

# LAND DEVELOPMENT CODE

## LAND USE BUFFERS AND TREE MITIGATION

## Workshop Agenda

**Recap of Previous Workshops**

**Current Code Review**

**Proposed Buffer Requirement Changes**

**Tree Mitigation Changes**

## Recap of Previous Workshops



We heard:

- Set the buffer standard higher so if we do entertain waivers, or reductions, we are allowing a reduction down to a level we support, nothing less.
- Buffers between similar land uses.
- Buffers along public any right-of-way and long-term maintenance issues.
- We need a new plan for protecting trees and mitigating their removal.

## Buffers



### Intention of Buffers (Sec. 6.8.6)

It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long-term continuance of either use is not threatened by such impacts and use may be considered compatible.

- Provide year-round screening and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view.
- May consist of landscaping, buffer walls, fencing, berms or combination.
- Designers shall use buffer requirements to design buffers that are thoughtfully designed and enhance the perimeter of each site.

## Current Code Review



### Current Land Use Categories for Buffers (Table 6.8-2)

Proposed Use		Permitted or Existing Use						
		AG	SFR	MF	COM	IND	PUB	ROW
	AG	-	-	-	-	-	-	-
	SFR	E	E**	C	A	B	C	C
	MF	E	D	-	A	B	C	C
	COM	D	B	B	-	B	C	C
	IND	B	B	B	B	-	B	C/D*
	PUB	E	B	C	C	C	-	C

\*D Type Buffer if residential adjacent to ROW

\*\* A 6' opaque fence may be used in lieu of a vegetative buffer

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## Current Code Review



### Current Buffer Types and Requirements

Buffer Classification	Width	Planting Requirements (Per 100 lineal feet)	Wall Required?
A	30 feet	Three Shade Trees Five Accent/Ornamental Trees 50% Shrubs and Groundcover, excluding turf grass Layered landscape screen; min. 3' height in 1 year	N
B	20 feet	Two Shade Trees Three Accent/Ornamental Trees 50% Shrubs and Groundcover, excluding turf grass	Y
C	15 feet	Two Shade Trees Three Accent/Ornamental Trees 50% Shrubs and Groundcover, excluding turf grass Layered landscape screen; min. 3' height in 1 year	N
D	15 feet	Two Shade Trees Three Accent/Ornamental Trees 25% Shrubs and Groundcover, excluding turf grass	Y
E	5 Feet	Four Shade Trees Shrubs planted in double-staggered row Capable of reaching maintained height of 6' in 3 years	N

## Current Code Review



### Current Buffer Design Criteria – Buffer Walls and Wall/Berm Combinations

- Where buffer walls are required, a combination of buffer walls and berms may be used to meet the intent of buffering.
- Buffer fences may be used as a substitute for buffer walls with approval of DRC.\*
- Buffer wall and buffer wall/berm combination required to be minimum of 6' in height.

\*Requests to reduce buffers now appearing before BCC.

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## Current Code Review



### Current Buffer Design Criteria – Other Requirements

- Buffer plantings are to be irrigated appropriately for the specific plant species and characteristics of the site to promote healthy growth.
- Buffers to provide visual screening achieved through the use of proper plant material, arrangement and layering.
- Buffers shall be continually maintained and kept free of all trash and debris.

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## Proposed Buffer Requirement Changes



### Proposed Buffer Requirement Changes

Adjusted Buffer Tables

- Land use buffer table
- Buffer Type table

Added Type C Buffer with board fencing along certain road

Updated planting specifications in certain buffer locations

Updated buffer descriptions and content

## Proposed Buffer Requirement Changes



### Proposed Land Use Categories for Buffers (Table 6.8-2)

		Permitted or Existing Use						
		AG	SFR	MF	COM	IND	PUB	ROW
Proposed Use	AG	-	-	-	-	-	-	-
	SFR	EA	E**	C	A	B	C	C
	MF	EA	D	-	A	B	C	C
	COM	D	B	B	-	B	C	C
	IND	B	B	B	B	-	B	C/D*
	PUB	EA	B	C	C	C	-	C

\*D Type Buffer if residential adjacent to ROW

Proposed:  
Remove permission to use 6' opaque fence in lieu of vegetative buffer. (SFR-SFR)

## Proposed Buffer Requirement Changes



### Proposed Buffer Table

Buffer Classification	Width	Planting Requirements (Per 100 lineal feet)	Wall Required?
A	50 feet	Three Shade Trees Five Understory Trees 30% Shrubs and Groundcover, excluding turf grass Continuous shrubs	N
	30 feet	Four Shade Trees Six Understory Trees 70% Shrubs and Groundcover, excluding turf grass Continuous shrubs	N
B	30 feet	Two Shade Trees Three Understory Trees 50% Shrubs and Groundcover, excluding turf grass Continuous shrubs	Y
	20 feet	Three Shade Trees Four Understory Trees 70% Shrubs and Groundcover, excluding turf grass Continuous shrubs	Y

## Proposed Buffer Requirement Changes



### Proposed Buffer Table

C	25 feet	Two Shade Trees Three Understory Trees 50% Shrubs and Groundcover, excluding turf grass Continuous shrubs	N
	15 feet	Three Shade Trees Five Understory Trees 80% Shrubs and Groundcover, excluding turf grass Continuous shrubs	N
D	25 feet	Two Shade Trees Three Understory Trees 25% Shrubs and Groundcover, excluding turf grass	Y
	15 feet	Three Shade Trees Three Understory Trees 60% Shrubs and Groundcover, excluding turf grass	Y
E	15 feet	Four Shade Trees Single row of continuous shrubs	N
	5 feet	Five Shade Trees Double-staggered row of continuous shrubs	N

## Proposed Buffer Requirement Changes



### Proposed Buffer Change – Equine Component

- For C-Type Buffers along collector roadways shall require the 25' buffer width and planting requirements **AND** require an equestrian or agricultural-themed 3-rail or 4-rail wooden fence of 48" height within at least 50% of the buffer's lineal footage:
  - Within the Farmland Preservation Area
  - West of I-75, East of US HWY 41, North of, and including, SR 40
  - All Collector roadways classified as a Scenic Road

\* Urban Growth Boundary

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## Proposed Buffer Requirement Changes



### General Proposed Changes

- Per definitions, the intent of buffers has not changed.
- Year-round screening requires the use of evergreen and semi-deciduous trees only (no 100% deciduous species).
- Use of landscaping, buffer walls, fencing, berms or combination remains.
- Uses of existing, adjoining buffers permissible.
- Use of existing buffers that meet requirements of this section permissible.

