

Staff Report

MEMORANDUM FOR THE FILE

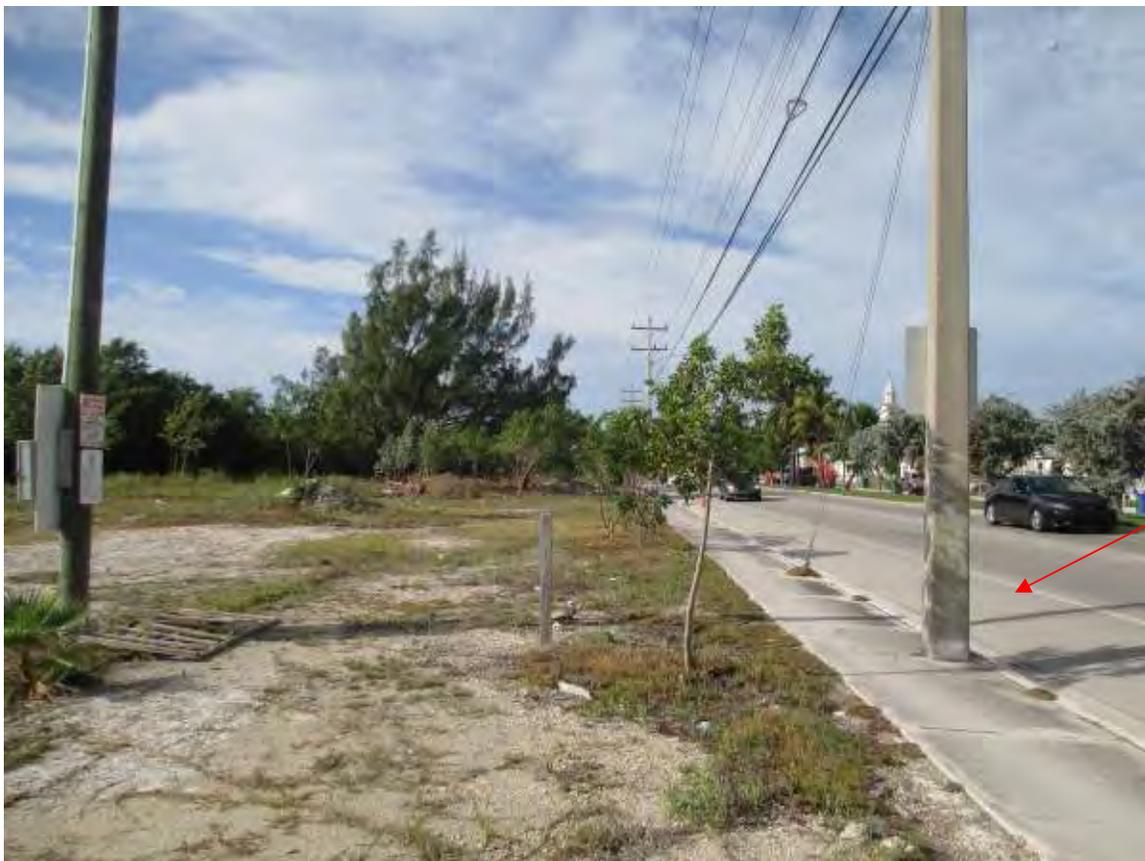
DATE: January 2, 2014

RE: 2800 Flagler Avenue (permit application #6650)

FROM: Karen DeMaria, Urban Forestry Manager,
City of Key West

An application was received for the removal of **(112) Buttonwoods trees, (8) Black Mangrove trees, (3) White Mangrove trees, (3) Mahogany trees, (1) Jamaican Caper, and (1) Sea Grape tree**. A site inspection was done on December 12, 2013 and documented the following:

The property is located at the corner of Flagler Avenue and 11th Street.



Flagler
Avenue



Flagler Avenue



Northwestern corner of the property on Flagler Avenue.



