

# Learning for Stonybrook

## Saving the Slash Pines

“Stonybrook on the Lake” is a 31 acre apartment complex in West Delray approved by the Palm Beach County Board of County Commissioners in July, 2014.

More detail available at [www.StopStonyBrook.wordpress.com](http://www.StopStonyBrook.wordpress.com)

# End the Destruction of Trees

Through the resident's efforts to save some of the 100 mature pines on the Stonybrook development, we learned that the County regularly approves the removal of all trees.

We must demand the enforcement of the Land Use Code.

# Land Use Code: Vegetation Protection

From the Code ( or LAW )

**Goal: “To avoid the unnecessary destruction of native vegetation”**

**Definition: “Native Tree and Native Vegetation: Vegetation with a natural geographic distribution indigenous to the State of Florida”**

# Using Stonybrook Example

**During testimony, statements were made by the developer's engineer that saving the pines and storing all the rain water on the site was impossible.**

**This is a FALSE statement proven by the engineer's work for other clients and the FACTS about Slash Pines.**



## **Stonybrook Native Trees**

**100+ Slash Pines  
10 Live Oaks  
3 Cypress  
2 Gumbo Limbo  
1 Snailseed**

**Many over 18" Diameter**

**6 Acres  
17 % of Site**

# Slash Pines in Distance





PDD/R/TDR-2-13-01847



PDD/R/TDR-2-13-01847







# Failure to Preserve Native Trees

As you see in the following images, the site engineering and planning was done with the assumption that the developer could remove all native trees.

No effort was made to conceive a site plan with the preservation of native trees.

The existing trees are located in areas designated for the future lake, buildings or parking.

# Stonybrook Site with 6 Acres of Native Trees



# Six Acres on Trees on the First Site Plan



# First Proposed Layout Kills all Native Trees



# Second Site Plan: Again no effort to Save the Pines



PDD/R/TDR-2-13-01847

# Method to A Few Native Trees

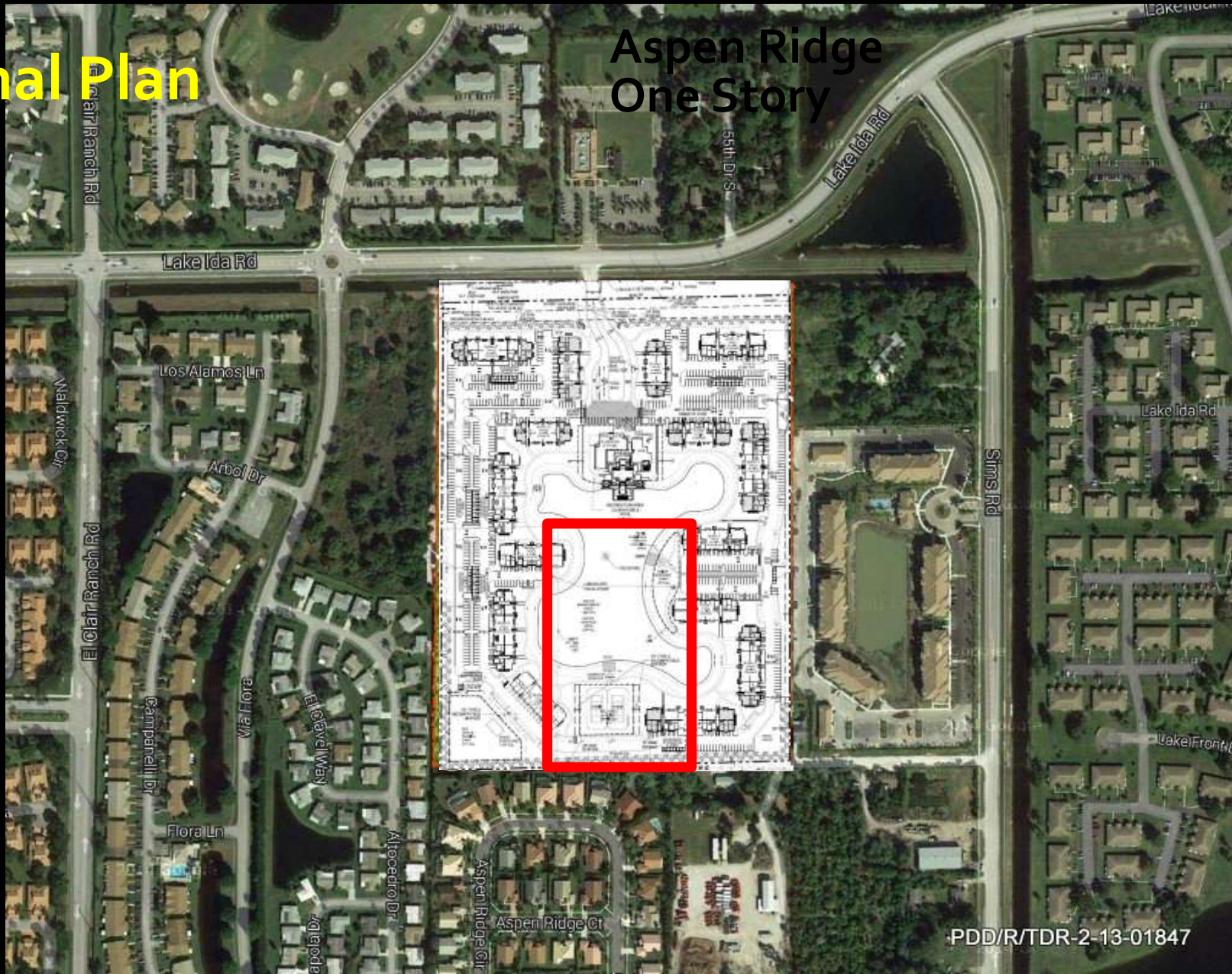
Using the third site plan, we are showing the simple ways to save at least a cluster of trees.

