395-001-000

ACREAGE: ±0.46 acres

PROJECT PLANNER: Adam Hall, AICP, Planner

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness.*

SUMMARY

This application is a request by John Havlik, applicant and property owner, for the approval of a Certificate of Appropriateness for the following alterations to an existing single-family residence: (1) installation of a new metal roof; (2) removal of existing turbine roof vents.

The subject property is ±0.46 acres in area, and is located at 13825 NW 147th Ave, west of NW 138th Terrace and east of the First Presbyterian Church.

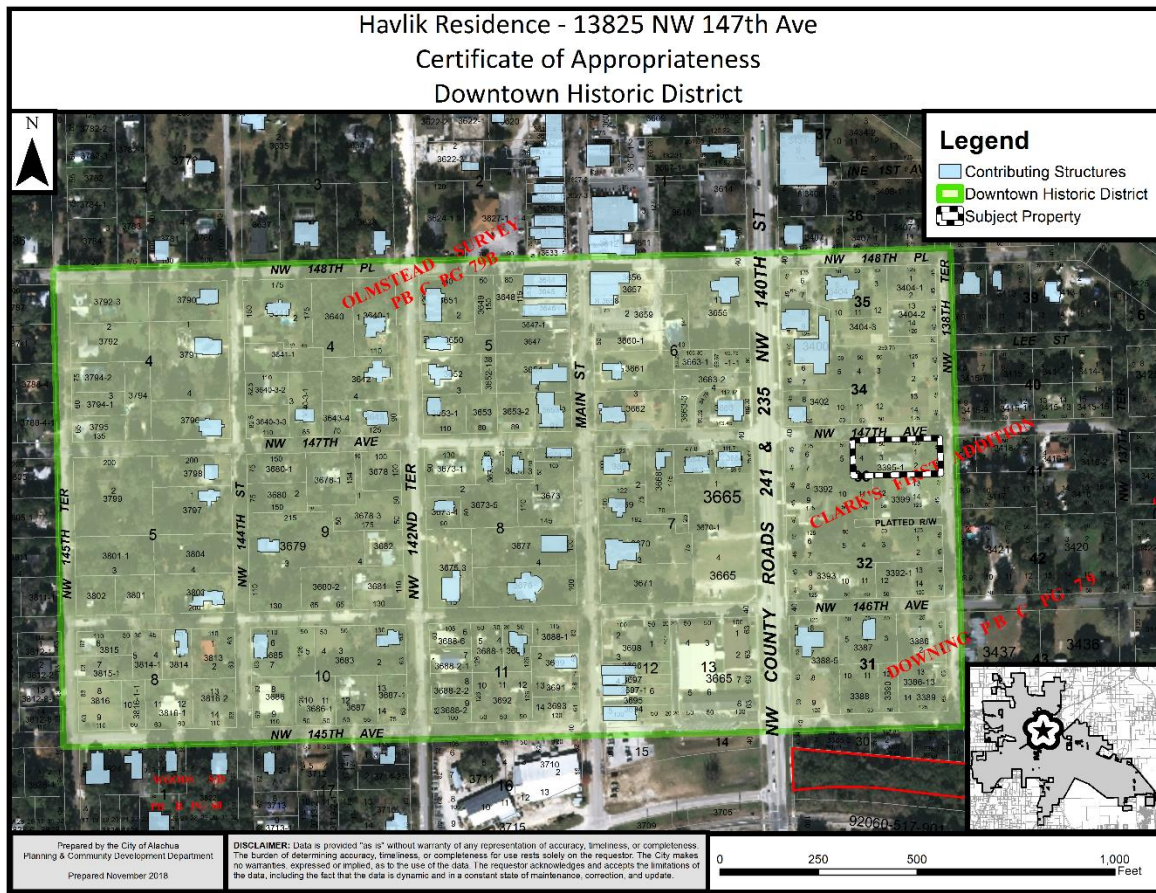
As part of the application package, the applicant has submitted pictures and specifications of windows and doors that will be or have been replaced, and specifications for the proposed metal roof. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed alterations are consistent with the character of nearby structures.

Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District. The general purposes of the Historic Overlay District are as follows:

- ❖ to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources;
- ❖ to protect designated land and buildings or structures having historic and architectural significance;
- ❖ to stabilize and improve property values;
- ❖ to foster civic pride; and,
- ❖ to encourage redevelopment in the City's downtown.

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace. The area of the District, the subject property, and contributing historic structures are shown on Map 1.

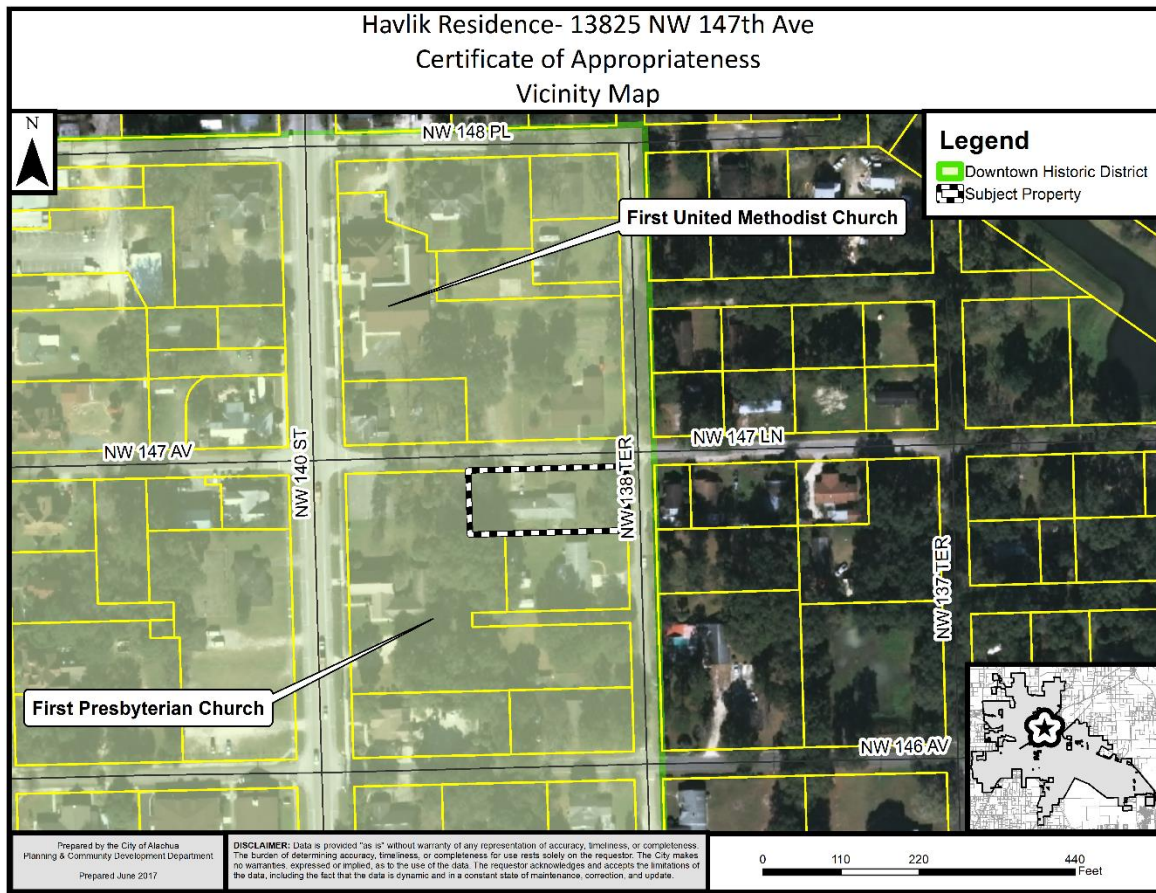
Map 1. City of Alachua Downtown Historic District & Location of Subject Property



Section 3.7.2(A)(5) of the LDRs states, “[o]nce land, buildings, or structures are classified within an Historic Overlay District, no demolition, new construction, addition, or alteration of exterior architectural features shall occur within the district without the issuance of a Certificate of Appropriateness in accordance with Section 2.4.6, *Certificate of Appropriateness*.”

Map 2 depicts the vicinity surrounding the subject property. The subject property is located at 13825 NW 147th Ave, west of NW 138th Terrace and east of the First Presbyterian Church.

Map 2. Vicinity Map



CONSISTENCY WITH COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below provide a basis to establish consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below. An analysis of the application's consistency with the identified Goals, Objectives, and Policies below has been provided.

Future Land Use Element

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: Historic Preservation Districts:

The City of Alachua shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.5.a: The City shall ensure that future development within the district is sensitive to the historic character of any historic district.

Policy 3.9.a: An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.10.a: The City shall have Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Analysis of Consistency with Goals, Objectives, & Policies: The applicant has submitted materials to support that the proposed modifications will be consistent with and sensitive to the character of the historic district. The proposed metal roof is similar in nature to existing metal roofs in the vicinity.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.6(E) of the City's Land Development Regulations (LDRs) establishes the standards of review for an application for a Certificate of Appropriateness. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.6(E) is provided below.

(1) *Affect Exterior Appearance*

Whether the proposed action will affect the exterior appearance of the subject land or structure or the appearance of any interior portion specifically identified in any relevant designation ordinance.

Evaluation: The applicant has submitted construction specifications which demonstrate the proposed alterations, located within the Historic Overlay District, would be consistent with the appearance of structures identified as contributing structures to the Downtown Historic District as designated by the National Register of Historic Places.

(2) *Affect Consistent with Historical, Architectural, or Other Relevant Qualities*

Whether any such affect is consistent with the historical, architectural, or other qualities which the relevant designation ordinance seeks to protect and enforce.

Evaluation: Section 3.7.2 of the LDRs establishes the provisions of the City's Downtown Historic District. The general purposes of the Historic Overlay District are: to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources; to protect designated land and buildings or structures having historic and architectural significance; to stabilize and improve property values; to foster civic pride; and to encourage redevelopment in the City's downtown.

The proposed alterations are consistent with the character of proximate structures (see exhibits and construction drawings submitted by the applicant).

Staff finds the proposed alterations would be consistent with the qualities of structures within the Historic Overlay District which the District seeks to protect.

(3) *Negative or Positive Impact on Neighboring Lands of Historical Significance*

Whether the proposed action will have a negative or positive impact on neighboring lands that have historic significance.

Evaluation: Based upon the preceding information, the proposed building elements will be consistent with the appearance of other proximate structures, including those identified as contributing structures in the Master Registry of the National Register of Historic Places.

(4) *Effect of Denial*

Whether the denial of a Certificate of Appropriateness would deprive the owner of reasonable beneficial use of their land.

Evaluation: The approval of this application would permit the owners to replace building elements in need of renovation to maintain structure's habitability. The property is currently zoned for single-family residential uses.

(5) *Demolition*

In cases where a Certificate of Appropriateness is proposed for demolition of all or a portion of a Historic Property, the applicant shall demonstrate:

- (a) That no other feasible alternative can be found;
- (b) The extent to which the land may not be beneficially used without approval of the demolition;
- (c) The ability to obtain a reasonable return from the existing structure(s); and
- (d) Whether or not the building, structure, or land contributes to a Historic Overlay (HO) District, or no longer has historical significance.

Evaluation: No demolition has been proposed, therefore, this standard is not applicable.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #:

Application Fee: \$ 350.00

Filing Date: 10/16/18

Acceptance Date:

Review Type: P&Z

Certificate of Appropriateness Application

Reference City of Alachua Land Development Regulations 2.4.6

You must have all information for your application to be considered complete. Incomplete applications will not be accepted.

A. PROJECT TYPE

☐ Demolition

☐ Removal

☐ New Construction

☐ Addition

☒ Alteration of Exterior Features

B. APPLICANT

1. Applicant's Status

☒ Owner (title holder)

☐ Agent

2. Name of Applicant(s) or Contact Person(s): John Havlik Title: Owner (joint w/spouse)

Company (if applicable):

Physical address: 13825 NW 147th Ave

Mailing Address: Same

City: Alachua State: FL ZIP: 32615

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): N/A

Mailing Address:

City: State: ZIP:

Telephone: FAX: e-mail:

C. PROPERTY AFFECTED

1. Address of Subject Property: 13825 NW 147th Ave

2. Parcel ID Number(s): 03395-001-000

3. Existing Use of Property: Single Family residence

4. Future Land Use Map Designation:

5. Zoning Designation:

6. Acreage:

7. Number of Existing Structures on the Property: one (includes attached garage)

D. ATTACHMENTS

1. A detailed drawing which identifies the dimensions of the property, location of existing building(s) and those proposed (if applicable), distances of buildings from property lines, building setback lines (dimensioned), and names of adjacent streets. A current survey or site plan may be submitted to meet this requirement, if all requested information is provided.
2. Set of plans and specifications for the project. All drawings must be clear, concise, and drawn to scale. Plans must include and dimension all exterior elevations and provide a dimensioned floor plan illustrating all rooms within any proposed addition (if applicable).
3. Photographs of existing building(s) (all facades or elevations of building(s) and adjacent buildings). Photographs must clearly illustrate the appearance and conditions of existing building(s) affected by the project, close-up pictures of any specific elements under consideration by the project (for

I/We certify and acknowledge that:

1. I /We must comply with the current Florida Building Code through the Building Department and obtain any necessary permits prior to receiving a final certificate of occupancy.
2. I/We must comply with the requirements of the Alachua County Fire Marshall.
3. I /We must obtain a Local Business Tax Receipt.
4. I/We must meet parking standards and any use specific standards for the zoning district
5. Falsifying information on this application may result in the Certificate of Appropriateness being revoked.

John D. Havlik

Signature of Applicant

John D. Havlik (co-owner)

Typed or printed name and title of applicant

10/09/2018

Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16 day of Oct, 2018 by John D. Havlik, who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL



KRISTY LEE THORNTON
Commission # GG 178433
Expires March 17, 2022
Bonded Thru Budget Notary Services

Kristy Lee Thornton
Signature of Notary Public, State of FL

CITY OF ALACHUA BUILDING DEPARTMENT

OWNER/BUILDER AFFIDAVIT

Disclosure Statement 489.103(7); 489.503(7)

State Law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor even though you do not have a license. You must supervise the construction yourself. You may build or improve a one-family or two-family residence, or a farm outbuilding. You may also build or improve a commercial building at a cost of \$75,000.00 or less. The building must be for your own use and occupancy. It may not be built for sale or lease. If you sell or lease more than one building you have built yourself within 1 year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your construction must be done according to building codes and zoning regulations. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipality licensing ordinances.

For your information, the Owner/Builder becomes liable and responsible for the employees he hires to assist in the construction project. This responsibility may include the following where required by law:

- A. Worker's Compensation (for workers injured on the job)
- B. Social Security Tax (must be deducted from the employee's as well)
- C. Unemployment Compensation (may or may not be required)
- D. Liability Coverage
- E. Federal Withholding Tax

I acknowledge that as an Owner/Builder, I John Havlik am obligated to actually, physically, build the structure or do the work for which I am applying for a permit.

I understand that if I am not physically doing the work or physically supervising free labor from friends or relatives, that I must hire licensed contractors, i.e. electrician, plumber, mechanical (heating & air conditioning), etc. I further understand that the violation of not physically doing the work, and the use of unlicensed contractors at the construction site, may cause the project to be shut down by the City of Alachua Building Official. State statutes allow for penalties up to \$1,000 and up to 1 year in jail. I also understand that if this violation does occur, that in order for the job to proceed, I will have a licensed contractor come in and sign on the permit as taking the job over. I understand that if I hire subcontractors under a contract price, that they must be licensed to work in the City of Alachua, i.e. masonry, drywall, carpentry, etc.

I will assume full responsibility as an Owner/Builder Contractor, and will personally supervise or do all work allowed by law covered by this permit. Owners must provide direct, onsite supervision themselves of all work not performed by licensed contractors. Duty cannot be delegated.

Property owner address: 13825 NW 147th Ave

Permitted address: 13825 NW 147th Ave

Lot: _____ Block: _____ Subdivision: _____

1st Telephone: 352-281-9580 2nd Telephone: 386-518-6943

I hereby acknowledge that I have read and understood the above affidavit on this 9th day of October, 2018.

Owner/Builder Signature: John Havlik Date: 10/09/2018

Subscribed and sworn to me this date. _____

Notary Seal:



JOYE ELLEN EMERSON
Commission # GG 210360
Expires August 22, 2022
Bonded Thru Budget Notary Services

Joye Ellen Emerson
Notary Signature

11/8.50
973.00

Prepared by and return to:

Ramona M. Chance

Attorney at Law

Ramona M. Chance

4703 NW 53rd Avenue Suite A-1

Gainesville, FL 32653

352-335-3189

File Number: 11-054

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Warranty Deed

This Warranty Deed made this 29th day of April 2011, between Ronald E. Huggins, whose post office address is 44 Coastal Oaks Circle, Ponce Inlet, FL 32127, grantor, and John David Havlik and Debra Faye Havlik, husband and wife, whose post office address is 13825 NW 147th Avenue, Alachua, FL 32615, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

Lots 1, 2, 3 and 4, Block 33, Clark's First Addition to Alachua, according to the map or plat thereof as recorded in Plat Book A, Page 108, Public Records of Alachua County, Florida.

Parcel Identification Number: 03395-001-000

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 44 Coastal Oaks Circle, Ponce Inlet, FL 32127.

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

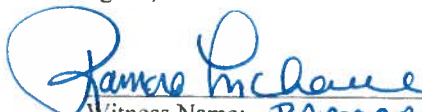
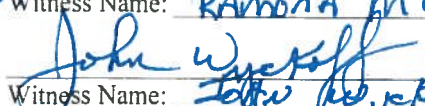
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2010**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

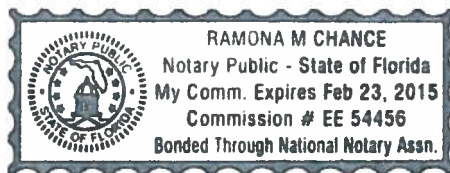

Witness Name: RAMONA M CHANCE

Witness Name: John W. Huggins

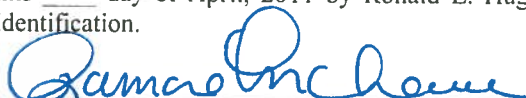
 (Seal)
Ronald E. Huggins

State of Florida
County of ALACHUA

The foregoing instrument was acknowledged before me this 29 day of April, 2011 by Ronald E. Huggins, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: RAMONA M CHANCE
My Commission Expires: 2.33.15

John Power
Alachua County Tax Collector
PO BOX 142340, GAINESVILLE, FL 32614-2340

Transaction # 2418174
Cashier: DC
Paid By: SARANGATI DREYFFUS FALLA
(HAVLIK JOHN & DEBRA)
Posted Date: 02/28/2018 12:29PM

Receipt				
Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 03395 001 000 Bill Yr: 2017 Regular Due: 03/31/2018	02/28/2018	\$1,755.86	\$1,755.86
Total:			\$1,755.86	\$1,755.86
REAL ESTATE 2017				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03395 001 000	13825 NW 147TH AVE	

HAVLIK JOHN DAVID & DEBRA FAYE
13825 NW 147TH AVE
ALACHUA FL 32615-6256

JOHN POWER, TAX COLLECTOR
PAID 2/28/2018
CK #160
1755.96

AMOUNT DUE - PAY ONLY ONE AMOUNT IF PAID/POSTMARKED BY PLEASE PAY	
☐ Nov 30, 2017	1,702.66
☐ Dec 31, 2017	1,720.39
☐ Jan 31, 2018	1,738.13
☒ Feb 28, 2018	1,755.86
☐ Mar 31, 2018	1,773.60
PAY ONLINE @ www.AlachuaCollector.com	

1 03395001000 2017 1

RETURN WITH PAYMENT

Certificate of Appropriateness Application

Submitted Attachments

for

John and Debra Havlik

13825 NW 147th Ave

Alachua, FL 32615

Proposal: *Replace Existing Asphalt Shingle Roof, w/Galvalume, Standing-Seam Metal Roofing System*

Requested Attachments

- 1.) Please find attached, a copy of:
 - A. A 2013, surveyor's certification, of our home, attached garage and 4 building lots.
- 2.) Drawings and specifications
 - A. Detailed roof drawing (dimensions).
 - B. Illustrated drawing of metal standing-seam panel (rows).
- 3.) Various photographs, to include:
 - A. Degrading of shingle tiles
 - B. Roof penetrations such as exhaust turbines vents and gas furnace chimney (all to be removed and replaced with heat pump technology and vented ridges on the roof).
 - C. Overhead electric service mast (replaced in 2016 with underground service feed).
 - D. Image of house with superimposed replacement roof for comparison purposes.
- 4.) No Demolition:
 - A. This is a re-roof project and will include the stripping of old shingles and nails only.
 - B. The elimination of all roof penetrations, other than exhaust and plumbing vents.
 - C. The installation of Titanium® Underlayment and Reflective foil Insulation over existing roof wood deck
 - D. Addition of 1 x 4 purlins, 24" O.C. (see manufacturer "Gulf Seam" informational flier)
 - E. Installation of "hidden fastener" roof system.
- 5.) **(1) Affect Exterior Appearance:**
 - A. Please see the comparison images of the existing shingle roof, and, the superimposed image of a Galvalume, standing-seam roof.
(2) Affect Consistent w/Historical, Architectural, or Other Relevant Qualities:
 - A.) Metal roofs are historically relevant, low-maintenance, highly energy efficient and 100% recyclable.
 - B.) Several of the neighboring homes have installed similar roofs in the last few years.
(3) Negative or Positive Impact on Neighboring Lands of Historical Significance:

A.) This will have a net positive impact on the surrounding properties as a clean and neat appearing roof line.

