



North Port

FLORIDA





Environmental Policy and Tree Mitigation Process

November 3, 2025

5:30 PM

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Natural Resources Division Manager

Environmental Advisory Board



Tree Protection Regulations

- Follows the Unified Land Development Code (ULDC) and is guided by the North Port Comprehensive Plan, and the 2022-2025 Strategic Vision Plan.
- The process has been refined through ongoing updates and adjustments over time.
- Significant revisions adopted to the ULDC in 2022 and 2024.
- Process is designed to provide financial incentives for developers to preserve habitat and trees, if possible.



Comprehensive Plan

- The Conservation Element within the [City's Comprehensive Plan](#) outlines that the City shall protect, conserve, and enhance its natural, environmental, and historic resources to ensure sustainable environmental quality.
- The Conservation Element is implemented through 12 Objectives, each supported by multiple Policies.
- These Objectives and Policies provide the regulatory and procedural framework for environmental stewardship and compliance at the local, state, and federal levels.
- Example
 - Objective 3: Encourages the preservation of native vegetation and promote the creation of an urban forest through phased tree canopy goals.
 - Policy 3.1: *The City shall regularly review and amend, as applicable, the Land Development Regulations applying to tree protection and landscaping guidelines for development to promote the preservation and use of native and drought-tolerant species...*



2022-2025 Strategic Vision Plan

- The City established a [2022–2025 Strategic Vision Plan](#).
 - It is based on a series of revisions to the City's Vision, Mission, and Organizational Value Statements.
 - It also includes modifications and additions to the outlined Pillars, Priorities, and Performance Indicators.
- Six Pillars have been identified by the Commission.
- ***Environmental Resiliency and Sustainability*** is one of these pillars.



Environmental Resiliency and Sustainability Pillar

- Goal: Safeguard and expand North Port's tree canopy through development standards, codes, and ordinances that balance growth with green space.
- Programs & Initiatives (Tree-Focused):
 - Preserve and expand tree canopy as part of all development and redevelopment projects
 - Support the ULDC target of 35% citywide tree canopy coverage by build-out (ER&S 1.4)
 - Procure software tools to measure and monitor canopy coverage accurately (ER&S 1.4)
 - Integrate Green Infrastructure standards into the ULDC to ensure long-term canopy protection (ER&S 1.5)
 - Promote tree preservation and planting as a core element of sustainable site design



Unified Land Development Code - Chapter 4

- Chapter 4 – Site Development Standards
- Promote context-sensitive site design consistent with community character.
- Ensure protection of wetlands and water bodies.
- Provide and maintain adequate open space.
- Require tree preservation and integration of existing vegetation where feasible.
- Safeguard listed and protected species and their habitats.
- Respect and incorporate the natural topography and site characteristics.
- Establish and enforce buffering and landscaping requirements to mitigate impacts and enhance aesthetics.



Unified Land Development Code - Chapter 6

- Chapter 6 – Natural Resources
- Establishes regulations to **protect, conserve, and manage** North Port's natural, cultural, and historic resources while ensuring safe and sustainable development.
- Key Areas Covered:
 - Environmental Protection
 - Archaeological & Historical Preservation
 - Endangered & Threatened Species Protection
 - Flood Damage Prevention
 - Myakka River Protection Zone
 - Wetland Protection Regulations
 - **Tree Protection Regulations (Article VII)**
 - Preservation, exemptions, harmful acts, removal standards, and more

Natural Resources Division

The Natural Resources Division stewards the City's natural assets to protect, manage, and conserve them for current and future generations.

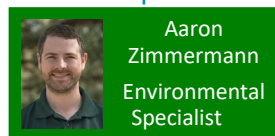


Our Team

Development Services Department



Natural Resources Division





Tree Mitigation Basics

Mitigation Points: The removal of any native trees greater than 12" diameter at breast height (DBH) or palm trees greater than 54" tall in trunk height.

How many points per tree?

