

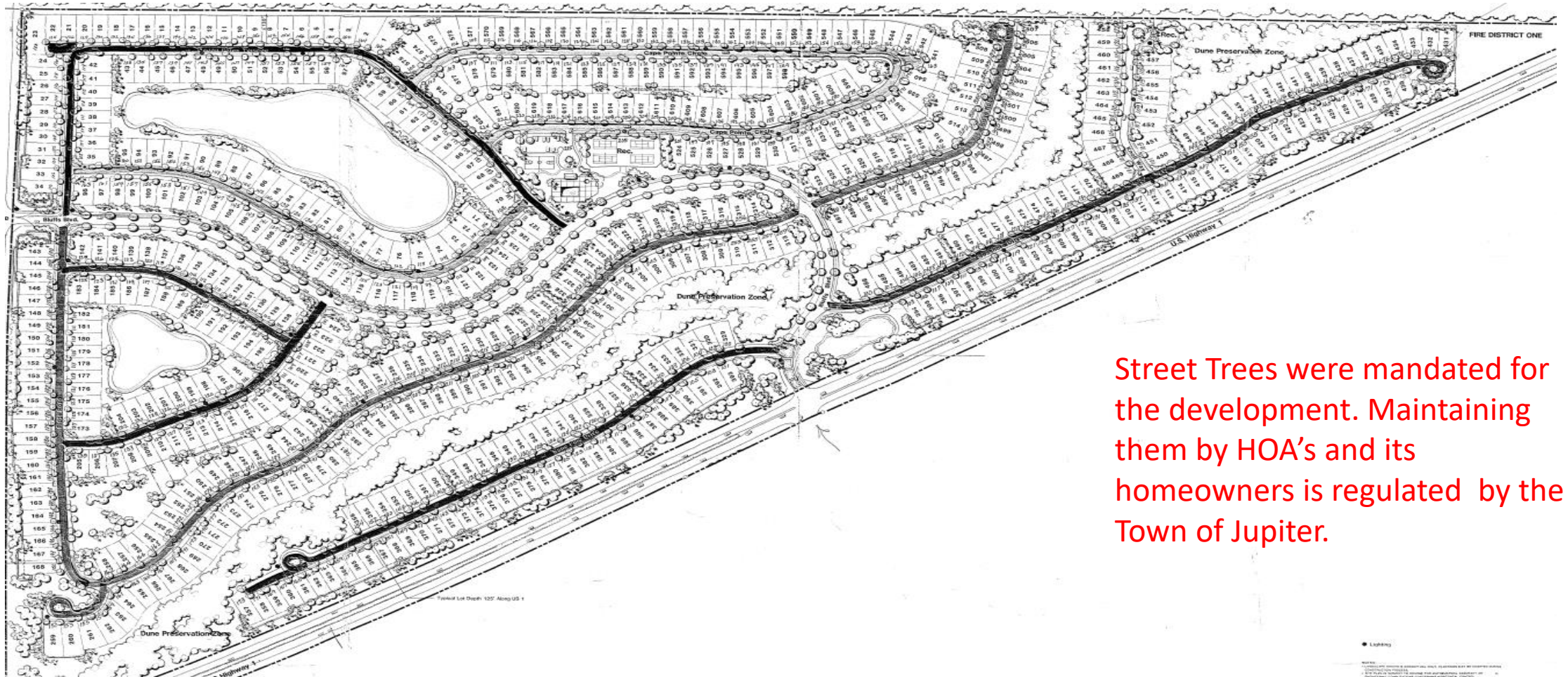
Jupiter Street Tree's – 101.



Why Do We Have our Oak Trees?

Street Trees (think shade tree e.g. Oaks) are mandated by the Town for Developments and Subdivisions.

Berg & Divosta was required to provide a Landscape Plan in order to get development approval.



Street Trees were mandated for the development. Maintaining them by HOA's and its homeowners is regulated by the Town of Jupiter.

The Good, the Bad and the Ugly....

The Good...

