

TOWN OF SEWALL'S POINT



SPECIAL MAGISTRATE HEARING AGENDA

Town of Sewall's Point, Town Hall Chambers,
One South Sewall's Point Road,
Sewall's Point, Florida 34996

May 08, 2024
10:00 AM

HONORABLE TYSON J. WATERS PRESIDING

- I. CALL TO ORDER
 - a. Pledge of Allegiance
 - b. Swearing-in of Staff
- II. PUBLIC COMMENT ON NON-AGENDA ITEMS- PLEASE SUBMIT A COMMENT CARD TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING AND LIMIT YOUR COMMENTS TO THREE MINUTES. If the thirty (30) minute time period has been exhausted, the Special Magistrate will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.
 - a. TOSP Public Comment Guidelines
 - 1) [SM TSP-Public Comment Guidelines.pdf](#)
- III. VIOLATION HEARINGS
 - a. B2024 – Gerhard F. & Katrina Stejskal – 10 Oakwood Drive - Monetary Mitigation - Tree Removal
 - 1) [10 Oakwood Drive - Tree Mitigation.pdf](#)
 - 2) [10 Oakwood Drive - Back-up documents.pdf](#)
 - 3) [10 Oakwood Drive - Attorney McCarthy.pdf](#)
 - b. CE03925 - George Olsen - 177 S. Sewall's Point Road – Section 42-24 Parking Restrictions: (c) Enclosure of restricted vehicles required in R-1 District – Utility Trailer and Section 42-23 - Commercial vehicles/restricted vehicles
 - 1) [CE03925 177 S Sewall's Point Rd.pdf](#)
 - c. B24-0021 – Okeechobee Land Company - 6 N. Ridgeview Road – Section 70-1 Tree Canopy was cut more than 25% and Section 70-154: Civil penalties – vegetation illegally removed or damaged
 - 1) [B24-0021 6 N Ridgeview Road.pdf](#)
 - d. B24-0022 – Bridget Baratta - 25 N. Ridgeview Road – Section 22-2 (4) Property maintenance standards- Invasive plants

[1\) B24-0022 25 N Ridgeview Road.pdf](#)

- e. **B24-0023 – Ty & Annette Schopp - 9 Island Road – Town Ordinance 50-101 -
Work done without permit for dock & boatlift moved**

[1\) B24-0023 9 Island Road.pdf](#)

IV. ADJOURN

CIVILITY CLAUSE: It is the policy of the Sewall's Point Town Commission that all persons addressing a town board or attending a Town board meeting shall conduct themselves in a manner that does not disrupt the orderly and efficient conduct of the meeting. Boisterous or unruly behavior; threatening or inciting an immediate breach of the peace; or use of profane, slanderous or obscene speech will not be tolerated and could result in ejection from the meeting after warning from the presiding officer. In accordance with the provisions of the Americans with Disabilities Act (ADA) this document may be requested in an alternate format. Persons in need of a special accommodation to participate in this proceeding shall, within 3 working days prior to any proceeding, contact the Town Clerk's office, One South Sewall's Point Road, Sewall's Point, Florida 34996 (772) 287-2455. If any person decides to appeal any decision made by the Town Commission with regard to any matter considered at such meeting or hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Guidelines for Public Comments

- Everyone will have 3 minutes
- When recognized step forward to the podium and state your name for the record
- Remarks should be addressed to the Special Magistrate
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input
- Any person addressing the Special Magistrate who disrupts the orderly and efficient conduct of the meeting, uses profane or obscene language may be removed from the meeting

JOHN TOMPECK
Mayor

FRANK FENDER
Vice Mayor

DAVID KURZMAN
Commissioner

KAIJA MAYFIELD
Commissioner

VINNY BARILE
Commissioner

TOWN OF SEWALL'S POINT



ROBERT DANIELS, ICMA-CM
Town Manager

APRIL C. STONCIUS, MMC
Town Clerk

TINA CIECHANOWSKI
Chief of Police

JACK REISINGER, CBO
Building Official/PW Director

MARIA PIERCE
Finance/HR Director

April 10, 2024
Gerhard F. Stejskal
Katrina Stejskal
108 S. Sewall's Point Road
Sewall's Point, FL 34996

Re: Tree Mitigation 10 Oakwood Dr.