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## Proposed Buffer Requirement Changes



### General Proposed Changes

- Buffers may include pedestrian trails and sidewalks when they are integrated into the design of the buffer areas.
- Require buffers be prepared by a Registered Landscape Architect who will use buffer requirements (content) to thoughtfully design buffers.
- Outlines the use of plant quantities and parameters to achieve an appealing, comprehensive landscape design.
- Desirable buffers are creatively designed, minimize the use of evenly spaced trees and cookie-cutter appearance.

## Proposed Buffer Requirement Changes



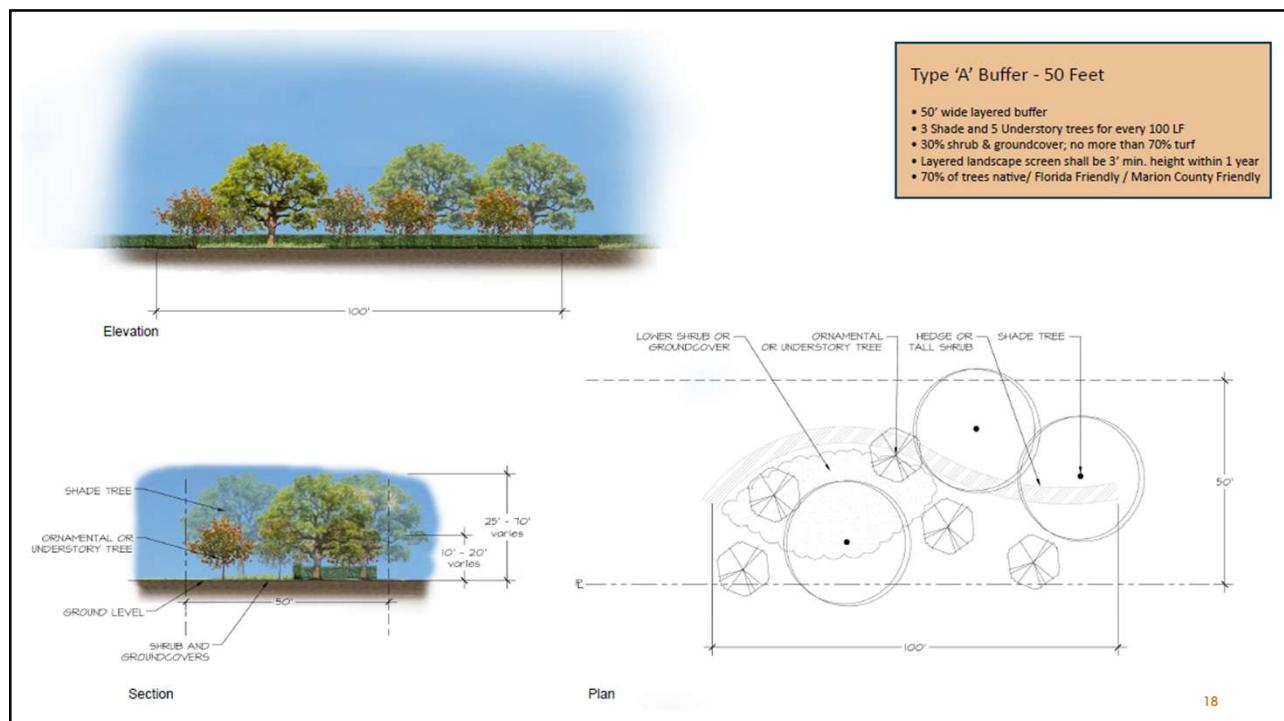
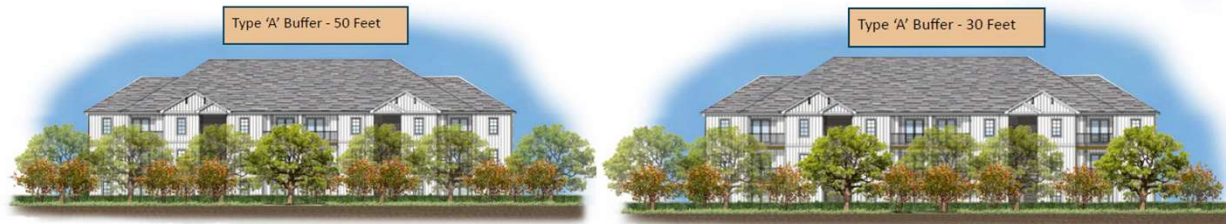
### Proposed Landscaping Changes