Standing in the interior of the property looking toward the west at the western property line.



Standing near the western property line looking toward the east at the interior of the property. Property owner cleared most of the invasive and exotic vegetation from the lot. Old construction debris piles are all over lot.



Standing on the edge of the wetland area looking toward the east (notice the debris). The property owner has verified the wetland line with the State of Florida (SFWMD).



Standing in the center of the property looking toward the northwest toward Flagler Avenue.



Standing near the wetland line (southern property boundary) looking toward the north toward Flagler Avenue (notice piles of old construction debris).



Existing homeless encampment and debris along wetland line/southern property boundary.



Standing near wetland line area along southern boundary and looking toward the east toward 11th Avenue.



Standing in the center of the property looking toward the southeast toward the 11th Street and Riviera Drive intersection (notice the large construction debris piles).



Standing near the southeastern property line looking toward the northwest toward Flagler Avenue.



Standing near the southeastern property line looking toward the south toward Riviera Canal and the wetland area.



Standing near 11th Street looking south toward Riviera Canal and Drive (notice construction debris piles along the right side of photo).



Standing near 11th Street looking toward the northeast at the intersection of Flagler and 11th Street (notice long construction debris pile along 11th St).



Standing on the corner of Flagler Ave and 11th St looking toward the south.



Standing on Flagler Avenue near 11th St looking toward the south (overview of property).



Standing near 11th Street looking south (line of trees represents the approximate wetland line).



Standing near 11th Street looking southwest at the approximate wetland line area.



Standing near 1th Street looking toward the southwest.



Standing near 11th Street looking toward the southwest at the interior of the property.



Standing near 11th Street looking toward the west at the interior of the property.

The property is a large vacant piece of land with large amounts of solid waste, construction debris, household waste and homeless encampments. The property owner, with approval from the City of Key West, recently removed most of the invasive and exotic vegetation from the property in order to accurately access the property. Numerous homeless encampments were found on the property and the property owner is working with the City of Key West police department to clean up the property and control the homeless situation in the area. The proposed clean up request includes the removal of the piles of debris currently on the property. This cleanup work will require the removal of numerous trees (see staff report #2 for complete list of trees with values). The property owner is currently working with the Planning Department to finalize future development plans to include the construction of residential homes.

Values of trees: All trees proposed to be removed are native trees on the protected tree list. Tree values range were given as follows; 80% (trees in fair to good condition, not on fill piles), 70% (trees in fair to good condition but with future potential impacts to sidewalks and/or utility lines), 65%

(trees not on fill piles but with condition issues), 60% (trees in fair condition but were located on debris piles, and 40% (trees in poor condition).

Recommendations: Recommend approval of the removal of (128) trees (flagged and identified in the report) located at 2800 Flagler Avenue, to be replaced with 429.75 caliper inches of FL#1 native dicot or fruit trees to be incorporated into the landscape plan for the proposed development project.