Only for example – Stonybrook and all PUDs should present site design to save a majority or all native trees as established as the first goal of the Land Use Code



Final Plan

Aspen Ridge  
One Story

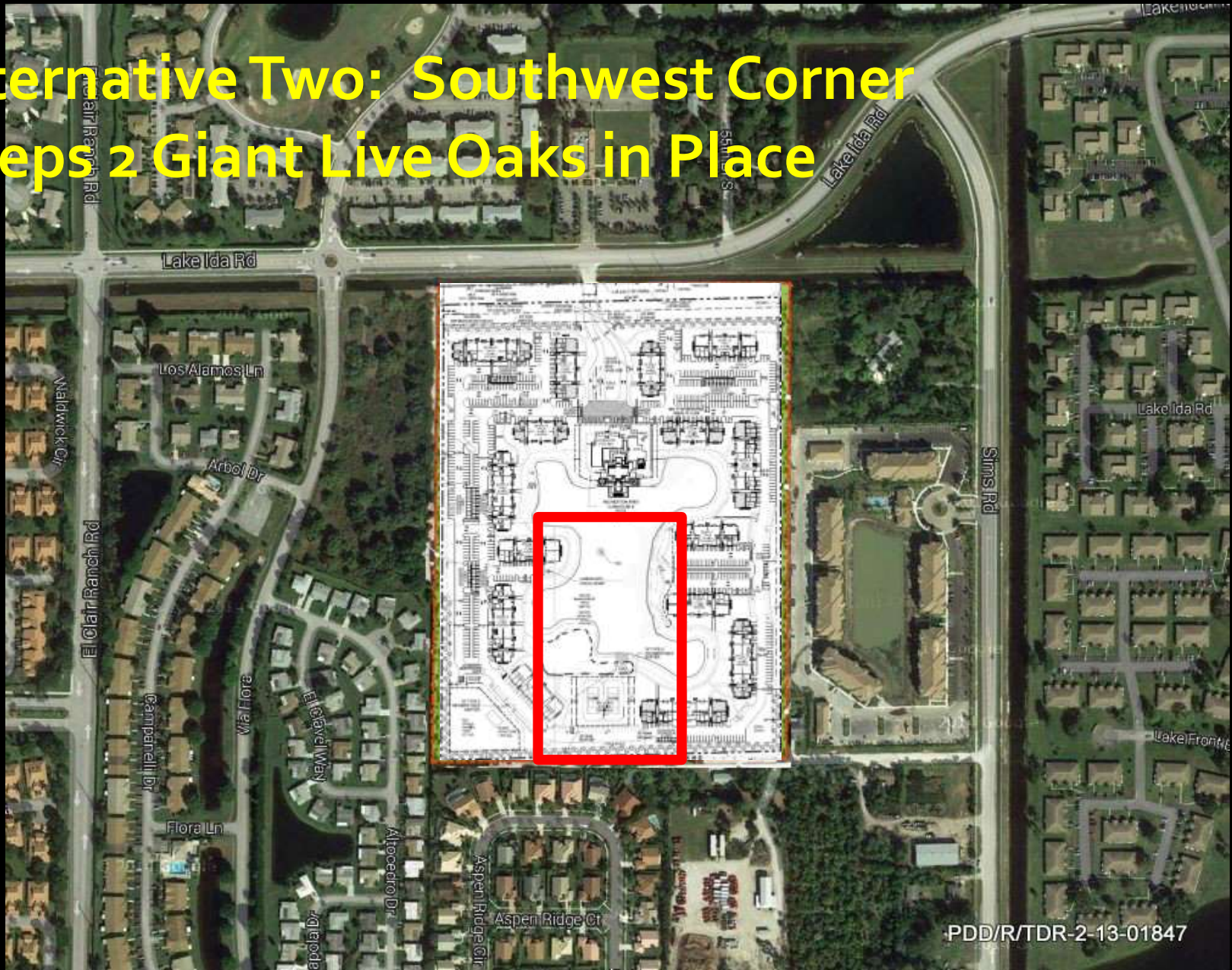


PDD/R/TDR-2-13-01847

# Alternative One: Middle of Lake Move Neighborhood Park from East to West



# Alternative Two: Southwest Corner Keeps 2 Giant Live Oaks in Place



# Rebuttal to Engineers

**At the Zoning Commission, the applicants expert, Simmons & White, testified that maintaining the land elevation for the slash pines was impossible and the pines suffer when flooded occasionally.**