(4) Effect of Denial:

A.) Denial of this request would force us to consider a replacement option that is of lower quality (shingle), less energy efficient, and used less and less, by neighboring homes. The other option would be clay tile, which would be out of synch with neighboring buildings, and is far more-costly.

(5) Demolition:

A.) There is no structural demolition to occur, other than the removal of shingles and unnecessary roof penetrations (previously described).

(6) Proof of Ownership:

A.) please see attached warranty deed.

(7) Proof of Payment of Taxes:

A.) please see attached verification of fully paid taxes to date.

John & Debra
Havlik



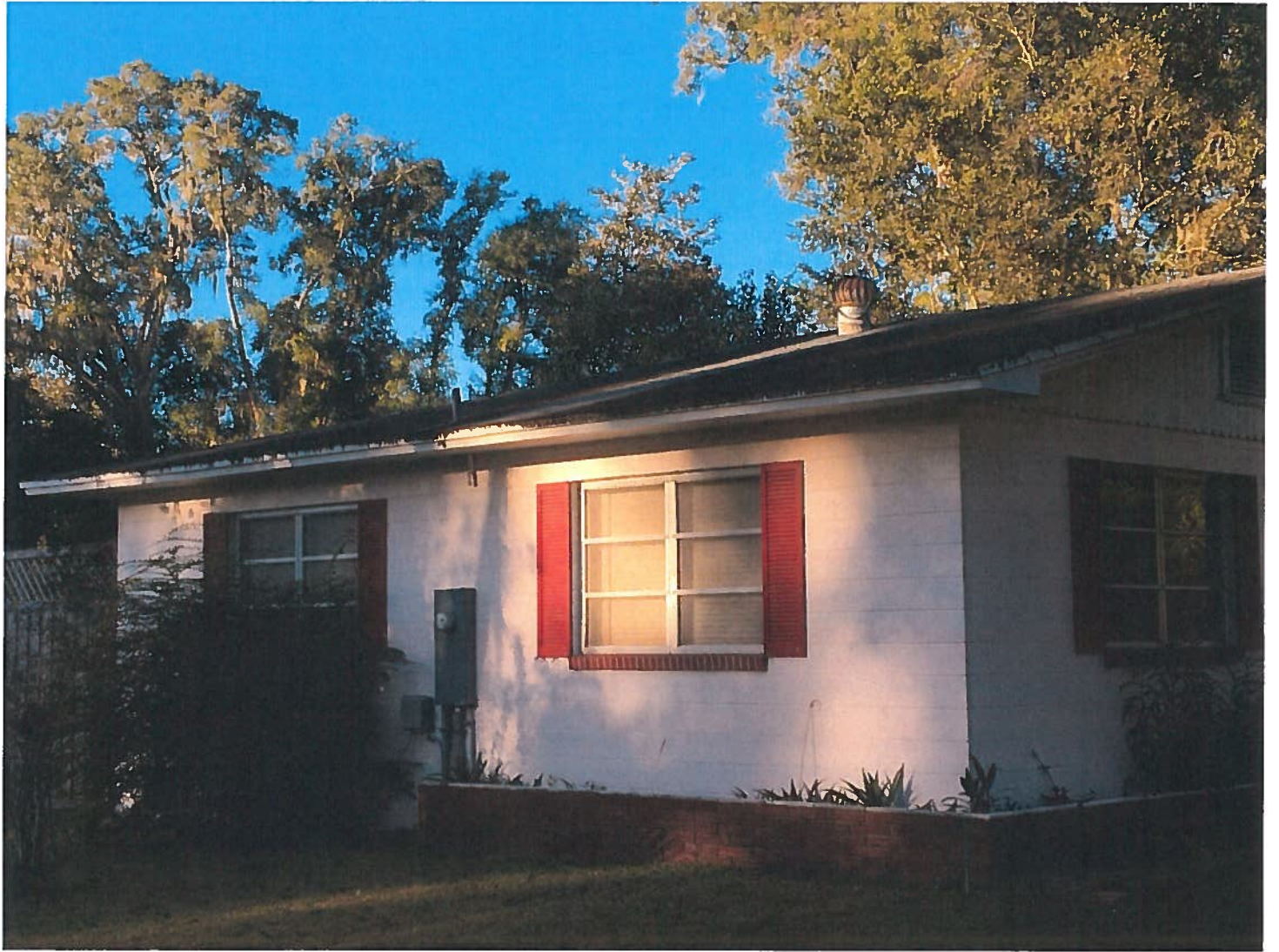






John and Debra Havlik





Attachment 2.) A

JOB: HOME AND GARAGE



QUICKQUOTE

CLIENT: JOHN HAVLIK
ADDRESS: 13825 NW 147TH AVE
ESTIMATE #: 082318-CK-1
CAD TECH: TP
PROFILE: GulfSeam
HEM: 2"

ROOF DETAILS

PANEL WIDTH	18"	UPPER FOOTING
RAISE: ROOF PITCH	4/12	SECONDARY
PANEL AREA	34.7	ROOF AREA
FLOOR AREA	0.0	ESTIMATED WASTE
		3%

TRIM TYPE	TOTAL LENGTH	NUMBER OF PIECES
EAVE DRIP	210	21
VALLEY	30	3
GABLE RAKE	110	11
FLYING GABLE	0	0
HIP CAP	30	3
RIDGE CAP	110	11
END-WALL	10	1
SIDE-WALL	50	5
TRANSITION	20	2
HIGH SIDE	0	0
CHIMNEY	10	1
CORNER	0	0
BASE DRIP	0	0
DRIP CAP	0	0
CHANNEL	0	0

POFC20181912 091444
RFFC20181912 091452

Client shall verify all roof dimensions & roof panel trim lengths and locate accordingly on layout at vent.



PREMIUM METAL ROOFING

CLIENT APPROVAL

CLIENT APPROVAL

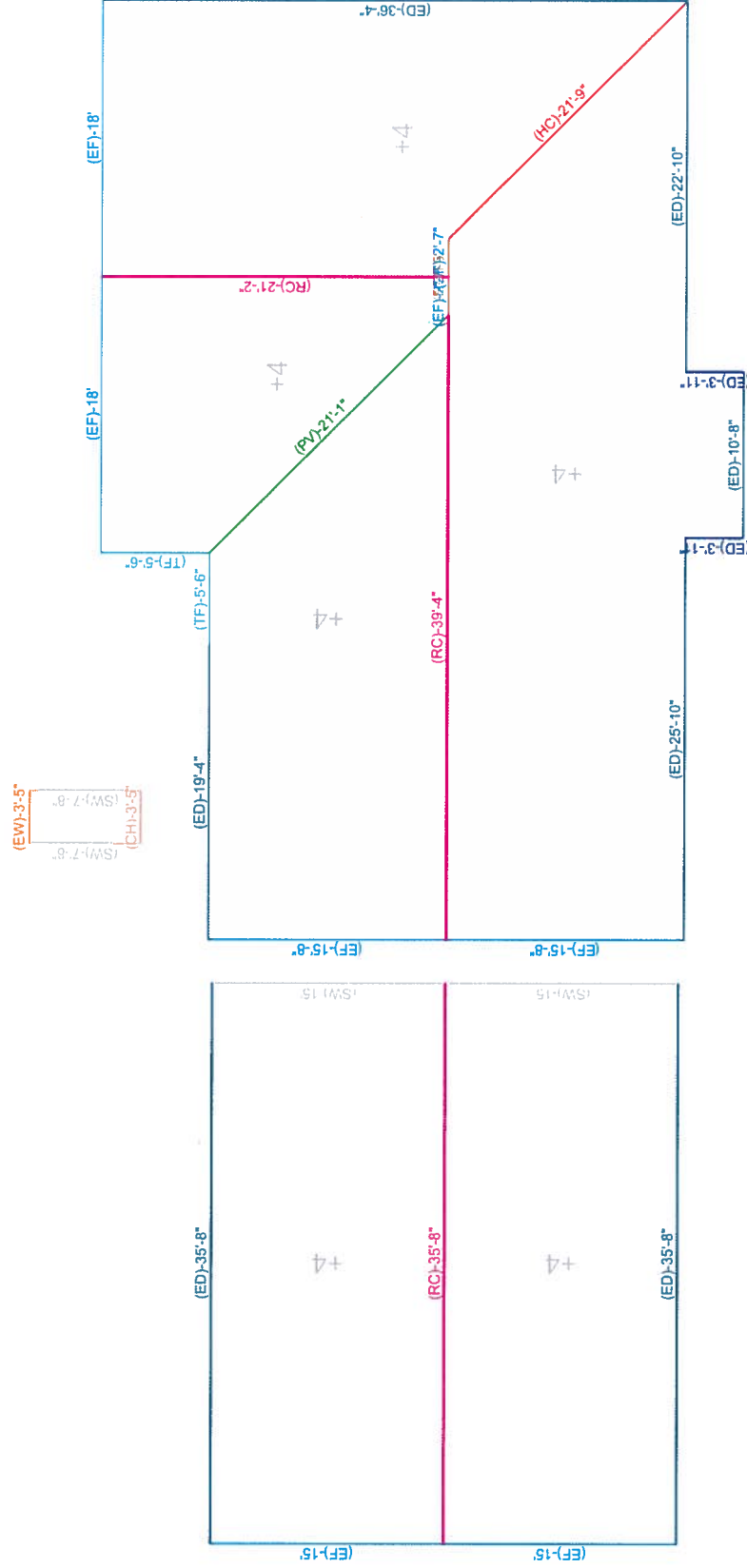
I have physically confirmed the roof layout and measurements for the roofing project described above. I assume all responsibility for any errors and/or omissions reflected in the given layout, dimensions and panel lengths that I have provided for panel and trim production.

Authorized Name:

Authorized Signature:

Data:

REV1



Attachment 2.1B

JOB: HOME AND GARAGE



ROOF DETAILS

TRIM TYPE	TOTAL LENGTH	NUMBER OF PIECES
EAVE DRIP	210	21
VALLEY	30	3
GABLE RAKE	110	11
GABLE RAKE	0	0
FLYING GABLE	0	0
HIP CAP	30	3
RIDGE CAP	110	11
END-WALL	10	1
SIDE-WALL	50	5
TRANSITION	20	2
HIGH SIDE	0	0
CHIMNEY	10	1
CORNER	0	0
BASE DRIP	0	0
DRIP CAP	0	0
J CHANNEL	0	0

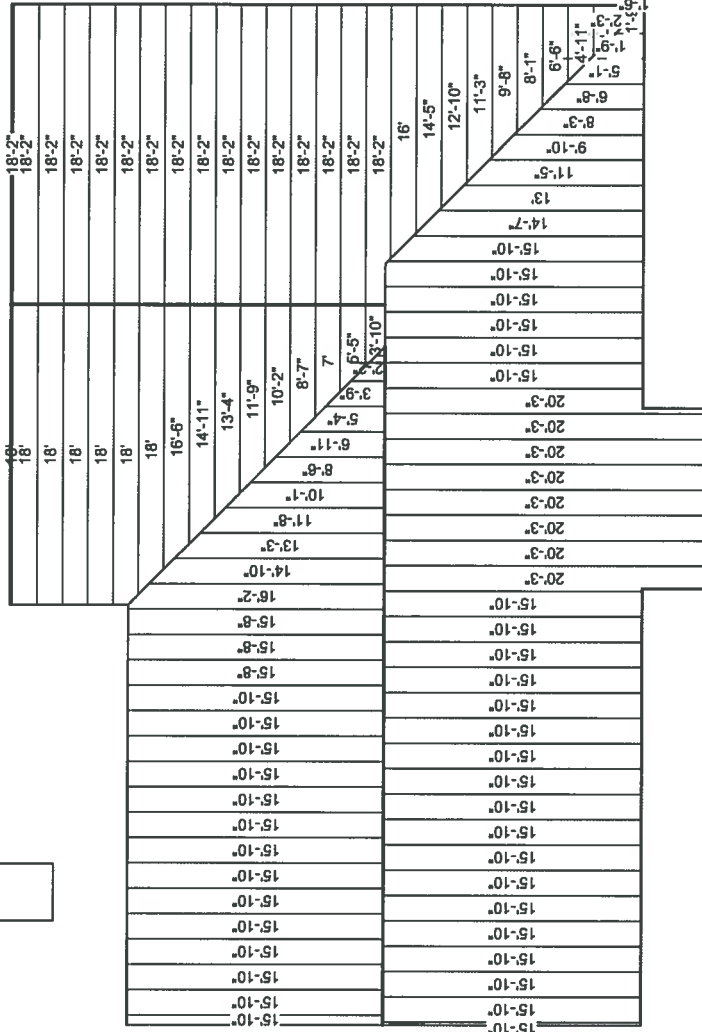


GulfCoast
SUPPLY & MANUFACTURING

☐ **Roof Layout Requires Changes** If this drawing layout does not accurately depict the roof layout, please note above so we can make any necessary updates

CLIENT APPROVAL

I have physically confirmed the reel layout and measurements for the roofing project described above. I assume all responsibility for any errors and/or omissions reflected in the given layout, dimensions and panel lengths that I have provided for panel and trim production.

[illegible]

Qty	ItemCode	Description	Unit price	Total
24 Galvalume				
GALVALUME GULF SEAM PANEL				
2308.2	GLMGS2417516	24GA 16IN WIDE W/1.75 INCH RIB PANEL RELIEF =	\$2.380	\$5,493.44
		08 panel(s) 20 feet 03 inches (243)		
		16 panel(s) 18 feet 02 inches (218)		
		07 panel(s) 18 feet 00 inches (216)		
		01 panel(s) 16 feet 06 inches (198)		
		01 panel(s) 16 feet 02 inches (194)		
		01 panel(s) 16 feet 00 inches (192)		
		38 panel(s) 15 feet 10 inches (190)		
		03 panel(s) 15 feet 08 inches (188)		
		48 panel(s) 15 feet 02 inches (182)		
		01 panel(s) 14 feet 11 inches (179)		
		01 panel(s) 14 feet 10 inches (178)		
		01 panel(s) 14 feet 07 inches (175)		
		01 panel(s) 14 feet 05 inches (173)		
		01 panel(s) 13 feet 04 inches (160)		
		01 panel(s) 13 feet 03 inches (159)		
		01 panel(s) 13 feet 00 inches (156)		
		01 panel(s) 12 feet 10 inches (154)		
		01 panel(s) 11 feet 09 inches (141)		
		01 panel(s) 11 feet 08 inches (140)		
		01 panel(s) 11 feet 05 inches (137)		
		01 panel(s) 11 feet 03 inches (135)		
		01 panel(s) 10 feet 02 inches (122)		
		01 panel(s) 10 feet 01 inches (121)		
		01 panel(s) 09 feet 10 inches (118)		
		01 panel(s) 09 feet 08 inches (116)		
		01 panel(s) 08 feet 07 inches (103)		
		01 panel(s) 08 feet 06 inches (102)		
		01 panel(s) 08 feet 03 inches (099)		
		01 panel(s) 08 feet 01 inches (097)		
		01 panel(s) 07 feet 00 inches (084)		
		01 panel(s) 06 feet 11 inches (083)		
		01 panel(s) 06 feet 08 inches (080)		
		01 panel(s) 06 feet 06 inches (078)		
		01 panel(s) 05 feet 05 inches (065)		
		01 panel(s) 05 feet 04 inches (064)		
		01 panel(s) 05 feet 01 inches (061)		
		01 panel(s) 04 feet 11 inches (059)		
		01 panel(s) 03 feet 10 inches (046)		
		01 panel(s) 03 feet 09 inches (045)		
		01 panel(s) 03 feet 04 inches (040)		
		05 panel(s) 03 feet 00 inches (036)		
1 X 4 X 12 YELLOW PINE #2				
159.0	1412YP	*****	\$4.609	\$732.83

21.0 GLMED724	GALVALUME 24GA ED7 EXTENDED EAVE DRIP PITCH =	\$20.340	\$427.14
3.0 GLMPV124	GALVALUME 24GA PV1 PRE-FORMED VALLEY	\$36.730	\$110.19
11.0 GLMEF924	GALVALUME 24GA EF9 GULF SEAM GABLE RAKE	\$21.470	\$236.17
3.0 GLMRC724	GALVALUME 24GA RC7 ST SEAM RIDGE CAP PITCH=	\$28.820	\$86.46
11.0 GLMRC724	GALVALUME 24GA RC7 ST SEAM RIDGE CAP PITCH=	\$28.820	\$317.02
1.0 GLMEW724	GALVALUME 24GA EW7 STANDING SEAM ENDWALL PITCH =	\$20.340	\$20.34
5.0 GLMSW724	GALVALUME 24GA SW7 ST SEAM SIDEWALL FLASHING	\$20.340	\$101.70
2.0 GLMTF724	GALVALUME 24GA TF7 ST SEAM TRANSITION FLASH /12 X /12 PITCH=	\$29.100	\$58.20
1.0 GLMCH724	GALVALUME 24GA CH7 GULF LOK CHIMNEY FLASHING PITCH=	\$29.100	\$29.10
33.0 GLMEC24	GALVALUME 24GA EC1 EAVE CLEAT	\$6.220	\$205.26
49.0 GLMZ924	GALVALUME 24GA ZF9 GULF SEAM Z-FLASHING	\$10.170	\$498.33
9.0 GLMPS24	GALVALUME 24GA PANEL STARTER	\$7.910	\$71.19
14.0 GLMPS24	GALVALUME 24GA PANEL STARTER	\$7.910	\$110.74
14.0 BUTYL	BUTYL TAPE 45' ROLL 1/2" WIDE	\$4.346	\$60.84
15.0 GLMTB	GALVALUME ROOF CAULK METAL ROOFING SEALANT 10.1 OZ TUBE	\$6.095	\$91.43
750.0 GLMRIVET	UNPAINTED RIVET	\$0.106	\$79.50

STAINLESS STEEL POP RIVET

1600.0 GSCU175S	UL-90 GULF SEAM CLIP 1-3/4"X3-1/2" STAINLESS STEEL	\$1.061	\$1,697.76
4250.0 PCWCLIP	#10 X 1" PANCAKE A SCREW #10 X 1"	\$0.064	\$270.30
18.0 ATLWMTU	WEATHERMASTER TU METAL & TILE PEEL AND STICK UNDERLAYMENT	\$89.040	\$1,602.72
1.0 DHALAC	DEL HOMEOWNER ALACHUA	\$95.000	\$95.00

Sub Total: \$12,395.66
tax: \$763.04

Total: \$13,158.70

Disclaimers:

- * The phenomena known as "oil canning" (a visible waviness in the panel) is a naturally occurring condition for a sheet metal product; the presence of oil canning is not a defect and shall not be cause for rejection.
- * Uneven weathering, burnishing, smudging, and other discoloration of unpainted/mill-finish panels shall not be a cause for rejection. If a consistent aesthetic appearance is required, and for high visibility projects, select a painted panel for best results.
- * There is no warranty for steel panels installed within 800' from salt/brackish water or within 1500' of breaking surf.

Price valid for 30 days, and is subject to change without notice. Please validate final price at time of purchase.