Dear Mr. and Mrs. Stejskal,

We received an email from Mr. Pete Anderson of Michael Flaugh Landscape Architects, representing you. Mr. Anderson proposed a mitigation table indicating how you are planning to handle the remaining 169" of mitigation required per your submittal. The proposal is to submit a payment into the tree fund based on (57) 3" caliper Green Buttonwood trees. This will equal 171" of mitigation. The wholesale cost for a 3" caliper Green Buttonwood in a 45-gallon container is \$200. We are proposing to double the wholesale cost to cover delivery and installation, which creates a per-tree cost of \$400. The 57 proposed trees at \$400 per tree totals \$22,800.

The Town's calculation differs with the calculation being \$55,000 based on $169" / 15in = 11 \times \$5000 = \$55,000.00$. The \$5000 is the upper tier under section 70-154 of the Sewall's Point Code of Ordinances, which is the policy for cases where trees have been removed before they are documented by size.

Under the Town of Sewall's Point Code of Ordinances, Section 70-82, the Code Enforcement Board or Special Magistrate may, upon appropriate application in writing and payment of a \$100.00 fee, reduce the fines established under section 70-154. This may be granted due to unreasonable hardship, overriding public interest, or the general public welfare....after approval of the Town Manager. If you would submit an application and the fee, I would be willing to approve taking the matter to the Special Magistrate, notwithstanding the time limits stated in Section 70-82. The matter would then be placed on the agenda for the next available hearing, at which time you could present your case for modification of the fine and/or mitigation plan.

Please contact me with any questions you might have.

Sincerely,

Robert Daniels; Town Manager



Town of Sewall's Point One South Sewall's Point Road Sewall's Point, FL 34996
(772) 287-2455 Fax (772) 220-4765

THall@sewallspoint.org
www.sewallspoint.org



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OFFICIAL USE

7022 2410 0002 2184 7550

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☐ Adult Signature Restricted Delivery
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Postage \$
 Total \$
 Sent \$
 City: State: Zip: Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9053

GERHARD & KATRINA STEJSKAL
108 S SEWALL'S POINT RD
SEWALL'S POINT, FL 34996

4/12/24

Postmark Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GERHARD & KATRINA STEJSKAL
108 S SEWALL'S POINT RD
SEWALL'S POINT, FL 34996



9590 9402 8002 2305 4075 48

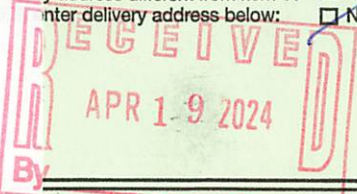
2. Article Number (Transfer from service label)

7022 2410 0002 2184 7550

Delivered by (Printed Name) GERHARD

C. Date of Delivery 04/17/24

Is delivery address different from item 1? ☐ Yes
 Enter delivery address below: ☐ No



3. Service type

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- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail item at a Post Office® for postmarking, if you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.
22-000-9047

USPS TRACKING #



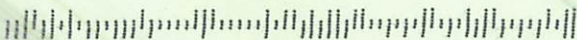
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USPS
Permit No. G-10

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**TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996**



Chrystal Gomez

From: April Stoncius
Sent: Monday, April 15, 2024 9:01 AM
To: Chrystal Gomez
Subject: FW: mitigation on 10 Oakwood Drive

FYI ~

From: Diane Corson [mailto:dctheot@comcast.net]
Sent: Friday, April 12, 2024 6:09 PM
To: John Tompeck <JTompeck@sewallspoint.org>; Frank Fender <FFender@sewallspoint.org>; Kaija Mayfield <KMayfield@sewallspoint.org>; Dave Kurzman <DKurzman@sewallspoint.org>; Vincent Barile <VBarile@sewallspoint.org>; Robert Daniels <RDaniels@sewallspoint.org>; April Stoncius <AStoncius@sewallspoint.org>; Jack Reisinger <JReisinger@sewallspoint.org>
Subject: mitigation on 10 Oakwood Drive

Dear Sewall's Point Commissioners, Town Manager, Building Official, and Town Clerk:

I live at 7 Oakwood Drive. I have watched the property at 10 Oakwood Drive change from a forest to an almost finished house on a daily basis. I watched as the trees were destroyed. I watched as trees with orange ribbons that were supposed to remain, were destroyed. I watched as a remaining Gumbo Limbo tree on the property was pushed over by an excavator type machine, exposing the roots; which were then covered when city officials were called. I watched as the driveway was installed to cover a large portion of the remaining front and side yards with what appear to be concrete pavers. I watched as they mixed concrete to then pour in between the concrete pavers.

