



# CITY OF COCONUT CREEK

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING & ZONING DIVISION  
4800 WEST COPANS ROAD  
COCONUT CREEK, FLORIDA 33063

## Owner's Affidavit for Tree Removals/ Replacements

### 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, trees get removed. Some homeowners do not realize that the City of Coconut Creek has minimum landscape standards for residential property and that when a tree gets removed, more often than not, it will need to be replaced. 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 the trees that you had to remove to begin your project.

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

The minimum number of trees required on your property is based of 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.

Lot size	Minimum # of required trees
4,001 sq.ft. – 6,000 sq.ft	3 trees
6,001 sq.ft – 8,000 sq.ft.	4 trees
8,001 sq.ft. – 10,000 sq.ft.	5 trees
10,001 sq.ft. – 12,000 sq.ft.	6 trees

**Note: Corner lots require an additional tree be planted in the side yard.**

### 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” are the single species of tree that runs the length of your street that creates a consistent theme.

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

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). There are several instances where a permit is required so it is always best to check with the Landscape Inspector before removing a tree. For example, a permit *is* required to remove a street tree, 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 originally approved landscape plan. We will provide this information to you on the construction plans you, or your contractor, submitted to the City with your permit application.

### 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. They also have to meet certain 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, 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 the trees that you had to remove to begin your project. We will note on your plans, 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 on your plans. 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?**

Sharon Vollmer, Landscape Inspector, (954) 956-1517 or David Poplawski, Landscape Inspector, (954) 956-1530.

**Owner's Affidavit**

I, \_\_\_\_\_, as owner of the subject property, acknowledge that I have read this document and understand that, based upon the plan review of this permit, I may be required to replace the tree(s) affected by this project. I further acknowledge that in order to comply with the City's Code of Ordinances, I may be required to add a tree or trees based upon a zoning inspection of existing conditions during permit reviews.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (date) by \_\_\_\_\_ who is  
 personally know to me or,  
 produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Stamp or seal)

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