TREE ID	Species	DBH	City KW Tree Value	Replacement Value	Comment
1	Buttonwood	1	70%	0.70"	not on fill-potential future sidewalk and utility issues
2	mahogany	1	70%	0.70"	not on fill-potential future sidewalk and utility issues
3	mahogany	1	70%	0.70"	not on fill-potential future sidewalk and utility issues
4	buttonwood	1	70%	0.70"	not on fill-potential future sidewalk and utility issues
5	buttonwood	1	70%	0.70"	not on fill-potential future sidewalk and utility issues
6	buttonwood	2	70%	1.40"	not on fill-potential future sidewalk and utility issues
7	buttonwood	2	70%	1.40"	not on fill-potential future sidewalk and utility issues
8	buttonwood	2	70%	1.40"	not on fill-potential future sidewalk and utility issues
9	black mangrove	5	70%	3.50"	not on fill-potential future sidewalk and utility issues
10	buttonwood	8	65%	5.20"	on wetland line area, leaning, edge of debris
11	buttonwood	18	60%	10.80"	poor condition, topped/leaning
12	buttonwood	2	60%	1.20"	on fill pile
13	buttonwood	3	80%	2.40"	nice tree
14	black mangrove	1	65%	0.65"	wetland edge, debris
15	buttonwood	46	70%	32.30"	multiple trunks
16	buttonwood	22	60%	13.20"	multiple trunks, edge of fill
17	black mangrove	1	70%	0.70"	behind clump of buttonwood
18	buttonwood	38	60%	22.80"	poor condition, multiple trunks, wetland edge
19	buttonwood	2	80%	1.60"	
20	mahogany	1	80%	0.80"	
21	jamaica caper	1	80%	0.80"	
22	buttonwood	3	60%	1.80"	on fill pile
23	buttonwood	3	80%	2.40"	
24	buttonwood	5	60%	3"	on fill pile
25	buttonwood	5	80%	4"	
26	buttonwood	3	60%	1.80"	on fill pile
27	buttonwood	3	80%	2.40"	
28	buttonwood	3	70%	2.10"	edge of wetland, debris area
29	buttonwood	4	40%	1.60"	on side poor rotten
30	buttonwood	6	70%	4.20"	edge of wetland, debris area
31	buttonwood	3	80%	2.40"	nice tree
32	buttonwood	1	60%	0.60"	on fill pile
33	buttonwood	4	60%	2.40"	on fill pile

TREE ID	Species	DBH	City KW Tree Value	Replacement Value	Comment
34	buttonwood	3	60%	1.80"	on fill pile
35	buttonwood	7	60%	4.20"	multiple trunks, on fill
36	buttonwood	3	60%	1.80"	on fill pile
37	buttonwood	3	60%	1.80"	homeless encampment debris
38	buttonwood	2	60%	1.20"	homeless encampment debris
39	buttonwood	2	60%	1.20"	homeless encampment debris
40	buttonwood	4	60%	2.4"	homeless encampment debris
41	buttonwood	14	60%	8.40"	homeless encampment debris
42	buttonwood	14	60%	8.40"	homeless encampment debris
43	buttonwood	14	60%	8.40"	homeless encampment debris
44	buttonwood	3	60%	1.80"	homeless encampment debris
45	buttonwood	20	70%	1.40"	
46	buttonwood	2	60%	1.20"	on fill pile
47	buttonwood	6	60%	3.6"	on fill pile
48	buttonwood	5	60%	3"	on fill pile
49	buttonwood	3	60%	1.80"	on fill pile
50	buttonwood	2	60%	1.20"	on fill pile
51	buttonwood	2	60%	1.20"	on fill pile
52	buttonwood	4	60%	2.40"	on fill pile
53	buttonwood	6	60%	3.60"	on fill pile
54	buttonwood	6	60%	3.60'	on fill pile
55	buttonwood	4	60%	2.40"	on fill pile
56	buttonwood	4	60%	2.40"	on fill pile
57	buttonwood	1	60%	0.60'	on fill pile
58	buttonwood	4	60%	2.40"	on fill pile
59	buttonwood	4	60%	2.40"	on fill pile
60	buttonwood	2	60%	1.20"	on fill pile
61	buttonwood	2	60%	1.20"	on fill pile
62	buttonwood	2	60%	1.20"	on fill pile
63	buttonwood	2	60%	1.20"	on fill pile
64	buttonwood	1	60%	0.60"	on fill pile
65	buttonwood	2	60%	1.20"	on fill pile
66	buttonwood	1	60%	0.60'	on fill pile