I have been told that the house project and setbacks have been approved. I have been told that the owner will be required to replace all the trees that were removed, not by the number of trees, but by the diameter of trees. I have been told that the drainage issues were considered.

Now I have been told that the owners will not be required to replace the same diameter of trees. I have been told the owners will be assessed a fee of \$55,000, but they want to reduce that fee to \$22,000. I think they should be held accountable to replace the amount of trees that were removed.

I am concerned and saddened by this process. We are designated a tree city. We take pride in our beautiful trees and our beautiful neighborhoods. This construction project should be used as an example of what not to allow: to not allow the destruction of nearly 100% of the trees on a lot and to not allow the building of a house and driveway so large that the required amount of trees can not be replaced in the new landscaping.

I respectfully submit this letter explaining my thoughts, as my husband and I will not be able to attend the meeting when this is discussed. I hope you will take my feedback into future considerations of building projects and tree preservation. I appreciate your time and consideration.

Diane Corson

M: 954-605-2682

7 Oakwood Drive; Sewall's Point, FL 34996

Chrystal Gomez

From: Pete Anderson <pete@mikeflaughla.com>
Sent: Monday, April 1, 2024 10:14 AM
To: Jack Reisinger
Cc: Robert Daniels; Mike Flaugh; gerhard aircraftinternational.com; Chrystal Gomez
Subject: FW: 10 Oakwood Drive
Attachments: Stejaskal 240314 L2 - Mitigation Table.pdf

Hi Jack,

I sent the following email on March 14th but Chrystal reminded me that you were on vacation. I just wanted to bring this back to the top of your email as I'm sure you returned to a full inbox. The following email suggests a tree fund payment based on the inches of mitigation that we are not able to provide onsite.

Let me know if you would like to have a quick meeting to discuss this information.

Thanks

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Pete Anderson
Senior CAD Designer

772-419-0024

FL reg # LA0001728

Member American Society of Landscape Architects

www.MikeFlaughLA.com

Stuart

3744 SE Ocean Blvd, Stuart, FL 34996.

Islamorada

80925 Overseas Highway, #7, FI 33036

Naples

4850 Tamiami Trail N Suite 301, FL 34103

From: Pete Anderson
Sent: Thursday, March 14, 2024 12:58 PM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: rdaniels@sewallspoint.org; Mike Flaugh <mike@mikeflaughla.com>; gerhard aircraftinternational.com <gerhard@aircraftinternational.com>; Chrystal Gomez <Cgomez@sewallspoint.org>
Subject: 10 Oakwood Drive

Hi Jack,

We have updated the attached mitigation table for the project located at 10 Oakwood Drive.

The proposed mitigation inches have not changed from our previous submittal. We are still proposing 214" of mitigation to be planted on site.

This mitigation table indicates how we are proposing to handle the remaining 169” of mitigation. We are proposing a payment into the tree fund based on (57) 3” caliper Green Buttonwood trees. This will equal 171” of mitigation. The wholesale cost for a 3” caliper Green Buttonwood in a 45-gallon container is \$200. We are proposing to double the wholesale cost to cover delivery and installation which creates a per tree cost of \$400. The 57 proposed trees at \$400 per tree totals \$22,800.

All of this information is listed at the bottom of the attached mitigation table. If you find this to be an acceptable solution, we will resubmit the entire plan set for your approval.

Feel free to contact me with any comments or questions.

Thanks,

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Pete Anderson
Senior CAD Designer

772-419-0024

FL reg # LA0001728

Member American Society of Landscape Architects

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Naples

4850 Tamiami Trail N Suite 301, FL 34103

Chrystal Gomez

From: Mike Flaugh <mike@mikeflaughla.com>
Sent: Friday, March 22, 2024 1:12 PM
To: Robert Daniels
Cc: Jack Reisinger; Chrystal Gomez
Subject: RE: Oakwood

Hi Bob,

Sorry for the confusion, I am talking about the mitigation table that we delivered last week that showed a payment of 22,800 that the owner agreed to as way of compensating for the trees.