City of Alachua

15100 NW 142nd Terrace

Alachua, FL 32615

(386) 418-6100

(386) 418-6130

Invoice For PlanRevi PCA18-0002

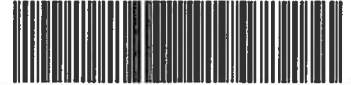
Print Date: 10/16/2018

JOHN HAVLIK

13825 NW 147 AVE

ALACHUA FL 32615

Pay by Account In Full



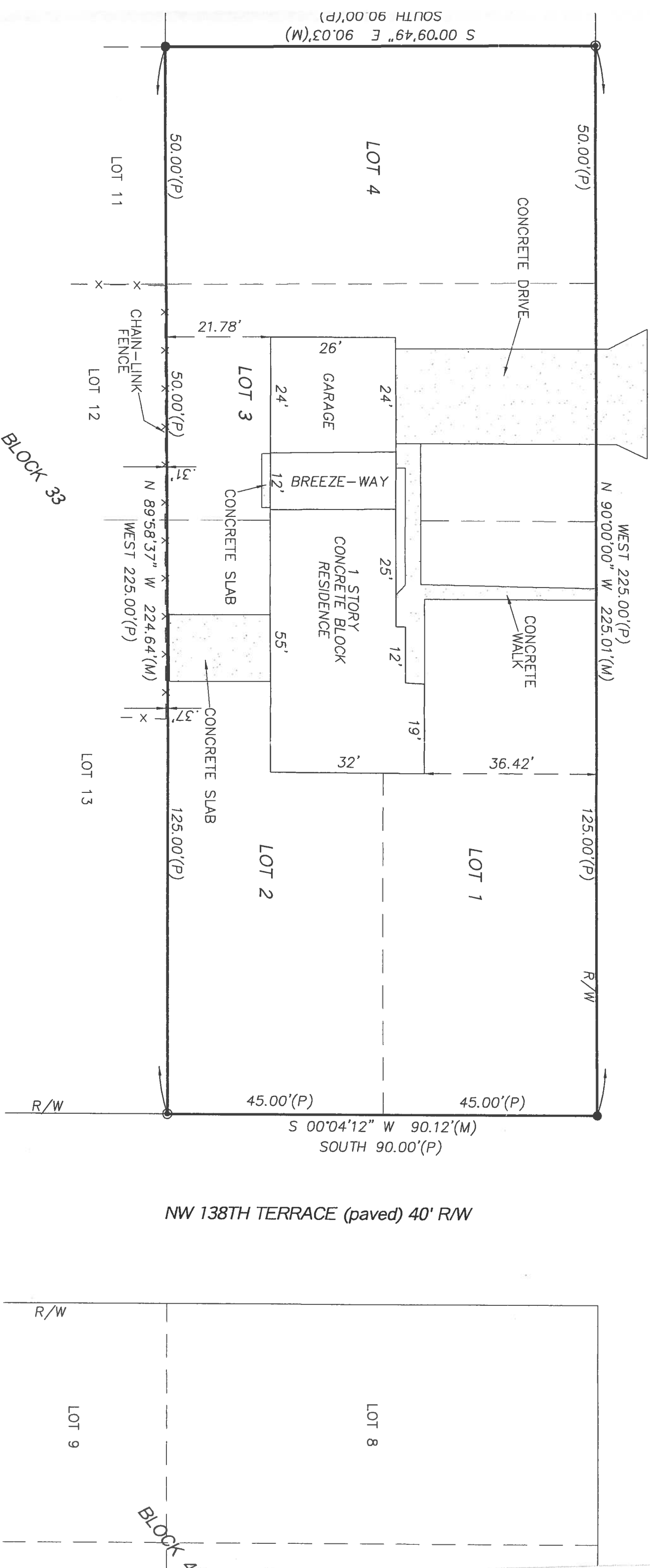
Pay by Account In Full

\$ 350.00

		Invoice No	Invoice Date	Plan/Review Number	Address	Amount Due
		00001654	10/16/18	PCA18-0002	13825 NW 147TH AVE	\$ 350.00
Fee Details:	Quantity	Description			Amount Cost	Balance
	1.000	Certificate of Appropriateness			\$350.00	\$ 350.00
Total Amount Due					\$ 350.00	

NW 147TH AVENUE(paved) 40' RW

Attachment 1.) A John & Debra Havlik



AST SURVEYORS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

10-15-2013

SIGNED THIS DATE

Matthew G. Munksgard
MATTHEW G. MUNKSGARD, P.S.M. #6683

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



HIDDEN SCREW ROOF SYSTEM



GulfCoast[®]
SUPPLY & MANUFACTURING

GULFSEAM[™]

PREMIUM METAL ROOFING



THE ULTIMATE CHOICE IN STANDING SEAM SOLUTIONS

A GulfSeam[™] metal roof is one of the finest roofing systems available on the market. This ultra-premium, Hidden Screw profile is strong, durable, energy-efficient and virtually maintenance-free, making it the perfect fit for mid to high-end Homes and Commercial projects.

Bold 1-3/4" high seams spaced 12" to 18" apart create a clean, smooth appearance, while protecting the fasteners from the forces of nature.



HIDDEN SCREW ROOF SYSTEM

PREMIUM PAINT COATING
KYNAR 500®
PVDF RESIN-BASED FINISH

ACCESSORY OPTIONS FOR + THE GULFSEAM™ SYSTEM

**METAL ROOF COLOR
THAT LASTS!**

Take the fade test challenge now...
www.EverythingElseFades.com



Reflective Foil Insulation

- Reflect up to 97% of Radiant Energy
- Energy Star Compliant
- Save Big on Energy Bill

1x4 Wood Purlins

- Add Structural Stability
- Gain R-Value w/ Energy Efficient Air Space
- Install Directly Over Existing Roof



Vented Ridge System

Maintain cooler attic temperatures effectively reducing energy costs.



Titanium® Underlayment

- Water Proof
- Mold & Tear Resistant
- 100% Synthetic
- 25-50 Year Warranty

Titebond® Metal Roof Sealant

- Exceptional Adhesion
- Permanently Flexible



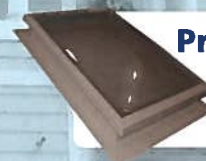
Color Match Pipe Boots

Seal unsightly roof penetrations.
*Ask about color selection



Premium Skylights

Replace traditional skylights with Energy Efficient Metal Roof skylights.



GULFSEAM™

PROFILE SPECIFICATIONS

Colors: 20+ Colors & Mill Finished Gulfalume Available

Coverage: 14", 16" & 18" Net Coverage

Gauge: 24 Gauge Steel

Substrate/ AZ-50 Gulfalume / 35/30 Year Premium Paint Finish Warranty

Warranty: AZ-55 Gulfalume / 25 Year Unpainted Mill Finish Warranty

Testing: FL Product Approval No. 11651

Min. Slope: 3:12

Substructure: 15/32" CDX (minimum)

GulfCoast
SUPPLY & MANUFACTURING

PREMIUM METAL ROOFING



1(855) IT-LASTS (485-2787)

www.GulfCoastSupply.com

MADE HERE • MADE NOW • MADE TO LAST

Bookkeeping
& Tax Center

Mitch P. Fearing, MD PA

NW 148 Terrace

#5+6

735

#4

NW 148 Terrace

NW 148 Terrace

#7

Marvin Bingham
Law Offices

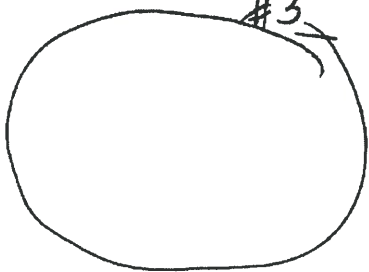
NW 138th Terrace

First United
Methodist Church

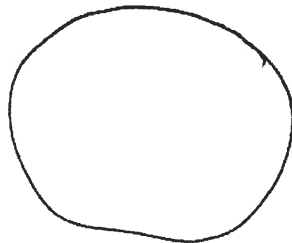
241

NW 138th Terrace

#3



NW 147 Ave



#1

NW 147 Ave

NW 147 Ave

NW 147 Ave

Ayurveda Health Retreat

#2

NW 140th St

Parking
Lot

John & Debra Havlik
Residence

NW

Neighbor image # 1 (2).JPG



Neighbor image # 2.JPG



Neighbor image # 3.JPG



Neighbor image # 4 (2).JPG



Neighbor image # 5 & 6.JPG



Neighbor image # 7.JPG

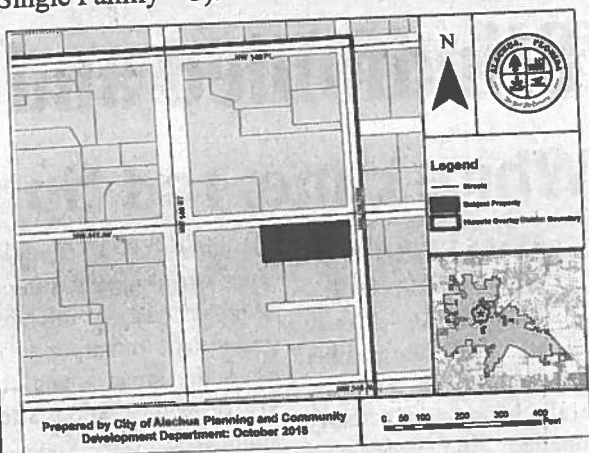




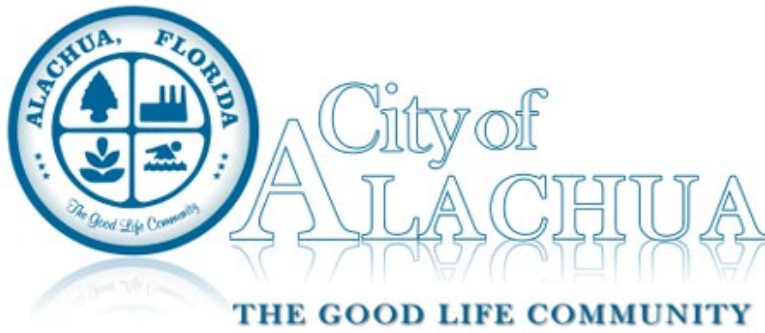
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 13, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by John D. Havlik, applicant and property owner, for the approval of a Certificate of Appropriateness for the following alterations to an existing single-family residence: (1) installation of a new metal roof; and (2) removal of existing roof turbine vents. The subject property is located at 13825 NW 147th Ave; Tax Parcel Number 03395-001-000; FLUM: Medium Density Residential; Zoning: RSF-3 (Residential Single Family - 3).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.



Board/Committee Agenda Item

MEETING DATE: 11/13/2018

SUBJECT: LDR Text Amendments - amending Section 3.7.2 (C), relating to landscape requirements for the U.S Highway 441/ Interstate 75 Gateway Overlay District; amending Section 6.2, relating to Tree Protection & Landscaping standards; amending Section 6.2.1, relating to Tree protection standards; amending Section 6.2.2, relating to Landscaping standards; amending Section 6.2.3, relating to Screening standards; amending Appendix 6.2.2.A, relating to the list of recommended trees/plants and nuisance trees; amending Article 10, providing definitions for Florida Friendly Landscaping and Quality tree protection area. (Legislative)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

This Board finds that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Land Development Regulations to the City Commission with a recommendation to approve.

Summary

In the process of implementing the City's Land Development Regulations (LDRs) specifically pertaining to landscaping and tree protection standards, Staff has found that certain subsections could be streamlined for more efficient implementation, and that there was a need to reevaluate this section of the LDRs to ensure that its standards are in line with current scientific data and best practices. Staff consulted with landscape architects familiar with the City's LDRs and considered feedback received in the drafting of these proposed amendments.

In summary, some of the substantial changes being proposed as a part of this amendments are:

- Increased incentives for preservation of natural areas and meeting certain site design criteria
- Allowance for 25% of mitigation trees to be used for other landscaping requirements
- Reductions in total number of site landscaping trees for residential and business uses
- Reductions in landscaping required for small development areas
- Allowance for limiting amount of clustering of perimeter buffer landscaping
- Type D ("Opaque") buffer reduced to permit better spacing between canopy trees
- Deletion of recommended tree list
- Creation of cap on reductions: 20% of any landscape requirement must be provided regardless of any incentives used for reduction.
- Numerous procedural or technical clarifications
- Modified tree credit table that significantly increases incentives for preservation of heritage trees

Each proposed amendment and a staff comment further elaborating upon the purpose of the amendment is provided below.

A summary table indicating all changed Code sections is included as Exhibit 'A' to this Staff report.

ATTACHMENTS:

Description

▢ Staff Report

- ▣ Draft Ordinance
- ▣ Alachua County Today Advertisement



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

November 13, 2018

SUBJECT: A Staff-initiated amendment to the City's Land Development Regulations (LDRs) regarding Landscape and Tree Protection Standards

APPLICANT/AGENT: City of Alachua

PROJECT PLANNERS: Kathy Winburn, AICP; Justin Tabor, AICP; Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed Text Amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *This Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

In the process of implementing the City's Land Development Regulations (LDRs) specifically pertaining to landscaping and tree protection standards, Staff has found that certain subsections could be streamlined for more efficient implementation, and that there was a need to reevaluate this section of the LDRs to ensure that its standards are in line with current scientific data and best practices. Staff consulted with landscape architects familiar with the City's LDRs and considered feedback received in the drafting of these proposed amendments.

In summary, some of the substantial changes being proposed as a part of this amendments are:

- ❖ Increased incentives for preservation of natural areas and meeting certain site design criteria
- ❖ Allowance for 25% of mitigation trees to be used for other landscaping requirements
- ❖ Reductions in total number of site landscaping trees for residential and business uses
- ❖ Reductions in landscaping required for small development areas
- ❖ Allowance for limiting amount of clustering of perimeter buffer landscaping
- ❖ Type D ("Opaque") buffer reduced to permit better spacing between canopy trees
- ❖ Deletion of recommended tree list
- ❖ Creation of cap on reductions: 20% of any landscape requirement must be provided regardless of any incentives used for reduction.
- ❖ Numerous procedural or technical clarifications
- ❖ Modified tree credit table that significantly increases incentives for preservation of heritage trees

Each proposed amendment and a staff comment further elaborating upon the purpose of the amendment is provided below. A summary table indicating all changed Code sections is included as Exhibit 'A' to this Staff report.

PROPOSED LDR TEXT AMENDMENTS

AMENDING SECTION 3.7.2 (C)(5)(d)(iii) REMOVING REFERENCE TO APPENDIX 6.2.2 (A)

- 3.7.2 (C)(5)(d)(iii) ~~The planting requirements contained in Appendix 6.2.2(A) shall apply.~~ Live Oak shall be used as the required canopy tree. Applicants shall use the following plant materials, in order to create a consistent and uniform planting program for the Gateway Overlay District:
- a. American Holly.
 - b. Crape Myrtle.
 - c. Drake Elm.
 - d. Ligustrum.

- e. Red Maple.
- f. Southern Magnolia.
- g. Southern Red Cedar.
- h. Oak.
- i. Bradford Pear.

Staff Comment: Reference to deleted Section removed.

AMENDING SECTION 6.2 TO RETITLE SECTION

Sec. 6.2. - ~~Tree protection/landscape/xeriscape standards.~~ Tree Protection & Landscaping Standards

Staff Comment: Section renamed for clarification.

AMENDING VARIOUS PORTIONS OF SECTION 6.2.1 RELATED TO TREE PROTECTION STANDARDS

6.2.1 (B)(2) Trees absorb ~~a high percentage of~~ carbon dioxide and return oxygen, a vital ingredient to life, to the environment;

Staff Comment: Language removed for clarification.

6.2.1 (D) *Tree planting, relocation, replacement, credit, banking.*

- (1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term "healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting. ~~trees meeting the following definitions adapted from the International Society of Arboriculture (ISA):~~

- (a) ~~Excellent.~~ The tree is nearly perfect in condition, vigor, and form. This rarely used category is generally applicable to small diameter trees that have been recently

~~transplanted and are well established. It also applies to large trees that have established themselves successfully in the landscape.~~

~~(b) Very good. Overall, the tree is healthy and satisfactory in condition, vigor, and form. The tree has no major structural problems, no mechanical damage, and may only have insignificant aesthetic, insect, disease or structural problems.~~

~~(c) Good. The tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species.~~

Staff Comment: Redefined “healthy” tree to mean “good” or better. Existing code does not differentiate between “good”, “very good”, or “excellent” so it is unnecessary to define each category.

6.2.1 (D) (2) *During development.* During development or site alteration activities, the following standards shall be met:

(a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees ~~of or~~ at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least ~~two-four~~ inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least ~~one-inch~~ two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.

Staff Comment: Standards for tree protection barriers during development amended to bring in line with best practice and current practice of other local governments.

6.2.1 (D)(2) (e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.

~~(e) A protective drywell and root aeration system shall be provided where retained regulated, heritage, and champion trees will be adversely affected by raising the grade.~~

~~(f) A protective retaining wall shall be constructed at the perimeter of the protective radius around retained protected trees where trees will be adversely affected by~~

~~the lowering of grade. An alternative to a retaining wall shall be to excavate to finished grade by hand and to cut exposed roots with a saw or root pruning equipment.~~

- (~~g~~f) During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or ~~preliminary plat~~construction plan approval:
- (1) The clearing of vegetation except by hand;
 - (2) The compaction, filling, or removal of soil deposits;
 - (3) The placement of debris;
 - (4) The placement or dumping of solvents or other chemicals;
 - (5) The placement or storage of construction materials, machinery or other equipment of any kind; and
 - (6) The use of concrete, asphalt, or other paving materials.
- (~~h~~g) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1) ~~if~~, if the tree dies within one year after site clearing and construction.
- (~~i~~h) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.

Staff Comment: Several amendments are proposed to simplify rules for development or construction activities around those trees that will remain on site during development, amend the determination of landscaping plan protective strategies from being determined at preliminary plat stage of subdivision to construction plan stage. The construction plan stage is the appropriate time at which to make this determination, as the full extent of impacts to trees will be known. Amends language clarifying that trees that die within one year of site development must be mitigated in accordance with tree mitigation standards and that pruning of trees retained on site must be overseen by an Arborist.

6.2.1 (D)(3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.

- (a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on site transfer of development rights at a ~~density~~density or intensity bonus rate of ~~23~~:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within ~~his or her~~their development site, and that property has a zoning density of three units per acre, then the developer would be authorized to transfer ~~30~~45 dwelling units to the developable portion of ~~his or her~~their site. (Five acres times three dwelling units per acre times ~~two~~three equals ~~30~~45 dwelling units.)

Staff Comment: Proposed amendments increase incentives for preservation. The intent is to encourage a developer to cluster development away from environmentally sensitive lands.

6.2.1 (D)(4) *Tree replacement.*

- (a) When the applicant is required to replace a regulated ~~her~~heritage or heritage, ~~or champion~~ tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site-specific ~~appropriate~~ trees ~~from the recommended tree list~~. If it is feasible, the regulated, heritage, or champion tree may be related on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be replaced with a tree from the canopy or large tree list.
- (b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25% of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1 (D)(1).
- (b)c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees ~~chosen from the recommended tree list~~. appropriate for the site.
- (d) Trees must meet the minimum requirements found in Section 6.2.2 (D)(9)(b)(ii).
- (e)e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, ~~Grades and Standards for Nursery Plants; and Grades and Standards for Nursery Plants, Part II, Palms and Trees.~~ Florida Grades and Standards for Nursery Plants.
- (e)f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.
- (e)g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.
- (f)h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended. ~~Tree species with a height greater than 20 feet at maturity shall not be planted within a utility easement when power lines lie directly overhead.~~
- ~~(g) Trees whose roots are known to cause root damage to public roadways or other public works shall not be planted within 15 feet of a public utility.~~
- (h)i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.

- (i) The owner of the parcel shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.
- (k) Champion trees may not be removed except by Resolution of the City Commission finding that the following conditions have been met:
 - (i) A report from a certified arborist documenting that:
 - a. The tree is dead; or,
 - b. The tree is seriously diseased and treatment is not practical; or,
 - c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree

Staff Comment: The amendment to this section accomplishes two major goals. First, it permits a portion of the trees required for mitigation to be used for site landscaping, parking lot landscaping, or perimeter buffer requirements. Second, it significantly increases the regulatory threshold for the removal of a champion tree. The proposed amendment is in line with other local jurisdictions.

6.2.1 (D)(5) *Tree removal.*

- (a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.
- (b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.
- (c) A copy of the tree removal permit shall be posted on the site during these activities.
- ~~(d) Tree removal shall be conducted by a licensed general contractor, licensed residential contractor, or tree removal company. The entity responsible for removal of the tree or trees shall have a current occupational license granted by the jurisdiction in which the company is located. Proof of current occupational license shall be submitted at the time of application for tree removal permit or building permit.~~

Staff Comment: This amendment would remove the requirement that a general contractor or tree removal company with a local business tax be used to remove regulated or heritage trees.

6.2.1 (D)(6) *Tree credits.*

- (a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of ~~healthy~~ “good” or better existing native trees, as defined in Subsection 6.2.2(D)(4). ~~–No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.~~

Staff Comment: This amendment would clarify that a table will be required identifying all trees being preserved that will be used to claim credits.

(7) *Tree banking.*

- (a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.
- (b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.
- (c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by ~~the number of trees to be planted~~ the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.
- (d) Fees for off-site mitigation shall be ~~paid to~~ determined and approved in accordance with the above section (7)(c) by the City prior to ~~the issuance of any tree removal permit or building permit for new construction with an approved~~ any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

Staff Comment: This amendment would clarify the timing of the determination of the mitigation payment and the time that the payment is actually due to the City.

6.2.1 (E) *Maintenance.*

- (3) *Compliance by public agencies and utilities.* All public agencies and utilities shall comply with the permitting requirements of this section prior to commencing any pruning or removal of any regulated, heritage and champion trees. All public utilities, governmental agencies, and their subcontractors shall comply with the ~~National Arborist Association~~ International Society of Arboriculture standards for pruning shade trees when pruning ~~regulated, heritage and champion~~ any trees on public property. Emergency removal requiring immediate action to protect the health and safety of the public are not subject to this section.

Staff Comment: The proposed amendment clarifies the appropriate professional organization standards and proposes that standards apply to trimming any trees on public property.

6.2.1 (F) *Tree removal application and permit.*

(1) *Exemptions.*

- (a) Regulated trees, except for heritage or champion trees, on a All lots and parcels of land with a single-family residential dwelling unit, not to include mixed-use portions of developments, are exempt from the requirements of this section, ~~except that.~~ No person shall cut or remove any heritage or champion tree from any such lot or parcel of land without first obtaining a tree removal permit from the City.
- (g) Removal of nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended. is exempt from the terms and provisions of this section.