TREE ID	Species	DBH	City KW Tree Value	Replacement Value	Comment
67	buttonwood	7	70%	4.90"	
68	buttonwood	1	70%	0.70"	
69	buttonwood	1	70%	0.70"	
70	buttonwood	1	70%	0.70"	
71	buttonwood	2	70%	1.40"	
72	buttonwood	4	70%	2.80"	
73	buttonwood	6	60%	3.60"	edge of debris pile
74	buttonwood	1	60%	0.60'	on fill pile
75	buttonwood	8	60%	4.80"	on fill pile
76	buttonwood	9	60%	5.40"	on fill pile
77	buttonwood	2	60%	1.20"	on fill pile
78	buttonwood	2	60%	1.20"	edge of debris pile
79	buttonwood	12	60%	7.20"	on fill pile
80	buttonwood	3	60%	1.80"	on fill pile
81	buttonwood	5	60%	3"	on fill pile
82	buttonwood	4	60%	2.40"	on fill pile
83	buttonwood	11	60%	6.60"	on fill pile
84	buttonwood	7	60%	4.20"	on fill pile
85	buttonwood	7	60%	4.20"	on fill pile
86	buttonwood	4	60%	2.40"	on fill pile
87	buttonwood	1	60%	0.60'	on fill pile
88	buttonwood	1	60%	0.60'	on fill pile
89	buttonwood	3	60%	1.80"	on fill pile
90	buttonwood	10	60%	6"	on fill pile
91	buttonwood	3	60%	1.80"	on fill pile
92	buttonwood	4	60%	2.40"	on fill pile
93	buttonwood	2	60%	1.20"	on fill pile
94	buttonwood	8	60%	4.80'	on fill pile
95	buttonwood	4	60%	2.40"	on fill pile
96	buttonwood	1	60%	0.60"	on fill pile
97	buttonwood	3	60%	1.80"	on fill pile
98	buttonwood	2	60%	1.20"	on fill pile
99	white mangrove	3	60%	1.80"	on fill pile

TREE ID	Species	DBH	City KW Tree Value	Replacement Value	Comment
100	buttonwood	1	60%	.60'	on fill pile
101	buttonwood	2	60%	1.20"	on fill pile
102	white mangrove	8	60%	4.80"	on fill pile
103	buttonwood	7	60%	4.20"	on fill pile
104	buttonwood	4	60%	2.40"	on fill pile
105	white mangrove	4	60%	2.40"	poor
106	buttonwood	8	60%	4.80"	on fill pile
107	buttonwood	8	60%	4.80"	on fill pile
108	buttonwood	8	60%	4.80"	on fill pile
109	buttonwood	4	60%	2.40"	on fill pile
110	buttonwood	8	60%	4.80"	on fill pile
111	buttonwood	12	60%	7.20"	on fill pile
112	buttonwood	6	80%	4.80'	wetland edge
113	buttonwood	6	80%	4.80"	wetland edge
114	black mangrove	2	60%	1.20"	edge of fill pile
115	black mangrove	2	60%	1.20"	edge of fill pile
116	black mangrove	2	60%	1.20"	edge of fill pile
117	black mangrove	5	60%	3"	edge of fill pile
118	buttonwood	1	60%	0.60"	on edge of fill pile
119	black mangrove	3	60%	1.80"	on edge of fill pile
120	buttonwood	15	70%	10.50"	next to sidewalk
121	buttonwood	3	70%	2.10"	
122	buttonwood	18	70%	12.60"	on edge wetlands
123	seagrape	3	70%	2.10"	
124	buttonwood	36	70%	25.20"	on edge wetlands
125	buttonwood	7	70%	4.90"	open area
126	buttonwood	6	70%	4.20"	open area
127	buttonwood	4	70%	2.80"	open area
128	buttonwood	2	70%	1.40"	open area

TOTAL DIAMETER INCHES TO BE REMOVED	693"
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TOTAL REPLACEMENT CALIPER INCHES:	429.75"
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Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305) 393-4200 terramar@bellsouth.net

Date: December 26, 2013

To: Karen Demaria, Urban Forestry Manager, City of Key West

From: Philip A. Frank, Agent, Reef Enterprises LLC

Re: 2800 Flagler Avenue, Tree Removal Permit Application

As the authorized representative for Reef Enterprises LLC, the owners of the property located at 2800 Flagler Avenue, I am submitting the attached application for a Tree Permit. It is our understanding that this application will be heard at the January 14, 2014 Tree Commission meeting, and we will be present to represent the project.