Thanks

Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Mike Flaugh, Landscape Architect

772-419-0024

FL reg # LA0001728

Member American Society of Landscape Architects

www.MikeFlaughLA.com

Stuart

3744 SE Ocean Blvd, Stuart, FL 34996.

Islamorada

80925 Overseas Highway, #7, FI 33036

Naples

4850 Tamiami Trail N Suite 301, FL 34103

From: Robert Daniels <RDaniels@sewallspoint.org>
Sent: Friday, March 22, 2024 1:08 PM
To: Mike Flaugh <mike@mikeflaughla.com>
Cc: Jack Reisinger <JReisinger@sewallspoint.org>; Chrystal Gomez <CGomez@sewallspoint.org>
Subject: RE: Oakwood

Mike,

The builder was quite aware of Jack's schedule. I did look at the mitigation, and as you know, it falls short of what was required. I will discuss it with Jack upon his return. I requested this information at the start of the project, a lot sooner than we received it.

Bob

Robert Daniels, Town Manager ICMA-CM
Town of Sewall's Point

1 S. Sewall's Point Road
Sewall's Point, FL 34996
Telephone: 772-287-2455
Email: rdaniels@sewallspoint.org

NOTE: Florida has a very broad public records law. Most written communications to or from Town of Sewall's Point's officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity.

PUBLIC RECORDS REQUESTS - Contact Information for the Town of Sewall's Point Records Custodian Please provide all public records requests to the Town Clerk's Office: Town Clerk, 1 S. Sewall's Point Road, Sewall's Point, FL 34996 Email: townclerk@sewallspoint.org Telephone: (772) 287-2455 X. 14

From: Mike Flaugh <mike@mikeflaughla.com>
Sent: Friday, March 22, 2024 12:52 PM
To: Robert Daniels <RDaniels@sewallspoint.org>
Subject: Oakwood

Hi Robert,
Sorry to bother you, builder and owner are barking at me nonstop about the mitigation on 10 Oakwood, I have told them several times Jack is out this week, but they are relentless! Have you looked at the proposed monetary settlement alternative for mitigation? Is this something you can act on or should I tell them they need to wait until Jack returns?
Many thanks
Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Mike Flaugh, Landscape Architect
772-419-0024
FL reg # LA0001728
Member American Society of Landscape Architects
www.MikeFlaughLA.com

Stuart
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Islamorada
80925 Overseas Highway, #7, FI 33036

Naples
4850 Tamiami Trail N Suite 301, FL 34103

Chrystal Gomez

From: Chrystal Gomez
Sent: Wednesday, April 10, 2024 12:36 PM
To: Jack Reisinger
Cc: Robert Daniels
Subject: tree mitigation 10 Oakwood

Sec. 70-154. Civil penalties.

Any person who violates any provision of this chapter shall forfeit and pay to the town a civil penalty for the vegetation illegally removed or damaged, based on the caliper of the vegetation, as follows for each tree:

- (1) Two to five inches—\$1,000.00;
- (2) Over five to ten inches—\$2,500.00;
- (3) Over ten to 15 inches—\$4,000.00;
- (4) Over 15 inches—up to \$5,000.00 or the maximum amount permitted by law.

169 in of tree required divided by 15 in= 11

11 x 5000= \$55,000.00

Chrystal Gomez
Administrative Assistant
Town of Sewall's Point
One S. Sewall's Point Road
Sewall's Point, FL 34996
(772) 287-2455 x10
Cgomez@sewallspoint.org

original tree permit Reviewed



TREE CITY USA

APPLICATION FOR TREE REMOVAL, RELOCATION OR REPLACEMENT PERMIT

Required for any tree over 2" in diameter 4' from the top of soil

Action that severely alters a tree's natural function is EFFECTIVE REMOVAL per Ord. 70-1

PENALTIES FOR UNPERMITTED TREE REMOVAL ARE UP TO \$5,000 PER TREE



Property Owner GERHARD STEJSKA Email gerhard@aircraftinternational.com

Property Address 10 OAKWOOD DR. Seawall Pt Phone 732-748-3027

Contractor DRIFWOOD HOMES Email albond@drifwoodhomes.com Phone 772-215-0074

Lot Size (check one): ☐ under 1/2 acre ☒ 1/2 to 1 acre ☐ Over 1 acre

Total Number of Trees (excluding citrus) with a trunk over 8 feet tall and 3" in diameter currently on the lot:

Palms _____ Other Trees _____

TREES PROPOSED FOR REMOVAL, RELOCATION, OR REPLACEMENT:

Species: PAVUS No. of Trees 230 Diameter: 230" (measured at 4' above soil)

Species: OAKS No. of Trees 49 Diameter: 578" (measured at 4' above soil)

Reason for tree removal/relocation/replacement IN FOOTPRINT OF HOME, POOL, AND DRIVEWAY - SOME DISEASED (SEE ATTACHED)

PLEASE ATTACH PHOTOGRAPHS OR EMAIL TO TOWNHALL@SEAWALLPOINT.ORG
PLEASE ATTACH A SKETCH SHOWING THE LOCATION OF THE TREE(S) ON THE PROPERTY

By my signature I confirm that the information set forth above is true and that any prohibited species Invasive Plant List Category I and II under the Florida Exotic Pest Plant Council (<http://www.fleppc.org/list/list.htm>) on the property will be removed immediately and as a condition of this permit.