Pine Tree: $\text{DBH}/3$

Oak Tree: DBH

Palm Tree: 4 points

Examples:

15" pine tree = $(15 \text{ DBH}/3) = 5 \text{ pts.}$

15" oak tree = 15 pts.

1 Mitigation Point = \$50

A large, moss-covered tree with a picnic table in the foreground.

Tree Conservation Basics

Conservation points: The conservation of any native trees or palm trees greater than 54" tall in trunk height.

How many points per tree?

Pine Tree/Oak Tree <12": DBH

Pine Tree/Oak Tree >12": DBH x 2

Palm Tree: 12 points

Examples:

9" oak tree = 9 pts.

15" oak tree = (15 DBH x 2) = 30 pts.

1 Conservation Point = \$50



Heritage Trees

The conservation of Heritage trees are highly encouraged when located outside the footprint of the home.

Heritage trees are any native tree >24" DBH

How much mitigation per Heritage tree?

Mitigation = \$100 per inch of DBH

How much credit for saving heritage trees?

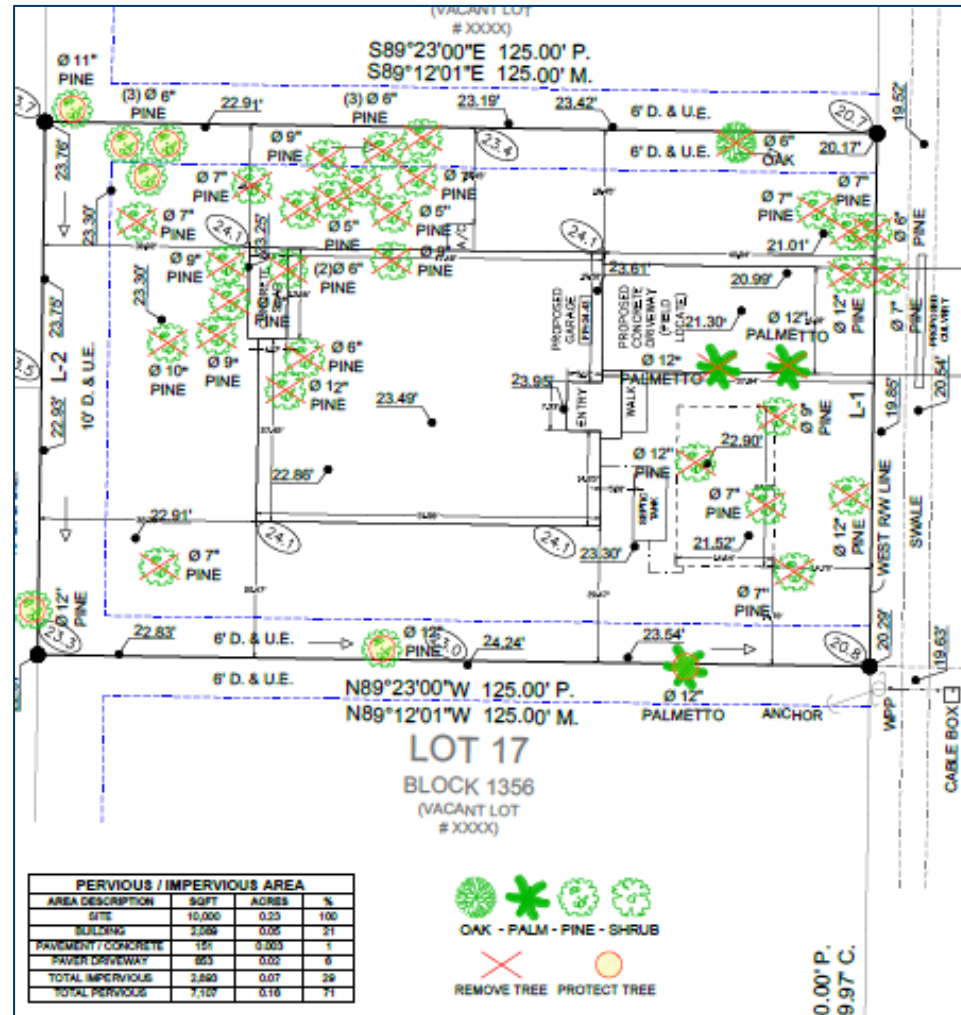
Conservation = \$150 per inch of DBH

*Excess conservation credits can be used to offset heritage trees in the footprint of development**

**Excess conservation credits are not applied to heritage trees that were removed reasonably outside of the footprint. Every effort should be made to conserve these heritage trees.