The 2800 Flagler Avenue property is a large parcel that is currently vacant. The owners are proposing a residential development. The site has a long history of abuse and neglect, and the owner desires to clean up the property in anticipation of future development. The upland portions of the property were dominated by invasive exotic vegetation which has been removed recently. Large amounts of solid waste, construction debris, and household waste litter the property. The owner desires to removal all old fill piles, construction debris and other garbage to that the property can be maintained in good condition until development occurs.

In order to effectively clean up the property, impacts to trees regulated by the City of Key West will be required. We conducted a tree impact assessment on December 12, 2013, and identified all impacted trees to species, obtained DBH using a tree caliper gauge, and located each tree using a sub-foot DGPS unit. The Table 1 and Attachment 1 in this report summarize tree impacts based on our assessment, and Figure 1 shows the location of proposed tree removals.

On December 03, 2013, a representative from the South Florida Water Management District, Ms. Trisha D. Stone, inspected the property for the purpose of establishing the wetland limits. Wetland limits were flagged and the wetland line surveyed. All work proposed as part of this application will occur in uplands; no areas of wetlands as determined by SFWMD will be impacted by the proposed remediation effort.

As part of this application, I am including the completed tree permit application, the letter of authorization, and the tree data file in Excel format. We appreciate the assistance the City of Key West has offered in support of this project, and look forward to working with you on this project. Please contact myself or the owner, Mr. Randy Allen, if you have questions or require additional information. Thanks in advance for your assistance.

Table 1. Summary of impacts to trees by caliper inches.	
Tree Species	Cumulative Impacts by Caliper Inches
Green Buttonwood	650
Mahogany	3
Jamaica Caper	1
Seagrape	3
Black Mangrove	21
White Mangrove	15
TOTALS	693



Figure 1. Location of trees impacted by the site cleanup (trees added following the 12/16/13 site review are indicated by smaller markers).

Attachment 1. Raw data on individual tree impacts.

TREE ID	Species	DBH	Comment
1	Buttonwood	1	
2	mahogany	1	
3	mahogany	1	
4	buttonwood	1	
5	buttonwood	1	
6	buttonwood	2	
7	buttonwood	2	
8	buttonwood	2	
9	black mangrove	5	
10	buttonwood	8	
11	buttonwood	18	poor topped leaning
12	buttonwood	2	
13	buttonwood	3	
14	black mangrove	1	
15	buttonwood	46	multiple trunks
16	buttonwood	22	multiple trunks
17	black mangrove	1	
18	buttonwood	38	poor, multiple trunks
19	buttonwood	2	
20	mahogany	1	
21	jamaica caper	1	
22	buttonwood	3	
23	buttonwood	3	
24	buttonwood	5	
25	buttonwood	5	

TREE ID	Species	DBH	Comment
26	buttonwood	3	
27	buttonwood	3	
28	buttonwood	3	
29	buttonwood	4	on side poor rotten
30	buttonwood	6	
31	buttonwood	3	
32	buttonwood	1	
33	buttonwood	4	
34	buttonwood	3	
35	buttonwood	7	multiple trunks
36	buttonwood	3	
37	buttonwood	3	
38	buttonwood	2	
39	buttonwood	2	
40	buttonwood	4	
41	buttonwood	14	
42	buttonwood	14	
43	buttonwood	14	
44	buttonwood	3	
45	buttonwood	20	
46	buttonwood	2	
47	buttonwood	6	
48	buttonwood	5	
49	buttonwood	3	
50	buttonwood	2	
51	buttonwood	2	

