



Celebration Residential Owners Association, Inc.  
 Celebration Non-Residential Owners Association, Inc.  
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## REQUEST FOR APPROVAL (EASEMENT MODIFICATIONS) EASEMENT "STREET" TREES

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

**WHICH PROPERTY TYPE:**  Single-Family;  Townhome/Duplex/Triplex

**Property Address:** \_\_\_\_\_

**Property Owner's Name:** \_\_\_\_\_

**Property Owner's Email address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

*Property Owner's Mailing Address:* \_\_\_\_\_

*(If different from property address):* \_\_\_\_\_

**Project Contractor:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

1. *Attach a drawing or survey of the easement area, with dimensions, showing the location of the tree.*
2. *Attach photos or other color documentation of tree*
3. *Attach required professional report(s)*

(  ) By initialing, property owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

(  ) By initialing, property owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Property owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

**Property owner's Signature and Date:**

**SPACE BELOW IS FOR ARC USE ONLY**

STEPSTON			LOT
LANDSCAP			VIL
RCV	PUR		ACCT
LOT			GENN
ARCH		START	COMP



# Design Guidelines

Approved by the CROA Board of Directors on 00/00/0000; effective for applications received on or after 00/00/0000.



## EASEMENT “STREET” TREES SUPPLEMENT TO THE EASEMENT GUIDELINES

*The following guidelines refer to Street Trees (trees within the CCDD Easement immediately adjacent to residential property between sidewalk and curb,) which are owned by CCDD, but the responsibility of the contiguous residential property Owner to maintain.*

In Celebration, there are 5 guiding principles referred to as the Celebration Cornerstones. One of these Cornerstones is Sense of Place. Trees embody a part of that Sense of Place in Celebration and thus it is a priority to maintain them.

“Street trees” are those trees located between the sidewalk and the curb in the CCDD’s rights-of-way (aka easement) in front of residences and commercial properties and also in the common areas, excluding the Town Center commercial area, which is privately owned. Alley trees are those trees that overhang into the alleys in a resident’s backyard.

The majestic Street Trees define the community space. They provide shade and beauty to our streets and neighborhoods, but trees also provide less obvious benefits such as traffic speed reduction, oxygen production and improvement of the air quality, stress reduction, and reduction of the heat island effect (lower temperatures). They also serve as excellent complements to the architecture of our homes, increasing property values and reducing the costs of cooling and heating our homes.

CCDD trims street trees to a clearance of 14 feet over the center line of the road as requested by the fire department for emergency vehicle access. Trees are also pruned to a minimum height of 8 feet over a sidewalk for pedestrian access and 5 feet away from a structure. The home owner is responsible for general street tree maintenance (e.g., fertilizing, irrigating) and may also do additional pruning as long as proper pruning practices are used.

Trees that overhang into the alleys are not maintained by the District and are the responsibility of the home owner pursuant to the deed restrictions for Celebration. The fire department requires the trees be trimmed to at least a 14-foot clearance down the center line of the alley.

If a Residential Property Owner feels a Street Tree is negatively impacting their property, the following Guidelines are to be strictly followed:

- I. Street Tree Limb Pruning
  - a. CCDD conducts regular Street Tree Trimming Maintenance. Contact the CCDD office at 407-566-1935 regarding the schedule of that work.

- b. If an Owner wants further pruning of a limb/branch from the structure or roof, they must use CCDD's tree company at Owner's expense. Contact the CCDD office at 407-566-1935.
- c. CCDD does not trim the crown of trees or perform hurricane trimming.
- d. If the Owner wants extensive trimming of the Street Tree, they must use CCDD's professional consultant and tree company at owner's expense,
- e. CROA may issue covenant letters to Owners for incorrect pruning of a CCDD street tree, and Owner may be required to correct/balance the tree through additional pruning. Owners must contact CCDD and pay to use one of their tree companies; they currently have four. CROA management will notify CCDD of the street tree violation when this occurs.
- f. Owners may be required to replace the tree if pruned incorrectly and as a result there is a health risk to the tree or the aesthetics of the tree are drastically changed in a negative manner.

## II. Street Tree Roots and Possible Control Measures

- a. Regarding sidewalk damage from street tree roots, CCDD will assess the sidewalk. They may shave the sidewalk or if necessary, remove/replace sidewalk and do more extensive work on roots.
- b. Owners are responsible for any damage to driveways, foundation, etc. caused by CCDD street tree roots.
- c. Owners are responsible for irrigation systems that are damaged by street tree roots. CCDD will cap irrigation lines abutting the sidewalk if a sidewalk panel is being replaced.
- d. At owner's expense, CCDD's professional consultant and tree company will be used should tree roots require trimming or root barriers installed.

## III. Street Tree Removal - If trees roots are causing significant driveway or foundation damage, the owner may request the CCDD to remove the tree at the owner's expense.

- a. CCDD uses a professional consultant to inspect the health of trees 2 to 4 times a year and removes and replaces trees that are diseased and/or damaged.
- b. An application to remove a street tree must be approved by the ARC prior to the street tree being removed. Per CCDD's interpretation of Florida Statute 163.045, CCDD approval is no longer required.
- c. Before removing a street tree, an application must be submitted for ARC review and include an arborist or CCDD professional consultant report to support the request for removing healthy Street Trees along with pictures (at least two from different angles) and/or diagram delineating the scope of work.
- d. ARC will consider the health of the street tree and its impact to the structure/property, streetscape and urban context.

- e. If approved by ARC, Owner will be required to replace the street tree with a like or similar specimen on the easement to maintain streetscape at a reasonable size (e.g. 65 gallon, but size can vary at ARC's discretion).
- f. The entire street tree trunk and stump must be removed and appropriate landscape material (e.g. grass) replaced to match the rest of the street easement.
- g. All ARC approvals/denials may be appealed to the CROA Board.

If the sidewalk is damaged during any construction work or pruning or removal of a street tree, it is the Owner's responsibility to contact CCDD at 407-566-1935. For any damage caused by an Owner, CCDD will repair the sidewalk and invoice the owner for payment.

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