Sunward Palm Coast Land Clearing

Lot clearing planning sheet

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sunwardpalmcoastlandclearing.com
Mon-Fri 8am-6pm, Sat-Sun 9am-2pm

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 Coast, and space to compare two quotes on the same terms.

1 · The lot

Address or parcel _____ **Lot size (acres)** _____

Owner _____ **Builder** _____

House permit no. / date issued _____ **Target clearing date** _____

Jurisdiction (on the parcel record or tax bill)

☐ Palm Coast ☐ Bunnell ☐ Flagler Beach ☐ Unincorporated Flagler County ☐ Other: _____

2 · Permits and checks

tick what applies; confirm each with the issuing office

- ☐ **Palm Coast house permit first**: no clearing or tree removal until the home's building permit is issued. Clearing early: $1,000 or double the permit fee, whichever is higher.
- ☐ **Palm Coast lot clearing permit**: survey with trees 6 in. and over marked keep or remove, grading plan draining back to front, proof of ownership, notarized agent form if someone applies for you. Disturbed areas sodded or seeded.
- ☐ **Palm Coast lot next door** (no house permit): vacant lot directly beside your permitted home, same owner, binding lot agreement; sealed topographic survey for grading.
- ☐ **Palm Coast tree removal**: trees 6 in. and over at 4.5 ft (4 in. if surveyed for credit), Urban Forestry 386-986-3758. Tree bank: $220 to $580 per tree, $275 per sabal palm.
- ☐ **Bunnell**: Tree Removal/Land Clearing Permit Request; index trees per 2,500 sq ft, pines not listed. **Flagler Beach**: $75 clearing and grading review. **Unincorporated Flagler**: clearing through the building permit, tree survey under 24 months, keep or replant 50% of tree inches.
- ☐ **Gopher tortoise**: FWC permit before any work within 25 ft of a burrow. Leave burrows untouched.
- ☐ **Wet ground**: construction or fill in a wetland may need an environmental resource permit (SJRWMD or DEP); boundaries set on site.
- ☐ **Silt fence and swale**: erosion control before clearing, kept through sod and landscaping; the swale kept clear and a disturbed swale sodded with bahia.

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 Coast's permit checklist calls for one tree per 2,500 sq ft of lot on a new home. Fence each kept tree at its drip line or beyond before machines arrive; nothing is driven, stored or piled inside the fence.

Scope, debris and quotes

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4 · Scope by area

Area	Clear only	Clear and grub	Stumps: grind, pull or leave
House pad			
Driveway			
Utility runs			
Future yard			
Back and side lines			
Palmetto			Grub trunks where lawn or pad; cut low elsewhere

5 · Debris plan

☐ Mulch and spread on site ☐ Haul to a facility that accepts it ☐ Burn (acreage only)

A land clearing pile burn needs Florida Forest Service authorization and 300 ft from occupied buildings other than yours, 100 ft from paved roads; Flagler County declares burn bans in drought. Flagler County's curbside hauler doesn't take contractor clearing waste unless you arrange and pay for it. On a platted lot, plan to 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?		
Silt fence installed and maintained		
Keepers fenced at the drip line		
Swale left clean		
Tortoise survey, if needed		
Price		

7 · After clearing: the next trade

☐ Fill, pad and compaction to the engineered grading and drainage plan (site work, not clearing)

☐ Rear-to-front drainage to the swale; nothing onto a neighbor's lot

☐ Final lot grading certification (Palm Coast permits applied for from July 1, 2025)

☐ Swale and culvert to the city's plan; bahia sod in a disturbed swale

☐ Silt fence kept until sod and landscaping are in

> 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.