

Draft Concepts

Per the request of the Task Force, staff has prepared draft definitions and performance standards that were discussed at the July 6th meeting.

Definitions

Canopy- The area formed by the natural horizontal extension of a tree's branches in all directions from its trunk.

Dripline - The area circumscribed on the ground by a vertical line extended from the outermost extremities of a tree's branches to the ground.

Native Species- refers to those species occurring within the county boundaries prior to European contact, according to the best available scientific and historical documentation. More specifically, it includes those species understood as indigenous, occurring in natural associations in habitats that existed prior to significant human impacts and alterations of the landscape.

Tree- a large, perennial, woody plant that is generally characterized by having a self-supporting trunk with secondary branches and is considered a native species naturally occurring in Brevard County.

Performance Standards

Canopy Requirements

- * 30% canopy achieved within 5 years following completion of development
 - At least 15% canopy shall be achieved via preservation of tree species
 - The remaining 15% canopy shall be achieved via plantings of a size that will achieve the required canopy within 5 years. NOTE: no more than 10% of planted trees should be of any one species to encourage biodiversity and decrease disease impacts
- * Preserved or planted canopy trees shall have a protected pervious area sufficient to insure continued viability and protection during construction.
Root Protection Zone-a circular area beneath the tree and centered on the trunk with a radius equal to five times the trunk's diameter at breast height.
- * Consider different requirements for different land uses
 - Please see Table 1
- * Provide variance procedures for hardship cases (sites with adverse site conditions not created by owner/developer)
 - Adverse site conditions
 1. Existing topographic elevation changes that would result in the likelihood that planted materials would not survive.

2. Existing areas of buried solid waste at a depth that would affect viability of planted materials.
4. Existing electrical lines or utility easements that prevent or restrict the planting of landscape materials.
5. Beachside planting conditions that cannot support certain hardwood species.
6. Redevelopment of an existing site that has extensive pavement that is not being reconstructed.
7. Existing, expansive water bodies or preserved natural areas where their location might prohibit the installation of required landscaping or buffers.

The following conditions would not be considered existing adverse site conditions:

1. Plan designs that do not avoid preservation areas or trees to the greatest extent feasible. The "greatest extent feasible" shall include but not be limited to relocation of buildings, ponds, increasing building height to reduce building footprints and/or reducing parking areas.
2. Plan designs that exceed the required parking.
3. Plan designs that provide the required parking but do not reduce the parking as allowed by the ordinance to preserve canopy or protected trees.

* Provide incentives for increased canopy preservation and landscaping. NOTE: each development should have to provide a minimum canopy and landscaping or incentives should not be cumulative

1. Off-site mitigation for those sites with adverse site conditions
 - a. enhance existing preserves with tree plantings
 - b. provide streetscape plantings in urban cores
 - c. contribute to Tree Fund
 - d. mitigation would include installation costs and maintenance
2. Decreased canopy preservation or landscaping requirements for permanent protection for Heritage/Specimen Trees
 - a. permanent protection via set-aside in conservation/open space tract
 - b. "in perpetuity" maintenance

Specimen Tree- a tree or group of trees considered an important community asset due to its unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance as determined by the Director of the Natural Resources Management Office or his or her designee. Examples include large hardwoods or softwoods in good condition with a dbh of 24 inches or greater.

Heritage Tree- any tree that is listed in the American Forest Association's Big Tree list or any tree that is listed in the Florida Big Trees List as determined by the Florida Dept. of Forestry or that would

measure 80 percent of the points of a tree on the Florida Big Trees List.

3. Density bonus for canopy and native understory preservation areas greater than minimum required equal to 100% of preserved area.

Table 1. Minimum Tree Canopy Coverages by Land Use

Land Use	Percent Canopy Coverage
Single-Family Subdivisions (> 3 lots)	30
Multi-Family	30
Office	30
Neighborhood Commercial < 2 acres	15
Neighborhood Commercial \geq 2 acres	30
Community Commercial	30
Industrial	15
Institutional < 2 acres	15
Institutional \geq 2 acres	30