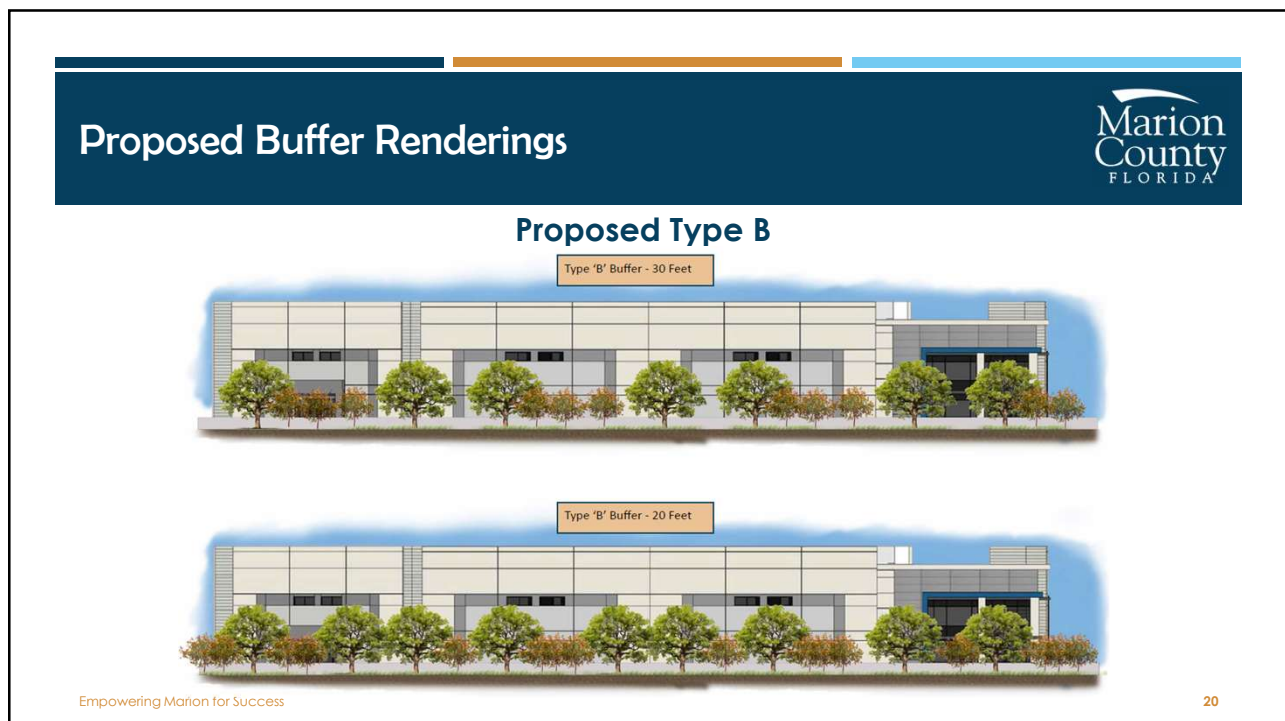
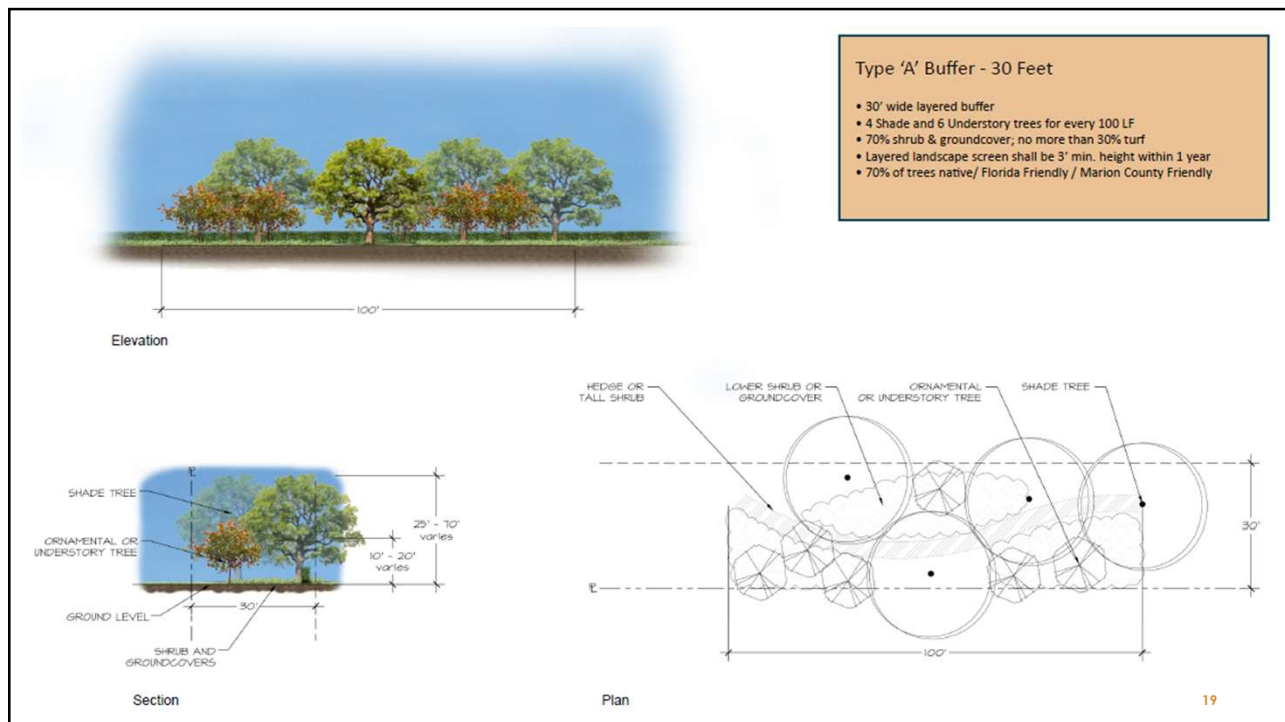
- Clarified that plantings shall be on public view of required buffer walls.
- Shrubs as required in buffers shall be 7-gallon size, or equivalent, reaching minimum height of 3' within one year.
- If buffer wall is not required, shrubs and groundcovers to attain 80% opacity within 12 months of planting.
- If buffer wall is required, shrubs and groundcovers to attain 50% opacity within 12 months of planting.