**What follows are plans by Simmons & White, some other examples and simple graphics to refute the testimony.**

# Simmons & White Typical in Palm Beach County

Everything  
Removed

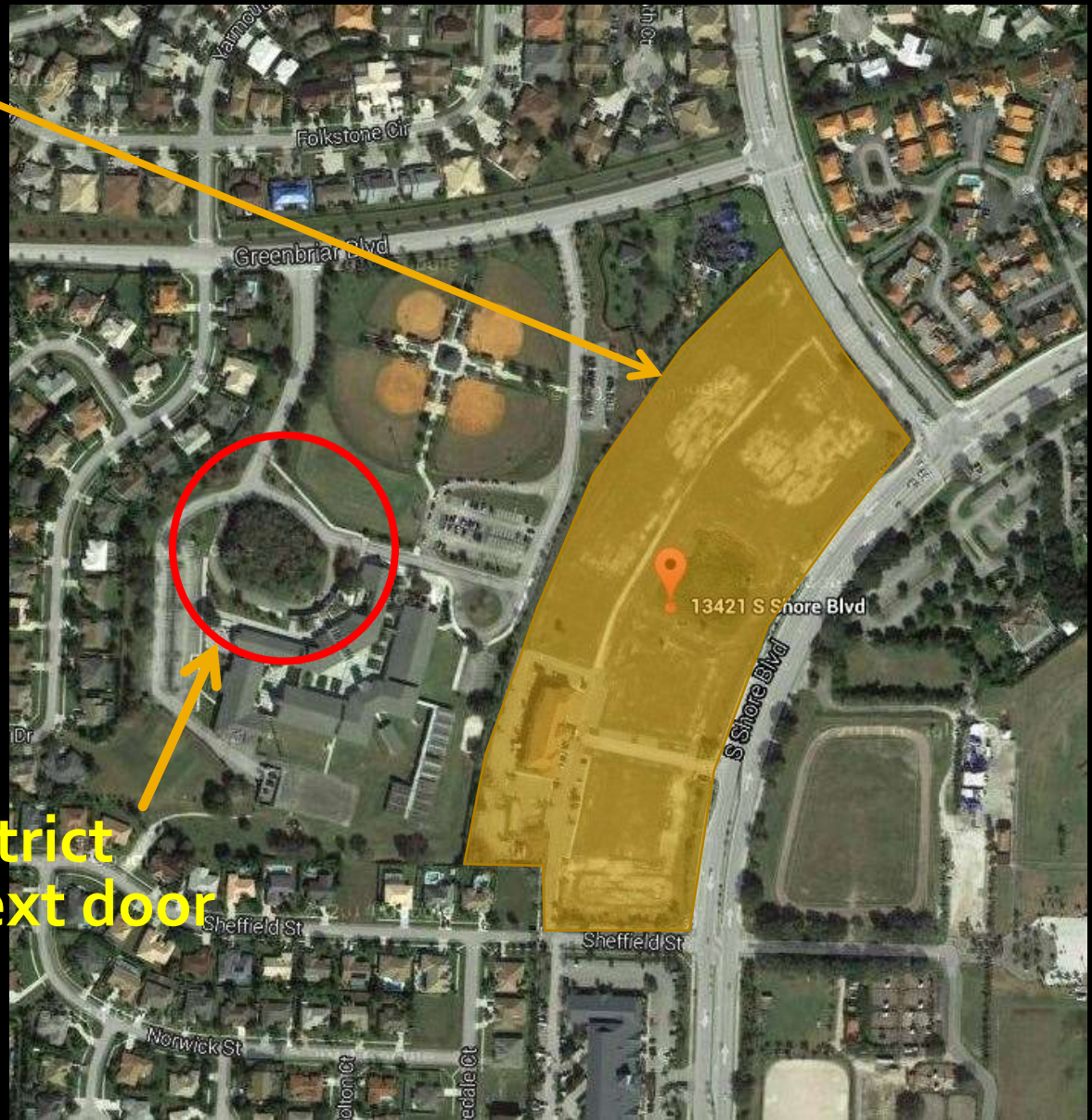


**Simmons &  
White**

**Professional  
Center at  
Wellington**

**In this case,  
only a few trees  
existed on the  