Staff Comment: The proposed amendment clarifies that heritage and champion trees are not exempt from obtaining a tree removal permit, even on single-family residential properties. Additional language is proposed, which adds any trees listed in the Florida Exotic Pest Plant Council's List of Invasive Plant Species are exempt from tree removal permit requirements.

(G) *Site plan and subdivision plat requirements.*

- ~~(1) It is the intent and purpose of this section, among other objectives, to ensure to the extent reasonably practicable, the survival of existing trees on sites being developed or altered. Recognizing the impossibility of protecting all trees, the owner or developer of a site, with the approval of the LDR Administrator, shall designate those trees to be preserved and the level of protection to be afforded them based on the following categories:~~
- ~~(a) Category I trees. Those trees identified during the predesign on-site meeting as being healthy heritage trees which are required to be retained in accordance with the approved site plan or subdivision plat. All champion trees shall be protected to Category I standards.~~

- ~~(b) Category II trees. Those trees identified during the predesign meeting which are desirable to retain, but due to location and development activities, cannot be protected to the level of Category I trees.~~
- ~~(c) Category III trees. Those trees which due to the number or location, cannot receive the level of protection afforded to Categories I and II trees, yet add to the landscape and may survive development activities.~~

(21) Site plans and ~~preliminary plats~~construction plan shall include consideration of tree preservation and approval shall constitute the issuance of a tree removal permit consistent with the approved plan.

(a) Applicants for site plans and ~~preliminary plats~~construction plans shall ~~be required to have a predesign, on-site meeting with the LDR Administrator to locate any champion or heritage trees and other regulated trees, and to discuss protection methods for trees to be retained or relocated~~provide aerial or ground photographs of any regulated, heritage, or champion trees to be preserved. The applicant shall mark and reasonably locate upon the site plan or ~~preliminary plat~~construction plan drawing, all champion, heritage, and other regulated trees to be retained ~~, or~~ relocated or removed. The applicant shall mark and reasonably locate upon the site plan or construction plan all nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended. The tree location drawing shall conform to the following:

- (i) Trees are to be identified by both common and scientific names.
- (ii) Trees shown on the tree location drawing will be identified as to which trees will be saved, relocated or removed.
- (iii) The tree location drawing is to be at the same scale as the site plan or ~~preliminary plat~~construction plan.
- (iv) The tree location drawing may be presented as a separate sheet within the site plan or ~~preliminary plat~~construction plan; however, the trees must be included on one sheet of the site plan or ~~preliminary plat~~construction plan that shows the location of the proposed buildings, driveways, off-street parking and loading facilities, stormwater management facilities, existing contours and finished elevations, overhead electric lines, underground utilities and any other proposed improvements that could potentially have a negative impact on existing trees.

(b) In the event that no champion, heritage or regulated trees are found, it shall be so noted on the site plan or ~~preliminary plat~~construction plan and a tree location drawing shall not be required.

(c) A note shall be included that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, shall be removed at time of development.

Staff Comment: The proposed amendment clarifies information due at time of site plan or construction plan submittal and adds a requirement that invasive species material be removed at time of development added. The proposed amendment is in line with current best practice and similar to requirements of other local governments.

6.2.1 (H) *Administration, enforcement and appeal.* In addition to the general provisions of Article 9, the following provisions shall apply to this section:

(7) For the purposes of this section, the following are provided as a list of references, in addition to those publications previously referenced:

(b) The most current ~~American National Standards Institute (ANSI)~~International Society of Arboriculture (ISA) standards shall be referenced for all public utilities, government agencies, and their subcontractors when pruning trees on public or private property and National Arborist Association Standards for Pruning Shade Trees when pruning regulated, heritage or champion trees.

~~(d) Tree Inventory and Management Plan, Alachua, Florida, prepared in July 2005, by the Davey Resources Group, shall be utilized as a local resource manual for guidance on tree preservation during construction activities and for guidance on recommended tree species, in addition to the plant list in Appendix 6.2.2 A.~~

(8) The ~~City Commission~~Land Development Regulations Administrator may establish technical standards setting forth administrative guidelines governing the enforcement of this section, requirements not specifically addressed in this section, and any other information needed for the uniform and orderly administration of this section. Such standards may be published in a technical manual which shall be on file in the office of the City Clerk.

Staff Comment: The proposed amendment updates reference to appropriate standard and removes reference to recommended tree species list and the proposed amendment also allows the Land Development Regulations Administrator to adopt technical standards.

AMENDING VARIOUS PORTIONS OF SECTION 6.2.1 RELATED TO LANDSCAPING STANDARDS

6.2.2 *Landscaping standards.*

(B) *Applicability.* These standards shall apply to the following development in the City:

- (1) *Single-family lots or dwellings.* The subdivision or development of ~~ten~~eight or more single-family residential lots or dwellings.
- (2) *Single-family attached dwellings.* The subdivision or development of ~~five~~eight or more single-family attached dwellings.
- (3) *Two- to four-family dwellings.* The subdivision or development of ~~five~~eight or more two- to four-family dwellings.
- (4) *Manufactured home park.* Subdivision for a manufactured home park.
- (5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of ~~50~~60 percent or more.

- (6) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.
- (7) *Parking lot.* Development of a parking lot for ~~ten~~eight or more spaces.
- (8) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of ~~25~~20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

Staff Comment: Proposed changes to this section would seek to remove disincentives for attached or multifamily housing. The proposed amendment would lower threshold for requirement of parking lot landscaping.

6.2.2 (C) *Landscape plan required.* A landscape plan shall be submitted with an application for a site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3) or building permit, whichever occurs first, for any development or change in use that is required to provide landscaping in accordance with this section. The landscape plan shall contain the following information which spells out how the development proposed will comply with this section:

- (1) *Identification of existing trees.* A survey showing ~~t~~The location, common name, and size existing regulated trees. ~~{For a development that is greater than ten acres, an aerial photograph, or a print of equal quality, may be substituted instead of the inventory if it provides essentially the same information as the tree survey.}~~
- (2) *Identification of existing trees to be* ~~maintained~~preserved. The location, common name, and estimated size of existing trees that are to be ~~maintained~~preserved as part of a tree protection zone or preserved for credit.
- (3) *Parking areas, buffers areas, and other planting areas.* The locations and dimensions of parking areas, perimeter buffer areas and other planting areas.
- (4) *Identification of new plant materials.* The size, botanical name, common name and spacing of new plant materials.
- (5) *Fences, walls or earthen berms.* The location and design of any fence, wall or earthen berm, indicating size and materials.
- (6) *Barriers required to protect existing vegetation.* The location and description of any barriers required to be erected to protect any existing vegetation from damage, both during and after construction.
- (7) *Maintenance.* Provisions for watering and other long-term maintenance to ensure serviceability, soil stabilization and plant protection.
- (8) ~~Xeriscape. Explanation of how xeriscape principles are utilized.~~ Florida Friendly Landscaping. A narrative explaining how Florida Friendly landscaping practices have been incorporated into landscape plan.

Staff Comment: The proposed amendment clarifies information required at time of development permit application, and modifies xeriscaping principles to Florida Friendly landscaping practices, which is inclusive of xeriscaping practices.

6.2.2 (D) *Landscape standards.*

- (1) *Site landscaping.* For purposes of this section the number of trees required is rounded to nearest whole tree or shrub (e.g., if number of canopy trees needed to meet site landscaping requirements is calculated at 9.5 trees then 10 trees would be required).
The following site landscaping shall be required for the following ~~development~~:

Staff Comment: The proposed amendment adds clarification on calculation of number of trees required for site landscaping. The proposed language is based on current practice.

6.2.2 (D)(1)(a) *Multifamily and townhouses.*

- (i) ~~Four~~Two canopy trees per acre, planted on the primary or street-facing side, and ~~two~~one canopy trees per acre planted on each of the exterior sides and exterior rear of ~~each~~each primary structure. An existing canopy tree that is a native species and in ~~very good to excellent health~~good or better health can be utilized to fulfill this requirement. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
- (ii) ~~Eight~~6 ornamental/understory trees per acre, with 50 percent planted in front and 25 percent on each side.
- (iii) A row of shrubs along the front facade of the structure, with consideration given to access to utility meters or mechanical equipment. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized.
- (iv) For sites with multiple buildings, for each 100 feet of façade of the longest building face of any buildings at least one of the following options, located between all structures,:
 - a. Two canopy trees
 - b. Four understory trees
 - c. A row of shrubs along facades facing each other
 - d. Community garden area of at least 1,500 square feet
 - e. Fountain or other water feature
 - f. Shaded table or bench
 - g. Other significant landscape improvement as approved by LDR Administrator.

~~(iv)~~ A combination of solid sod, seeding, and sprigs shall be used to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation are not required to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.

(vi) The site landscaping requirements found in 6.2.2 (D)(1)(a)(i) and (ii) are reduced by 50% for those developments on sites which are 43,560 square feet or less.

Staff Comment: The proposed amendment reduces the number of trees (both canopy and understory) for site landscaping and clarifies the location of trees in relation to primary structure. Additional landscaping requirement for sites with multiple structures are proposed to prevent non-landscaped areas between structures. The amendment also proposed to reduce the number of required trees for sites less than 1 acre (43,560 square feet).

6.2.2 (D)(1) (b) *Public and institutional uses.*

(i) Four canopy trees per acre, planted on the primary or street-facing side, three canopy trees per acre planted on each of the sides and rear of each structure, and an additional four canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located, so that it may provide shade on the structure during the summer afternoon.

(ii) Eight ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

(iii) For sites with multiple buildings, for each 100 feet of façade of the longest building face of any adjacent buildings at least one of the following options, located between structures:

a. Two canopy trees

b. Four understory trees

c. Community garden area of at least 1,500 square feet

d. Fountain or other water feature

e. Shaded table or bench

f. Other significant landscape improvement as approved by LDR Administrator.

~~(iiiiv)~~ A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

(~~iv~~v) A combination of solid sod, seeding, and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.

(vii) For those uses that do not have a principal structure, site landscaping shall be distributed throughout site, as is practical.

Staff Comment: Additional landscaping requirement for sites with multiple structures are proposed to prevent non- landscaped areas between structures. Additional language is proposed for those uses, such as parks, which may not have structures associated with it.

6.2.2 (D)(1) (c) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

- (i) Three canopy trees per acre, planted on the primary or street-facing side, two canopy trees per acre planted on each of the sides and rear of each structure, and an additional four canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
- (ii) Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.
- (iii) A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.
- (iv) A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.

(v) The site landscaping requirements found in 6.2.2 (D)(1)(c)(i) and (ii) are reduced by 33% for those developments on sites which are 1 acre or less.

Staff Comment: The proposed amendment changes the title of this subsection to remove certain business uses (Industrial Service, Manufacturing and Production, and Warehouse and Freight Movement Use Categories). The proposed amendment also reduces the number of trees for sites that are less than 1 acre.

6.2.2 (D)(1) (d) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

- (i) One canopy tree per acre, planted on the primary or street-facing side, two canopy trees per acre planted on each of the sides and rear of each structure, and an additional canopy tree for each 150 lineal feet of facade, planted in front of the façade of the primary structure. An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
- (ii) Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.
- (iii) A row of shrubs planted along front and side facades of the primary structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front and side facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.
- (iv) A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- (v) The site landscaping requirements found in 6.2.2 (D)(1)(c)(i) and (ii) are reduced by 25% for those developments on sites which are 3 acres or less.

Staff Comment: A new subsection is proposed to be added that creates new standards for certain business uses: Industrial Service, Manufacturing and Production, and Warehouse and Freight Movement Use Categories. The proposed standards created take into account the typically large nature of the sites and buildings and focuses landscaping onto the front and side of structures. The proposed amendment also includes a reduction in required number of trees that are 3 acres or less.

6.2.2 (D)(1) (de) Alternative placement. In cases where the configuration or topographical constraints of an existing site make the placement of required site landscaping impractical, the LDR Administrator may approve up to 50 percent of the required landscaping to be planted on ~~adjacent~~ City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. ~~public property~~ in accordance with Subsection 6.2.2(D)(9) of this section, Alternative landscape plan.

Staff Comment: The proposed amendment provides clarification on the location that trees and landscaping can be planted if applicant is applying for an alternative landscape plan.

6.2.2 (D)(2) *Parking lot landscaping.*

- (a) *Interior landscaping.* All parking lots shall provide and maintain the following landscaped planting areas within the interior of the parking lot. These standards shall not apply to parking structures or vehicle display areas.
- (i) Each planting area shall contain an area adequate to accommodate the root growth of the plant material used. The size of the planting area and size of plant material at maturity shall allow for a 2½-foot bumper overhang from the face of the curb.
- (ii) Interior planting areas shall be ~~designed within parking areas as~~ located within or adjacent to parking areas, consisting of one or more of the following:
- a. Landscaped islands located at the end of parking bays; or
 - b. Landscaped islands located between parallel rows of cars, used to visually separate parking areas; or
 - c. Landscaped driveway medians with a minimum width of six feet if curbed or a minimum width of ten feet if not curbed ~~Driveway medians, which shall have a minimum width of four feet for medians with shrubs, six feet for medians with shrubs and intermediate trees and nine feet for medians with large trees; or,~~
 - d. Landscaped areas adjacent to parking lots, interior to the development area.

Staff Comment: The proposed amendment clarifies the location of parking lot interior planning areas and provides clearer standards for driveway medians.

- 6.2.2 (D)(2)(a)(iii) Each interior planting area shall contain locally adapted trees and shrubs at the following rate:.
- a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every ~~2,000~~ 1,800 square feet, or portion thereof, of the total parking lot area;
 - b. Shrubs shall be required at the minimum rate of ten shrubs per ~~canopy or ornamental/understory tree~~ landscaped island. ~~They may be massed around the tree, and are encouraged to be planted toward the interior of the islands, so as not to interfere with vehicle doors opening and closing;~~
 - c. ~~As a general guide, one tree island should be located at approximately ten space intervals;~~ Tree islands must be located no more than eleven parking spaces from another tree island or landscaped island at end of parking bay.
 - d. No parking space shall be separated from the trunk of an interior parking lot ornamental or canopy tree by more than ~~90~~ 80 feet;
 - e. In cases where the configuration or topographical constraints of an existing site make the placement of required site landscaping impractical, the LDR Administrator may approve up to 50 percent of the required

landscaping to be planted on an adjacent public property in accordance with Subsection 6.2.2(D)(9) of this section, Alternative landscape plan.

f. The interior planting requirements found in 6.2.2 (D)(2)(iii)a and b are reduced by 50% when all parking bays within the parking lot area are located in the rear or side of the property.

g. Parking lot area shall be calculated as the paved or unpaved area dedicated to the short- or long term parking or unloading of vehicles, including associated drive-aisles adjacent to parking bays or loading areas.

Staff Comment: This proposed amendment will increase the tree requirement rate for parking lot interiors, and clarify that tree islands must be located at least every 11 parking spaces. Proposed amendment would provide incentives for placing all parking in the rear or side of the property, and provides a definition clarifying meaning definition of “parking lot area”.

6.2.2 (D)(2)(a) ~~(v) Landscape planting areas shall be distributed throughout the parking area for the purpose of heat abatement.~~

(vii) Earthen berms may also be incorporated into the design of any required planting area. Any berm installed shall have a side slope of no greater than 2.5:1.

Staff Comment: Proposed amendment would reduce berm slope ratios (make landscape berms less steep).

6.2.2 (D)(2)(b) *Parking lot buffer.* All parking lots shall have landscape buffers around their exterior perimeter that shall be composed of trees, shrubs, ground cover and turfgrass as follows:

(ii) The buffer for the parking lot shall be ~~located on~~located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas.

d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

Staff Comment: Proposed amendment would add language clarifying what other site landscaping can be counted towards parking lot buffer. This language would provide site designers additional flexibility, while maintaining intent of section.

6.2.2 (D)(3) *Perimeter buffers.*

- (b) *Types of buffers.* Table 6.2-1, Perimeter Buffer Classifications, in this subsection describes the four different types of buffers and their optional configurations. Any one of the three optional configurations may be utilized to meet the standards of this subsection. In cases where an option utilizing a fence is selected, the fence shall comply with the standards of Section 6.3, Fencing standards. If an existing tree proposed to remain is being used as credit towards perimeter buffer, it must be located within the area designated for that perimeter buffer. Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.

Table 6.2-1. Perimeter Buffer Classifications			
Buffer Type and Configuration	Screening Requirement Within Buffer Yard		
	Option 1	Option 2	Option 3
A. Basic This buffer area functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet	One canopy tree per <u>every 60 linear feet</u> , plus one understory or ornamental tree per 60 linear feet	Option 1 <u>One canopy tree every 60 linear feet</u> , plus one hedge	One four-foot high berm or fence
B. Aesthetic This buffer area functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact between uses	One canopy tree per <u>every 50 linear feet</u> , plus one understory or ornamental tree per <u>every 40 linear feet</u>	One canopy tree per <u>every 40 linear feet</u> , plus one hedge	One four-foot berm or fence, plus one canopy tree per <u>every 40 linear feet</u>
C. Semi-opaque This perimeter buffer functions as a semi-opaque screen from the ground to at least a height of six feet	1 canopy tree per <u>every 30 linear feet</u> , plus one evergreen hedge	1 canopy tree per <u>every 30 linear feet</u> , plus one shrub per eight linear feet	One fence or wall, plus one canopy tree per <u>every 30 linear feet</u>
D. Opaque This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet This type of buffer prevents visual contact between uses and creates a strong impression of total separation	Two canopy trees per 40 linear feet, <u>One canopy tree every 25 linear feet, one understory tree every 40 linear feet,</u> plus one evergreen hedge	Two canopy tree per 40 linear feet <u>One canopy tree every 25 linear feet, one understory tree every 35 feet,</u> plus one shrub hedge per five linear feet	One fence or wall, plus one canopy tree per <u>every 20 25 linear feet</u>

Staff Comment: Proposed amendment clarifies placement of buffer, with allowance for limited clustering of buffering. The proposed amnemtn would reduce buffer requirements

for Buffer Type D in order to match best practice. The current language in the City's LDRs requires canopy trees to be too close to each other, which may prevent the desired buffer to fully develop. Language is also proposed to be added clarifying that buffer should be evenly spread along entire buffer area.

Table 6.2-2. Buffer Class Application											
Letter = Buffer type; Number = Required width in feet											
A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required											
Proposed Use		Adjacent Use									
		Residential Uses			Public and Institutional Uses			Commercial Uses			
		1	2	3	4	5	6	7	8	9	10
Residential uses											
1	Single-family detached dwelling, manufactured home, mobile home	N	N	N	B 7.5	N	N	N	N	N	N
2	Single-family attached, two- to four-family dwelling, townhouse development	C 10	A 10	B 10	C 7.5	B 7.5	A 5	N	N	N	N
3	Multiple-family development, group living uses	D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	N	N	N
Public and institutional uses											
4	Parks and open areas	N	N	N	N	N	N	N	N	N	N
5	Community services, day care, educational facilities, institutions	C 15	B 15	A 15	C 10	A 7.5	B 7.5	B 7.5	A 7.5	A 5	A 5
6	Animal services, government facilities, health care facilities, public safety, transportation, utilities	D 15	C 15	B 15	D 10	B 7.5	A 7.5	B 7.5	A 7.5	A 5	A 5
Business uses											
7	Eating establishment (except drive-through), conference and training center, offices, retail sales and service (50,000 gross sq. ft. or less), indoor recreation/entertainment, sexually oriented business, visitor accommodation	D 15 25 1	C 15 1	B 15 1	D 15	C 10	C 10	A 7.5 5	B A 7.5 5	B 7.5	B 5
8	Drive-through eating establishment, retail sales and service (more than 50,000 gross sq. ft.), outdoor recreation/entertainment	D 15 25 1	D 15 1	C 15 1	D 15	D 10	D 10	C 7.5	A 7.5	C 7.5	B 5
9	Commercial parking, self-service storage, vehicle sales and services	D 15	D 15	C 15	D 15	D 10	D 10	C 7.5	C 7.5	A 7.5	B 5

10	Industrial services, manufacturing and production, warehouse and freight movement, waste-related services, wholesale sales	D 20	D 20	D 20	D 15	C 10	C 10	B 7.5	B 7.5	B 7.5	A 5
¹ In cases where a business property containing a freestanding restaurant abuts a residential district, the buffer shall be a minimum of 25 <u>30</u> feet in width.											

Staff Comment: The proposed amendment would increase buffer width between certain commercial uses and single family residential uses. The proposed amendment would also reduce buffer widths between similar commercial uses.

6.2.2 (D)(3)(f) *Development within perimeter buffers.*

- (i) The required buffer shall not contain any development, impervious surfaces, or site features that do not function to meet the standards of this section or that require removal of existing vegetation, unless otherwise permitted in these LDRs.
- (ii) No grading, development, or land disturbing activities shall occur within the buffer unless approved by the LDR Administrator.
- (iii) Sidewalks and trails may be placed in perimeter buffers, provided damage to existing vegetation is minimized.
- (iv) ~~Utilities, including~~Except for stormwater management facilities and necessary direct interconnections to existing systems, utilities are not ~~or other best management practices, are~~ permitted in perimeter buffers. ;

Staff Comment: The proposed amendment clarifies the type of development allowed within perimeter buffer areas.

