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Fwd: Approved Landscape Plan

From: brainwalsh@aol.com

To: bpwalsh50@aol.com <bpwalsh50@aol.com>

Date: Mon, Mar 21, 2022 9:37 am

 Landscape Plan.pdf (5.1 MB)

Ch.

-----Original Message-----

From: Villas of Suntree <vshoaboard@gmail.com>

To:

Sent: Fri, Oct 22, 2021 10:01 pm

Subject: Approved Landscape Plan

Dear Owners

Attached is the Landscape plan approved by Ms. Jeanne Allen, Dept Head of Brevard County Natural Resource Management, as discussed at last Wednesday's Board meeting. The plan is designed to correct the violations the County issued to VOS on Oct.27, 2020.

A few key items of the Plan are:

1. We have 5 years to complete the plan commencing on Oct 1st, 2021 .
2. The plan will be executed in phases to ensure proper planting, spread out the cost over time and make sure watering requirements are met.
3. Any changes to the plan require Ms. Allen's approval
4. Any removals require Ms. Allen's approval.
5. Planting locations may be revised once utilities are located.
6. Any trees that are currently in poor condition will be removed and replaced with like kind.
7. Annual formative pruning is required during the first ten years to ensure proper growth pattern. The pruning must be done by a certified arborist experienced in formative pruning.

The Board has sent Requests for Proposals to (2) Landscape contractors (GroundTec and TopNotch) to implement the plan. The Board has met with both contractors. We expect to receive their proposals within the week.

Proposals will include: scope of work; removal plan including methods to be used; phased planting plan including material and methods to be used; irrigation plan; communication plan; itemized budget that provides itemized cost of material, monthly N.T.E. cost of labor; progress plan with milestones; minimum specimen survival percentage warranty.

Once we receive the proposals, we will have more information to share with you in addition to the cost to implement the plan.

Thank you,

Your Board

Villas of Suntree HOA
 Board of Directors
 President - Mike Cazessus
 1st Vice President - Artie Winthrop
 2nd Vice President - Jeanette Johnson Horton
 Secretary/Treasurer - Terri Mermis
 Office (321) 255-3908
vshoaboard@gmail.com

Villas of Suntree Home Owners Assc, Inc.
 c/o Fairway Management of Brevard LLC
 Attn: Rick Whitman, Property Mngr.
 1331 Bedford Drive
 Melbourne, FL 32940
 (321) 777-7575

Landscaping Plan imposed by Brevard County Natural Resource Management

Our landscaper failed to obtain a permit to remove several dangerous and dead trees. We failed to document them. Our board consists of part-time volunteers who hold down full time employment. We must trust in the contractors we hire.

Several years ago, the home at 911 Wilshire Ct was severely damaged when a pine tree crashed through a 2 story cement block wall of the home; another home at 1008 Villa Dr had to break through tiled living room floor to replace underground water and sewer pipes damaged by large tree roots. There are other incidents that I don't know the details of. Many homes have driveway tripping hazards caused by severely raised and broken driveways due to roots. Many already have had extensive repair.

We need you to rescind this penalty. We simply protected our residents and property from a real and obvious hazard.

The ordinance requiring 20% Canopy coverage was probably instituted after the developer received the certificate of occupancy in the late 1980's, only 10% canopy then required to receive CO. Our mandated plan from Natural resource management requires 23% canopy, dictated location and type of trees to be installed with severe penalty if challenged or if not implemented according to directive. In addition, we would have to install a well since there is not enough recycled water in the system to accommodate 263 additional trees. The Natural Resources Management does not care. This canopy ordinance should not be retroactively applied. Most of our residents are senior citizens on fixed incomes and few if any were here when the Homeowners association was formed in the late 1980's. They should not be subjected to spending \$165,000 in order to meet these arbitrary beautification rules. This is \$1527.00 for each family, most with fixed incomes. The required well would cost an additional \$30,000 or \$277 per home. This is over \$30 a month for 5 years. A major reason people move here is our low monthly maintenance. This is a 12% increase.

We did replace many of the removed trees and plant sod at great expense. Grass is better than canopy trees because it stores CO-2 in the ground, another hidden benefit.

There are a few communities in Brevard for example Herons Landing had 93 Oak trees removed by the County for safety reasons. Walkways were hazardous for pedestrians. A similar situation applies here.