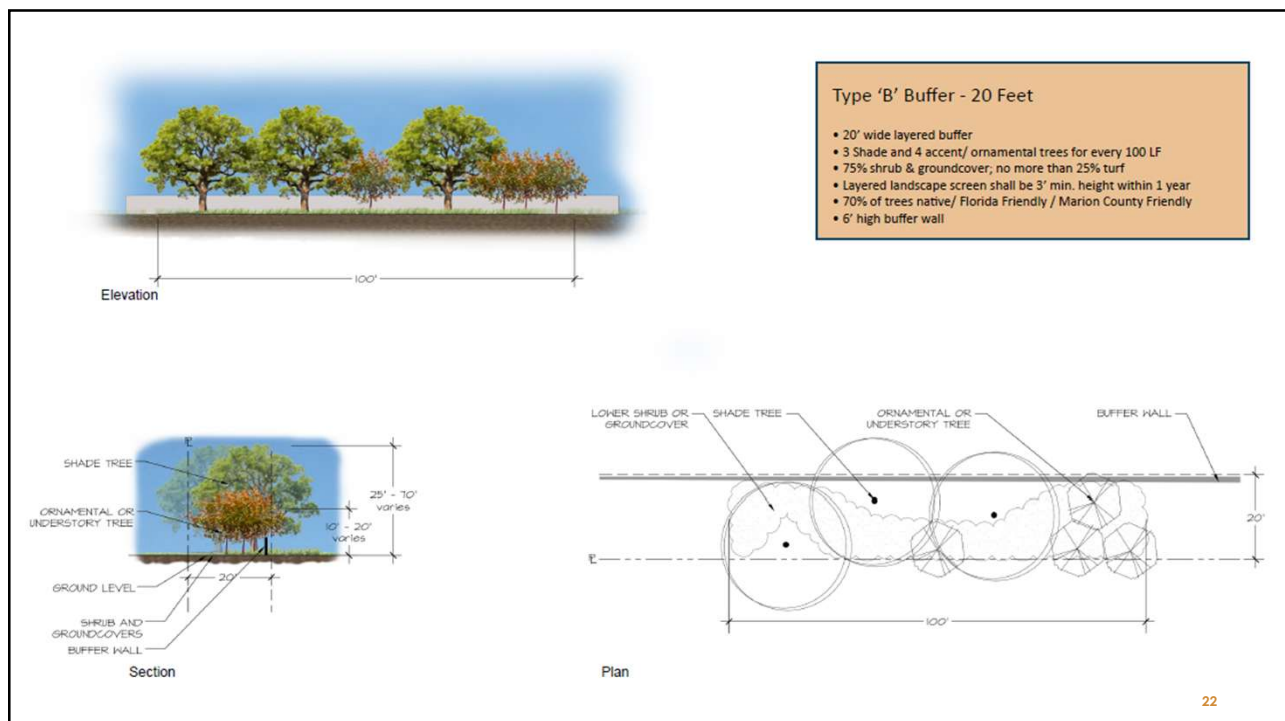
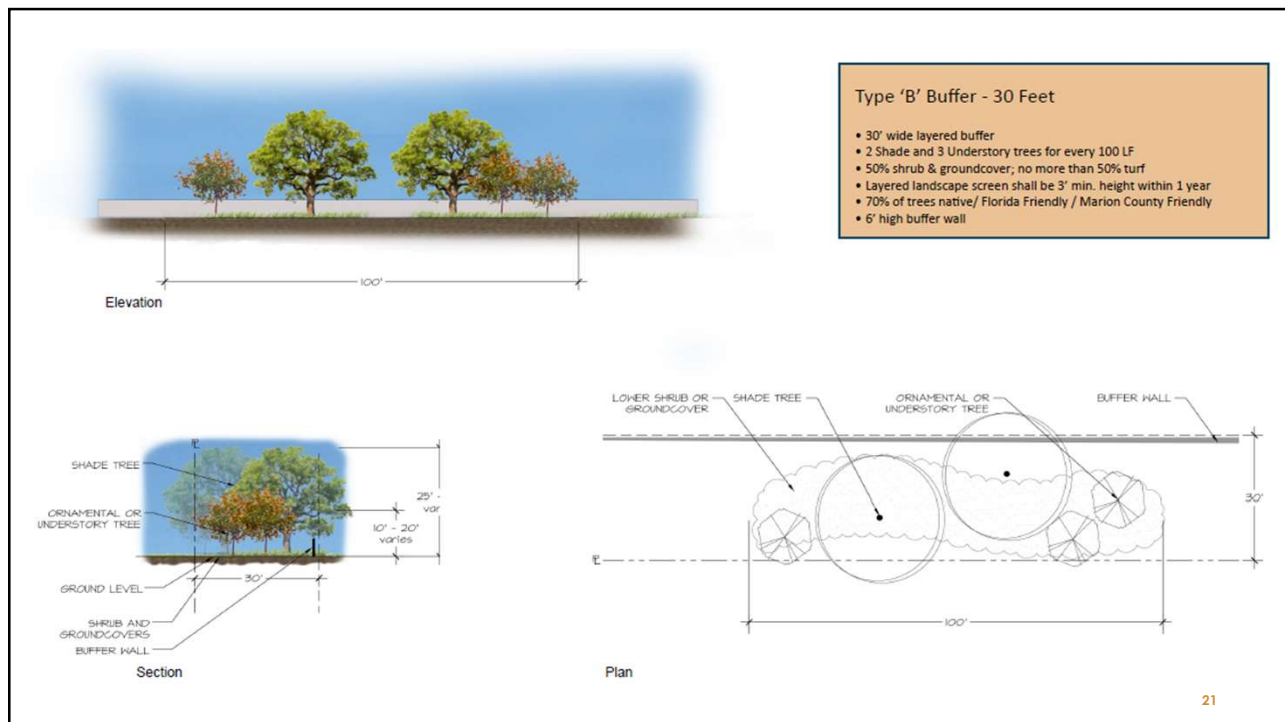