6.2.2 (D)(4) *Credits for preservation of existing trees preserved.* Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with up to 75% of the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

Table 6.2-3. Credit for Existing Trees Preserved	
Size of Tree (DBH in inches) (measured 4½ feet from natural ground level)	Number of Trees Credited
3—6 <u>3.00-9.99</u>	1
6—12 <u>10.00-19.99</u>	2 <u>3</u>
12—18 <u>20.00-29.99</u>	3 <u>6</u>
18—24 <u>30.00-39.99</u>	4 <u>12</u>
24—30 <u>40.00-49.99</u>	5 <u>20</u>
30—36 <u>50.00 or more</u>	6 <u>25</u>
36—42	7
42—48	8
48 or more	9

Staff Comment: The proposed amendment would significantly increase the tree credit rates for preservation of existing trees, but would cap the use of tree credits to 75% of any required landscape requirement.

6.2.2 (D)(5) *Credits for the provision of pedestrian amenities.* The amount of required site landscaping or required vegetation in a perimeter buffer may be reduced by up to ten percent based on the provision of three or more of the following pedestrian amenities, which shall be located adjacent to a sidewalk or multiuse trail:

- (a) Benches;
- (b) Exercise equipment;
- (c) Playground equipment;
- (d) Fountains or other water features;
- (e) Gazebos or other gathering places;
- (f) Pedestrian-scale lighting;
- (g) Raised planters meeting the requirements of this Article; or
- (h) Public art features.

Staff Comment: The proposed amendment adds a reference to applicable section for clarification.

6.2.2 (D) (6) Credits for the provision of natural wooded open space. The amount of required site landscaping or required vegetation for any required site landscaping, perimeter (except for arterial buffering), or parking lot landscaping or buffering may be reduced by no more than 35% if a minimum 50' buffer (at a rate of 2 canopy trees per each 50' linear feet and 2 understory/ornamental trees per each 50') is provided upon any side or rear of the site that meets the following conditions:

- (a) If located along a perimeter of the property, this natural wooded open space may count towards any required buffer, unless located adjacent to existing single family residential development or vacant lands zoned A, CSV, RSF-1, RSF-3, RSF-4 or RSF-6 in which case this natural wooded open space area buffer must be in addition to any required buffer.
- (b) Total natural wooded open space must be designated on the site plan as such and meet the minimum area requirements found in the Table below:

<u>Development Area in Acres</u>	<u>Natural Wooded Open Space Designated Area (% of Development Area)</u>
<u>Less than 1 acre</u>	<u>15%</u>
<u>1.00-2.99 acres</u>	<u>15%</u>
<u>3.00-4.99 acres</u>	<u>14%</u>
<u>5.00-6.99 acres</u>	<u>13%</u>
<u>7.00-8.99 acres</u>	<u>12%</u>
<u>9.00-9.99 acres</u>	<u>11%</u>
<u>10 acres or more</u>	<u>10%</u>

- (c) Development within this area shall be prohibited except for: underground utilities, unpaved paths, paved paths not exceeding ten feet, and limited lighting along any paths.

The amount of required vegetation or landscaping may be further reduced to no more than 50% if either or both of the following conditions are met, in addition to the conditions found in (a),(b), and (c) above:

- (d) The proposed natural wooded open space area is contiguous with a previously approved natural wooded open space (a minimum of 50' contiguous for development sites 3 acres or less in area and a minimum of 100' contiguous for development sites more than 3 acres).
- (e) The proposed natural wooded open space area is contiguous with a publicly owned property a minimum of ten acres in size with a zoning designation of Conservation (CSV).

Staff Comment: A new section is proposed under this amendment that would create an incentive for preservation of natural wooded open space, including further incentives for preservation areas adjacent to each other.

6.2.2 (D) ~~(76) Xeriscape~~Xeriscaping and Florida Friendly Landscaping Standards

(a) *Purpose and intent.*

- (i) *Purpose.* The purpose of ~~xeriscape~~these standards is to establish minimum standards for the development, installation, and maintenance of landscaped areas on a site with water use efficiency as a goal, without inhibiting the use of creative landscape design. Xeriscape encourages specific water conservation measures including the re-establishment of native plant communities, the use of site-specific plant materials, and the use of native vegetation.

Staff Comment: The proposed amendment would rename this section include Florida Friendly Landscaping Standards.

6.2.2 (D)(7)(b) (v)*Use of low water use plants.* Plants shall be selected based on their adaptability to the site based on water use, desired effect, color, texture, and mature size. The landscape should be designed to give the desired aesthetic effect and plants should be grouped in accordance with their respective water needs. The use of ~~native plants~~native or Florida-Friendly species shall be used, to the maximum extent practicable. ~~A list of xeriscape plant material that should be used is identified in Appendix 6.2.2 A, Plant list (set forth at the end of this article).~~

- (vi) *Efficient irrigation.* The irrigation system used for landscape shall be designed to correlate to the water use plant zones established in the landscape design. A preliminary irrigation plan shall be submitted at time of site plan, or construction plan application submission with a note that ~~t~~The following standards for irrigating the site shall be used in the design of the system:

f. Final submission at building permit or construction plans application. A final irrigation plan shall be submitted at the time of building permit application or construction plan application and shall be reviewed to ensure that the design standards found in this subsection have been met.

Staff Comment: Current development practice has made exact compliance with the City's Land Development Regulations difficult. Proposed language under this amendment would require the submission of a preliminary irrigation plan at time of site plan or construction plan for a subdivision.

6.2.2 (D)(7) (vii)*Maintenance.* Proper maintenance shall be used to preserve and enhance the quality of the landscape. ~~Included in the maintenance schedule should be the time periods for the following~~As part of the submitted landscape plan, a

maintenance schedule must be submitted addressing the following: the checking, adjusting, and repairing of the irrigation system, and the resetting of the irrigation schedule according to the season, remulching, fertilizing, weeding, ~~and pruning~~, pruning, and mowing.

(ix) Incentive for 100% Florida Friendly Landscaping. The amount of any required site or perimeter buffering landscaping may be reduced by 10% if the development area is completely (100%) landscaped using Florida Friendly practices and plant material as certified by a registered landscape architect. For subdivisions subject to these landscape requirements, a restrictive covenant must be included that requires individual lot owners to maintain Florida Friendly landscaping on their lots and, if applicable, requires the home owners association to maintain Florida Friendly landscaping in common areas.

Staff Comment: Proposed amendment would add a clarification concerning maintenance scheduled required, and would add additional language added providing an incentive for a 100% Florida Friendly landscaping plan.

6.2.2 (D)(~~87~~) Time for installation of landscaping.

- (a) ~~Accepted~~ Approved by City. The installation of landscape for all development projects shall be complete, inspected and approved ~~and accepted~~ by the City prior to the ~~issuance of a certificate of occupancy~~ scheduling of any final inspection.

Staff Comment: Proposed amendment would clarify that the City will be approving landscaping, not accepting it.

6.2.2 (D) (~~98~~) Plantings. Landscape plantings shall comply with the following standards:

- (a) Plant types. ~~Plant types are identified in Appendix 6.2.2-A, Plant list (set forth at the end of this article).~~ Plantings shall be categorized as one of the following plant types:
- (i) Canopy trees
 - (ii) Understory/ornamental trees
 - (iii) Shrubs
 - (iv) Vines
 - (v) Groundcover
 - (vi) Annual/Perennial flowers

Staff Comment: Proposed amendment removes reference to section proposed to be deleted.

6.2.2 (D)(9)(b) *Plant size.*

- (i) ~~All materials shall be a minimum quality of Florida Nursery and Grade Standard.~~ Plant material to comply with 'Florida #1' grade quality standard or better as defined and specified within the latest edition of the 'Florida Grades and Standards for Nursery Plants' as published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industries. Provide healthy, vigorous stock grown in a recognized nursery in accordance with good horticultural practices and free of disease, pests, and defects.
- (ii) Canopy trees shall be a minimum of eight feet in height with ~~the caliper based on the tree type per Florida Nursery and Grade Standard.~~ a minimum caliper of 2".
- (iii) Ornamental or understory trees shall have a caliper of 1½ inches ~~at four inches above grade~~ at time of planting.
- (iv) Palm trees may be utilized as landscaping trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.
- ~~(ivv) Shrubs which are upright in nature shall be a minimum of 24 inches in height at time of planting, and shrubs which are spreading in nature shall be a minimum of 18 inches in diameter at the time of planting.~~ shall be a minimum of 3 gallon and groundcovers shall be a minimum of 1 gallon.
- (vi) To curtail the spread of disease or insect infestation in plant species, new plantings shall comply with the following standards:
 - a. When fewer than 20 trees are required on a site, no more than 50 percent shall be of one type;
 - b. When more than 20 but fewer than 40 trees are required to be planted on site, no more than 50 percent of the required plantings shall be of one single species; or
 - c. When 40 or more trees are required on a site, no more than 50 percent of the required trees shall be of one single species.
- (c) Raised planters, planter boxes, or raised landscape beds may be utilized to meet landscape requirements for understory tree, ornamental tree, or shrub numerical requirements if the following standards are met:
 - a. For rectangular shaped planters or boxes: Must be a minimum of 5 feet in width and 12 inches in height; or,
 - b. For all other shaped planters or beds (such as round or oval planters): must be a minimum of 28 inches in height and have a diameter of 36 inches or a circumference of 132 inches; and,
 - b. Must be constructed of or must be clad in a material similar in nature and/or color of the cladding of the principal structure located on the site

Staff Comment: Proposed amendment would create standards for new landscape materials, updated to match current best industry practice and terminology. The proposed amendment would also add a new section proposed that would provide clear standards for planter boxes added.

6.2.2 (D) (109) *Alternative landscape plan.*

- (a) *Generally.* An alternative landscape plan may be used where unreasonable or impractical situations would result from application of this section, or to replace a damaged tree pursuant to Subsection 6.2.1 of this section, alternative plans, materials or methods may be justified from natural conditions, such as streams, natural rock formations, topography and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan.
- (b) *Allowable deviations.* The LDR Administrator shall approve an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:
 - (i) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.
 - (ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.
 - (iii) Up to a ~~25~~33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.

Staff Comment: Proposed amendment would increase the number of trees that may be reduced if same number of caliper inches are provided under the alternative landscape plan.

6.2.2 (E) *Installation of landscaping.*

- (1) *Time limit.* All landscaping, including mulching and seeding, shall be completed in accordance with the approved site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, prior to issuance of an occupancy permit unless the LDR Administrator grants an exception to meeting this requirement due to extreme weather conditions. In this case, an irrevocable letter of credit shall be in place to ensure that all landscaping requirements will be met at a

predetermined later date. The installation of these requirements shall comply with the required planting standards set forth in this section.

- (2) *Extensions and exceptions.* The LDR Administrator may grant exceptions and extensions to the above time limit in the following circumstances and under the following conditions:
- (a) Exceptions may be granted due to unusual environmental conditions, such as drought or ~~inappropriate planting season for the plant species~~ freezing conditions. In such cases, the LDR Administrator may issue a conditional occupancy permit for a period of 30 to 180 days, depending on the Administrator's recommendation for the next earliest planting season.
 - (b) Exceptions may be granted due to the substitution or unavailability of plant species or acceptable plant size as specified in the landscape plan in cases where such materials are not commercially available within a reasonable time.
 - (c) Exceptions may be granted due to circumstances beyond the developer's or landowner's control, such as incomplete construction or utility work to occur in a proposed landscaped area within 30 days after expected site completion, provided the developer or landowner submits a letter from the utility company stating the estimated installation date. In such cases, the LDR Administrator may issue a conditional occupancy permit for a defined period not to exceed 30 days.

Staff Comment: Proposed amendment would clarify when an extension may be granted.

6.2.2 (F) *Maintenance of landscaping.* The landowner ~~or a tenant~~ shall be ~~jointly and severally~~ responsible for the maintenance of all landscaping installed to comply with the standards of this section for a period of one year after the occupancy permit is issued. Such areas shall be maintained in accordance with the approved landscape plan. All plant life shown on a landscape plan shall be replaced if it dies, is seriously damaged, or removed.

- (1) *Damage due to natural occurrence.* In the event that any vegetation or physical element functioning to meet the standards of this section is severely damaged within the first year after issuance of the occupancy permit due to an unusual weather occurrence or natural catastrophe, or other natural occurrence such as damage by wild or domestic animals, the landowner shall be required to replant if the landscaping standards are not being met. The landowner shall have one growing season to replace or replant. The LDR Administrator shall consider the type and location of the landscape buffer or required vegetation area as well as the propensity for natural revegetation in making a determination on the extent of replanting.
- (2) *Protection during operations.* The landowner should take actions to protect trees and landscaping from unnecessary damage during all facility and site maintenance operations. Plants must be maintained in a way that does not obstruct sight distances at roadway and drive intersections, obstruct traffic signs or devices, and/or interfere with the use of sidewalks or pedestrian trails.

Staff Comment: Proposed amendment would limit maintenance responsibility to property owner.

6.2.2 (G) *Inspections.* The development project shall be inspected on a periodic basis by the owner during the first year after the issuance of the certificate of occupancy to ensure that all of the plant material is healthy and vigorous. If at any time, Any-any plant material ~~that~~ appears to be dead or ~~dying-dying it~~ shall be replaced at the landowner's expense with ~~an~~ identical a -plant that is the same in genus, ~~species~~, and size ~~to-match~~as the plant that is replaced.

Staff Comment: Proposed amendment clarifies that the property owner is responsible for ensuring survival of landscape materials.

6.2.2 (H) *Limitations of Incentives and Reductions.* Reductions in minimum landscaping required may be combined (stacked) except that, unless otherwise explicitly stated, the minimum requirement for any individual landscaping requirement shall not be reduced to less than 20% of the minimum required.

Staff Comment: The proposed amendment would create an overall limit to the “stacking” of incentives. At least 20% of all required landscaping would have to be installed regardless of number of incentives used.

6.2.2 (I) *The Land Development Regulations Administrator may establish technical standards setting forth administrative guidelines governing the enforcement of this section, requirements not specifically addressed in this section, and any other information needed for the uniform and orderly administration of this section. Such standards may be published in a technical manual which shall be on file in the office of the City Clerk.*

Staff Comment: Proposed amendment would explicitly allow the Land Development Regulations Administrator to create a technical standards manual.

6.2.3 *Screening standards.*

6.2.3 (E) *Arterial frontage.* Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows:

- (1) *Canopy trees.* ~~Five-Four~~ canopy trees every 100 lineal feet of arterial frontage placed approximately every 25 feet; the width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement.

- (2) *Understory/ornamental trees.* Three understory/ornamental trees every 100 lineal feet of arterial frontage;
- (3) *Shrubs and ground cover.* A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage; or
- (4) *Alternative screening.* An alternative screen consisting of a solid wood fence at least six feet in height with the minimum number of canopy trees to provide a substantially opaque barrier

Staff Comment: Proposed amendment to this section would reduce number of trees required for arterial frontage and clarify that the driveway area would not count towards “frontage”. Current requirement could result in canopy trees being planted too closely together which ultimately impacts the quality of the arterial frontage buffer.

6.2.3 (F) *Screening methods.* The following items are permitted for use as screening materials. Alternative screening materials that are not listed may be used if it is determined by the LDR Administrator they are comparable to the screening materials required by this subsection.

- (1) *Vegetative material.* Planting materials that provide substantial opacity and minimum height of six feet within three years of planting. ~~that are listed on the approved plant species list and that meet the size and height requirements after three years of Appendix 6.2.2-A, Plant list (set forth at the end of this article).~~
- (2) *Wooden fence.* When wood fences are used, a solid wood fence of treated wood or rot-resistant wood, such as cypress or redwood, shall be used. Chainlink, barbed wire, stock wire, hog wire, chicken wire, and similar type fences are not permitted.
- (3) *Masonry walls.* When masonry walls are used, they shall be constructed of brick, textured concrete masonry units, or stuccoed block.

Staff Comment: Proposed amendment would remove a reference to a code section to be deleted.

Section 10.2 Amended to add the following definitions:

Florida Friendly Landscaping has the meaning as defined in §§ 373.185, Florida Statutes, as amended.

Quality tree protection area means an area protected through a tree preservation or conservation easement that is a minimum of 1 acre in size containing tree canopy coverage of at least 40% (or demonstrated to obtain such canopy coverage within twenty years of designation as quality tree protection area).

Staff Comment: Proposed amendment adds definitions for “Florida Friendly Landscaping” and “quality tree protection” areas.

App. 6.2.2-A. - ~~Plant list~~ List of recommended trees/plants and nuisance trees.

~~RECOMMENDED TREE/PLANT LIST~~

The plants listed in this Appendix are recommended plants for the use in site landscaping, parking lot landscaping, and perimeter buffers. In addition to those species listed herein, additional tree species from the "Tree Inventory and Management Plan, Alachua, Florida, July 2005," prepared by the Davey Resource Group, may be utilized to select tree species. Said document shall be used for species selection of street trees.

	Common Name	Botanical Name
	Canopy Trees	
	Autumn blaze maple	Acer saccharinum "Jeffers red"
	October glory maple	Acer rubrum "October Glory"
	American ash	Fraxinus Americana
	Pignut hickory	Carya glabra
	Green ash	Fraxinus pennsylvanica
	Red bay	Persea borbonia
	Red mulberry	Morus rubra
	Loblolly bay	Gordonia lasianthus
	White oak	Quercus alba
	Understory/ornamental trees	
	Rusty pittosporum	Pittosporum ferrugineum
	Chinese juniper	Juniperus chinensis
	River birch	Betula nigra

	Dura-heat river birch	Betula-nigra "BNMTF"
	Eastern-white redbud	Cercis-Canadensis "Alba"
	Common fig	Ficus-carica
	Loblolly bay	Gordonia-lasinathus
	Shrubs	
	Arrow wood	Viburnum-dentatum
	Azalea	Rhododendron-spp.
	Crimson-pygmy barberry	Berberis "Crimson-pygmy"
	Florida-anise	Illicium-floridavum
	Beautyberry	Callicarpa-americaana
	Carolina-silverbell	Halesia-caroliniana
	Sasanqua-camellia	Camellia-sasanqua
	Chaste tree	Vitex-agnus-castus
	Elderberry	Sambucus-nigra
	Gallberry	Hlex-coriacea
	Japanese holly	Hlex-crenata
	Schillings holly	Hlex-x "Schilling"
	Indian hawthorn	Raphiotepis-indica
	Oregon-grape holly	Mahonia-spp.
	Pampas-grass	Cortaderia-selloana
	Yew-podocarpus	Podocarpus-macrophyllus

	Virburnum family	Virburmum spp.
	Wax myrtle	Myrica cerifera Hydric/Mesic
	Spanish bayonette	Yucca filamentosa
	Vines	
	Bleeding heart	Clerodendrum thomsonale
	Muscadine grape	Vitis rotundifolia
	Cross vine	Bignonia carpeolata
	Honeysuckle	Lonicera sempervirens
	Passion flower	Passiflora incarnate
	Trumpet vine	Campsis radicans
	American wisteria	Wisteria frutescens
	Virginia creeper	Parthenocissus quinquefolia
	Ground cover	
	Ajuga	Ajuga reptans
	Blue daze	Evolvulus glomerata
	Gopher apple	Licana michauxii
	Royal fern	Osmunda regalis
	Algerian ivy	Hedera canariensis
	Carolina jasmine	Gelsemium sempervirens
	Asiatic jasmine	Trachelospermum asaiticum
	Creeping juniper	Juniperus spp.

	Liriope	Liriope muscari
	Mondo-grass	Ophiopogon japonicus
	Cinnamon fern	Osmunda cinnamomea
	Annuals and perennials	
	Blanket flower	Gallardia grandiflora
	Daylilly	Hermocallis spp.
	Periwinkle	Catharanthus roseus
	Moss-rose	Portulaca grandiflora
	Sunflower	Helianthus angustifolia
	Gerber daisy	Gerbera jamesonii
	Pentas	Penta spp.

NUISANCE TREE LIST

	Common Name	Botanical Name
	Australian pine	Casuarinas spp
	Black locust	Robinnia pseudoacacia
	Brazilian pepper	Schinum spp
	Chinaberry	Melia azedarach
	Chinese tallow tree	Sapium sebiferum
	Hackberry	Celtis occidentalis
	Sugarberry	Celtis laevigata

	Honeylocust	Gleditsia triacanthos
	Melaleuca	Melaleuca quinquenervia
	Mulberry	Broussonetia spp
	Wild cherry	Prunus serotina

Staff Comment: The appendix that includes the City of Alachua’s Recommended Tree List is proposed to be removed. The proposed list does not match current best practice, and is difficult to source for developers. The Nuisance tree list will remain. An updated recommended tree list may be considered later and incorporated into a Landscaping technical manual or considered for a land development regulations text amendment at a later date.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, “in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards.” These standards are listed below, followed by Staff’s evaluation.

- (a) ***Consistent with Comprehensive Plan – Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.***

Evaluation & Findings: These amendments do not conflict with any Goals, Objectives, or Policies of the Comprehensive Plan.

- (b) ***Consistent with Ordinances – Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.***

Evaluation & Findings: These amendments do not conflict with any provisions of the LDRs or the City Code of Ordinances.