Code of Ordinances, Article 2 Sec. 114.28 Chapter 114 Vegetation

Dead standing trees prohibited.(1)It shall be the duty of the record property owner, lessees, tenants and occupants to cut, clear and removal all dead or seriously damaged trees from their improved lot or vacant unimproved lot that pose immediate threat to the health, safety and welfare of the property owners or the general public. Prior to removal, immediate threat should be documented to include but not be limited to (1) photographs of the tree(s) including any areas that may be damaged, diseased, or infested (2) approximate measurements including tree height, spread, dbh, and (3) distance to structure(s) or other immovable target(s) if felled. The Natural Resources Management Office shall be consulted if removal would eliminate, destroy or damage existing native vegetation, wetland habitats, floodplains, required erosion control or storm water management systems, or endangered or threatened species or their habitats.(2)Where a dead standing tree is located on an undisturbed lot in its native state, it shall be the duty of the record property owner to cut, clear, and remove all dead standing trees within 25 feet of the common property line of an improved property or within 25 feet of any federal, state or county highway, street, road or road right-of-way when the tree is taller than the distance separating it/them from said abutting improved property or right-of-way.

2019 Florida Statute section 165.045

Tree Pruning , Trimming or Removal on Residential Property

- (1) A local Government may not require a notice, application, approval permit fee or mitigation for the pruning, trimming or removal of a tree on residential property if the property owner obtains documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed architect that the tree presents a danger to persons or property.
- (2) A local Government may not require a property owner to replant a tree that was pruned , trimmed, or removed in accordance with this section.
- (3) This section does not apply to the exercise of specifically delegated authority for mangrove protection pursuant to ss.403.9321.9333

APPROVED
Brevard County Natural Resources
Name Janne Allen
Date 10/1/21
Villas of Suntree
Melbourne, FL

The Villas of Suntree, Melbourne, FL, is one of many neighborhoods established in 1988 within the Suntree area of approximately 20 acres. The Villas are the home to 99 townhomes with individual private courtyards and nine single-family homes under the Homeowner's Association of the Villas of Suntree HOA.

Under the Brevard County Code of Ordinances 62-4399, the total preserved and achieved canopy cover requirement for any platted subdivision is 20%; 10% is that of persevered tree canopy, and 10% achieved canopy cover.

Two tree canopy assessments utilizing the i-Tree software were carried out together with a full onsite tree inventory assessment. i-Tree is a state-of-the-art, peer-reviewed software suite from the USDA Forest Service that provides urban and rural forestry analysis and benefits assessment tools. The i-Tree tools can help strengthen forest management and advocacy efforts by quantifying forest structure and trees' environmental benefits. The i-Tree canopy software estimates tree cover and tree benefits for a given area with a random sampling process that classifies ground cover types.

The first i-Tree canopy assessment was carried out in May 2021 that consisted of 3000 collective points in the Villas of Suntree subdivision. At this time, the tree category involved all tree canopy coverage of various hardwoods, palms, and Brazilian peppertrees (*Schinus terebinthifolia*). The report determined an approximate canopy coverage of 14.17%.

The second i-Tree canopy assessment of the Villas of Suntree consisted of 1000 collective points with the tree canopy categories divided into three with the approximate outcome of hardwood 6.1%, palm 1.6%, and Brazilian peppertrees (*Schinus terebinthifolia*) 6.3%. Therefore, the total area of tree canopy as of June 14, 2021, was a combined total of 14%, showing comparable consistency in the assessment.

The Brazilian peppertrees (*Schinus terebinthifolia*) are invasive species and cannot contribute to the total tree canopy coverage, therefore omitted in the final percentage.

As of the assessment date, June 14, 2021, the tree canopy coverage for the Villas of Suntree is 7.7%.

A tree inventory as of May 22, 2021, is included.

APPROVED
Brevard County Natural Resources
Name Channe Allen
Date 10/1/21

Recommendations

The Villas at Suntree

- The Tree landscape plan has been agreed to be implemented over a five-year time duration.
- Execute landscape plan in sections to ensure care and attention to one area at a time to space out expense and water requirements for successful tree uptake.
- A tree inventory is to be carried out and submitted yearly to Brevard County Environmental Resources Management Department.
- Implementation of the new plantings must be carried out with proper staking and watering in for success.
- Size of plantings to be determined, although agreement of high-quality smaller specimens to safeguard survival and grower availability.
- Annual formative pruning during the first ten years of planting to ensure proper growth habits by a certified arborist experienced in formative pruning.
- Any application of Metsulfuron-methyl to cease immediately and in the ongoing future. Metsulfuron-methyl is labeled under various trademark names or mixtures.
- Any changes to the tree landscape plan require approval.
- Any failures of plantings are to be replaced.
- Any removals require permission.
- Any trees in current poor condition are to be removed and replaced like for like during the five-year time duration.
- All measurements are approximate.
- Alterations in the tree landscape plan may alter once the services are marked.
- The approximation of the tree landscape plan is a future 23% tree canopy cover. A buffer has been built into the plan as alternations may occur due to service lines, HOA architectural ordinances, suitability at the time of planting, or species of tree availability.