

**MEMORANDUM**

**To:** Tree Board

**From:** Cory Lyn Cramer, AICP  
Development Review Coordinator

**Date:** September 4, 2018

**Subject:** Article 7 – Landscape Regulations

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Over the past two years, the Planning and Zoning staff has been working to re-write the Land Development Regulations (LDR). Last years, staff had discussion with the Tree Board Members about the current LDR related to Landscape Village-wide. A draft copy of the Landscape Manual was also provided to you for review and comment.

After taking into consideration the comments from the Tree Board related to the manual, along with staff's daily application of the LDR, Article 7 of the LDR has been drafted and will be reviewed by the PZAB on September 12, 2018.

We wanted to take a few minutes and thank you for your time and input relative to the Landscape Regulations. We also wanted to give you a quick summary of changes that are proposed. Copies of the LDR sections related to landscape of the landscape chapter that will be added to the Development Review Manual (DRM) are attached.

The tree protection chapter was updated and continues to protect wetlands areas and listed species. In efforts to further protect the Wellington tree canopy, framework for the Wellington Tree Fund (TF) was established. If a property owner must remove trees and is not able to meet the replace requirements of the landscape chapter, they may have the option to pay a fee in lieu of replacement. This will be a flat fee per tree. The funds will be used to purchase and install trees on Wellington owned properties. This includes but is not limited to roadway medians, street tree areas, parks and public facilities.

The landscape chapter was also revised to address the mature tree growth and to encourage reinvestment Village-wide. The TF opportunity is available to all property owners if they are able to justify the inability to replace a tree that is proposed to be removed. The objective, again, is to protect the tree canopy in Wellington. The program has been tiered so that the payment in lieu of is not a heavy burden on residents that may have physical site constraints that would limit the replacement opportunity. With that being said, should a property owner not have physical site constraints and desire to not replace a removed tree, the payment in lieu was increased per tree. This may encourage the on-site replacement based on the cost comparison of planting a tree verses paying a higher rate per tree. This option also has a capped percentage. Any property owner that proposed to exceed the percentage shall request approval from the Tree Board.

The other changes are minor and are clarification changes, not contextual changes to this chapter. Graphics were added to supplement to text. Recommend practices and non-regulation based information was removed and a placed in the DRM.

Again, thank you for your time and input as we move through the LDR re-write process.