

Pine Ridge Tree Referendum



Stop the clear cutting!

Our current board has unanimously approved this amendment

Please vote!

Proposed Restriction 1.01 B Tree preservation amendment

What it does:

- 1. Stops Clearcutting**
- 2. Establishes a Tree Preservation Zone of 15 feet on sides & rear of every lot, 10 feet for equestrian pastures**

3. **For New Builds Only:** establishes 3 pre and post build inspections by the association to ensure compliance for tree preservation

What it does NOT do:

1. Enable the association or anyone else to walk onto a lot without prior arrangement with the lot owner
2. Force lot owners to plant more trees than they have now

Read the amendment

Tree Preservation Amendment 1.01 B

JUSTIFICATION:

This revision enhances tree preservation with the goal of protecting our natural setting. Specifically, it establishes a 'Tree Preservation Zone' of fifteen (15) feet along side and rear property lines, providing privacy, beauty, and ecological protection for all. It also establishes a simple system of reasonable tree inspection procedures applicable to lots cleared for new Main Structure construction.

1.01 B. Tree Preservation and Lot Development Requirements and Standards

The wooded character of each and every Lot shall be maintained, and tree removal will be done only as required for construction. Clear Cutting is prohibited. The Tree Preservation Zone (TPZ) shall remain on all lots. (See exceptions 1.01 B 8)

1. Requirements for New Main Structure Construction

Prior to the commencement of tree removal, the following documents must be submitted by the Lot Owner or their representative/agent to the ADC, signed by the Lot Owner or their representative/agent, and notarized if specified on the form:

- a. Tree Preservation Plan (signed and displayed in permit box. (1.01 B 2)
- b. Citrus County and Association tree affidavits (signed and notarized)
- c. Environmental Inspection Report (submission only)

Lots shall not be cleared before being inspected by a licensed environmental consultant who must provide certification or licensure for their environmental inspection process. This requirement is to ensure that this process is done properly and that there are no species of animals present that are protected by State or Federal Laws. Said inspection report or letter certification must be submitted to the ADC along with the tree preservation plan and a lot clearing application prior to the submission of the construction application.

- d. Tree Inspection Schedule (signed and displayed in permit box) (1.01 B 6)

The Association shall have an express easement right to enter upon any Lot for the sole purpose of inspecting said Lot in order to determine compliance with this Section, 1.01 B. Such entry shall not be deemed to be a trespass.

2. The Tree Preservation Plan

The Tree Preservation Plan shall include the following and be shown on the submitted boundary survey as required by 9.01 A paragraph 2.

- a. The Tree Preservation Zone (TPZ) is a buffer area fifteen (15) feet from the side Lot lines and fifteen (15) feet from the rear Lot line and maintained in perpetuity. (see 1.01(B)(8) for exceptions). This is not the structure setback requirement. (see 1.01 D and E). The TPZ for Corner Lots shall consist of fifteen (15) feet from the rear Lot line and fifteen (15) feet from the side Lot line that is not adjacent to a street. The Minimum Mature Trees number must be maintained. No Mature Trees shall be removed from the TPZ.
 - b. Specimen Trees (any tree measuring twenty-four (24) inches in diameter at four point five (4.5) feet above ground level) (See 1.00). All Specimen Trees that are located on that Lot shall be preserved as specified in Citrus County (LDC) Chapter 5, 5700 Tree Preservation and Protection Standards.
 - c. Mature Trees (See 1.01 B 3 below) located elsewhere on that Lot the Owner wants to be preserved.
 - d. The Minimum Mature Trees Number for that Lot shall be noted on the Tree Preservation Plan. (See 1.01 B 4 below)
3. Mature Trees are defined herein as those being four (4) inches or greater in diameter, measured at four point five (4.5) feet above ground level. Mature Trees shall be preserved in the TPZ on any Lot.
 4. The Minimum Mature Trees Number for each and every Lot is thirty (30) per whole acre and fraction thereof and shall be maintained in perpetuity. (see 1.01 B 8 for exceptions).
 - a. Acreage shall be rounded to the nearest tenth of an acre (e.g., for a 2.77 acre lot, $2.8 \times 30 = 84$ Minimum Mature Trees).
 - b. If a Lot has fewer than thirty (30) Mature Trees per acre prior to initial development, or later improvement, the planting of additional trees will not be required. For example, if a Lot has twenty-six (26) Mature Trees as defined herein, that number becomes the Minimum Mature Trees Number for that Lot going forward.
 - c. If Mature Tree(s) removal to accommodate construction of a Main Structure, results in that Lot having fewer than its calculated Minimum Mature Tree Number, then an equal number of Replacement Trees is required to be planted to restore that Lot's Minimum Mature Tree Number.
 5. Replacement Tree(s) shall be hardwood species that are minimum two (2) inches in diameter or greater measured at one (1) foot above ground level, or conifer species a minimum of five (5) to six (6) feet above ground level.
 - a. Replacement Trees may be planted anywhere on that Lot.
 6. Tree Inspection Schedule for Undeveloped Lots

