



Residences at Grande Oaks PUD

Significant Oak Tree Removal Narrative

The proposed request is for a Significant Oak Tree Removal on the Residences at Grande Oaks PUD (approved September 11, 2025) The project site is approximately 26.26 acres located at 2250 State Road 29. The site is currently undeveloped. The Owner plans to develop a mixed-use project with multi-family apartments (232 units) clubhouse and retail (10,000 sq. ft).

The Project site contains 16 Significant notable oak trees. The Owner requests the removal of (3) three of the interior trees. The remaining 13 significant oaks will remain and be protected during construction.

The project site has been redesign to reduce the number of significant Oaks to be removed. However, the removal of three (3) oak trees has been requested as a result of their internal positioning on the site, variations in elevation, and potential impacts on vehicular circulation. The site’s redesign incorporated the preservation of the largest tree on the property, a 48-inch oak.

The following trees are proposed for removal. The numbers are shown in the attached Existing and Proposed Condition exhibits.

TREE #	SPECIES	DBH
30000	Oak	36”
30019	Oak	34”
30031	Oak	32”
Total		120”

Mitigation for the Removal of Significant Oaks

TREES REMOVED	3 trees
TREES REPLACED	35 trees
REQUIRED MITIGATION	120”
PROVIDED MITIGATION	140 “

Landscape buffers along the northern and southern property lines will be provided to mitigate the impact on significant oaks. According to the Land Development Code, landscape buffers are not mandated for the northern and southern property boundaries. However, the owner will provide tree replacement within these areas. The proposal includes installing 35 trees at 4" DBH and 10' in height, resulting in 140" of mitigation, which exceeds the required 120" by 20". Please see attached Proposed Tree Mitigation Plan for tree replacement.