A large, ancient-looking tree with thick, gnarled branches heavily covered in moss and lichen. The tree's canopy is dense with green leaves and hanging moss. In the foreground, a wooden picnic table sits on a grassy lawn. The background shows a wooden fence and more greenery, suggesting a park or forest setting.

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Tree Mitigation Form

- Developer provides a tree mitigation calculation form to calculate fees
- Example below of owner who is saving trees

TREE MITIGATION CALCULATIONS FORM Attach additional sheets as necessary			
HERITAGE TREES REMOVED (24" OR GREATER / MEETING HERITAGE TREE CRITERIA)			
Type of Tree	DBH	Mitigation Fee: DBH x \$100	Is Tree Within the Footprint of Residential Unit? ☐ YES ☐ NO
1 Heritage:			☐ YES ☐ NO
2 Heritage:			☐ YES ☐ NO
3 Heritage:			☐ YES ☐ NO
4 Heritage:			☐ YES ☐ NO
5 Heritage:			☐ YES ☐ NO
TOTAL HERITAGE TREE MITIGATION FEE			

MITIGATION POINTS FOR TREES REMOVED		
PROTECTED PALMS (54" OR GREATER IN TRUNK HEIGHT)		
	# of Palms	Mitigation Points: # of Palms x 4 Points Per Palm
Palms	2	8

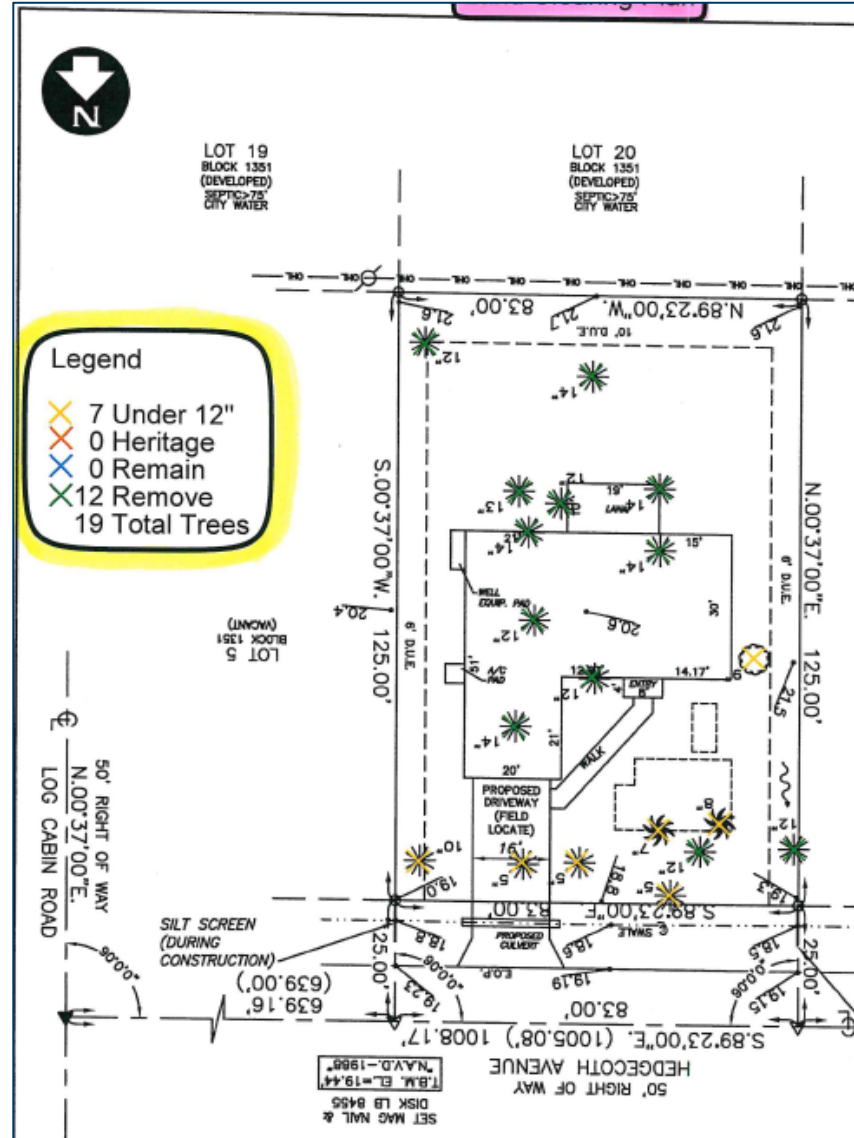
PROTECTED SLASH OR LONGLEAF PINES (12" - 23")		
	DBH	Mitigation Points: DBH divided by 3
1 Pine	12	4
2 Pine	12	4
3 Pine	12	4
4 Pine		
5 Pine		
6 Pine		
7 Pine		
8 Pine		