The Lot Owner shall grant written permission for tree inspection of the site by the Association's management or agent.

 - a. Inspections required:
 - (1) Before tree removal begins The TPZ must be marked with continuous two (2) inch yellow caution tape or other means of visual identification.
 - (2) After preconstruction tree removal is completed.
 - (3) Upon completion of construction of the Main Structure.
 - b. After receipt of written notification from the General contractor or Lot owner, all inspections will be performed by an Association management individual or agent, within three (3) to five (5) business days.

- c. A Stop Work Order, effective immediately, will be issued if an inspection reveals a tree related restriction violation. Work can continue after written resolution with Association management.
- d. Also see 9.01 C Compliance Verification.

7. Requirements for Lot Owner(s) of Developed Lot(s)

- a. Any improvement requiring an ADC application that would affect the TPZ or the Minimum Mature Trees Number of a Lot requires a Tree Preservation Plan.
- b. If existing Mature Trees interfere with the planned placement of Accessory Structures, their removal will be permitted. Replacement Trees are required to restore the Minimum Mature Trees Number for that Lot, if applicable.

8. Exceptions to Minimum Mature Tree and TPZ Requirements

- a. If a Fence is to be installed in the Tree Preservation Zone, the maximum allowable cleared area is three (3) feet on either side of the Fence. If this results in fewer than the Minimum Mature Trees Number for that lot, Replacement Trees are required. (see Tree Removal Mitigation 1.01 B 9).
- b. Hazard and Specimen Trees
All aspects of the Land Development Code (LDC) Chapter 5, 5700 Tree Preservation and Protection Standards must be adhered to. If a Hazard Tree must be removed and affects the Minimum Mature Tree Number for that Lot, replacement is not required. The new Minimum Mature Tree Number for that lot is reduced by the number of Hazard Trees removed. (1.01 B 9 a).
- c. Equestrian Lots
For Lots on which horses will be stabled, the TPZ shall be ten (10) feet from the property line. ADC approval of a stable, barn and/or a tree clearing application must be posted before clearing for pasture may begin. If no stable or barn is to be constructed, the TPZ remains fifteen (15) feet. The Minimum Mature Tree Number of thirty (30) per full acre is still required. For Lots greater than one (1) acre and legally combined as one (1) Lot, the required trees may be distributed on any portion of the Lot.

For example, all of the 90 trees required on a three-acre Lot may have all these trees on one of the three acres. No Mature Tree removal is permitted within the ten-foot Tree Preservation Zone.

9. Tree Removal Mitigation and Site Restoration

- a. Any violation of the Minimum Mature Tree Number shall be mitigated by planting Replacement Trees within ninety (90) days of the violation event (1.01 B 4). Payment of any fines levied for violations does not negate the requirement to plant Replacement Trees. The Lot Owner is responsible for ensuring the Minimum Mature Tree Number for that Lot is maintained.
- b. Written notification of Replacement Trees mitigation by the Lot Owner is required to be sent to PRPOA Management upon mitigation completion. (See 9.01 C Compliance Verification).
- c. Within ninety (90) days of issuance of a County Certificate of Occupancy or final permit, all

surface areas disturbed by construction activity shall be landscaped with plantings, grass, trees, bushes, sod, mulch, or smooth decorative landscaping stones except in areas where equines will be stabled.