



Sabal Point Community Services Association, Inc.

c/o Sentry Management, Inc. – 2180 W. SR 434 – Suite 5000

Longwood, Florida 32779 (407)788-6700 x 51111

Tree removal requirements and process

A common question/complaint from homeowners is why a neighbor was allowed to remove a tree on the neighbor's property. The HOA's Declaration of Covenants require homeowners obtain permission from the Architectural Review Committee (ARC) **before** removing a tree larger than 4" in diameter or located more than 6 ft from the home foundation. These rules require that the ARC use the Seminole County Land Development Code, Chapter 60 - Arbor Regulations for our guidance in the approval process. Under this county regulation, trees are to be protected in Seminole County and it outlines the criteria for the issuance of permits for removal.

"Sec. 60.5.2. - Issuance of permits for removal. No permit shall be issued for tree removal unless one of the following conditions exists:

- (1) The tree is located in a buildable area, yard area or right-of-way where a structure or improvement is to be placed and for which a permit application has been filed, and/or it unreasonably restricts the permitted use of the property;
- (2) The tree is diseased or injured or in danger of falling on pedestrians, vehicular traffic or in such proximity to existing or proposed structures so as to endanger such structures;
- (3) The tree interferes with utility services or creates unsafe vision clearance;
- (4) The tree is diseased or infested with a condition that will require removal of the tree to prevent the transmission of the disease or infestation."

This county code also **requires** that for every tree that is removed it has to be replaced with an approved species of tree. Currently this code lists 41 different species of trees that are approved by Seminole County as being appropriate for our agricultural zone.

The ARC uses these standards in our review process and if a tree is approved to be taken down, then the ARC requires that the homeowner grind the stump within 30 days and a Seminole County approved tree be planted on the owner's property as a replacement. To verify that a tree is diseased or infested requiring it to be taken down, the owner must submit an inspection report from a Florida Certified Arborist to support their request.

This county code also outlines the penalty for removal of a tree in Seminole County without permission based upon the size (diameter) of the tree trunk. Less than 12" is \$100, 12-24" is a \$300 fine, and for trees larger than 24" the fine is \$500.