Site**

**But the school district  
saved the trees next door**



# Simmons & White, Isla Verde, Palm Beach County



Saved  
Native  
Trees

**Simmons &  
White**

**Isla Verde  
Palm Beach County**

**They Saved  
Native Trees**



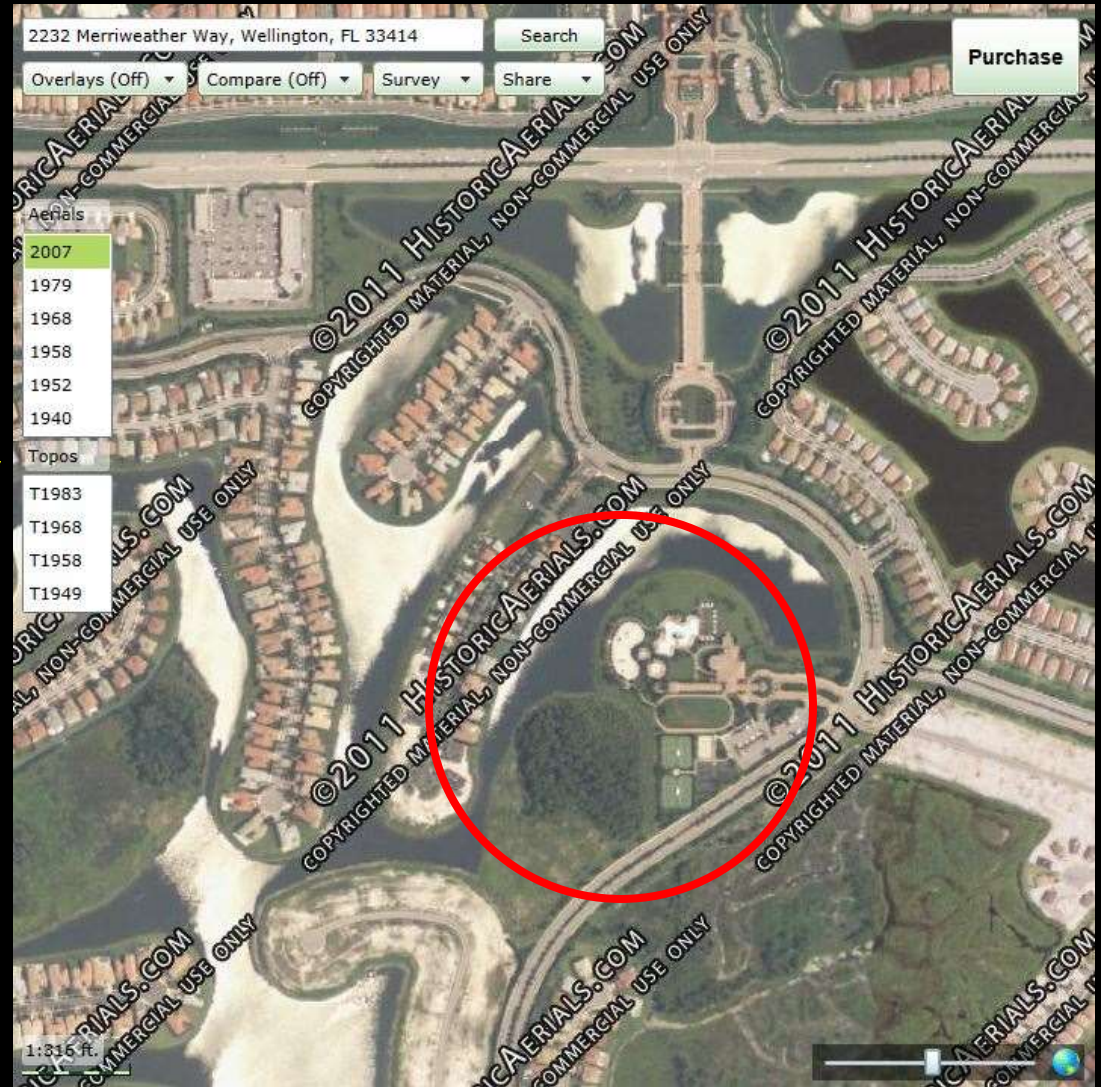


# Simmons & White

## Olympia Development

## Palm Beach County

