

MEMORANDUM

DATE: August 19, 2016

RE: 822 Sawyers Lane

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

At the request of HARC staff, I reviewed the plans for 822 Sawyers Lane and inspected the property. Of concern was the proposed project's impacts to two large protected trees on the property and impacts to other protected and regulated tree and palm species (see attached field drawing of site).

Development plans for this project did not include communication with the urban forestry office or the Tree Commission except for review during discussions of a lot spilt (memo dated June 11, 2015 attached). The proposed plan does raise numerous questions including required permitting for removal or transplanting of regulated and protected tree and palm species and work being proposed within the protected root zone of large diameter protected tree species.

There is a large protected mahogany tree (#1) in the front of the property near the parking lot of Key West Marine Hardware. The project is proposing a swale that may impact the root system of the tree. As a policy rule, no digging work is to occur within 10 ft of the base of a tree. Plans also appear to show a building 5 ft away from the existing tree. There may be an issue of footers within the structural root zone of the tree.





View down existing access walkway to 822 Sawyers Lane to large mahogany tree.

Photos below show the canopy of the Mahogany #1. Branches extend out over the existing roof. Development may impact the canopy of the tree and may require major trimming of large diameter branches (permit required).





Canopy
Mahogany
tree #1

Canopy
Mahogany
tree #2

The photo below shows the area where a ten foot wide swale is to be created in the front yard adjacent to the Key West Marine Hardware parking lot. This swale will negatively impact the root system of mahogany tree #1 and needs to be redesigned.



In the rear yard there are several protected and regulated trees and palms. Not all of them were mapped at this time. It is recommended that the property owner hire an arborist or landscaper to properly map out the trees and palms that may require Tree Commission review.

Of note in the rear yard is another large protected mahogany tree (tree #2). This tree has an extensive surface root system. Again, as a policy, no digging work is to occur within 10 ft of the base of a tree.

The plans do not show the distance of the main trunk or base of the tree to the proposed building. Also, the height of the proposed structure is of concern regarding impacts to the actual canopy structure of the tree. Again, it is recommended that an arborist be consulted regarding potential impacts of the proposed structure height to the canopy of the tree. Trimming of the canopy may require a permit from the Tree Commission.

Mahogany tree #2



Regulated palms are also observed in this photos





Photos above show canopy branches growing over existing structure





Extensive root structure of Mahogany #2

Regarding the overall project design in the rear yard, the swales must be redesigned due to the existence of regulated and protected tree species and their root systems. The location of a pool and decking may also require redesign dependent on the location of regulated tree and palm species.

ISSUES:

Note the actual distance of the mahogany trees to the proposed buildings. Building a new structure within 5 ft of the trunk of a tree is not recommended.

The heights of the new structures may impact the canopy of both mahogany trees. Both trees do need maintenance trimming. It is not known whether the proposed structures will negatively impact the canopy structure of the trees. It is recommended that an arborist look at the overall canopy of the trees to determine an acceptable trimming plan that will keep the trees properly balanced and healthy and how the height of the proposed structures will or will not impact the trees.

All protected and regulated trees must be identified on the property prior to development. Any trees located in proposed work areas must be protected, transplanted or removed (permits required from the Tree Commission). Other plans for the property may need to be changed due to the presence of these trees.

Swales need to be relocated and redesigned due to the presence of protected tree roots and other regulated and protected tree species on the property.

HEIGHT	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
MAXIMUM OVERALL HEIGHT	35'	N/A	No Change	Yes
MAXIMUM OVERALL HEIGHT AT ROOF	35'	N/A	No Change	Yes
MAXIMUM OVERALL HEIGHT AT FINISH FLOOR	35'	N/A	No Change	Yes
MAXIMUM OVERALL HEIGHT AT FINISH FLOOR (BASED ON EXISTING)	35'	N/A	No Change	Yes
MAXIMUM OVERALL HEIGHT AT FINISH FLOOR (BASED ON PROPOSED)	35'	N/A	No Change	Yes
MAXIMUM OVERALL HEIGHT AT FINISH FLOOR (BASED ON PROPOSED) (BASED ON EXISTING)	35'	N/A	No Change	Yes
MAXIMUM OVERALL HEIGHT AT FINISH FLOOR (BASED ON PROPOSED) (BASED ON PROPOSED)	35'	N/A	No Change	Yes
MAXIMUM OVERALL HEIGHT AT FINISH FLOOR (BASED ON PROPOSED) (BASED ON PROPOSED) (BASED ON PROPOSED)	35'	N/A	No Change	Yes
MAXIMUM OVERALL HEIGHT AT FINISH FLOOR (BASED ON PROPOSED) (BASED ON PROPOSED) (BASED ON PROPOSED) (BASED ON PROPOSED)	35'	N/A	No Change	Yes