PROTECTED LIVE OAK (12" - 23"), OR SCRUB OAK (2" OR GREATER)		
	DBH	Mitigation Points: DBH x 1
1 Oak		
2 Oak		
3 Oak		
4 Oak		
5 Oak		
6 Oak		
8 Oak		
TOTAL MITIGATION POINTS		20

CONSERVATION CREDITS		
Heritage Trees Remaining on Site	DBH	Conservation Credits: DBH x 3
1 Heritage:		
2 Heritage:		
3 Heritage:		
Protected Pines and Oaks, or Native Trees (12"-23")	DBH	Conservation Credits: DBH x 2
1 Tree Type: PINE	12	24
2 Tree Type:		
3 Tree Type:		
4 Tree Type:		
5 Tree Type:		
Protected Sabal Palms Remaining on Site	# of Palms	Conservation Credits: # of Palms x 12 Points Per Palm
Palms		
Native Trees Less than 12" Remaining on Site	DBH	Conservation Credits: DBH x 1
1 Tree Type: 3 PINE	6	18
2 Tree Type:		
3 Tree Type:		
4 Tree Type:		
5 Tree Type:		
Master Tree List Trees Planted on Site	DBH	Conservation Credits: DBH x 1
1 Tree Type:		
2 Tree Type:		
3 Tree Type:		
4 Tree Type:		
Palm Trees Planted on Site (54" or Greater in Trunk Height)	# of Palms	Conservation Credits: # of Palms x 12 Points Per Palm
Palms		
TOTAL CONSERVATION CREDITS		42

CALCULATIONS	
TOTAL MITIGATION POINTS	20
TOTAL CONSERVATION CREDITS	42
BALANCE POINTS: (Mitigation points - Conservation Credits)	-28
Mitigation Fee: Balance Points X \$50 (If Balance Points are Negative, Enter "0")	0
Heritage Tree Mitigation Fee (From Heritage Tree Table)	0
TOTAL MITIGATION FEE (Mitigation Fee + Heritage Tree mitigation Fee)	0
If there are mitigation fees for removal of heritage trees in the residential unit footprint (marked "yes" in the heritage tree table) AND there are negative Balance Points, use the negative balance to off-set the heritage trees in the residential unit footprint mitigation fee. Skip this section if you have no negative Balance Points.	
A Mitigation fees for heritage trees in the residential unit footprint	0
B Negative Balance Points x \$50 (up to the maximum of A)	0
ADJUSTED TOTAL MITIGATION FEE (Total Mitigation Fee - B)	0

Example 2



Tree Mitigation Form

- Developer provides a tree mitigation calculation form to calculate fees
- Example below of owner who is saving trees