# Proposed Buffer Renderings

## Proposed Type A







# Proposed Buffer Renderings

## Proposed Type C

Type 'C' Buffer - 15 Feet



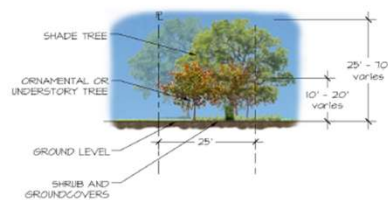
Type 'C' Buffer - 25 Feet



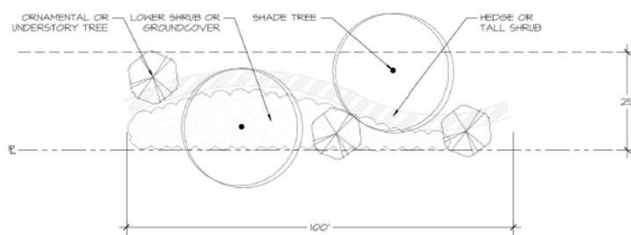
Elevation

Type 'C' Buffer - 25 Feet

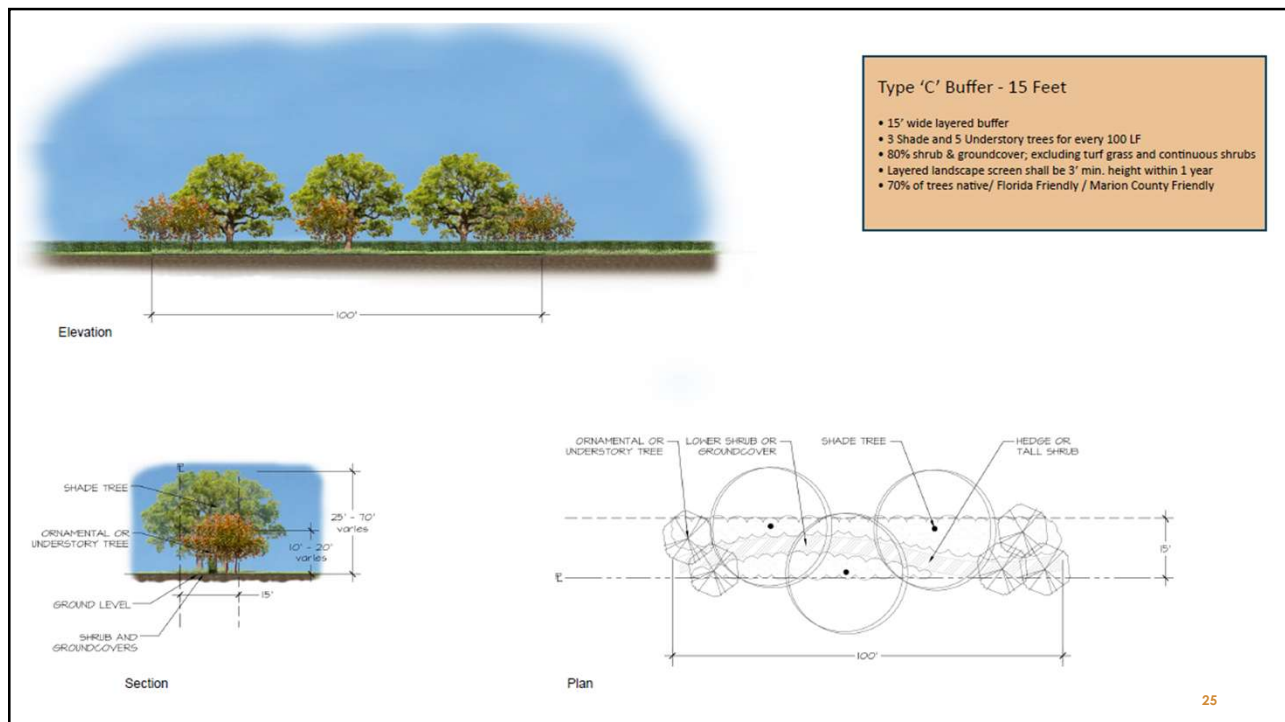
- 25' wide layered buffer
- 2 Shade and 3 Understory trees for every 100 LF
- 50% shrub & groundcover, excluding turf grass and continuous shrubs
- Layered landscape screen shall be 3' min. height within 1 year
- 70% of trees native/ Florida Friendly / Marion County Friendly