TREE ID	Species	DBH	Comment
52	buttonwood	4	
53	buttonwood	6	
54	buttonwood	6	
55	buttonwood	4	
56	buttonwood	4	
57	buttonwood	1	
58	buttonwood	4	
59	buttonwood	4	
60	buttonwood	2	
61	buttonwood	2	
62	buttonwood	2	
63	buttonwood	2	
64	buttonwood	1	
65	buttonwood	2	
66	buttonwood	1	
67	buttonwood	7	
68	buttonwood	1	
69	buttonwood	1	
70	buttonwood	1	
71	buttonwood	2	
72	buttonwood	4	
73	buttonwood	6	
74	buttonwood	1	
75	buttonwood	8	
76	buttonwood	9	
77	buttonwood	2	

TREE ID	Species	DBH	Comment
78	buttonwood	2	
79	buttonwood	12	
80	buttonwood	3	
81	buttonwood	5	
82	buttonwood	4	
83	buttonwood	11	
84	buttonwood	7	
85	buttonwood	7	
86	buttonwood	4	
87	buttonwood	1	
88	buttonwood	1	
89	buttonwood	3	
90	buttonwood	10	
91	buttonwood	3	
92	buttonwood	4	
93	buttonwood	2	
94	buttonwood	8	
95	buttonwood	4	
96	buttonwood	1	
97	buttonwood	3	
98	buttonwood	2	
99	white mangrove	3	
100	buttonwood	1	
101	buttonwood	2	
102	white mangrove	8	
103	buttonwood	7	

TREE ID	Species	DBH	Comment
104	buttonwood	4	
105	white mangrove	4	poor
106	buttonwood	8	
107	buttonwood	8	
108	buttonwood	8	remove
109	buttonwood	4	
110	buttonwood	8	
111	buttonwood	12	
112	buttonwood	6	remove
113	buttonwood	6	remove
114	black mangrove	2	
115	black mangrove	2	
116	black mangrove	2	
117	black mangrove	5	
118	buttonwood	1	
119	black mangrove	3	
120	buttonwood	15	next to sidewalk
121	buttonwood	3	
122	buttonwood	18	on edge wetlands
123	seagrape	3	
124	buttonwood	36	on edge wetlands
125	buttonwood	7	open area
126	buttonwood	6	open area
127	buttonwood	4	open area
128	buttonwood	2	open area
Total Caliper Inches		693	

Application



AGENDA ITEM #

City of Key West Tree Commission

Tree Permit Application

PO Box 1409
Key West, FL 33040
Phone: 305-809-3764
Fax: 305-809-3978

Home/Property Owner: Randy Allen, Managing Partner, Reef Ent. LLC Date: 12-11-2013

Mailing Address: Reef Enterprizes, LLC, 660 Southpoint Court #301, Colorado Springs, CO 80906

Owner Signature: [Signature] Owner Ph#: () 719-527-9899

Represented by: Philip A. Frank, Terramar Environmental Services, inc. Rep. Ph#: () 305-393-4200

Represented by mailing address: 1241 Crane Blvd., Sugarloaf Key, FL 33042

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application.

A letter of representation from the owner must accompany this application if the owner is unable to attend.

Letter of Representation (x)

Tree(s) Address: 2800 Flager Avenue Cross/Corner Street: Flager & 11th Street

Common Name(s): See attached tree removal report Scientific Name(s):

Species Type(s) {check all that apply}: () Palm () Flowering () Fruit () Shade

Reason(s) for Application {check all that apply}:

- (x) REMOVE () TRANSPLANT () HEAVY MAINTENANCE
() Tree Health () New Location () Branch Removal
() Safety () Same Property () Crown Cleaning/Thinning
() Other / Explain () Other / Explain () Crown Reduction

Reason(s) for request:

The removal of trees is requested to allow the cleanup of the property. The property has been vacant and neglected and piles of debris and solid waste require removal. Small trees have colonized the fill and debris piles and will require removal. The property is being developed for residential use, and a planning department application is pending review. Any tree impacts will be mitigated on-site as part of the project.