Signature of Property Owner [Signature]

Date 10/6/22

NOTICE: The Town may require that you retain the services of a Certified Arborist to complete the International Society of Arboriculture Basic Tree Risk Assessment if the permit application includes removal of an apparently healthy tree.

Fee of \$15 paid by Cash check or credit card Received by Town Staff on 12/15/22 (date) 8 (Initials)
(No fee shall be required to remove prohibited species, dead, dying, or damaged trees)

Review Criteria:

1. yes no: Would approval cause significant adverse impacts to soils, water, ecological systems, noise, wildlife habitat, property values, and other criteria identified in Town ordinance section 70-86?
2. yes no: Is the subject tree a "Specimen Tree," i.e. one having high aesthetic or ecological value?

If the answer to both questions is NO, at least one of the following three conditions must be met:

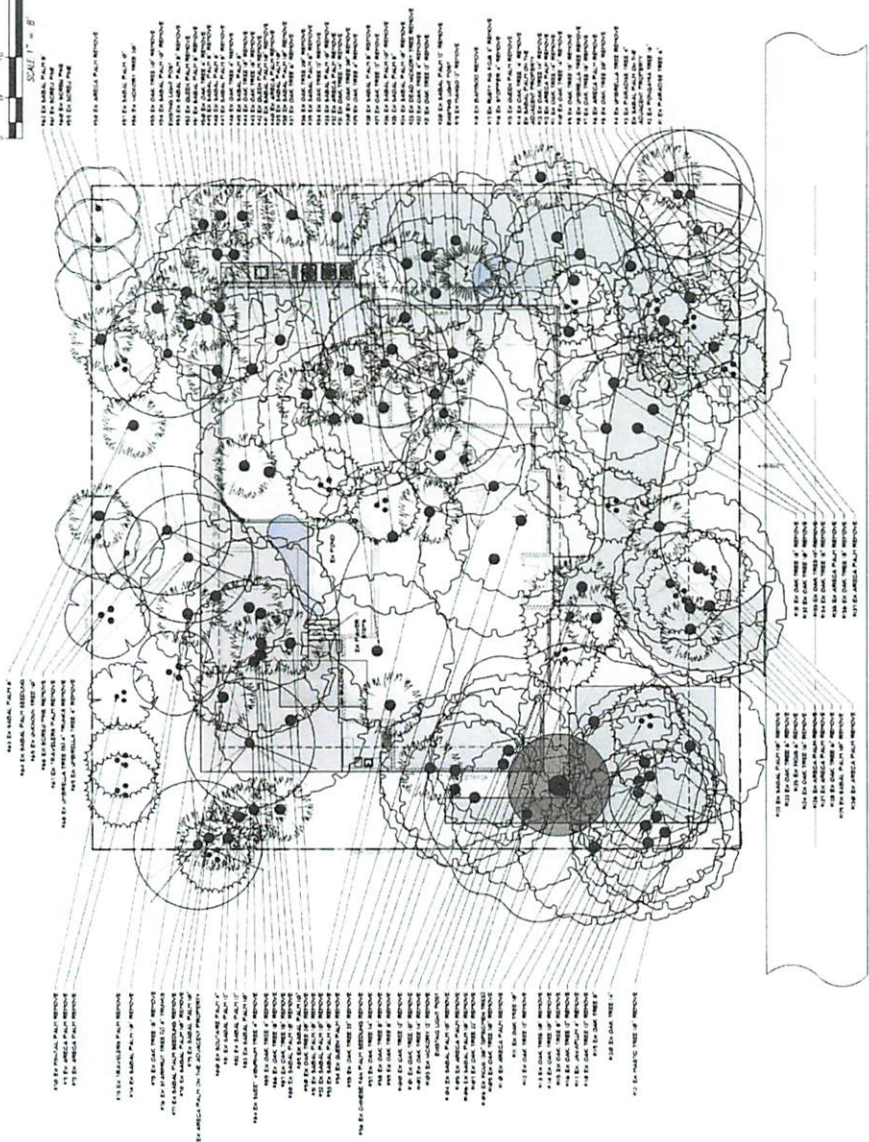
1. yes no Is the tree in an area where structures or utilities are permitted under Town codes? (and)
or yes no If yes, would preserving the tree unreasonably restrict the economic enjoyment of the property? (and)
or yes no If yes, can the tree reasonably be relocated on the property?
2. yes no Is the tree diseased or injured? (or)
or yes no Is the tree located too close to structures or interfering with existing utility service? (or)
or yes no Does the tree create an unsafe visual obstruction?
3. yes no Is the tree to be moved or replaced by another tree on the owner's property?