- (c) ***Changed Conditions – Whether and the extent to which there are changed conditions that require an amendment.***

Evaluation & Findings: These amendments would address various subsections which are challenging for Staff to implement, challenging for the application of the subsection to be met by a landowner / developer, or the subsection is in need of further clarification.

- (d) **Community Need** – *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: These amendments would address community need by clarifying existing regulations, and by addressing matters that are not currently clearly or fully addressed.

- (e) **Compatible with Surrounding Uses** – *Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: To the extent of the applicability of this standard, these amendments would not adversely affect compatibility among uses or result in inefficient development.

- (f) **Development Patterns** – *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: These amendments would have no effect upon development patterns.

- (g) **Effect on Natural Environment** – *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: These amendments would not negatively impact the natural environment. The proposed amendment would incentivize the preservation of natural wooded areas and large, mature trees.

- (h) **Public Facilities** – *Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: These amendments would have no impact to the provision of public facilities.

EXHIBIT “A”
TO
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENT
FALL 2018 STAFF-INITIATED AMENDMENTS
STAFF REPORT

SUMMARY TABLE OF PROPOSED CHANGES TO LAND DEVELOPMENT CODE

Section of Code	Description of Change
3.7.2 (C)(5)(d)(iii)	Reference to recommended tree list removed
6.2	Section renamed
6.2.1 (D)(1)	Clarification as to which trees must be mitigated for : ISA “good” or better
6.2.1 (D)(2)	Clarification on protective barricades location and design
6.2.1 (D)(2) new (e)	Restriction on development within dripline of existing trees
6.2.1 (D)(2) new (f)	Section renumbered
6.2.1 (D)(2) new (g)	Clarification on size of replacement tree
6.2.1 (D)(2) new (h)	Requirement for trimming and pruning of regulated trees to be done by certified arborist
6.2.1 (D)(3)(a)	Increase in incentive for retention of preservation area (proposed 3:1 rate)
6.2.1 (D)(4)(a)	Removed champion tree language (discussed later); removed reference to recommended tree list
6.2.1 (D)(4) new (b)	Allows 25% of trees provided for other landscape requirements to be counted towards mitigation
6.2.1 (D)(4) new(c)	Removed reference to recommended tree list
6.2.1 (D)(4) new(d)	Provides requirements for trees provided for mitigation purposes
6.2.1 (D)(4) new(e)	Updated title of referenced source
6.2.1 (D)(4) new(f)	Section renumbered
6.2.1 (D)(4) new(g)	Section renumbered
6.2.1 (D)(4) new(h)	References Public Services Design Requirements

6.2.1 (D)(4) new(i)	Section renumbered
6.2.1 (D)(4) new(j)	Section renumbered
6.2.1 (D)(4) new(k)	Prohibits removal of champion trees unless certain findings are made by City Commission
6.2.1 (D)(5) removed (d)	Section removed
6.2.1 (D)(6)(a)	Clarification on data required for tree mitigation
6.2.1 (D)(7)(c)	Clarification
6.2.1 (D)(7)(d)	Clarification on timing of 1) calculation of payment and agreement with City and 2) actual payment
6.2.1 (E)(3)	Clarification on professional organization standards referenced and standards for trimming of any public trees
6.2.1 (F)(1)(a)	Clarification that heritage and champion trees on single family uses are NOT exempt from tree removal and mitigation process
6.2.1 (F)(1)(g)	Clarification that trees identified on Florida Exotic Pest Plant Council list of invasive plant species are exempt from tree removal and mitigation
6.2.1 (G) new (1)	Clarification of data required for mitigation at time of site plan or preliminary plat
6.2.1 (G) new (1)(c)	Requirement that developer must remove invasive plant species at time of development
6.2.1 (H)(7)(b)	Clarification on professional organization standards referenced
6.2.1 (H)(7) deleted (d)	Deletes reference to Tree Inventory and Management Plan and recommended tree species list
6.2.1 (H)(8)	Permits LDRA to establish technical standards for tree mitigation section
6.2.2 (B) (1),(2),(3)(5)	Applicability modified to not discourage multi-family or attached residential
6.2.2 (B)(7) (8)	Applicability modified to apply to more parking lot development
6.2.2 (C) (1)	Clarification that a tree survey is required
6.2.2 (C) (2)	Clarification of language
6.2.2 (D)(2)(a)(v)	Section removed
6.2.2 (D)(2)(a)(vii)	Decreased slope maximum (slopes for berms could not be as steep as currently allowed)
6.2.2 (D)(2)(b)(ii)	Clarification on location of parking lot buffer

6.2.2 (D)(2)(b)(iv)d	Clarification that other landscape requirements can be used towards the parking lot buffer if they are located within 30' of parking lot area
6.2.2 (D)(3)(b)	Allows for up to 33% of required number of trees to be clustered instead of evenly spaced
Table 6.2-1	Clarification of language; Buffer Type D modified to space trees more appropriately
Table 6.2-2	Increased buffer area between certain commercial uses and SFR; decreased buffer area between certain commercial uses
6.2.2 (D)(3)(f) (iv)	Clarification on permitted utilities within buffer areas
6.2.2 (D)(4)	Language added that limits amount of existing vegetation credited towards any landscape requirement to 75%
Table 6.2-3	Modified Tree Credit Table; significantly incentivized preservation of existing trees
6.2.2 (D)(6)	Creation of new section that would allow for reduction in required landscaping for preservation of a natural wooded open space; would ultimately allow for landscaping to be pushed to rear and/or side of property
6.2.2 (D) new (7)	Section renumbered and renamed
6.2.2 (D)(7)(b)(vi)f	Clarified time that final irrigation plan is due
6.2.2 (D)(7)(b)(ix)	Creation of incentive for 100% Florida Friendly landscaping
6.2.2 (D)(8)(a)	Clarification on approval by City
6.2.2 (D)(9)(a)	Removed reference to Recommended Plant List
6.2.2 (D)(9)(b)(i)	Reference updated to appropriate source
6.2.2 (D)(9)(b)(ii)	Clarification to size of canopy trees caliper
6.2.2 (D)(9)(b) new(iv)	Clarification that palm trees may be used for landscaping but at increased ration of 3:1
6.2.2 (D)(9)(c)	Clarifies and provides standards for raised planters, boxes, and landscape beds
6.2.2 (E) (2)	Clarification on exceptions for freezing conditions
6.2.2 (H)	Provides for an overall limitation on reduction , provides for a minimum amount of landscaping materials (20%) to be provided regardless of number of incentives used

6.2.2 (I)	Allows for LDRA to create a technical manual to provide more detail on requirements of this section
6.2.3 (E)	Reduces arterial frontage trees and clarifies that driveways at property lines do not count towards required linear feet calculation
6.2.3 (F)	Removed reference to Recommended Tree List
Article 10	Definitions added for Florida Friendly Landscaping, Quality tree protection area
Appendix 6.2.2 A	Deleted

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 3.7.2 (C), RELATING TO LANDSCAPE REQUIREMENTS FOR THE U.S HIGHWAY 441/ INTERSTATE 75 GATEWAY OVERLAY DISTRICT; AMENDING SECTION 6.2, RELATING TO TREE PROTECTION & LANDSCAPING STANDARDS; AMENDING SECTION 6.2.1, RELATING TO TREE PROTECTION STANDARDS; AMENDING SECTION 6.2.2, RELATING TO LANDSCAPING STANDARDS; AMENDING SECTION 6.2.3, RELATING TO SCREENING STANDARDS; AMENDING APPENDIX 6.2.2.A, RELATING TO THE LIST OF RECOMMENDED TREES/PLANTS AND NUISANCE TREES; AMENDING ARTICLE 10, PROVIDING DEFINITIONS FOR FLORIDA FRIENDLY LANDSCAPING AND QUALITY TREE PROTECTION AREA.; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on November 1, 2018; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on November 13, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____, 201_, and on _____, 201_; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on _____, 201_, and _____, 201_, and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 8. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the ____ day of ____ 201__.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of ____ 201__.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari , City Manager/Clerk

Marian B. Rush, City Attorney

DRAFT

EXHIBIT “A”

Section 3.7.2 (C) (5) (d) of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed). Except as amended herein, the remainder of Section 3.7.2 (C) (5) (d) remains in full force and effect:

(iii) ~~The planting requirements contained in Appendix 6.2.2(A) shall apply.~~ Live Oak shall be used as the required canopy tree. Applicants shall use the following plant materials, in order to create a consistent and uniform planting program for the Gateway Overlay District:

- a. American Holly.
- b. Crape Myrtle.
- c. Drake Elm.
- d. Ligustrum.
- e. Red Maple.
- f. Southern Magnolia.
- g. Southern Red Cedar.
- h. Oak.
- i. Bradford Pear.

Section 6.2 of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed). Except as amended herein, the remainder of Section 6.2 remains in full force and effect:

Sec. 6.2. - ~~Tree protection/landscape/xeriscape standards.~~ Tree Protection & Landscaping Standards

6.2.1 *Tree protection standards.*

- (A) *Purpose.* The purpose of these tree protection standards is to limit the destruction of and ensure the survival of as many trees as possible in the City. The maintenance of existing trees and replanting of new trees is necessary to promote the value of property and the quality of life of its citizens; to ensure the stabilization of soil by prevention of erosion; to reduce stormwater runoff and the costs associated with it; to replenish groundwater supply; to cleanse the air of harmful pollutants; and to provide greenbelts and buffers to screen against noise pollution, artificial light, and glare. It is the intent of this section to prohibit the unnecessary clearing of land so as to achieve no net loss of trees and to preserve, as much as possible, the existing tree canopy.
- (B) *Findings.* The City Commission finds that:

- (1) The protection and preservation of trees on public and private property within the City is not only desirable for aesthetic value, but essential to present and future health, safety, and welfare of its citizens;
 - (2) Trees absorb ~~a high percentage of~~ carbon dioxide and return oxygen, a vital ingredient to life, to the environment;
 - (3) Trees are a valuable property asset that can affect an area economically; and
 - (4) A tree protection ordinance is necessary in order to promote community welfare through regulating the removal and destruction of trees prior to and during construction and occupancy.
- (C) *Scope.* The terms and provisions of this section shall apply to all real property lying within the incorporated limits of the City, including publicly owned lands, rights-of-way and easements, subject to certain exemptions specifically provided for in this section.
- (D) *Tree planting, relocation, replacement, credit, banking.*
- (1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term "healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting. ~~trees meeting the following definitions adapted from the International Society of Arboriculture (ISA):~~
 - ~~(a) *Excellent.* The tree is nearly perfect in condition, vigor, and form. This rarely used category is generally applicable to small diameter trees that have been recently transplanted and are well-established. It also applies to large trees that have established themselves successfully in the landscape.~~
 - ~~(b) *Very good.* Overall, the tree is healthy and satisfactory in condition, vigor, and form. The tree has no major structural problems, no mechanical damage, and may only have insignificant aesthetic, insect, disease or structural problems.~~
 - ~~(c) *Good.* The tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species.~~
 - (2) *During development.* During development or site alteration activities, the following standards shall be met:

- (a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees ~~of or~~ at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least ~~two-four~~ inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least ~~one-inch~~ two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.
- (b) A minimum distance of ten feet shall be maintained from all retained regulated, heritage, and champion trees when installing underground utilities. If this results in unreasonable hardship, a soil auger shall be used to tunnel under the root systems.
- (c) No attachments shall be secured to trees designated to remain on site.
- (d) A three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases.
- (e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.
- ~~(e) A protective drywell and root aeration system shall be provided where retained regulated, heritage, and champion trees will be adversely affected by raising the grade.~~
- ~~(f) A protective retaining wall shall be constructed at the perimeter of the protective radius around retained protected trees where trees will be adversely affected by the lowering of grade. An alternative to a retaining wall shall be to excavate to finished grade by hand and to cut exposed roots with a saw or root pruning equipment.~~
- ~~(g)~~ During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or ~~preliminary plat~~ construction plan approval:
- (1) The clearing of vegetation except by hand;
 - (2) The compaction, filling, or removal of soil deposits;
 - (3) The placement of debris;

- (4) The placement or dumping of solvents or other chemicals;
 - (5) The placement or storage of construction materials, machinery or other equipment of any kind; and
 - (6) The use of concrete, asphalt, or other paving materials.
 - (h) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1) ~~if, if~~ the tree dies within one year after site clearing and construction.
 - (i) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.
- (3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.
- (a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on site -transfer of development rights at a ~~density~~ density or intensity bonus rate of ~~23~~:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within ~~his or her~~ their development site, and that property has a zoning density of three units per acre, then the developer would be authorized to transfer ~~30-45~~ dwelling units to the developable portion of ~~his or her~~ their site. (Five acres times three dwelling units per acre times ~~two-three~~ equals ~~30-45~~ dwelling units.)
 - (b) Any acreage used to calculate a credit for preservation shall be recorded as a permanent preservation area on the subdivision plat and in any covenants and deed restrictions and shall not be eligible for any future development rights.
- (4) *Tree replacement.*
- (a) When the applicant is required to replace a regulated, ~~heritage or heritage, or champion~~ tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site-~~specific~~ appropriate trees ~~from the recommended tree list.~~ If it is feasible, the regulated, heritage, or champion tree may be related on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be replaced with a tree from the canopy or large tree list.
 - (b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25% of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1 (D)(1).

- (~~b~~c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees ~~chosen from the recommended tree list.~~ appropriate for the site.
- (d) Trees must meet the minimum requirements found in Section 6.2.2 (D)(9)(b)(ii).
- (~~e~~e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, ~~Grades and Standards for Nursery Plants; and Grades and Standards for Nursery Plants, Part II, Palms and Trees.~~ Florida Grades and Standards for Nursery Plants.
- (~~d~~f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.
- (~~e~~g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.
- (~~f~~h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended. ~~Tree species with a height greater than 20 feet at maturity shall not be planted within a utility easement when power lines lie directly overhead.~~
- ~~(g) Trees whose roots are known to cause root damage to public roadways or other public works shall not be planted within 15 feet of a public utility.~~
- (~~h~~i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.
- (~~i~~j) The owner of the parcel shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.
- (k) Champion trees may not be removed except by Resolution of the City Commission finding that the following conditions have been met:
- (i) A report from a certified arborist documenting that:
- a. The tree is dead; or,
- b. The tree is seriously diseased and treatment is not practical; or,
- c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree

(5) *Tree removal.*

- (a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.
- (b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.
- (c) A copy of the tree removal permit shall be posted on the site during these activities.
- ~~(d) Tree removal shall be conducted by a licensed general contractor, licensed residential contractor, or tree removal company. The entity responsible for removal of the tree or trees shall have a current occupational license granted by the jurisdiction in which the company is located. Proof of current occupational license shall be submitted at the time of application for tree removal permit or building permit.~~

(6) *Tree credits.*

- (a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of ~~healthy~~ “good” or better existing native trees, as defined in Subsection 6.2.2(D)(4). ~~—No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.~~
- (b) In addition to the tree credit in Subsection 6.2.1(D)6(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.
- (c) When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwellings qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of 50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-

income families will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.

(7) *Tree banking.*

- (a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.
- (b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.
- (c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by ~~the number of trees to be planted~~ the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.
- (d) Fees for off-site mitigation shall be ~~paid to~~ determined and approved in accordance with the above section (7)(c) by the City prior to ~~the issuance of any tree removal permit or building permit for new construction with an approved~~ any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

(E) *Maintenance.*

- (1) *Trees overhanging street right-of-way.* Every owner of any tree overhanging any street right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the sidewalk. The City shall have the right, but not the obligation, to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with the visibility of any traffic control device or signs at intersections of streets.
- (2) *Dead or diseased trees on private property.* The City shall have the right, but not the obligation, to cause the removal of any dead or diseased trees on private property within the City, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes a potential threat to other trees within the City. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the Land Development Regulations Administrator to remove such trees and the removal

shall be done by said owner at the owner's expense within 30 days after the date of mailing of such notice. In the event of failure of the owner to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the owners of the property through the action of the Special Magistrate.

- (3) *Compliance by public agencies and utilities.* All public agencies and utilities shall comply with the permitting requirements of this section prior to commencing any pruning or removal of any regulated, heritage and champion trees. All public utilities, governmental agencies, and their subcontractors shall comply with the ~~National Arborist Association~~ International Society of Arboriculture standards for pruning shade trees when pruning ~~regulated, heritage and champion~~ any trees on public property. Emergency removal requiring immediate action to protect the health and safety of the public are not subject to this section.
 - (4) *Property owner's responsibility.* It shall be the property owner's responsibility to adequately maintain the trees shown on an approved site plan or preliminary plan, to ensure healthy survival. Neglecting or abusing trees is a violation of this section.
 - (5) *Rights of the City.* The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the rights-of-way of all public streets, alleys, avenues, lanes and squares, parks, and any other public grounds, as may be necessary to ensure public safety or to preserve or enhance symmetry and beauty of such public grounds. The City may remove or cause to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewer, water and gas lines, or other public improvements, or is affected with any injurious fungus, insect or pest.
- (F) *Tree removal application and permit.*
- (1) *Exemptions.*
 - (a) Regulated trees, except for heritage or champion trees, on a ~~All~~ lots and parcels of land with a single-family residential dwelling unit, not to include mixed-use portions of developments, are exempt from the requirements of this section, ~~except that.~~ No person shall cut or remove any heritage or champion tree from any such lot or parcel of land without first obtaining a tree removal permit from the City.
 - (b) During any period of emergency, such as hurricanes, windstorms, floods, freezes, or other natural disasters, the requirements of this section may be waived for a definite period of time by the City Manager with respect to cutting and removing damaged trees in all areas affected by such disaster.
 - (c) Any tree determined to be in a hazardous condition by the Land Development Regulations Administrator, so as to endanger the health, safety, and welfare of persons and property, and require immediate removal shall be exempt from the requirement of this section. Such tree may be cut and removed upon verbal authorization by the City Manager, or in his or her absence, the Land Development Regulations Administrator. The International Association of Arboriculture publication, A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, shall be used as a guide and reference for determining the condition of a tree.

- (d) Agricultural lands. Lands that qualify for agricultural tax exemption by the Alachua County Property Appraiser and have an agriculture future land use designation on the City of Alachua Comprehensive Plan Future Land Use Map are exempt from the requirements of this section, except for the following:
 - (i) A tree removal permit shall be required for the removal of champion and heritage trees located within 50 feet of the property boundary line or within 400 feet of a public park; and
 - (ii) A notice of activity must be submitted to the Land Development Regulations Administrator no less than seven days prior to any cutting and removal of trees or the clearing of the land.
- (e) Forestry. All bona fide commercial forestry operations are exempt from the requirements of this section where trees are grown for silviculture purposes or for intended sale in the course of business. However, owners of commercial forestry operations shall submit a notice of activity to the Land Development Regulations Administrator prior to the commencement of any timber harvesting, mechanical site preparation, or land clearing.
- (f) The removal, trimming, pruning, or alteration of nonregulated trees or vegetation growing within the area of any public or private utility easement or drainage easement or right-of-way is exempt from the provisions of this section, provided such work is done by or under the control of the operating utility company, governmental agency, or entity responsible for the maintenance of said facility.
- (g) Removal of nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended. is exempt from the terms and provisions of this section.

(G) *Site plan and subdivision plat requirements.*

~~(1) It is the intent and purpose of this section, among other objectives, to ensure to the extent reasonably practicable, the survival of existing trees on sites being developed or altered. Recognizing the impossibility of protecting all trees, the owner or developer of a site, with the approval of the LDR Administrator, shall designate those trees to be preserved and the level of protection to be afforded them based on the following categories:~~

- ~~(a) *Category I trees.* Those trees identified during the predesign on-site meeting as being healthy heritage trees which are required to be retained in accordance with the approved site plan or subdivision plat. All champion trees shall be protected to Category I standards.~~
- ~~(b) *Category II trees.* Those trees identified during the predesign meeting which are desirable to retain, but due to location and development activities, cannot be protected to the level of Category I trees.~~
- ~~(c) *Category III trees.* Those trees which due to the number or location, cannot receive the level of protection afforded to Categories I and II trees, yet add to the landscape and may survive development activities.~~

- (21) Site plans and ~~preliminary plats~~construction plan shall include consideration of tree preservation and approval shall constitute the issuance of a tree removal permit consistent with the approved plan.
- (a) Applicants for site plans and ~~preliminary plats~~construction plans shall ~~be required to have a pre-design, on-site meeting with the LDR Administrator to locate any champion or heritage trees and other regulated trees, and to discuss protection methods for trees to be retained or relocated~~provide aerial or ground photographs of any regulated, heritage, or champion trees to be preserved. The applicant shall mark and reasonably locate upon the site plan or ~~preliminary plat~~construction plan drawing, all champion, heritage, and other regulated trees to be retained ~~, or-relocated~~or removed. The applicant shall mark and reasonably locate upon the site plan or construction plan all nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended. The tree location drawing shall conform to the following:
- (i) Trees are to be identified by both common and scientific names.
 - (ii) Trees shown on the tree location drawing will be identified as to which trees will be saved, relocated or removed.
 - (iii) The tree location drawing is to be at the same scale as the site plan or ~~preliminary plat~~construction plan.
 - (iv) The tree location drawing may be presented as a separate sheet within the site plan or ~~preliminary plat~~construction plan; however, the trees must be included on one sheet of the site plan or ~~preliminary plat~~construction plan that shows the location of the proposed buildings, driveways, off-street parking and loading facilities, stormwater management facilities, existing contours and finished elevations, overhead electric lines, underground utilities and any other proposed improvements that could potentially have a negative impact on existing trees.
- (b) In the event that no champion, heritage or regulated trees are found, it shall be so noted on the site plan or ~~preliminary plat~~construction plan and a tree location drawing shall not be required.
- (c) A note shall be included that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, shall be removed at time of development.
- (H) *Administration, enforcement and appeal.* In addition to the general provisions of Article 9, the following provisions shall apply to this section:
- (1) Except as specifically exempted in this section, it shall be unlawful for any person to cut or remove any regulated, heritage or champion tree from any lands within the City without first obtaining a tree removal permit from the LDR Administrator.
 - (2) No lands in the City, upon which are located regulated, heritage or champion trees, may be cleared, graded or developed, and no building permit shall be granted for such land without the owner or developer first applying for and receiving from the LDR Administrator a tree removal permit, except as exempted within this section.