Replacement plant material must be Florida Grade #1. Replacement of a palm with a native palm is required. Replacement of a canopy tree with a native canopy tree is required. If you need assistance with replacements, please call the Landscape Department at 305-809-3764.

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Provide access for viewing tree(s) prior to meeting
Identify tree(s) with colored tape

AGENDA ITEM #

PLEASE DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Tree Species _____

Circumference _____ ÷ 3.14 = diameter _____

Location _____ % Species _____ % Condition _____ % Total Average Value _____ %

Avg. value _____ X _____ Diameter = _____

Replacement Inches

LOCATION: OLD CITY HALL, 510 GREENE STREET, 5:00 p.m.

FOR TREE COMMISSION USE ONLY.

() TABLED () APPROVED () DENIED () FURTHER ACTION

COMMENTS:



THE CITY OF KEY WEST
TREE COMMISSION

Post Office Box 1409, Key West, FL 33041-1409 (305) 809-3764

AUTHORIZATION LETTER

Randy Allen, Managing Partner, Reef Enterprizes, LLC

660 Southpoint Court # 301

Colorado Springs, CO 80906

Print clearly, name, address

Dear Tree Commissioners:

This letter is authorization and confirmation that I, Randy Allen, Managing Partner, Reef Ent., LLC,
(owner name, print)

have retained Philip Frank, Terramar Env. Services, 1241 Crane Blvd., Sugarloaf Key, FL 33042 tel: 305-393-4200
(represent tative name, address and phone number, print)

to represent me in the matter of obtaining a permit from the City of Key West Tree Commission for my
property at: 2800 Flagler Avenue
(tree address, print)

You may contact me at 719-527-9899. Thank you.
(telephone number)

Signature

Date

TREE ID	Species	DBH	City KW VALUE	Comment
1	Buttonwood	1		
2	mahogany	1		
3	mahogany	1		
4	buttonwood	1		
5	buttonwood	1		
6	buttonwood	2		
7	buttonwood	2		
8	buttonwood	2		
9	black mangrove	5		

10	buttonwood	8		
11	buttonwood	18		poor topped leaning
12	buttonwood	2		
13	buttonwood	3		
14	black mangrove	1		
15	buttonwood	46		multiple trunks
16	buttonwood	22		multiple trunks
17	black mangrove	1		
18	buttonwood	38		poor, multiple trunks
19	buttonwood	2		
20	mahogany	1		
21	jamaica caper	1		
22	buttonwood	3		
23	buttonwood	3		
24	buttonwood	5		
25	buttonwood	5		
26	buttonwood	3		
27	buttonwood	3		
28	buttonwood	3		
29	buttonwood	4		on side poor rotten

TREE ID	Species	DBH	City KW VALUE	Comment
30	buttonwood	6		
31	buttonwood	3		
32	buttonwood	1		
33	buttonwood	4		
34	buttonwood	3		
35	buttonwood	7		multiple trunks
36	buttonwood	3		
37	buttonwood	3		
38	buttonwood	2		
39	buttonwood	2		
40	buttonwood	4		
41	buttonwood	14		
42	buttonwood	14		
43	buttonwood	14		
44	buttonwood	3		
45	buttonwood	20		
46	buttonwood	2		
47	buttonwood	6		
48	buttonwood	5		
49	buttonwood	3		
50	buttonwood	2		
51	buttonwood	2		
52	buttonwood	4		
53	buttonwood	6		
54	buttonwood	6		
55	buttonwood	4		
56	buttonwood	4		
57	buttonwood	1		
58	buttonwood	4		
59	buttonwood	4		

