

Lot clearing planning sheet

Fill this in before the site visit and keep it with the permit papers. It lists the questions that set the scope, the permits and checks that commonly apply around Palm Bay, and space to compare two quotes on the same terms.

1 · The lot

Address or parcel _____ Lot size (acres) _____

Owner _____ Builder _____

Building permit no. _____ Target clearing date _____

Jurisdiction (on the parcel record or tax bill)

☐ Palm Bay city limits ☐ Unincorporated Brevard ☐ Another Brevard town: _____ ☐ Indian River County

2 · Permits and checks TICK WHAT APPLIES; CONFIRM EACH WITH THE ISSUING OFFICE

- ☐ **Palm Bay tree removal and small residential site land clearing permit** (Code §175.014): any clearing on a residential lot under an acre, and any tree 6 in. or more across. For a lot cleared to build, the building permit must already be under review. Fee per the city's current fee schedule.
- ☐ **Palm Bay grubbing permit** (§175.015): underbrush only. Exempt for one- and two-family sites under an acre and areas of a quarter acre or less.
- ☐ **Palm Bay site work permit** (§175.016): clearing, scraping or fill on larger sites; site plan, environmental assessment and tree survey.
- ☐ **Brevard County small-scale land clearing permit** (unincorporated): \$240 non-refundable; up to half the understory or one acre, whichever is less; final inspection within 30 days.
- ☐ **Gopher tortoise**: FWC permit before any work within 25 ft of a burrow. Leave burrows untouched.
- ☐ **Scrub-jay area**: in Palm Bay, nesting-season limits where active nests are on or near the lot; window confirmed with the city.
- ☐ **Wetland, canal or easement**: state Environmental Resource Permit for work in wetlands; clearing stops at easement lines.
- ☐ **An acre or more disturbed**: Florida DEP construction generic permit (stormwater), filed with a pollution prevention plan.

3 · Trees on the site sketch EVERY TREE 6 IN. OR MORE ACROSS, MEASURED AT 4.5 FT

#	SPECIES	TRUNK (IN.)	KEEP / REMOVE	NOTES (ROOT ZONE, REPLACEMENT)
1				
2				
3				
4				
5				
6				
7				

Palm Bay: 6 to under 12 in. is protected (one replacement tree each if removed); 12 in. and up is a specimen (one restoration tree per 6 in. of trunk). A kept tree's critical root zone is 12 in. across per inch of trunk; the barricade sits no closer than that zone or 10 ft, and nothing is driven, stored or piled inside it.

Scope, debris and quotes

4 · Scope by area

AREA	CLEAR ONLY	CLEAR AND GRUB	STUMPS: GRIND, PULL OR LEAVE
House pad			
Driveway			
Septic area			
Future yard			
Back and side lines			
Brazilian pepper			Root crowns out (Palm Bay: before the CO)

5 · Debris plan

☐ Chip and spread on site ☐ Mulch in place (roots stay) ☐ Haul to a permitted facility ☐ Burn (acreage only)

A Florida Forest Service land clearing pile burn needs authorization and 300 ft from any occupied building, and drought burn bans stop open burning in dry spells. On most platted lots, plan to chip, mulch or haul.

6 · Compare two quotes on the same terms

LINE	QUOTE A	QUOTE B
Areas grubbed (roots out)		
Stump plan in each area		
Debris: chipped, mulched or hauled		
Disposal fees included?		
Site sketch and permit filing		
Root zone barricades for keepers		
Pepper and other invasives		
Tortoise survey, if needed		
Price		

7 · After clearing: the next trade

- ☐ Fill to raise the pad, grading and compaction (earthwork, not clearing)
- ☐ Silt fence or other erosion control before the summer rains
- ☐ Driveway permit and the culvert or apron at the street
- ☐ Trees and shrubs before the certificate of occupancy (Palm Bay lot under an acre: 4 trees and 10 shrubs; kept trees count)
- ☐ Boundary survey, soil tests and the site plan, if not already done

This sheet is a planning aid. It does not certify that a permit is or is not required, and it is not a wildlife or wetland determination; the city, county or agency confirms that for the parcel. Clearing is carried out by licensed and insured contractors under a written scope.