



By **Bill Parsons**, Vice Chairman, Seven Oaks CDD

## OAK TREE REMOVAL PLAN

**A**t the CDD Board meeting on August 21, 2013, the Board approved an updated Oak Tree Removal Plan to submit to Pasco County. The original plan to remove 1,810 oak trees between the sidewalks and streets and 35 oak trees in common areas had been submitted to Pasco County on December 28, 2012.

For several months after we submitted the plan to the county, Ron Litts, who is the arborist hired by the CDD to prepare the plan, worked with the county to provide additional information they requested. In April 2013, Ron Litts advised us that he believed the Pasco County staff was asking for information that should not be required.

I contacted Commissioner Mulieri and asked for her help to resolve the issue. On April 17, 2013, Scott Brizendine (our district manager), Ron Litts, and I met with Commissioner Mulieri and members of the Pasco County staff. The productive meeting clarified the requirements. After the meeting, Pasco County provided an email to us with the following summary of what was agreed to at the meeting:

*It was determined, regardless of current tree condition, that all trees delineated in the report submitted by Ron Litts, Certified Arborist, were problem trees in accordance with Section 802.3.D.2, Pasco County Land Development Code (LDC), and therefore eligible for*

*removal. The code requires a 1:1 replacement of the 1,910 trees, including 35 in common areas. (sic - 1,810 trees plus 35 in common areas)*

*It is understood that there would be too much of a financial burden on the homeowners within the Community Development District (CDD) to have a contractor remove and replace all of the trees at once, and the County will not allow the removal of all the trees without the associated tree replacement in a timely manner. Therefore a phasing plan, with up to five phases, shall be submitted to the County for review and approval.*

*This phasing plan shall include phases by location and the approximate time frame for each phase. A tree planting plan shall also be required and may be incorporated into the phasing plan. Tree replacement planting shall occur during the planting season immediately following the tree removal for each phase.*

*The CDD shall provide maintenance for the replanted trees in the first year by utilizing the installing contractor for tree establishment and maintenance, including limb pruning, and being supervised by the Certified Arborist. Thereafter, the homeowners have authorized the CDD to provide on-going maintenance, as called for in the LDC.*

Since the Pasco County staff agreed at the meeting to accept what we had already submitted

for the removal of the oak trees, all we had to add to the plan was a phasing portion that identified where the replacement trees would be located, the type of trees that would be used, and when they would be planted. Anderson Lesniak Limited, Inc. was hired by the CDD Board to prepare the phasing portion of the Oak Tree Removal Plan at a cost of \$10,500.

At the June 12, 2013 CDD meeting, Alyson Utter, of Anderson Lesniak Limited, Inc. briefed that she had met with Ron Litts to review the tree selection he recommended (see March 2013 issue of Seven Oaks News for pictures of these trees). The Board explained to Ms. Utter that the goal is to make Seven Oaks even more attractive than it is now by replacing the oak trees that the tree experts have told us are planted in areas that are not large enough for oak trees.

The Board added that the tree experts also told us most of the oak trees in these areas were poor quality, improperly planted, and not grown correctly before being planted at Seven Oaks. We emphasized that the replacement trees must not have these same problems. The Board asked her to work with the county to insure that any plan submitted to the Board would receive county approval.

At the July 15, 2013 CDD meeting, Ms. Utter provided the Board with design plans for four neighborhoods to be used as examples of how the remaining neighborhoods would be planned. She explained that the four neighborhood plans had the

trees in clusters so it provided a planned appearance but allowed multiple types of trees to be put in the same neighborhood. She added that she would not be recommending planting trees closer than 15 feet from driveways, street lights, storm water inlets, etc. For irrigating the trees during the first year, Ms. Utter recommended that bubbler bags be used.

At the August 21, 2013 CDD meeting, Ms. Utter presented design plans for 22 neighborhoods. A 23rd neighborhood, Bellafield, will be included in the plan. Since this neighborhood is just being started, both the oak trees to be removed and replacement trees were estimated to be 80 which is the number of houses to be built in Bellafield. The following three remaining neighborhoods with homes were not included as they do not have oak trees on CDD property: Lakeside, Silverleaf, and Villas at Willow Creek. Since oak trees are still being planted by the builders, the number of oak trees to be removed had to be updated. The new number is 2,122 with all but 35 being between the sidewalk and streets.

This article is the fourth in a series to keep the residents at Seven Oaks informed about the actions the CDD Board has taken concerning removal of the oak trees planted in the wrong areas. The other three articles were in the February 2012, December 2012, and March 2013 issues. You can read these articles by going to the Seven Oaks Website, click on "Community Development District" and then click on "Newsletter Article Archives".



This chart has the number of each type of tree that will be planted in the 22 neighborhoods as well as the phase for each neighborhood. Bellafield is included in the plan but not included in the chart as the type of replacement trees has not been determined. The First Phase will be in the first year the plan is approved while Phase Five will occur no later than the fifth year after the plan is approved.

### TYPES OF TREES IN CHART BELOW

1. Bottlebrush
2. Tree-Form Florida Privet
3. Nellie Stevens Holly
4. Yaupon Holly
5. White Crape Myrtle (Standard)
6. Lavender Crape Myrtle (Standard)
7. Tree-Form Ligustrum
8. Tree Form Indian Hawthorn
9. Tree Form Walters Viburnum
10. Red Maple
11. Bald Cypress

## REPLACEMENT TREES FOR OAK TREES IN SEVEN OAKS

Neighborhood	Phase	1	2	3	4	5	6	7	8	9	10	11	Total
Amberside	First	0	0	25	0	0	0	25	0	26	0	0	76
Brookforest	First	0	0	0	48	13	0	47	0	0	6	9	123
Copperleaf	Fifth	19	20	0	0	0	0	0	32	28	0	0	99
Coventry	First	0	0	9	0	0	0	13	0	23	0	0	45
Crosswinds	Fifth	0	12	0	15	0	0	0	18	0	0	0	45
Edenfield	Second	0	0	36	23	0	13	23	0	0	0	0	95
Fairgate	Third	0	0	0	37	19	0	33	0	0	6	7	102
Forest Edge	Second	0	0	22	0	0	14	33	0	31	0	0	100
Grassglen	Fourth	0	0	0	23	0	5	19	0	0	5	10	62
Knollpoint	Fifth	14	16	0	0	6	0	0	8	23	8	14	89
Palmetto Bend	Third	18	0	0	29	0	8	36	0	0	0	0	91
Pinecrest	Second	0	0	33	0	0	12	33	0	40	0	0	118
Sabal Point	Fifth	0	0	0	0	0	0	8	5	0	0	0	13
Shoregrass	Third	31	0	48	0	0	0	47	0	43	6	16	191
Springwood	First	14	0	34	32	0	0	12	0	0	0	0	92
Stillbrook	Third	13	0	0	25	0	0	22	0	0	0	0	60
Stonecreek	Fifth	14	19	12	0	0	9	15	0	0	0	10	79
The Laurels	First	14	0	0	18	0	0	14	0	0	0	0	46
Villas at Edenfield	Second	0	0	20	19	4	0	0	0	0	10	16	69
Villas of Deer Run	Fourth	9	0	0	0	31	17	0	0	0	43	43	143
Watermark	Fourth	0	0	57	0	0	0	35	0	53	6	3	154
Willowstone	Fourth	19	0	30	28	0	0	48	0	0	15	23	163
Clubhouse	Second	0	0	6	0	0	0	14	0	0	0	0	20
<b>Total</b>		165	67	332	297	73	78	477	63	267	105	151	2,075