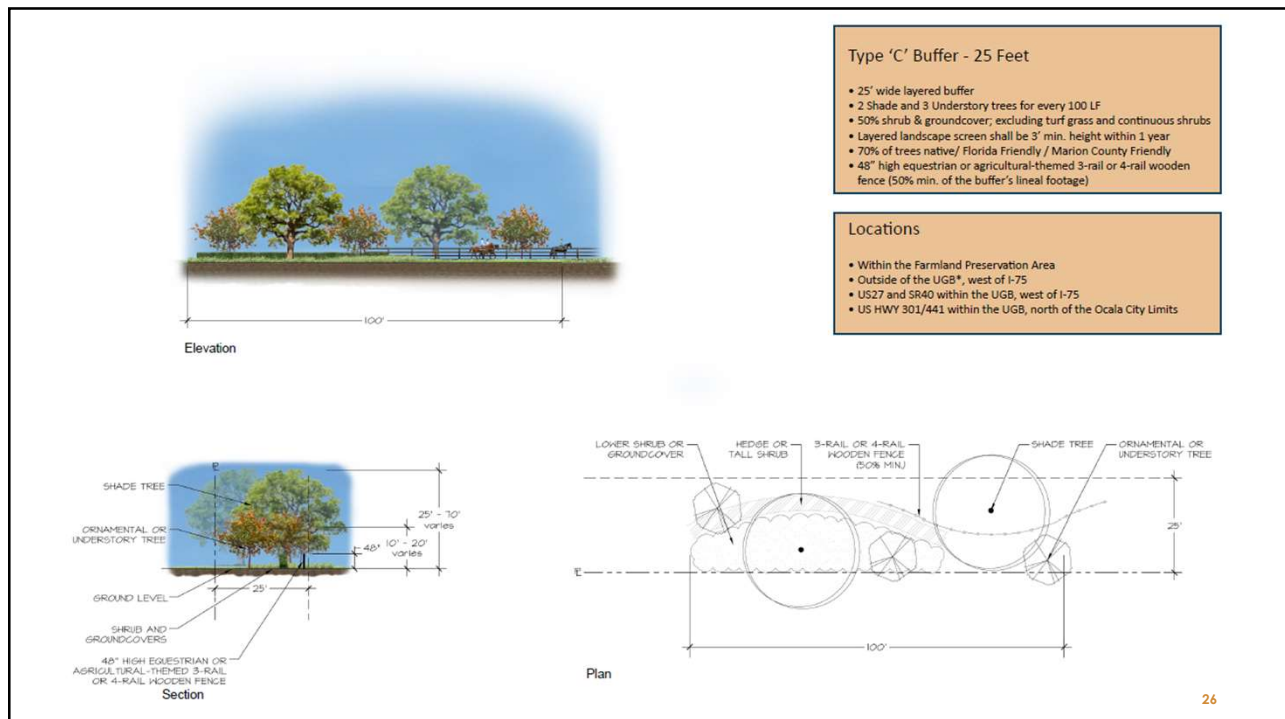
Section



Plan



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# Proposed Buffer Renderings

## Proposed Type D

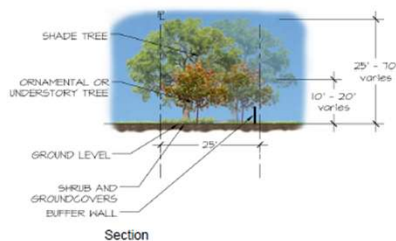
Type 'D' Buffer - 25 Feet



Type 'D' Buffer - 15 Feet



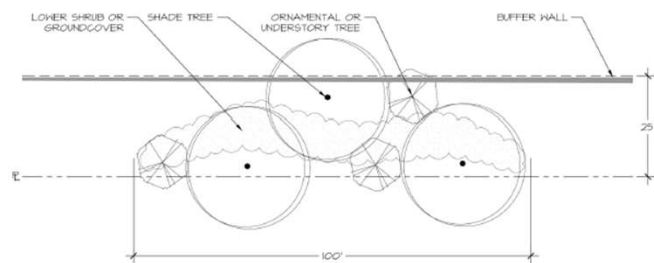
Elevation



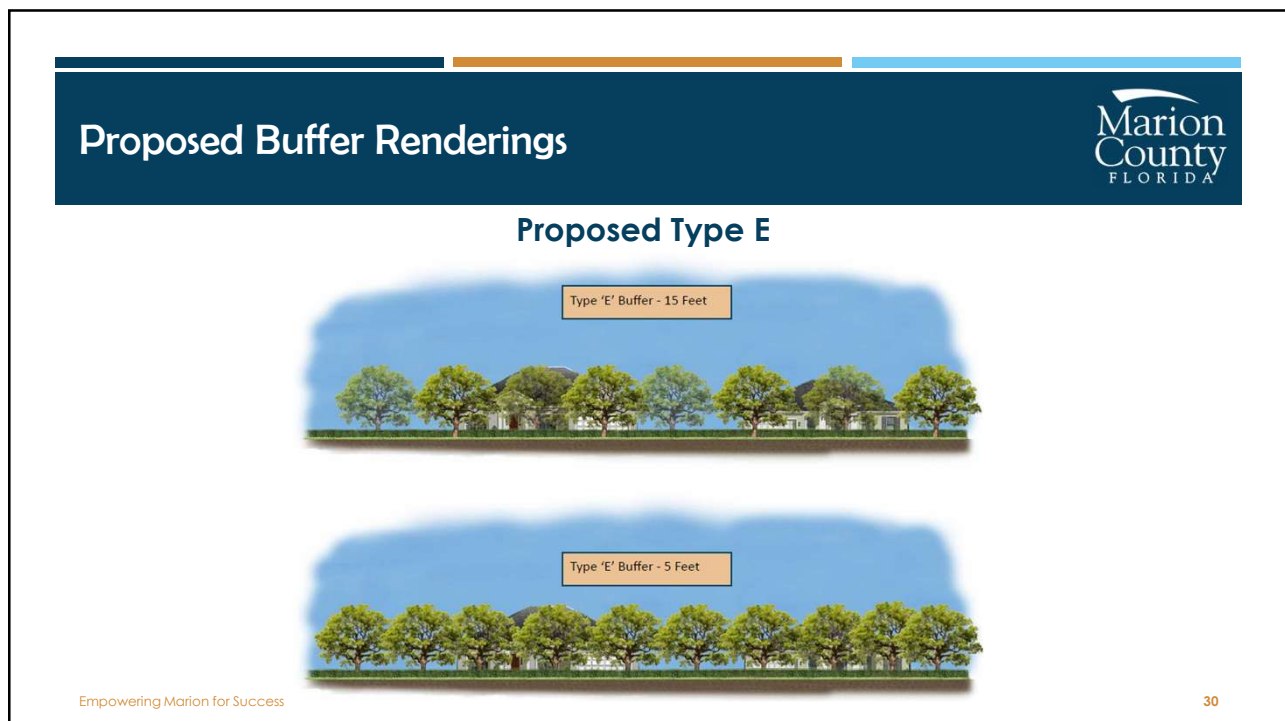
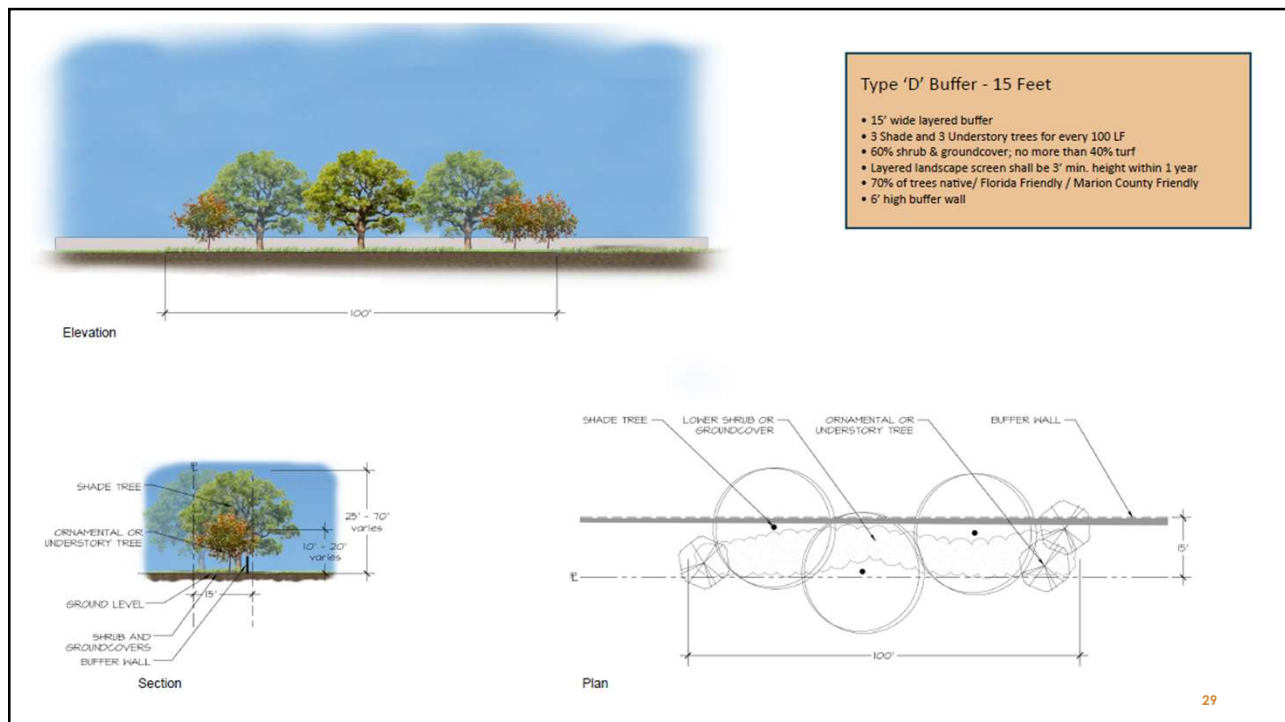
Section