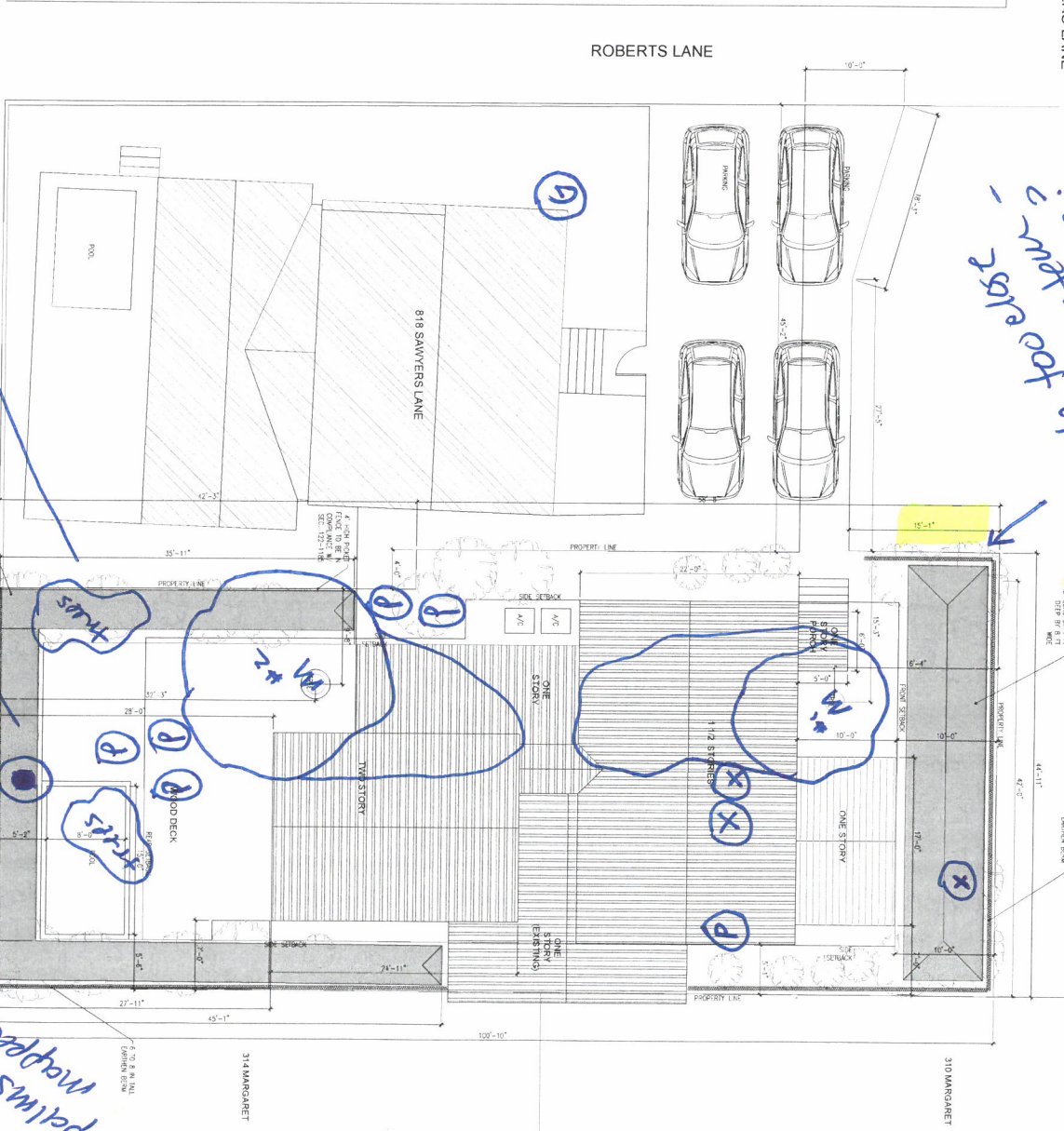
07-18-18

- M: large protected Mahogany trees and canopy
- P: Regulated palm tree
- X: Young palm trees - may be regulated dependent on species
- O: Regulated tree

re-design to tree rafters in this area - royal palm are located in this area

Additional palms + trees not mapped in rear yard

Swale for edge structure to roof system



1 CIVIL PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN

822 SAWYERS LANE
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

WSA
William Steiger & Associates
architecture

Mandiant Engineering, LLC
201 First Street, Suite 210
Key West, FL 33440
Tel: 305.241.8888
www.mandiant.com

DATE: 07-18-18
DRAWN BY: J. STEIGER

MEMORANDUM

DATE: June 11, 2015

Amended 8-19-16 KD

RE: 818-822 Sawyer Lane

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

On July 9, 2015 I met with Rick Millelli (Meridian Engineering) regarding a lot line adjustment and subsequent proposed moving of a structure and demolition of another structure at 818 and 822 Sawyers Lane. I have no objection to the lot line adjustment.



There is one gumbo limbo tree close to the existing structure to be moved on ~~822~~ 818 Sawyer Lane. The tree is in fair to poor condition but it is not anticipated to be directly impacted by the moving activity. A heavy maintenance trimming permit maybe required to trim the canopy prior to work and building permits must show proper tree protection for the gumbo limbo, its canopy and root system, during the work. A large mostly dead Ficus benjamina tree was located on the corner with the road. No permit is required for its removal and numerous not regulated areca palms are located around the property.

On ~~818~~⁸²² Sawyers Lane, there are 2 large mahogany trees on the property. The canopy and root system of these trees must be protected during demolition and any redevelopment of the property. Building permits must show proper tree protection for the mahogany trees, its canopy and root system, during the demolition work. A major maintenance permit will be required to trim the canopy of the trees, if needed. Also of interest to the Tree Commission on the property was a young strangler fig and a young Royal Poinciana tree. Both of these trees are protected.

Of side interest is the potential stormwater issue to the Roberts and Sawyers Lane area due to potential work on this property. According to the map, these two lots actually sit on Roberts Lane and are slightly higher in elevation than the corner of Roberts and Sawyer Lane. Any thoughts of improving the road area in front of 818 and 822 and the properties itself should include management of stormwater.