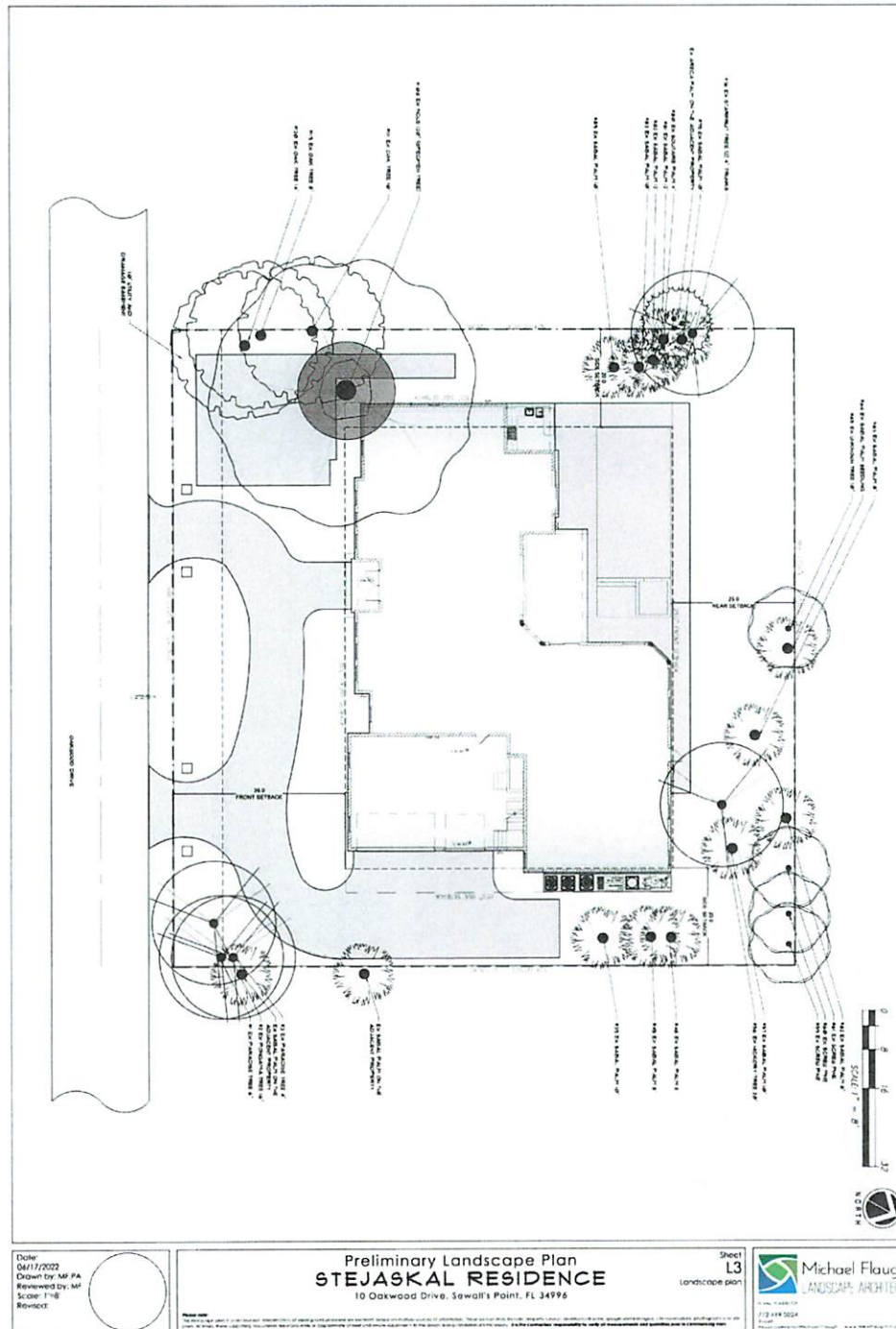
Permit Approved ☒ Permit Denied ☐ Reason for Denial: _____