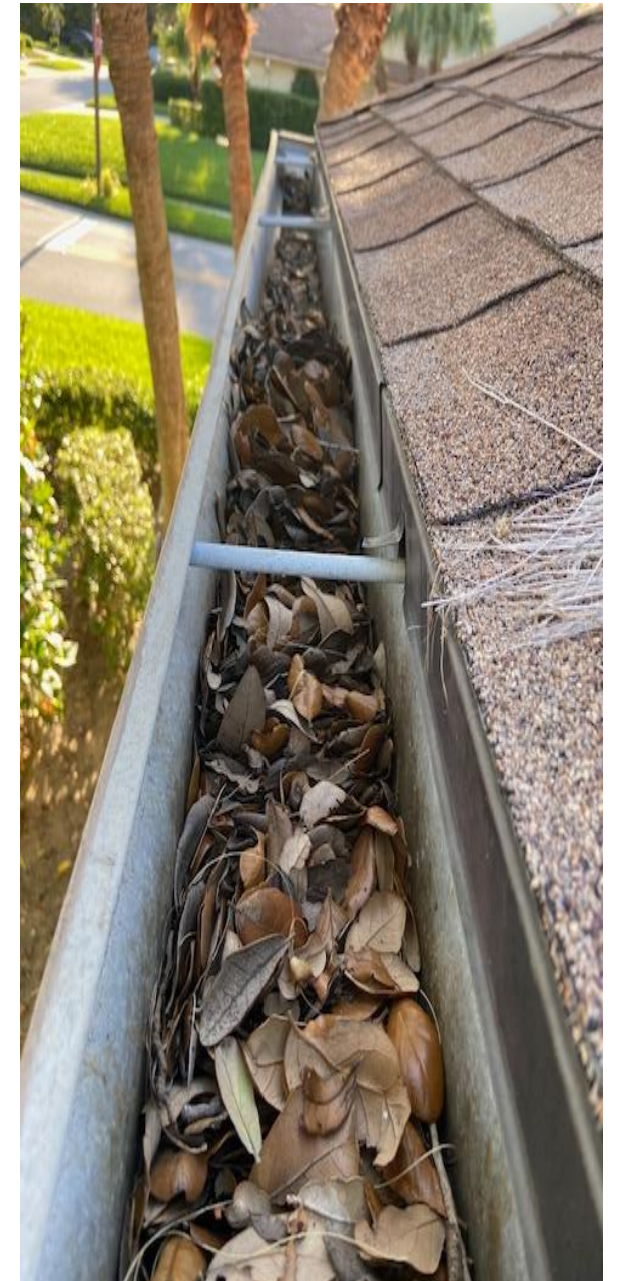
- Shades our yards, sidewalks and even the streets
- Reduces heat gain (buildings and paved areas)
- Increases walking & social interaction - people, dogs
- Increases land values
- Helps to manage storm damage
 - Reduces local flooding (holds significant water from reaching the ground quickly)
 - Deflects and reduces wind damage to local structures
 - During Hurricanes - open air homes typically get more damage than homes with street trees
 - “People that remove their trees likely don’t know what they’re missing.” – Barrett Cruce



The Good, the Bad and the Ugly....

The Bad...

- Trees and branches come down in storms
- Trees require maintenance proper trimming
- Tree roots can damage pipe infrastructure, sidewalks and more
- Leaves – yard and gutters; stains on walkways driveways.



The Good, the Bad and the Ugly....

The **Ugly** Reality of Community Street Trees – Town input here:

- “Green” infrastructure often conflicts with “Gray” infrastructure (Green: trees, vegetations, waterways. Gray: Sidewalks, curbs, utilities.)
- Trees may need to be moved/removed, but not before exhausting Gray infrastructure options (root barriers, infrastructure materials; rerouting)
- Tree Risk Assessment is always needed to evaluate problems
 - Requires a TRAQ Certified Arborist (Tree Risk Assessment Qualification)
 - “Target” Risk Assessment (home, people). Not a hazard without a target
 - Arborists save the tree whenever possible
 - Hurricanes have no ISA Risk Assessment Standard (Int’l Society of Arboriculture)
- Tree Maintenance needs to be exhaustive
 - Proper pruning (requires qualified professionals)
 - Proper ground treatment
 - Trees develop faults as they grow. Professionals need to manage.

Bottom Line: Street Tree Management for all communities is enforced by Jupiter’s Natural Resources.

What about root damage to my property?



- Under Florida law, an owner of healthy tree is not liable to an adjoining property owner caused by encroaching branches or roots
- The adjoining property owner is however, permitted to trim back any encroaching tree roots that have grown onto the adjoining property – at their own expense.
- If the neighbor's tree is damaged as a result of this trimming, the courts have refused to hold the adjoining property owner responsible for the damage.

So how does an HOA homeowner remove an oak tree?

Street Trees & Common Area Trees get special attention vs. private property (e.g. backyard) trees.

1. Homeowner (HO) must hire an Association-approved TRAQ Certified Arborist to evaluate the street tree. See Architectural Standards
2. Said Arborist's review must present a written case for tree removal.
3. HO must submit said report to the ACC – along with a **Tree Removal/Replacement Application** – including the replacement tree plan.
4. The ACC reviews and then submits the **Vegetation Removal Permit** to the town for review.

All related replacement costs (evaluation, removal, replacement, Town fees etc) are that of the requesting lot owner.



Note: Trees on private property that are not Street Trees are managed with a Ridge issued Landscaping Application and has no town involvement.

Key Takeaways:

- Street Trees are mandated for housing developments like ours
- Street Trees are “sacred” to the Town and to Arborists in general
- Local damage to “Grey” infrastructure is often not enough to remove a tree
- Any approved removal requires a replacement. The Town of Jupiter supports diversity in replacements (e.g. Oaks, Japanese Blueberry, Clusia Rosea Pitch Apple; Green Buttonwood
- Homeowners bear the costs of removal and replacement
- Damage to my property from a neighboring tree root is mine to fix. However, I can remove the roots from my property by Florida law.