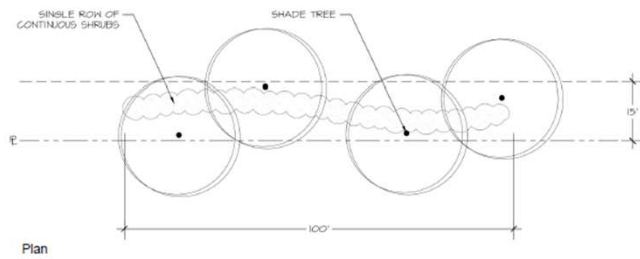
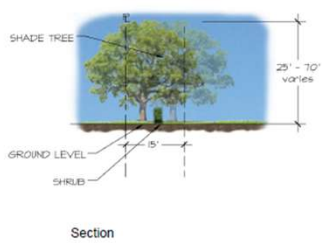
### Type 'D' Buffer - 25 Feet

- 25' wide layered buffer
- 2 Shade and 3 Understory trees for every 100 LF
- 25% shrub & groundcover; no more than 75% turf
- Layered landscape screen shall be 3' min. height within 1 year
- 70% of trees native/ Florida Friendly / Marion County Friendly



Plan

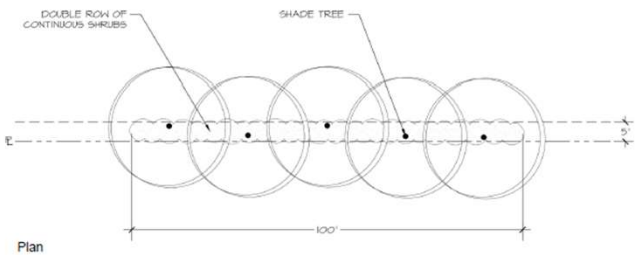
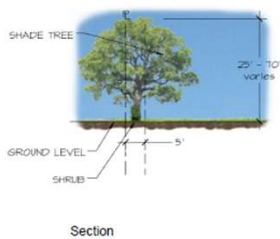




#### Type 'E' Buffer - 15 Feet

- 15' wide layered buffer
- 4 Shade trees for every 100 LF
- Shrubs shall be single row
- Shrubs shall reach 6' min. height with 3 years
- Groundcovers and/or turfgrass shall not be used
- 70% of trees native/ Florida Friendly / Marion County Friendly

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#### Type 'E' Buffer - 5 Feet

- 5' wide layered buffer
- 5 Shade trees for every 100 LF
- Shrubs shall be double-staggered row
- Shrubs shall reach 6' min. height with 3 years
- Groundcovers and/or turfgrass shall not be used
- 70% of trees native/ Florida Friendly / Marion County Friendly

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## Additional Proposed Code Changes



### Landscaping

- Completion Certification process (Sec. 6.8.12)
- A "buffer performance" certification process for new buffers with report due every two years. (Sec. 6.8.12)
- Reemphasize that buffers and screening plantings are to be maintained year-round and at the required minimum heights.