Town Official: [Signature]

Date: 12-15-22

10 OAKWOOD DRIVE, SEWELL'S POINT, FL 34996







Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996

Receipt

Date	Receipt No.
12/15/2022	1795

Received of:
DRIFTWOOD HOMES

Description: 10 OAKWOOD DR

Item	Description	Amount
TREEREM	TREE REMOVAL 001-000-367.000 15.00	15.00
TOTAL		15.00

Check No.	Payment Method	Amount
	CASH	15.00



TREE CITY USA

APPLICATION FOR TREE REMOVAL, RELOCATION OR REPLACEMENT PERMIT

Required for any tree over 2" in diameter 4' from the top of soil
Action that severely alters a tree's natural function is EFFECTIVE REMOVAL per Ord. 70-1
PENALTIES FOR UNPERMITTED TREE REMOVAL ARE UP TO \$5,000 PER TREE



Property Owner GERHARD STEJSKAL Email gerhard@aircraftinternational.com

Property Address 10 OAKWOOD DR. SEAWALL PT Phone 732-748-3027

Contractor DAVID WOOD HOMES Email albond@beboth.com Phone 772-215-0074

Lot Size (check one): ☐ under 1/2 acre ☒ 1/2 to 1 acre ☐ Over 1 acre

Total Number of Trees (excluding citrus) with a trunk over 8 feet tall and 3" in diameter currently on the lot:

Palms _____ Other Trees _____

TREES PROPOSED FOR REMOVAL, RELOCATION, OR REPLACEMENT:

Species: PALMS No. of Trees 238 Diameter: 238" (measured at 4' above soil)

Species: OAKS No. of Trees 49 Diameter: 578" (measured at 4' above soil)

Reason for tree removal/relocation/replacement IN FOOTPRINT OF HOME, POOL, AND DRIVEWAY - SOME DISEASED (SEE ATTACHED)

**PLEASE ATTACH PHOTOGRAPHS OR EMAIL TO TOWNHALL@SEWALLSPPOINT.ORG
PLEASE ATTACH A SKETCH SHOWING THE LOCATION OF THE TREE(S) ON THE PROPERTY**

By my signature I confirm that the information set forth above is true and that any prohibited species Invasive Plant List Category I and II under the Florida Exotic Pest Plant Council (<http://www.fleppc.org/list/list.htm>) on the property will be removed immediately and as a condition of this permit.

Signature of Property Owner [Signature]

Date 10/6/22

NOTICE: The Town may require that you retain the services of a Certified Arborist to complete the International Society of Arboriculture Basic Tree Risk Assessment if the permit application includes removal of an apparently healthy tree.

Fee of \$15 paid by Cash check or credit card Received by Town Staff on 12/15/22 (date) [Signature] (Initials)
(No fee shall be required to remove prohibited species, dead, dying, or damaged trees)

Review Criteria:

1. yes no: Would approval cause significant adverse impacts to soils, water, ecological systems, noise, wildlife habitat, property values, and other criteria identified in Town ordinance section 70-86?
2. yes no: Is the subject tree a "Specimen Tree," i.e. one having high aesthetic or ecological value?

If the answer to both questions is NO, at least one of the following three conditions must be met:

1. yes no Is the tree in an area where structures or utilities are permitted under Town codes? (and)
or yes no If yes, would preserving the tree unreasonably restrict the economic enjoyment of the property? (and)
or yes no If yes, can the tree reasonably be relocated on the property?
2. yes no Is the tree diseased or injured? (or)
or yes no Is the tree located too close to structures or interfering with existing utility service? (or)
or yes no Does the tree create an unsafe visual obstruction?
3. yes no Is the tree to be moved or replaced by another tree on the owner's property?