## They Saved Native Trees



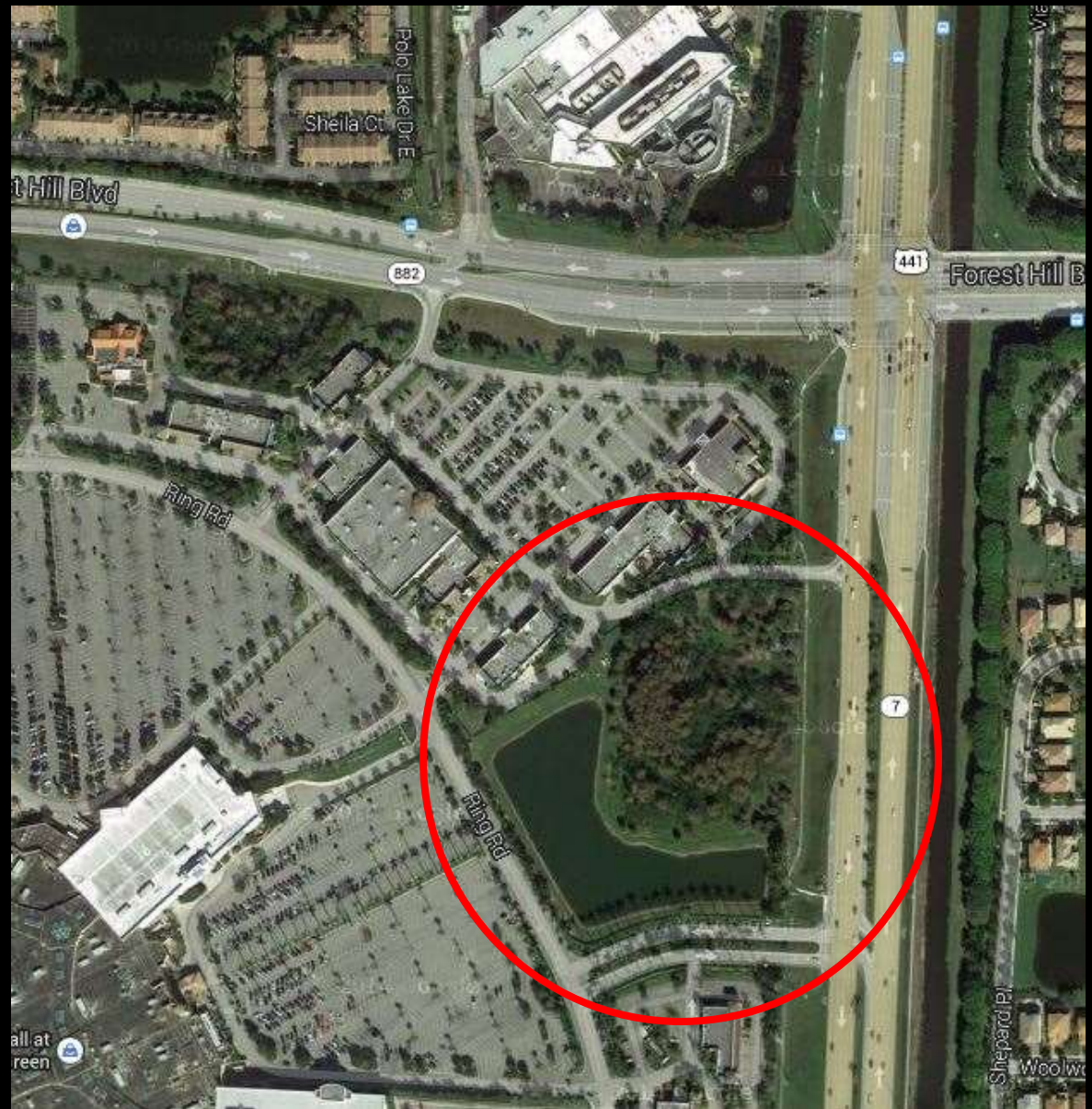
# Simmons & White Olympia Development



# Wellington Mall

Unknown  
Engineer

They Saved  
Native Trees



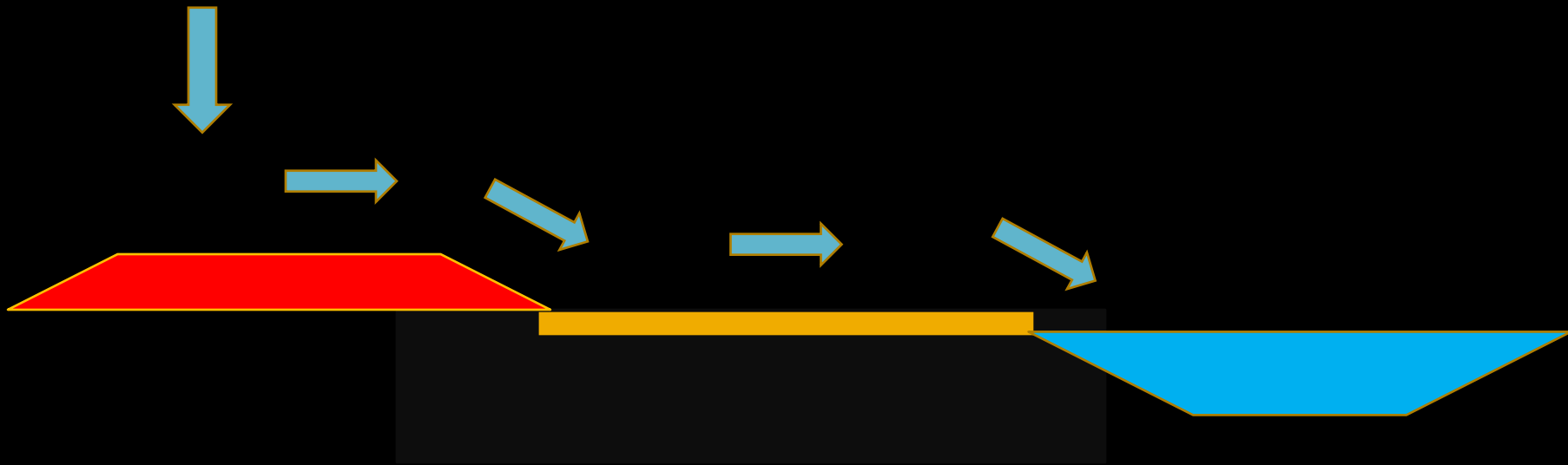
# Engineering for the Pines

**Pines die if you raise the soil around the trees. The current elevation of the land must remain.**

**The engineers must raise the level off the buildings a few feet to prevent possible flooding and make sure all the flood waters drain to the lake or retention areas.**

# Engineering for the Pines

To save the Pines, a step down process is used. The rain water flows from the Buildings/Roads, into the Pines and then into the Lake.