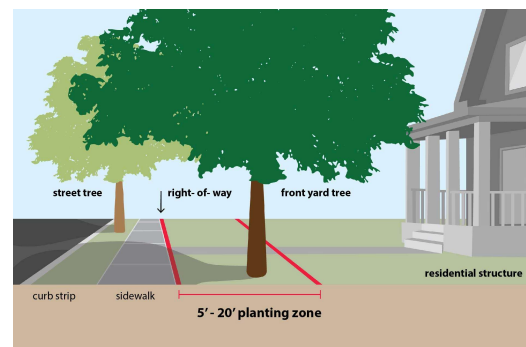
## Proposed Buffer Requirement Changes



### Proposed changes for New Residential Developments

#### Front Yard Trees

- Front yard trees to be installed within residential lot area between the right-of-way and the residential structures.
- Must be installed between 5' and 20' of the right-of-way line.
- Spaced 100' apart along both sides of internal roads.



## Trees



### Comments and Concerns About Trees

- Removal of large trees
- Complete removal of wooded lots; clearing
- Tree Mitigation

## Tree Protection and Replacement



### Current Tree Protection-Removal-Replacement Process

Required for Majority of Development Applications

- Tree Survey
- Tree Removal and Replacement Plans
- Tree Assessments
  - Pre-Construction Site Inspections
  - Tree Protection Inspections (during construction)
- Landscape Plan
- DRC Approval

## Tree Protection and Replacement

### Tree Replacement Criteria

A Tree Survey is a required component of most of the development application types.

A “proper tree evaluation” is required yet the current Code does not qualify by who, or what type of professional.

The installation of tree protection barriers are also required yet rarely checked by County staff.

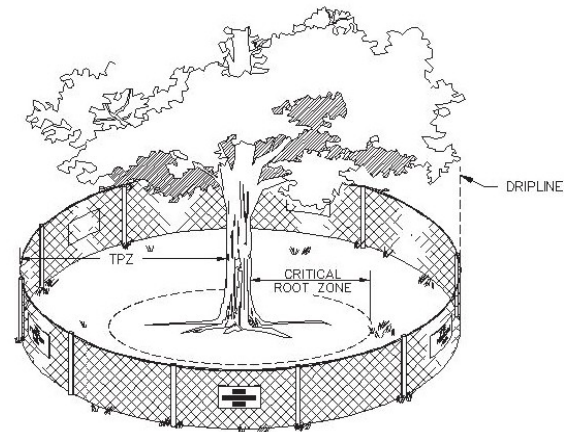


Figure 6.7-1 Tree Protection Zones

## Tree Protection and Replacement

### Tree Removal and Replacement

Tree replacement is not required if the property owner retains existing trees on the site which total an average of 100" DBH per acre.

- If replacement is necessary, a minimum of 100" DBH per acre on average shall be achieved.
- If the pre-development ratio is less than 100" DBH per acre, the property owner shall replace trees to equal the pre-development ratio.

## New Tree Classification

### Specimen Tree

Newly defined as:

“A regulated tree that is 36” DBH or larger; in good condition as determined by a proper evaluation by a Certified Arborist or Landscape Architect and confirmation by the County Landscape Architect; and offers value due to its species, type, age, historic value, or other outstanding qualities.”



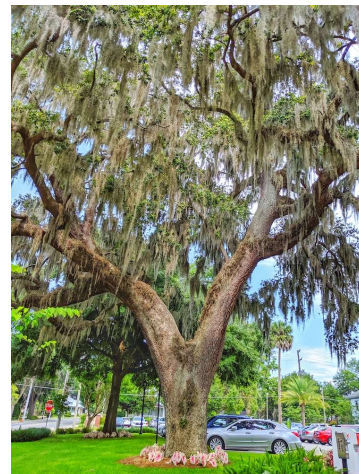
## New Tree Classification

### Specimen Tree Regulations

- Prioritize preservation
- Preservation may require site plan changes
- Shade Tree credits (five credits earned)

### Removal only if:

- Non-favorable assessment and confirmation
- Materially interferes with site plan and cannot be preserved through redesign or site



## Shade Trees, Minimum Requirements



### Shade Tree Credits (New!)

Credits towards the Shade Tree requirements will be given for existing Regulated Trees that are preserved by the development.

Existing Regulated Tree DBH	Number of Shade Trees Credited
10" – 19"	One
20" – 29"	Two
30" – 35"	Three
Specimen Trees	Five

## Tree Mitigation Discussion



### When Required Replacement Trees Cannot Fit on the Post-Construction Site

Parks & Recreation annually solicits bids to develop tree mitigation rate.

Bid includes purchase, deliver, installation, irrigation and maintenance, plus, maintenance for two years.

Applicants are required to provide an affirmation of the tree mitigation cost and with a due date for paying the fee.

The request requires Board approval.

Funds are deposited into Tree Mitigation Fund for use planting trees on public property within Marion County.

## Tree Mitigation Discussion



### Proposed Change to Tree Mitigation

1. Preserve the current process establishing the tree mitigation rate (cost per inch of tree to be replaced) and the Board's review and approval of accepting tree mitigation payments.
2. Consider change in Code to allow Tree Mitigation funds to be used to enhance the park system along with planting trees.
3. An annual report on the use of Tree Mitigation funds describing the available funds, expenditures and a narrative describing the disbursement and utilization of said funds.

## Tree Protection and Replacement



### Proposed Tree Code Changes

#### Sec. 6.7.2

- Comply with Urban Land Use Designations for Ag. Exemptions
- Change land use application delay from one to five years (use of Ag exemptions to clear land without a permit).

### Mass Grading and Tree Clearing Discussion

- Required buffering
- Required Tree Mitigation
- No Specimen Tree removal
- Disturbed land and vegetative cover

## Workshop Wrap-Up



### Next Steps:

1. Address comments provided today.
2. Cross-check Tree Protection, Open Space, Amenity Centers.
3. LDRC
  - a. Division 7
  - b. Division 8
4. Return to Board