



## Tree Affidavits

### Why do we ask you to indicate on a plan, the location of all your trees and palms?

Often, when a homeowner decides to put in a new pool, patio, driveway, etc., they find that a tree or two is in the way of the new construction. In anticipation of this new project, sometimes trees get removed. Generally, green space is being eliminated, and some homeowners do not realize that the City of Coconut Creek has minimum landscape standards for residential property. When a tree gets removed, more often than not, it will need to be replaced. Plans must show that minimum landscaping requirements can still be met in conjunction with the new project. If you give us the quantity and sizes of all the trees and/or palms on your lot, we can determine if you need to replace any trees associated with your new construction.

### How many trees are you supposed to have on your property?

The minimum number of trees required on your property is based on the square footage of the lot and how the property is zoned. The majority of homes in the City require one (1) tree for every two thousand (2000) square feet (or any portion thereof) of property. For example, a 6000 sq. ft. lot would require a minimum of 3 trees. **Note: Corner lots require an additional tree be planted in the side yard.**

<u>LOT SIZE</u>	<u>MIN # OF REQUIRED TREES/SHRUBS</u>
4,001 sq.ft. – 6,000 sq.ft.	3 trees / 18 shrubs
6,001 sq.ft – 8,000 sq.ft.	4 trees / 24 shrubs
8,001 sq.ft. – 10,000 sq.ft.	5 trees / 30 shrubs
10,001 sq.ft. – 12,000 sq.ft.	6 trees / 36 shrubs

### Do the trees that are referred to as “street trees” count toward your lot tree count?

No, the trees that line the street creating a street tree theme are not considered lot trees. The “street trees,” (otherwise known as “community trees”) are the trees that run the length of your street that generally create a consistent theme.

### Do you need a permit to remove or replace the trees?

A tree removal permit is required to remove any street tree. However, a permit is not required to remove a lot tree if it has a trunk diameter of less than 18 inches (measured at a height of 4 ½ feet). It is always best to check with the Landscape Inspector before removing a tree. For instance, a permit is also required to remove a historical tree or a previously preserved tree. You will need to replace any trees that are removed, so that you have the minimum number of trees that are required for your property, based on the square footage of your lot.

### If you have to remove a tree, what do you have to replace it with?

The tree(s) must meet a size requirement and a quality, or grade, requirement. Also, based upon when your community was developed, a percentage of the landscape material to be installed is required to be native. During the plan review process we will be able to determine the quantity, sizes and types of trees you will need to use to keep your property in compliance with the City’s code and the original, approved landscape plan. We will provide this information to you on the construction plans that you, or your contractor, submitted to the City with your permit application.

(over)

**Do palms count as trees?**

Since palms generally do not provide significant canopy, in most cases they must be used in groupings of three (3) to meet the requirements of one (1) replacement tree. Keep in mind that no more than 50% of your minimum lot requirements may be made up by palms. Palms also have to meet certain minimum size requirements. Always check with the Landscape Inspector, before purchasing your replacement trees or palms, if you have any questions about the size requirements.

**What if I didn't have the proper number of trees on my property to begin with?**

While it's true that many trees have been removed, and not replaced over the years, all homes (with the exception of the very oldest parts of the City) were required to have these minimum landscape requirements before the Certificate of Occupancy could be issued for that home. Previous residents of the home may have taken some trees out. Trees may have died over the years and were not replaced. Regardless of the reasons why or when, in order to get your home back into compliance with the City's Code, particularly in conjunction with your new project, we need to work together to get these valuable trees replaced.

**What is the next step?**

Indicate on your plans, the quantity and sizes of all the trees and/or palms on your lot. We will then determine if you need to replace any trees in association with your project. Comments will be provided with the quantity, the sizes and native requirements that will need to be fulfilled. If you need to add any trees to bring your property into compliance with the City's Code of Ordinances, we will indicate that in the plan review comments. By signing the Owner's Affidavit below, you are acknowledging that you have read this document, and understand that trees may be required to be replaced on your property.

**Who do I contact if I have any more questions?**

Contact the Landscaping Division at (954) 973-6756.

**Owner's Affidavit**

I, \_\_\_\_\_, as owner of the subject property, acknowledge that I have read and understand this document. I understand that the review and approval of this permit or plan set for landscape code compliance is limited to the scope of work shown on the permit and plans during review and does not verify full landscape compliance for the entire property. I further acknowledge that if my property is not in compliance with the landscape code, I may be required to replace required tree(s) identified through zoning inspection(s) or other compliance review(s), to meet the City's Landscape Code.

\_\_\_\_\_  
Signed Date

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (date) by \_\_\_\_\_

who is  
( ) personally know to me or,  
( ) produced identification.

NOTARY PUBLIC:

(Stamp or seal)

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