TREE ID	Species	DBH	City KW VALUE	Comment
60	buttonwood	2		
61	buttonwood	2		
62	buttonwood	2		
63	buttonwood	2		
64	buttonwood	1		
65	buttonwood	2		
66	buttonwood	1		
67	buttonwood	7		
68	buttonwood	1		
69	buttonwood	1		
70	buttonwood	1		
71	buttonwood	2		
72	buttonwood	4		
73	buttonwood	6		
74	buttonwood	1		
75	buttonwood	8		
76	buttonwood	9		
77	buttonwood	2		
78	buttonwood	2		
79	buttonwood	12		
80	buttonwood	3		
81	buttonwood	5		
82	buttonwood	4		
83	buttonwood	11		
84	buttonwood	7		
85	buttonwood	7		
86	buttonwood	4		
87	buttonwood	1		
88	buttonwood	1		
89	buttonwood	3		

TREE ID	Species	DBH	City KW VALUE	Comment
90	buttonwood	10		
91	buttonwood	3		
92	buttonwood	4		
93	buttonwood	2		
94	buttonwood	8		
95	buttonwood	4		
96	buttonwood	1		
97	buttonwood	3		
98	buttonwood	2		
99	white mangrove	3		
100	buttonwood	1		
101	buttonwood	2		
102	white mangrove	8		
103	buttonwood	7		
104	buttonwood	4		
105	white mangrove	4		poor
106	buttonwood	8		
107	buttonwood	8		
108	buttonwood	8		remove
109	buttonwood	4		
110	buttonwood	8		
111	buttonwood	12		
112	buttonwood	6		remove
113	buttonwood	6		remove
114	black mangrove	2		
115	black mangrove	2		
116	black mangrove	2		
117	black mangrove	5		
118	buttonwood	1		
119	black mangrove	3		

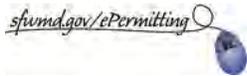
From: [Stone, Trisha](#)
To: ["Phil Frank"](#)
Cc: ["randy.allen"](#)
Subject: RE: Enclave on the Riviera, 2800 Flagler Avenue, Dec 03 SFWMD Pre App Site Review
Date: Friday, December 06, 2013 2:49:11 PM
Attachments: [image003.png](#)

Phil –

I think your notes covered everything.

- Trish

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From: Phil Frank [mailto:terramar@bellsouth.net]
Sent: Friday, December 06, 2013 1:41 PM
To: Stone, Trisha; 'randy.allen'
Subject: Enclave on the Riviera, 2800 Flagler Avenue, Dec 03 SFWMD Pre App Site Review

Trish, Randy:

Here are my notes from the Dec 03 site visit with SFWMD:

- We established a jurisdictional wetland line collaboratively. Flags were placed at the limit of wetlands and will form the basis for a wetland map / survey and site planning. The main wetland area is associated with the large mangrove swamp. A small patch of isolated salt marsh wetlands are located along Flagler to the west. Mitigation for impacts to this small wetland area will be required if impacted. See attached "draft" wetlands map based on the field review.
- We discussed the ERP exemption for small docks. Trish confirmed that exempt docks are allowed per the new ERP, and that a dock of 1000 sf or less is allowed per the exemption.
- We discussed the issue of environmental buffers and secondary impacts. Trish confirmed that the new ERP maintains the secondary impacts / buffer requirement, a minimum 15' and average 25' along any wetland interface. Any amount less than this would be considered an impact to adjacent wetlands and could require mitigation, depending on how UMAM evaluates the pre- and post-development scenarios.
- We discussed potential on-site mitigation. Enhancing the edge of the mangrove swamp where debris and exotic vegetation are impacting the ecology were observed, and remediating these impacts could be of value.
- We discussed the issues regarding the prior issued permit and various issues surrounding the easement. We agreed that the Enclave project will be a new complete application, essentially starting from scratch. Trish confirmed that the new Unified ERP regulations will apply to the Enclave application.

I think that covers the main environmental issues on the site. If there are other points that need to be documented, please let me know and I will add them.

Thanks.

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