# Engineering to Save Slash Pines



**Existing Land**

# Storm Water Retention: Wet or Dry



**Dig  
Retention**

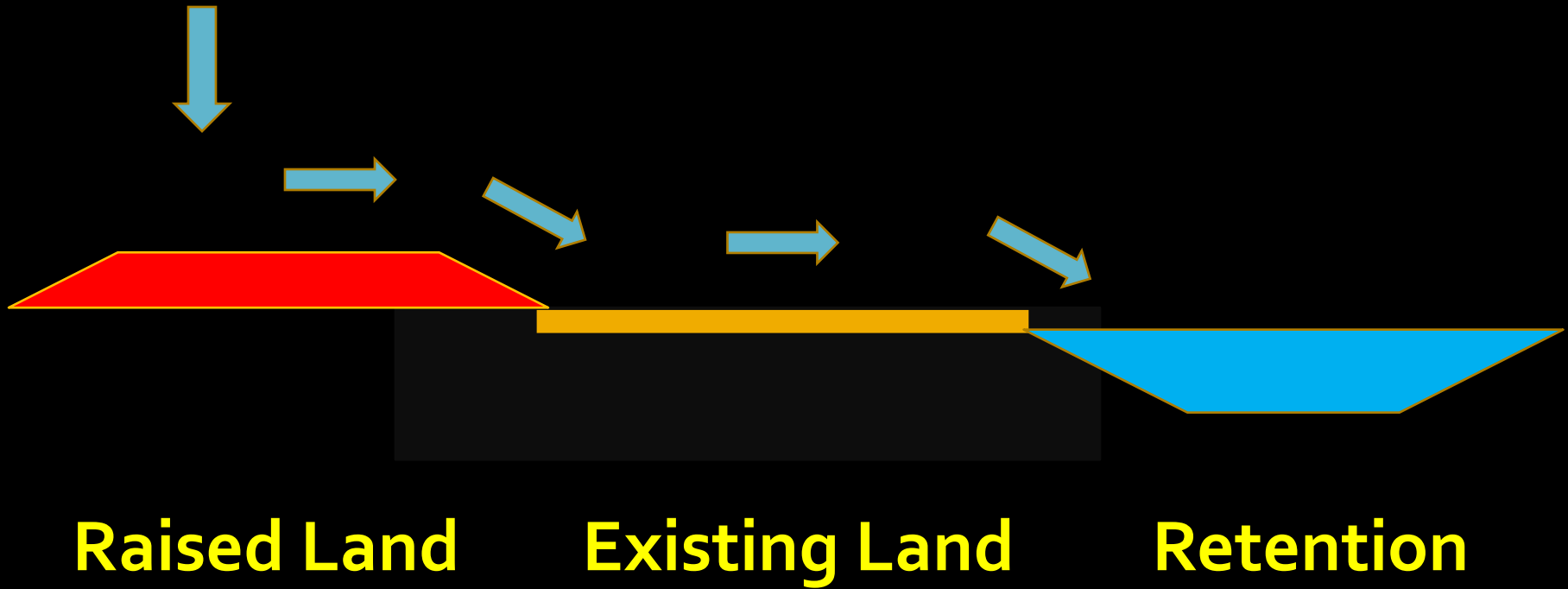
# Raised Land for Flood Protection



**Raised Land**



# Saving the Pines



# Flooding and Pines

**At the Zoning Commission, the developer's expert stated that flooding during heavy rains would kill or weaken the Slash Pines.**

**TOTALLY FALSE: The US Dept of Agriculture, Smithsonian and University of Florida recommend Slash Pines for areas that are flooded.**

# Slash Pines: Recommended for Areas with Occasional Flooding



**US Dept of Agriculture  
Smithsonian  
University of Florida**

# Final Example from Coral Springs

In 2006-7, the City of Coral Springs required that the developer of the Target Store on 441, save a group of Slash Pines.

No Problem at All.

