



MEMORANDUM

TOWN OF PONCE INLET, PLANNING AND DEVELOPMENT DEPARTMENT

The Town of Ponce Inlet staff shall be professional, caring and fair in delivering community excellence while ensuring Ponce Inlet obtain the greatest value for their tax dollar.

To: Parks, Recreation and Tree Advisory Board
From: Margi Richard, Development Review Clerk
Date: January 13, 2016 – Revised January 26, 2016
Subject: *REQUEST FOR REMOVAL OF EIGHT SPECIMEN TREES MEASURING OVER 18" DBH FOR CONSTRUCTION OF A NEW SINGLE-FAMILY HOME AT 119 BEACH STREET*

MEETING DATE: February 2, 2015

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2 I REQUEST:
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4 Applicant and property owner, Paul Roxenberg, is requesting the removal of eight (8) specimen
5 trees measuring more than 18" DBH for construction of a new single-family home and require
6 approval by the Parks, Parks, Recreation and Tree Advisory Board pursuant to LUDC Section
7 4.10, Table 4-22. There are seven (7) Live Oaks and one (1) Red Cedar, all of which are in the
8 footprint of the house, driveway, and/or pool area.
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10 II PROPERTY OVERVIEW:
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- 12 A. Size of Site: Approximately 16,744 square feet (0.38 acres)
- 13 B. Zoning Designation: R-1: Low density single family residential
- 14 C. Future Land Use Map (FLUM) Designation: Low density single family residential
- 15 D. Community Character of Immediate Vicinity: The property is located one lot east of
16 Sailfish Drive on the south side of Beach Street, which is a designated Scenic Roadway.
17 This is a heavily-wooded residential area with extra protection of trees within 15 feet of
18 the right-of-way.
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20 III REVIEW OF APPLICATION:
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22 The LUDC requires that the Parks, Recreation and Tree Advisory Board review applications for
23 the removal of specimen trees pursuant to criteria listed in Section 4.10.5.B.2.a.(2). These
24 criteria, which include making reasonable efforts to reposition the footprints of structures,
25 parking areas, and storm water management/drainage facilities where possible to save trees
26 Additionally, the use of improvements such as retaining walls, tree wells, root pruning, concrete
27 pavers, turf block, root drainage systems, subsurface soil stabilization systems, special fill
28 procedures and other restrictions must be employed on site as needed to protect existing trees as
29 deemed appropriate by the Director of Planning & Development.

30 The trees requested for removal are all within the footprint of the house, driveway and pool or
31 within the eight-foot clear zone. In addition to these improvements, the property owner has a
32 large boat that will be parked in the side yard. He has met with Town staff on multiple occasions
33 to review at least five different proposed locations of the structures in an effort to retain as many
34 trees as possible while having enough clearing to park his boat within the area allowable
35 pursuant to the Town's codes. Additionally, he is concerned about the construction trucks
36 having enough room to deliver materials.

37
38 This property is located on a designated scenic road, which prevents the removal of the two large
39 oaks on the west side which are located within the 15-foot protected zone in the front property.
40 Because of the locations of the protected trees, the driveway for this property can only feasibly
41 be located on the east side. The footprint of the driveway may be revised to eliminate the
42 removal of the 26" DBH Oak on the east side of the property, but the final determination cannot
43 be made until clearing has begun and it is clear whether or not the boat can be maneuvered
44 behind the two 24" trees on the east side of the house without removing the 26" tree.

45
46 Where necessary, the Town will require proper protection of specimen trees such as the use of
47 trees wells, root pruning and tree barriers as per Section 4.10.4.C of the LUDC. If all of the trees
48 counted are removed, required mitigation would be 56 replacement trees. However, because this
49 is a heavily wooded lot and the property owner has made every effort to position the building
50 and site elements to minimize tree removal and no trees are being removed from the designated
51 protected zone, no replacement will be required for trees removed from the building footprint
52 and driveway pursuant to Section 4.10.4.E.1.b. Replacement for the one 19" Red Cedar tree in
53 the footprint of the pool will be 7 trees.

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55 IV RECOMMENDATION

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57 Based on the fact that the application meets the criteria of LUDC Section 4.10.5.B.2.a.(2), staff
58 recommends approval of the removal of the eight specimen trees measuring between 12" and 18"
59 DBH, with the understanding that construction will be completed in compliance with all town
60 codes, including the tree mitigation required pursuant to Section 4.10.D of the Land Use and
61 Development Code.

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66 _____ January 20, 2016
67 Margi Richard, Development Review Clerk Date

68 Attachments:

- 69 1. Location map
70 2. Survey with location of tree and footprint of existing structures shown
71 3. Photos taken January 19, 2016

Approved by _____



Property Address/Location: 119 Beach Street



**ATTACHMENT 1
LOCATION MAP**

TOWN OF PONCE INLET





TWO 20" OAK TREES ON THE WEST SIDE OF THE PROPERTY



OAK TREE IN THE CLUMP OF THREE THAT MAY OR MAY NOT BE REMOVED



26" OAK IN THE FOOTPRINT OF THE DRIVEWAY THAT MAY NOT BE REMOVED



HERCULES CLUB LABELED AS A 10" SWEET GUM



CEDAR TREE IN FOOTPRINT OF POOL AREA