TREE MITIGATION CALCULATIONS FORM Attach additional sheets as necessary				
HERITAGE TREES REMOVED (24" OR GREATER / MEETING HERITAGE TREE CRITERIA)				
	Type of Tree	DBH	Mitigation Fee: DBH x \$100	Is Tree Within the Footprint of Residential Unit?
1	Heritage:			☐ YES ☐ NO
2	Heritage:			☐ YES ☐ NO
3	Heritage:			☐ YES ☐ NO
4	Heritage:			☐ YES ☐ NO
5	Heritage:			☐ YES ☐ NO
TOTAL HERITAGE TREE MITIGATION FEE				
MITIGATION POINTS FOR TREES REMOVED				
PROTECTED PALMS (54" OR GREATER IN TRUNK HEIGHT)				
	# of Palms	Mitigation Points: # of Palms x 4 Points Per Palm		
Palms				
PROTECTED SLASH OR LONGLEAF PINES (12" - 23")				
	DBH	Mitigation Points: DBH divided by 3		
1	Pine	12	(x's 6) = 24	
2	Pine	13	4	
3	Pine	14	(x's 5) = 23	
4	Pine			
5	Pine			
6	Pine			
7	Pine			
8	Pine			
PROTECTED LIVE OAK, LAUREL OAK (12" - 23"), OR SCRUB OAK (2" OR GREATER)				
	DBH	Mitigation Points: DBH x 1		
1	Oak			
2	Oak			
3	Oak			
4	Oak			
5	Oak			
6	Oak			
8	Oak			
TOTAL MITIGATION POINTS		51		

CONSERVATION CREDITS		
Heritage Trees Remaining on Site	DBH	Conservation Credits: DBH x 3
1 Heritage:		
2 Heritage:		
3 Heritage:		
Protected Pines and Oaks, or Native Trees (12"-23")	DBH	Conservation Credits: DBH x 2
1 Tree Type:		
2 Tree Type:		
3 Tree Type:		
4 Tree Type:		
5 Tree Type:		
Protected Sabal Palms Remaining on Site	# of Palms	Conservation Credits: # of Palms x 12 Points Per Palm
Palms		
Native Trees Less than 12" Remaining on Site	DBH	Conservation Credits: DBH x 1
1 Tree Type:		
2 Tree Type:		
3 Tree Type:		
4 Tree Type:		
5 Tree Type:		
Master Tree List Trees Planted on Site	DBH	Conservation Credits: DBH x 1
1 Tree Type:		
2 Tree Type:		
3 Tree Type:		
4 Tree Type:		
Palm Trees Planted on Site (54" or Greater in Trunk Height)	# of Palms	Conservation Credits: # of Palms x 12 Points Per Palm
Palms		
TOTAL CONSERVATION CREDITS		0

CALCULATIONS	
TOTAL MITIGATION POINTS	51
TOTAL CONSERVATION CREDITS	0
BALANCE POINTS: (Mitigation points - Conservation Credits)	51 - 0 = 51
Mitigation Fee: Balance Points X \$50 (If Balance Points are Negative, Enter "0")	51 x \$50 = \$2,550
Heritage Tree Mitigation Fee (From Heritage Tree Table)	\$0
TOTAL MITIGATION FEE (Mitigation Fee + Heritage Tree mitigation Fee)	\$2,550
If there are mitigation fees for removal of heritage trees in the residential unit footprint (marked "yes" in the heritage tree table) AND there are negative Balance Points, use the negative balance to off-set the heritage trees in the residential unit footprint mitigation fee. Skip this section if you have no negative Balance Points.	
A	Mitigation fees for heritage trees in the residential unit footprint
B	Negative Balance Points x \$50 (up to the maximum of A)
ADJUSTED TOTAL MITIGATION FEE (Total Mitigation Fee - B)	

*Every task, no matter how small, can
contribute towards the protection of our
natural resources.*



Please reach out!

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northportfl.gov/naturalresources

Thank you! Additional questions?



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