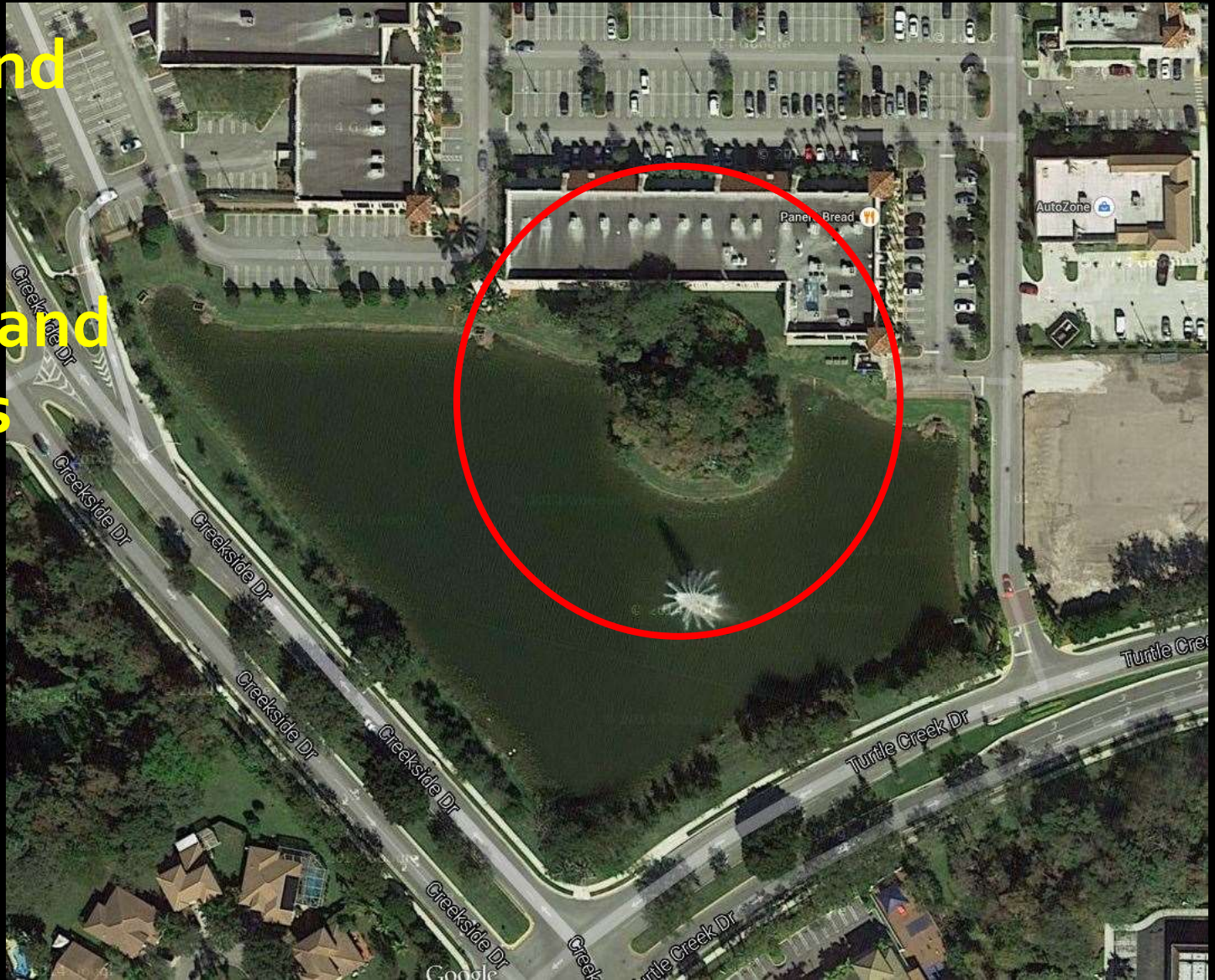
# Target Plaza, Coral Springs, 2008



**Raised Land**

**Existing Land  
with Pines**

**Retention**



# Saving Native Trees

**The citizens of Palm Beach County should lobby the County Commissions to enforce the law to save the mature native trees.**

**And watch every development their arbitrary destruction**

**End the destroy and rebuild philosophy.**