- (3) Removal of any regulated tree or any site work that is not done according to an approved tree removal permit is a violation of this section. When such violations occur prior to the final inspection of the project, the LDR Administrator will immediately issue a stop work order. Upon the issuance of such stop work order, all site work shall cease until a restoration plan is submitted by the applicant and approved by the LDR Administrator. The site stop work order shall remain in effect until the approved restoration plan has been implemented and completed. The owner, developer, subcontractor, or agent shall have 30 days to present a restoration plan to the LDR Administrator. If no restoration plan is presented within 30 days, the owner, developer, subcontractor, and agent shall be subject to all of the penalties, including fines, provided for violation of this section. No certificate of occupancy shall be issued until all trees and other vegetation shown on the approved restoration plan have been planted and grades restored.
- (4) A list of fines for damaging trees by conduct in violation of this section will be adopted by the City Commission in a manner consistent with the adoption of other fees. Fines for such violations may be issued by Special Magistrate.
- (5) Appeals to the issuance of a tree removal permit shall be as authorized by these LDRs.
- (6) Violations of this section shall be heard by the Special Magistrate.
- (7) For the purposes of this section, the following are provided as a list of references, in addition to those publications previously referenced:
 - (a) The Florida Division of Forestry's Tree Protection Manual for Builders and Developers shall serve as the primary reference, whenever there is a question regarding tree protection standards, unless another publication is specifically referenced.
 - (b) The most current ~~American National Standards Institute (ANSI)~~ International Society of Arboriculture (ISA) standards shall be referenced for all public utilities, government agencies, and their subcontractors when pruning trees on public or private property and National Arborist Association Standards for Pruning Shade Trees when pruning regulated, heritage or champion trees.
 - (c) The Florida Division of Forestry's Silviculture Best Management Practices Manual shall be the reference used for the conducting of all commercial forestry operations.
 - ~~(d) Tree Inventory and Management Plan, Alachua, Florida, prepared in July 2005, by the Davey Resources Group, shall be utilized as a local resource manual for guidance on tree preservation during construction activities and for guidance on recommended tree species, in addition to the plant list in Appendix 6.2.2-A.~~
- (8) The ~~City Commission~~ Land Development Regulations Administrator may establish technical standards setting forth administrative guidelines governing the enforcement of this section, requirements not specifically addressed in this section, and any other information needed for the uniform and orderly administration of this section. Such standards may be published in a technical manual which shall be on file in the office of the City Clerk.

6.2.2 Landscaping standards.

- (A) *Purpose.* The purpose of these landscaping standards is to provide an aesthetically pleasing environment for the residents of the City. The standards are intended to maintain and enhance property values, enhance the appearance of development, provide adequate buffers between incompatible uses, improve the character and appearance of the City, and reduce erosion and stormwater runoff.
- (B) *Applicability.* These standards shall apply to the following development in the City:
- (1) *Single-family lots or dwellings.* The subdivision or development of ~~ten-eight~~ or more single-family residential lots or dwellings.
 - (2) *Single-family attached dwellings.* The subdivision or development of ~~five-eight~~ or more single-family attached dwellings.
 - (3) *Two- to four-family dwellings.* The subdivision or development of ~~five-eight~~ or more two- to four-family dwellings.
 - (4) *Manufactured home park.* Subdivision for a manufactured home park.
 - (5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of ~~50~~ 60 percent or more.
 - (6) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.
 - (7) *Parking lot.* Development of a parking lot for ~~ten-eight~~ or more spaces.
 - (8) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of ~~25-20~~ or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.
- (C) *Landscape plan required.* A landscape plan shall be submitted with an application for a site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3) or building permit, whichever occurs first, for any development or change in use that is required to provide landscaping in accordance with this section. The landscape plan shall contain the following information which spells out how the development proposed will comply with this section:
- (1) *Identification of existing trees.* A survey showing ~~The location, common name, and size existing regulated trees. (For a development that is greater than ten acres, an aerial photograph, or a print of equal quality, may be substituted instead of the inventory if it provides essentially the same information as the tree survey.)~~
 - (2) *Identification of existing trees to be* ~~maintained~~ preserved. The location, common name, and estimated size of existing trees that are to be ~~maintained~~ preserved as part of a tree protection zone or preserved for credit.
 - (3) *Parking areas, buffers areas, and other planting areas.* The locations and dimensions of parking areas, perimeter buffer areas and other planting areas.

- (4) *Identification of new plant materials.* The size, botanical name, common name and spacing of new plant materials.
 - (5) *Fences, walls or earthen berms.* The location and design of any fence, wall or earthen berm, indicating size and materials.
 - (6) *Barriers required to protect existing vegetation.* The location and description of any barriers required to be erected to protect any existing vegetation from damage, both during and after construction.
 - (7) *Maintenance.* Provisions for watering and other long-term maintenance to ensure serviceability, soil stabilization and plant protection.
 - (8) ~~Xeriscape. Explanation of how xeriscape principles are utilized.~~ Florida Friendly Landscaping. A narrative explaining how Florida Friendly landscaping practices have been incorporated into landscape plan.
- (D) *Landscape standards.*
- (1) *Site landscaping.* For purposes of this section the number of trees required is rounded to nearest whole tree or shrub (e.g., if number of canopy trees needed to meet site landscaping requirements is calculated at 9.5 trees then 10 trees would be required). The following site landscaping shall be required for the following ~~development~~:
 - (a) *Multifamily and townhouses.*
 - (i) ~~Four~~ Two canopy trees per acre, planted on the primary or street-facing side, and ~~two~~ one canopy trees per acre planted on each of the exterior sides and exterior rear of ~~each~~ each primary structure. An existing canopy tree that is a native species and in ~~very good to excellent health~~ good or better health can be utilized to fulfill this requirement. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
 - (ii) ~~Eight~~ 6 ornamental/understory trees per acre, with 50 percent planted in front and 25 percent on each side.
 - (iii) A row of shrubs along the front facade of the structure, with consideration given to access to utility meters or mechanical equipment. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized.
 - (iv) For sites with multiple buildings, for each 100 feet of façade of the longest building face of any buildings at least one of the following options, located between all structures,:
 - a. Two canopy trees
 - b. Four understory trees
 - c. A row of shrubs along facades facing each other
 - d. Community garden area of at least 1,500 square feet

e. Fountain or other water feature

f. Shaded table or bench

g. Other significant landscape improvement as approved by LDR Administrator.

~~(iv)~~ A combination of solid sod, seeding, and sprigs shall be used to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation are not required to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.

(vi) The site landscaping requirements found in 6.2.2 (D)(1)(a)(i) and (ii) are reduced by 50% for those developments on sites which are 43,560 square feet or less.

(b) *Public and institutional uses.*

(i) Four canopy trees per acre, planted on the primary or street-facing side, three canopy trees per acre planted on each of the sides and rear of each structure, and an additional four canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located, so that it may provide shade on the structure during the summer afternoon.

(ii) Eight ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

(iii) For sites with multiple buildings, for each 100 feet of façade of the longest building face of any adjacent buildings at least one of the following options, located between structures:

a. Two canopy trees

b. Four understory trees

c. Community garden area of at least 1,500 square feet

d. Fountain or other water feature

e. Shaded table or bench

f. Other significant landscape improvement as approved by LDR Administrator.

~~(iiiiv)~~ —A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

- (~~iv~~) A combination of solid sod, seeding, and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- (vii) For those uses that do not have a principal structure, site landscaping shall be distributed throughout site, as is practical.
- (c) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.
- (i) Three canopy trees per acre, planted on the primary or street-facing side, two canopy trees per acre planted on each of the sides and rear of each structure, and an additional four canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
 - (ii) Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.
 - (iii) A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.
 - (iv) A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- (v) The site landscaping requirements found in 6.2.2 (D)(1)(c)(i) and (ii) are reduced by 33% for those developments on sites which are 1 acre or less.
- (d) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.
- (i) One canopy tree per acre, planted on the primary or street-facing side, two canopy trees per acre planted on each of the sides and rear of each structure, and an additional canopy tree for each 150 lineal feet of facade, planted in front of the facade of the primary structure. An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
 - (ii) Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

- (iii) A row of shrubs planted along front and side facades of the primary structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front and side facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.
- (iv) A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- (v) The site landscaping requirements found in 6.2.2 (D)(1)(c)(i) and (ii) are reduced by 25% for those developments on sites which are 3 acres or less.

(de) Alternative placement. In cases where the configuration or topographical constraints of an existing site make the placement of required site landscaping impractical, the LDR Administrator may approve up to 50 percent of the required landscaping to be planted on adjacent City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. ~~public property~~ in accordance with Subsection 6.2.2(D)(9) of this section, Alternative landscape plan.

(2) *Parking lot landscaping.*

- (a) *Interior landscaping.* All parking lots shall provide and maintain the following landscaped planting areas within the interior of the parking lot. These standards shall not apply to parking structures or vehicle display areas.
 - (i) Each planting area shall contain an area adequate to accommodate the root growth of the plant material used. The size of the planting area and size of plant material at maturity shall allow for a 2½-foot bumper overhang from the face of the curb.
 - (ii) Interior planting areas shall be ~~designed within parking areas as~~ located within or adjacent to parking areas, consisting of one or more of the following:
 - a. Landscaped islands located at the end of parking bays; or
 - b. Landscaped islands located between parallel rows of cars, used to visually separate parking areas; or
 - c. Landscaped driveway medians with a minimum width of six feet if curbed or a minimum width of ten feet if not curbed ~~Driveway medians, which shall have a minimum width of four feet for medians with shrubs, six feet for medians with shrubs and intermediate trees and nine feet for medians with large trees;~~ or,
 - d. Landscaped areas adjacent to parking lots, interior to the development area. -
 - (iii) Each interior planting area shall contain locally adapted trees and shrubs at the following rate:.

- a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every ~~2,000~~1,800 square feet, or portion thereof, of the total parking lot area;
- b. Shrubs shall be required at the minimum rate of ten shrubs per ~~canopy or ornamental/understory tree~~landscaped island. ~~They may be massed around the tree, and are encouraged to be planted toward the interior of the islands, so as not to interfere with vehicle doors opening and closing;~~
- c. ~~As a general guide, one tree island should be located at approximately ten space intervals;~~Tree islands must be located no more than eleven parking spaces from another tree island or landscaped island at end of parking bay.
- d. No parking space shall be separated from the trunk of an interior parking lot ornamental or canopy tree by more than ~~90~~80 feet;
- e. In cases where the configuration or topographical constraints of an existing site make the placement of required site landscaping impractical, the LDR Administrator may approve up to 50 percent of the required landscaping to be planted on an adjacent public property in accordance with Subsection 6.2.2(D)(9) of this section, Alternative landscape plan.
 - f. The interior planting requirements found in 6.2.2 (D)(2)(iii)a and b are reduced by 50% when all parking bays within the parking lot area are located in the rear or side of the property.
 - g. Parking lot area shall be calculated as the paved or unpaved area dedicated to the short- or long term parking or unloading of vehicles, including associated drive-aisles adjacent to parking bays or loading areas.
- (iv) All planting areas shall be stabilized with ground covers, mulching, or other approved materials to prevent soil erosion and allow rainwater infiltration, and shall be irrigated or utilize a xeriscape irrigation alternative.
- ~~(v) Landscape planting areas shall be distributed throughout the parking area for the purpose of heat abatement.~~
- (vi) All planting areas shall be protected from vehicle damage by the installation of curbing, wheel stops or other comparable methods.
- (vii) Earthen berms may also be incorporated into the design of any required planting area. Any berm installed shall have a side slope of no greater than 2.5:1.
- (b) *Parking lot buffer.* All parking lots shall have landscape buffers around their exterior perimeter that shall be composed of trees, shrubs, ground cover and turfgrass as follows:
 - (i) The buffer shall form a continuous visual screen, excluding required site clearances at driveways. It shall be placed and located to ensure visibility and safety of pedestrians on the public street and persons in the parking lot.

- (ii) The buffer for the parking lot shall be ~~located on~~located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas.
- (iii) The buffer for the parking lot shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained.
- (iv) The parking lot buffer shall have a minimum of:
 - a. Four canopy trees for every 100 lineal feet of buffer.
 - b. Two understory/ornamental trees per 100 lineal feet of buffer;
 - c. A continuous opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.
 - d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.
- (v) Any area of the parking lot buffer that is not covered in trees or shrubs shall be planted in ground cover, turfgrass or mulch. It is recommended that the area adjacent to the wheel stop is planted in turfgrass for maintenance purposes.
- (vi) Except for large retail establishments, up to 50 percent of the parking lot buffer on any single lot side may be replaced with a short fence or wall that is a minimum height of three feet. The wall may be wood, decorative stucco or brick that matches the theme or materials of the development it is associated with. The minimum tree canopy requirements still apply.

(3) *Perimeter buffers.*

(a) *Applicability.*

- (i) Development subject to the standards of this section shall provide a perimeter buffer to separate that use from adjacent land uses in accordance with Table 6.2-1, Perimeter Buffer Classifications. The perimeter buffer shall have the width, amount of vegetation, and other features to properly mitigate negative effects of continuous uses.
- (ii) Development located within the CSV, AG, CBD and PD districts shall not be required to provide a perimeter buffer in accordance with the requirements of this section.

- (b) *Types of buffers.* Table 6.2-1, Perimeter Buffer Classifications, in this subsection describes the four different types of buffers and their optional configurations. Any one of the three optional configurations may be utilized to meet the standards of this subsection. In cases where an option utilizing a fence is selected, the fence shall comply with the standards of Section 6.3, Fencing standards. If an existing tree proposed to

remain is being used as credit towards perimeter buffer, it must be located within the area designated for that perimeter buffer. Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.

Table 6.2-1. Perimeter Buffer Classifications

Buffer Type and Configuration	Screening Requirement Within Buffer Yard		
	Option 1	Option 2	Option 3
A. Basic This buffer area functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet	One canopy tree per <u>every</u> 60 linear feet, plus one understory or ornamental tree per 60 linear feet	Option 1 One canopy tree <u>every 60 linear feet</u> , plus one hedge	One four-foot high berm or fence
B. Aesthetic This buffer area functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact between uses	One canopy tree per <u>every</u> 50 linear feet, plus one understory or ornamental tree per <u>every</u> 40 linear feet	One canopy tree per <u>every</u> 40 linear feet, plus one hedge	One four-foot berm or fence, plus one canopy tree per <u>every</u> 40 linear feet
C. Semi-opaque This perimeter buffer functions as a semi-opaque screen from the ground to at least a height of six feet	1 canopy tree per <u>every</u> 30 linear feet, plus one evergreen hedge	1 canopy tree per <u>every</u> 30 linear feet, plus one shrub per eight linear feet	One fence or wall, plus one canopy tree per <u>every</u> 30 linear feet
D. Opaque This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet This type of buffer prevents visual contact between uses and	Two canopy trees per 40 linear feet, <u>One canopy tree every 25 linear feet, one understory tree</u>	Two canopy tree per 40 linear feet <u>One canopy tree every 25 linear feet, one understory tree every 35 feet,</u> plus one	One fence or wall, plus one canopy tree per <u>every</u> 20 <u>25</u> linear feet

creates a strong impression of total separation	<u>every 40 linear feet, plus</u> one evergreen hedge	shrub hedge per five linear feet	
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- (c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

Table 6.2-2. Buffer Class Application												
Letter = Buffer type; Number = Required width in feet												
A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required												
Proposed Use	Adjacent Use											
	Residential Uses			Public and Institutional Uses			Commercial Uses					
	1	2	3	4	5	6	7	8	9	10		
Residential uses												
1	Single-family detached dwelling, manufactured home, mobile home				N	N	N	B 7.5	N	N	N	N
2	Single-family attached, two- to four-family dwelling, townhouse development				C 10	A 10	B 10	C 7.5	B 7.5	A 5	N	N
3	Multiple-family development, group living uses				D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	N
Public and institutional uses												

4	Parks and open areas	N	N	N	N	N	N	N	N	N	N
5	Community services, day care, educational facilities, institutions	C 15	B 15	A 15	C 10	A 7.5	B 7.5	B 7.5	A 7.5	A 5	A 5
6	Animal services, government facilities, health care facilities, public safety, transportation, utilities	D 15	C 15	B 15	D 10	B 7.5	A 7.5	B 7.5	A 7.5	A 5	A 5
Business uses											
7	Eating establishment (except drive-through), conference and training center, offices, retail sales and service (50,000 gross sq. ft. or less), indoor recreation/entertainment, sexually oriented business, visitor accommodation	D 15 <u>25</u> 1	C 15 1	B 15 1	D 15	C 10	C 10	A 7.5 <u>7.5</u>	B A 7.5 <u>7.5</u>	B 7.5	B 5
8	Drive-through eating establishment, retail sales and service (more than 50,000 gross sq. ft.), outdoor recreation/entertainment	D 15 <u>25</u> 1	D 15 1	C 15 1	D 15	D 10	D 10	C 7.5	A 7.5	C 7.5	B 5
9	Commercial parking, self-service storage, vehicle sales and services	D 15	D 15	C 15	D 15	D 10	D 10	C 7.5	C 7.5	A 7.5	B 5
10	Industrial services, manufacturing and production, warehouse and freight movement, waste-related services, wholesale sales	D 20	D 20	D 20	D 15	C 10	C 10	B 7.5	B 7.5	B 7.5	A 5
¹ In cases where a business property containing a freestanding restaurant abuts a residential district, the buffer shall be a minimum of 25 <u>30</u> feet in width.											

(d) *Responsibility for perimeter buffer installation.*

- (i) Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application. Determination of the

required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning.

- (ii) Where a developing parcel is adjacent to an existing use, then the developing parcel shall provide the full buffer required adjacent to the existing use as indicated in Table 6.2-2, Buffer Class Application, unless a perimeter buffer meeting the standards of this section already exists on either lot. Where a perimeter buffer exists, but does not meet the standards of this section, the developing use shall be responsible for providing all the additional planting material necessary to meet the standards of this section.

(e) *Location of perimeter buffers.*

- (i) The perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line; however, the buffers may be located along shared access easements between parcels in nonresidential developments.
- (ii) Within shopping centers or other nonresidential centers or developments, the perimeter buffer area between outparcels in the same development may be provided, totally or in part, elsewhere on the site. For example, a 20-foot buffer between uses may be shifted elsewhere on the site (preferably within the site's interior) as long as the total area is provided for. The intent of this subsection is to provide for more flexibility in site design and to potentially save large natural areas that may exist elsewhere on the site.

(f) *Development within perimeter buffers.*

- (i) The required buffer shall not contain any development, impervious surfaces, or site features that do not function to meet the standards of this section or that require removal of existing vegetation, unless otherwise permitted in these LDRs.
- (ii) No grading, development, or land disturbing activities shall occur within the buffer unless approved by the LDR Administrator.
- (iii) Sidewalks and trails may be placed in perimeter buffers, provided damage to existing vegetation is minimized.
- (iv) ~~Utilities, including~~ Except for stormwater management facilities and necessary direct interconnections to existing systems, utilities are not ~~or other best management practices, are~~ permitted in perimeter buffers. -

- (4) *Credits for preservation of existing trees preserved.* Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with up to 75% of the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

Table 6.2-3. Credit for Existing Trees Preserved

Size of Tree (DBH in inches) (measured 4½ feet from natural ground level)	Number of Trees Credited
3-6 <u>3.00-9.99</u>	1
6-12 <u>10.00-19.99</u>	2-3
12-18 <u>20.00-29.99</u>	3-6
18-24 <u>30.00-39.99</u>	4-12
24-30 <u>40.00-49.99</u>	5-20
30-36 <u>50.00 or more</u>	6-25
36-42	7
42-48	8
48 or more	9

- (5) *Credits for the provision of pedestrian amenities.* The amount of required site landscaping or required vegetation in a perimeter buffer may be reduced by up to ten percent based on the provision of three or more of the following pedestrian amenities, which shall be located adjacent to a sidewalk or multiuse trail:
- (a) Benches;
 - (b) Exercise equipment;
 - (c) Playground equipment;
 - (d) Fountains or other water features;
 - (e) Gazebos or other gathering places;

- (f) Pedestrian-scale lighting;
- (g) Raised planters meeting the requirements of this Article; or
- (h) Public art features.

(6) Credits for the provision of natural wooded open space. The amount of required site landscaping or required vegetation for any required site landscaping, perimeter (except for arterial buffering), or parking lot landscaping or buffering may be reduced by no more than 35% if a minimum 50' buffer (at a rate of 2 canopy trees per each 50' linear feet and 2 understory/ornamental trees per each 50') is provided upon any side or rear of the site that meets the following conditions:

(a) If located along a perimeter of the property, this natural wooded open space may count towards any required buffer, unless located adjacent to existing single family residential development or vacant lands zoned A, CSV, RSF-1, RSF-3, RSF-4 or RSF-6 in which case this natural wooded open space area buffer must be in addition to any required buffer.

(b) Total natural wooded open space must be designated on the site plan as such and meet the minimum area requirements found in the Table below:

<u>Development Area in Acres</u>	<u>Natural Wooded Open Space Designated Area (% of Development Area)</u>
<u>Less than 1 acre</u>	<u>15%</u>
<u>1.00-2.99 acres</u>	<u>15%</u>
<u>3.00-4.99 acres</u>	<u>14%</u>
<u>5.00-6.99 acres</u>	<u>13%</u>
<u>7.00-8.99 acres</u>	<u>12%</u>
<u>9.00-9.99 acres</u>	<u>11%</u>
<u>10 acres or more</u>	<u>10%</u>

(c) Development within this area shall be prohibited except for: underground utilities, unpaved paths, paved paths not exceeding ten feet, and limited lighting along any paths.

The amount of required vegetation or landscaping may be further reduced to no more than 50% if either or both of the following conditions are met, in addition to the conditions found in (a),(b), and (c) above:

(d) The proposed natural wooded open space area is contiguous with a previously approved natural wooded open space (a minimum of 50' contiguous for

development sites 3 acres or less in area and a minimum of 100' contiguous for development sites more than 3 acres).

- (e) The proposed natural wooded open space area is contiguous with a publicly owned property a minimum of ten acres in size with a zoning designation of Conservation (CSV).

~~(76)~~ ~~Xeriscape~~ Xeriscaping and Florida Friendly Landscaping Standards

(a) *Purpose and intent.*

- (i) *Purpose.* The purpose of ~~xeriscape~~ these standards is to establish minimum standards for the development, installation, and maintenance of landscaped areas on a site with water use efficiency as a goal, without inhibiting the use of creative landscape design. Xeriscape encourages specific water conservation measures including the re-establishment of native plant communities, the use of site-specific plant materials, and the use of native vegetation.

(ii) *Intent.* The intent of this section is to:

- a. Recognize the need for and protection of groundwater as a natural resource through the application of enhanced xeriscape practices;
- b. Ensure water-efficient landscaping is used to the maximum extent practicable to maximize the conservation of water by using site-adapted plants; and
- c. Ensure efficient watering methods are used that will generally result in a reduction of irrigation requirements, costs, energy, and maintenance.

(b) *Standards.* Development requiring landscaping or perimeter buffers in accordance with this section shall comply with the following xeriscape standards:

- (i) *Preserve and maintain native vegetation.* Existing and native vegetation shall be maintained and preserved to the maximum extent practicable.
- (ii) *Group plant material into water use zones based on water needs.* Plant material shall be located in water use zones according to the water needs of the genus and species, as follows:
 - a. *High water use zones.* Where plant material associated with moist soils is located that requires supplemental water in addition to natural rainfall. Plant material that falls in the high water use zone shall be limited to less than 50 percent of the total landscaped area of the site.
 - b. *Moderate water use zones.* Where plant material can survive on natural rainfall with supplemental water during seasonal dry periods.
 - c. *Low water use zones.* Where plant material can survive on natural rainfall with no supplemental water.

- (iii) *Ensure plant types are appropriate for soils.* Plant types appropriate for the soils on the site shall be used, and enhanced, if needed, to give the soil more moisture retention capabilities.
- (iv) *Use of mulch.* Mulches shall be used and maintained around all trees located in landscaped areas not planted or not appropriate for growing turfgrass or ground cover, and in all planted areas.
- (v) *Use of low water use plants.* Plants shall be selected based on their adaptability to the site based on water use, desired effect, color, texture, and mature size. The landscape should be designed to give the desired aesthetic effect and plants should be grouped in accordance with their respective water needs. The use of ~~native plants~~native or Florida-Friendly species shall be used, to the maximum extent practicable. ~~A list of xeriscape plant material that should be used is identified in Appendix 6.2.2-A, Plant list (set forth at the end of this article).~~
- (vi) *Efficient irrigation.* The irrigation system used for landscape shall be designed to correlate to the water use plant zones established in the landscape design. A preliminary irrigation plan shall be submitted at time of site plan, or construction plan application submission with a note that t~~The following standards for irrigating the site shall be used in the design of the system:~~
 - a. *In the high water use zone.* All portions of the zone shall be provided with an automatic irrigation system with low volume heads that are timed to produce no more than two inches of water per week in established landscapes.
 - b. *In the moderate water use zone.* All portions of the zone shall be provided with a readily available water supply within 100 feet, to supplement natural rainfall when needed, and to help ensure that watering will take place until the plant material is established.
 - c. *In low water use zones.* All portions of the zone shall be provided with a readily available water supply within 50 feet, to supplement natural rainfall when needed, and to help ensure that watering will take place until the plant material is established.
 - d. *Rain sensor devices.* Shall be required on all automatic irrigation systems to avoid irrigation during periods of sufficient rainfall.
 - e. *The irrigation system.* Shall be designed to minimize irrigation overthrow onto impervious surfaces and to negate any ponding effects.
 - f. *Final submission at building permit or construction plans application.* A final irrigation plan shall be submitted at the time of building permit application or construction plan application and shall be reviewed to ensure that the design standards found in this subsection have been met.
- (vii) *Maintenance.* Proper maintenance shall be used to preserve and enhance the quality of the landscape. ~~Included in the maintenance schedule should be the time periods for the following~~As part of the submitted landscape plan, a maintenance

schedule must be submitted addressing the following: the checking, adjusting, and repairing of the irrigation system, and the resetting of the irrigation schedule according to the season, remulching, fertilizing, weeding, ~~and pruning.~~ pruning, and mowing.

(viii) *Drip irrigation or emitters.* Landscapes that apply all of the xeriscape principles may use drip irrigation or emitters for the planted area until the plant material is established.

(ix) Incentive for 100% Florida Friendly Landscaping. The amount of any required site or perimeter buffering landscaping may be reduced by 10% if the development area is completely (100%) landscaped using Florida Friendly practices and plant material as certified by a registered landscape architect. For subdivisions subject to these landscape requirements, a restrictive covenant must be included that requires individual lot owners to maintain Florida Friendly landscaping on their lots and, if applicable, requires the home owners association to maintain Florida Friendly landscaping in common areas.

~~(87)~~ *Time for installation of landscaping.*

- (a) ~~Accepted~~ Approved by City. The installation of landscape for all development projects shall be complete, inspected and approved ~~and accepted~~ by the City prior to the ~~issuance of a certificate of occupancy~~ scheduling of any final inspection.
- (b) *Completeness.* Completeness shall be based on compliance with the standards of this section and the landscape plan. The landscape of the subject development site shall be free from trash or construction debris, plastic pots or containers from the installation and miscellaneous debris associated with the landscape installation.

~~(98)~~ *Plantings.* Landscape plantings shall comply with the following standards:

- (a) *Plant types.* ~~Plant types are identified in Appendix 6.2.2 A, Plant list (set forth at the end of this article).~~ Plantings shall be categorized as one of the following plant types:

- (i) Canopy trees
- (ii) Understory/ornamental trees
- (iii) Shrubs
- (iv) Vines
- (v) Groundcover
- (vi) Annual/Perennial flowers

(b) *Plant size.*

- (i) ~~All materials shall be a minimum quality of Florida Nursery and Grade Standard.~~ Plant material to comply with 'Florida #1' grade quality standard or better as defined and specified within the latest edition of the 'Florida Grades and

Standards for Nursery Plants' as published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industries. Provide healthy, vigorous stock grown in a recognized nursery in accordance with good horticultural practices and free of disease, pests, and defects.

(ii) Canopy trees shall be a minimum of eight feet in height with ~~the caliper based on the tree type per Florida Nursery and Grade Standard.~~ a minimum caliper of 2".

(iii) Ornamental or understory trees shall have a caliper of 1½ inches ~~at four inches above grade~~ at time of planting.

(iv) Palm trees may be utilized as landscaping trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.

~~(iv) Shrubs which are upright in nature shall be a minimum of 24 inches in height at time of planting, and shrubs which are spreading in nature shall be a minimum of 18 inches in diameter at the time of planting.~~ shall be a minimum of 3 gallon and groundcovers shall be a minimum of 1 gallon.

(vi) To curtail the spread of disease or insect infestation in plant species, new plantings shall comply with the following standards:

- a. When fewer than 20 trees are required on a site, no more than 50 percent shall be of one type;
- b. When more than 20 but fewer than 40 trees are required to be planted on site, no more than 50 percent of the required plantings shall be of one single species; or
- c. When 40 or more trees are required on a site, no more than 50 percent of the required trees shall be of one single species.

(vii) Landscape plant materials shall be placed in accordance with either the standardized landscape specifications or best practices adopted by the Florida Nurserymen's Association or the Florida Society of Landscape Architects.

(c) Raised planters, planter boxes, or raised landscape beds may be utilized to meet landscape requirements for understory tree, ornamental tree, or shrub numerical requirements if the following standards are met:

- a. For rectangular shaped planters or boxes: Must be a minimum of 5 feet in width and 12 inches in height; or,
- b. For all other shaped planters or beds (such as round or oval planters): must be a minimum of 28 inches in height and have a diameter of 36 inches or a circumference of 132 inches; and,
- b. Must be constructed of or must be clad in a material similar in nature and/or color of the cladding of the principal structure located on the site

~~(109)~~ *Alternative landscape plan.*

- (a) *Generally.* An alternative landscape plan may be used where unreasonable or impractical situations would result from application of this section, or to replace a damaged tree pursuant to Subsection 6.2.1 of this section, alternative plans, materials or methods may be justified from natural conditions, such as streams, natural rock formations, topography and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan.
- (b) *Allowable deviations.* The LDR Administrator shall approve an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:
 - (i) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.
 - (ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.
 - (iii) Up to a ~~25~~33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.
- (E) *Installation of landscaping.*
 - (1) *Time limit.* All landscaping, including mulching and seeding, shall be completed in accordance with the approved site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, prior to issuance of an occupancy permit unless the LDR Administrator grants an exception to meeting this requirement due to extreme weather conditions. In this case, an irrevocable letter of credit shall be in place to ensure that all landscaping requirements will be met at a predetermined later date. The installation of these requirements shall comply with the required planting standards set forth in this section.
 - (2) *Extensions and exceptions.* The LDR Administrator may grant exceptions and extensions to the above time limit in the following circumstances and under the following conditions:
 - (a) Exceptions may be granted due to unusual environmental conditions, such as drought or ~~inappropriate planting season for the plant species~~freezing conditions. In such cases, the LDR Administrator may issue a conditional occupancy permit for a period of 30 to 180 days, depending on the Administrator's recommendation for the next earliest planting season.
 - (b) Exceptions may be granted due to the substitution or unavailability of plant species or acceptable plant size as specified in the landscape plan in cases where such materials are not commercially available within a reasonable time.

- (c) Exceptions may be granted due to circumstances beyond the developer's or landowner's control, such as incomplete construction or utility work to occur in a proposed landscaped area within 30 days after expected site completion, provided the developer or landowner submits a letter from the utility company stating the estimated installation date. In such cases, the LDR Administrator may issue a conditional occupancy permit for a defined period not to exceed 30 days.
- (F) *Maintenance of landscaping.* The landowner ~~or a tenant~~ shall be ~~jointly and severally~~ responsible for the maintenance of all landscaping installed to comply with the standards of this section for a period of one year after the occupancy permit is issued. Such areas shall be maintained in accordance with the approved landscape plan. All plant life shown on a landscape plan shall be replaced if it dies, is seriously damaged, or removed.
- (1) *Damage due to natural occurrence.* In the event that any vegetation or physical element functioning to meet the standards of this section is severely damaged within the first year after issuance of the occupancy permit due to an unusual weather occurrence or natural catastrophe, or other natural occurrence such as damage by wild or domestic animals, the landowner shall be required to replant if the landscaping standards are not being met. The landowner shall have one growing season to replace or replant. The LDR Administrator shall consider the type and location of the landscape buffer or required vegetation area as well as the propensity for natural revegetation in making a determination on the extent of replanting.
- (2) *Protection during operations.* The landowner should take actions to protect trees and landscaping from unnecessary damage during all facility and site maintenance operations. Plants must be maintained in a way that does not obstruct sight distances at roadway and drive intersections, obstruct traffic signs or devices, and/or interfere with the use of sidewalks or pedestrian trails.
- (G) *Inspections.* The development project shall be inspected on a periodic basis by the owner during the first year after the issuance of the certificate of occupancy to ensure that all of the plant material is healthy and vigorous. If at any time, Any-any plant material ~~that~~ appears to be dead or ~~dying~~ dying it shall be replaced at the landowner's expense with ~~an identical~~ a plant that is the same in genus, ~~species~~, and size ~~to match~~ as the plant that is replaced.
- (H) *Limitations of Incentives and Reductions.* Reductions in minimum landscaping required may be combined (stacked) except that, unless otherwise explicitly stated, the minimum requirement for any individual landscaping requirement shall not be reduced to less than 20% of the minimum required.
- (I) The Land Development Regulations Administrator may establish technical standards setting forth administrative guidelines governing the enforcement of this section, requirements not specifically addressed in this section, and any other information needed for the uniform and orderly administration of this section. Such standards may be published in a technical manual which shall be on file in the office of the City Clerk.

6.2.3 Screening standards.

(A) *Applicability.*

- (1) *Generally.* Screening shall be required to provide a visual buffer around the following accessory uses. Screens shall be opaque and consist of vegetation and walls and/or fences. Screens shall be maintained in perpetuity by the landowner in a form acceptable to the City.
- (2) *Time of compliance.* A landscape plan shall be submitted with an application for a site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development proposes to comply.

(B) *Waste receptacles .* Waste receptacles shall be screened with one of the following materials:

- (1) A solid fence at least six feet in height constructed of wood, masonry, stone, finished (non-reflective) metal, or other similar materials, or
- (2) Landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting.

Sides which provide service access to waste receptacles shall be gated. Gates shall be constructed of a material consistent with the screening material all other sides of the receptacle, except when using evergreen materials to screen the sides of the receptacles. In such instances, a material consistent with Section 6.2.3(B)(1) shall be utilized.

(C) *Service areas .* Service areas shall be screened with either a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting.

(D) *Mechanical equipment .* Mechanical equipment shall be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting.

(E) *Arterial frontage.* Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows:

- (1) *Canopy trees.* ~~Five~~ Four canopy trees every 100 lineal feet of arterial frontage placed approximately every 25 feet; the width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement.
- (2) *Understory/ornamental trees.* Three understory/ornamental trees every 100 lineal feet of arterial frontage;
- (3) *Shrubs and ground cover.* A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage; or

- (4) *Alternative screening.* An alternative screen consisting of a solid wood fence at least six feet in height with the minimum number of canopy trees to provide a substantially opaque barrier.
- (F) *Screening methods.* The following items are permitted for use as screening materials. Alternative screening materials that are not listed may be used if it is determined by the LDR Administrator they are comparable to the screening materials required by this subsection.
- (1) *Vegetative material.* Planting materials that provide substantial opacity and minimum height of six feet within three years of planting. ~~that are listed on the approved plant species list and that meet the size and height requirements after three years of Appendix 6.2.2-A, Plant list (set forth at the end of this article).~~
- (2) *Wooden fence.* When wood fences are used, a solid wood fence of treated wood or rot-resistant wood, such as cypress or redwood, shall be used. Chainlink, barbed wire, stock wire, hog wire, chicken wire, and similar type fences are not permitted.
- (3) *Masonry walls.* When masonry walls are used, they shall be constructed of brick, textured concrete masonry units, or stuccoed block.

Appendix 6.2.2-A of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed). Except as amended herein, the remainder of Appendix 6.2.2-A remains in full force and effect:

App. 6.2.2-A. - ~~Plant list~~ List of ~~recommended trees/plants and~~ nuisance trees.

~~RECOMMENDED TREE/PLANT LIST~~

~~The plants listed in this Appendix are recommended plants for the use in site landscaping, parking lot landscaping, and perimeter buffers. In addition to those species listed herein, additional tree species from the "Tree Inventory and Management Plan, Alachua, Florida, July 2005," prepared by the Davey Resource Group, may be utilized to select tree species. Said document shall be used for species selection of street trees.~~

	Common Name	Botanical Name
	Canopy Trees	
	Autumn blaze maple	Acer saccharinum "Jeffers red"
	October glory maple	Acer rubrum "October Glory"

American ash	Fraxinus Americana
Pignut hickory	Carya glabra
Green ash	Fraxinus pennsylvanica
Red bay	Persea borbonia
Red mulberry	Morus rubra
Loblolly bay	Gordonia lasianthus
White oak	Quercus alba
Understory/ornamental trees	
Rusty pittosporum	Pittosporum ferrugineum
Chinese juniper	Juniperus chinensis
River birch	Betula nigra
Dura-heat river birch	Betula nigra "BNMTF"
Eastern white redbud	Cercis Canadensis "Alba"
Common fig	Ficus carica
Loblolly bay	Gordonia lasinathus
Shrubs	
Arrow wood	Viburnum dentatum
Azalea	Rhododendron spp.
Crimson pygmy barberry	Berberis "Crimson pygmy"
Florida anise	Illicium floridavum

Beautyberry	Callicarpa americana
Carolina silverbell	Halesia caroliniana
Sasanqua camellia	Camellia sasanqua
Chaste tree	Vitex agnus castus
Elderberry	Sambucus nigra
Gallberry	Ilex coriacea
Japanese holly	Ilex crenata
Schillings holly	Ilex x "Schilling"
Indian hawthorn	Raphiotepis indica
Oregon grape holly	Mahonia spp.
Pampas grass	Cortaderia selloana
Yew podocarpus	Podocarpus macrophyllus
Virburnum family	Virburmum spp.
Wax myrtle	Myrica cerifera Hydric/Mesic
Spanish bayonette	Yucca filamentosa
Vines	
Bleeding heart	Clerodendrum thomsonale
Muscadine grape	Vitis rotundifolia
Cross vine	Bignonia carpeolata
Honeysuckle	Lonicera sempervirens

	Passion flower	Passiflora incarnate
	Trumpet vine	Campsis radicans
	American wisteria	Wisteria frutescens
	Virginia creeper	Parthenocissus quinquefolia
	Ground cover	
	Ajuga	Ajuga reptans
	Blue daze	Evolvulus glomerata
	Gopher apple	Licna michauxii
	Royal fern	Osmunda regalis
	Algerian ivy	Hedera canariensis
	Carolina jasmine	Gelsemium sempervirens
	Asiatic jasmine	Trachelospermum asiaticum
	Creeping juniper	Juniperus spp.
	Liriope	Liriope muscari
	Mondo grass	Ophiopogon japonicus
	Cinnamon fern	Osmunda cinnamomea
	Annuals and perennials	
	Blanket flower	Gallardia grandiflora
	Daylilly	Hermocallis spp.
	Periwinkle	Catharanthus roseus

	Moss rose	Portulaca grandiflora
	Sunflower	Helianthus angustifolia
	Gerber daisy	Gerbera jamesonii
	Pentas	Penta spp.

NUISANCE TREE LIST

Common Name	Botanical Name
Australian pine	Casuarinas spp
Black locust	Robinnia pseudoacacia
Brazilian pepper	Schinum spp
Chinaberry	Melia azedarach
Chinese tallow tree	Sapium sebiferum
Hackberry	Celtis occidentalis
Sugarberry	Celtis laevigata
Honeylocust	Gleditsia triancanthes
Melalenca	Melaleuca quinquenervia
Mulberry	Broussonetia spp
Wild cherry	Prunus serotina

Section 10.2 of the City's LDRs is amended with the addition the following terms and their definitions (text that is underlined is to be added). The definitions are to be added in their appropriate, alphabetical location. Except as amended herein, the remainder of Section 10.2 remains in full force and effect:

Florida Friendly Landscaping has the meaning as defined in §§ 373.185, Florida Statutes, as amended.

Quality tree protection area means an area protected through a tree preservation or conservation easement that is a minimum of 1 acre in size containing tree canopy coverage of at least 40% (or demonstrated to obtain such canopy coverage within twenty years of designation as quality tree protection area).

DRAFT



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 13, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 3.7.2 (C), relating to landscape requirements for the U.S Highway 441/ Interstate 75 Gateway Overlay District; amending Section 6.2, relating to Tree Protection & Landscaping standards; amending Section 6.2.1, relating to Tree protection standards; amending Section 6.2.2, relating to Landscaping standards; amending Section 6.2.3, relating to Screening standards; amending Appendix 6.2.2.A, relating to the list of recommended trees/plants and nuisance trees; amending Article 10, providing definitions for Florida Friendly Landscaping and Quality tree protection area.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.