Permit Approved ☒ Permit Denied ☐ Reason for Denial: _____

Town Official: [Signature]

Date: 12-15-22

STEJASKAL MITIGATION TABLE							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	CALIPER	ACTION	MITIGATION REQUIRED	MITIGATION INCHES REQUIRED	COMMENTS
1	Simarouba glauca	PARADISE TREE	6"	REMAIN	NO		NATIVE
2	Milletia pinnata	PONGAM OIL TREE	16"	REMAIN	NO		NON NATIVE
3	Simarouba glauca	PARADISE TREE	4"	REMAIN	NO		NATIVE
4	Schefflera arboricola	UMBRELLA TREE	NA	REMOVE	NO		INVASIVE
5	Quercus virginiana	OAK TREE	20"	REMOVE	YES	20	NATIVE
6	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
7	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
8	Schefflera arboricola	UMBRELLA TREE	NA	REMOVE	NO		NON NATIVE
9	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
10	Quercus virginiana	OAK TREE	14"	REMOVE	YES	14	NATIVE
11	Quercus virginiana	OAK TREE	14"	REMOVE	YES	14	NATIVE
12	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
13	Quercus virginiana	OAK TREE	14"	REMOVE	YES	14	NATIVE
14	Quercus virginiana	OAK TREE	14"	REMOVE	YES	14	NATIVE
15	Syagrus romanzoffiana	QUEEN PALM	NA	REMOVE	NO		NON NATIVE
16	Myrcianthes fragrans	STOPPER	4"	REMOVE	YES	4	NATIVE
17	Ficus rubiginosa	RUSTY FIG FICUS	3"	REMOVE	NO		IN BUILDING FOOTPRINT
18	Bambusa vulgaris	BAMBOO	NA	REMOVE	NO		NON NATIVE
19	Mangifera indica	MANGO	12"	REMOVE	NO		NON NATIVE
20	Sabal palmetto	SABAL PALM	12"	REMOVE	NO		IN BUILDING FOOTPRINT
21	Quercus virginiana	OAK TREE	12" MULTI-TRUNK	REMOVE	YES	12	NATIVE
22	Quercus virginiana	OAK TREE	4"	REMOVE	YES	4	NATIVE
23	Carya floridana	HICKORY	NA	REMOVE	NO		DEAD
24	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
25	Sabal palmetto	SABAL PALM	8"	REMAIN	NO	2	NATIVE
26	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
27	Quercus virginiana	OAK TREE	12"	REMOVE	NO		IN BUILDING FOOTPRINT
28	Sabal palmetto	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
29	Quercus virginiana	OAK TREE	4"	REMOVE	NO		IN BUILDING FOOTPRINT
30	Quercus virginiana	OAK TREE	20"	REMOVE	NO		IN BUILDING FOOTPRINT
31	Quercus virginiana	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
32	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
33	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
34	Quercus virginiana	OAK TREE	12"	REMOVE	NO		IN BUILDING FOOTPRINT
35	Sabal palmetto	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
36	Quercus virginiana	OAK TREE	20"	REMOVE	NO		IN BUILDING FOOTPRINT
37	Quercus virginiana	OAK TREE	6"	REMOVE	NO		IN BUILDING FOOTPRINT
38	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
39	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
40	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
41	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
42	Syagrus romanzoffiana	QUEEN PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
43	Quercus virginiana	OAK TREE	18"	REMOVE	NO		IN BUILDING FOOTPRINT
44	Quercus virginiana	OAK TREE	18"	REMOVE	NO		IN BUILDING FOOTPRINT
45	Sabal palmetto	SABAL PALM	8"	REMAIN	NO		NATIVE
46	Quercus virginiana	OAK TREE	4"	REMOVE	YES	4	NATIVE
47	Sabal palmetto	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
48	Sabal palmetto	SABAL PALM	8"	REMAIN	NO		NATIVE
49	Sabal palmetto	SABAL PALM	8"	REMOVE	YES	2	NATIVE
50	Quercus virginiana	OAK TREE	4"	REMOVE	NO		IN BUILDING FOOTPRINT
51	Sabal palmetto	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
52	Syagrus romanzoffiana	QUEEN PALM	NA	REMOVE	NO		NON NATIVE
53	Sabal palmetto	SABAL PALM	8"	REMOVE	YES	2	NATIVE
54	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
55	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
56	Carya floridana	HICKORY TREE	20"	REMAIN	NO		NATIVE
57	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
58	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
59	Pandanus utilis	SCREW PINE	NA	REMAIN	NO		NON NATIVE
60	Pandanus utilis	SCREW PINE	NA	REMAIN	NO		NON NATIVE
61	Pandanus utilis	SCREW PINE	NA	REMAIN	NO		NON NATIVE
62	Sabal palmetto	SABAL PALM	8"	REMAIN	NO		NATIVE
63	Sabal palmetto	SABAL PALM	8"	REMAIN	NO		NATIVE
64	Sabal palmetto	SABAL PALM	SEEDLING	REMAIN	NO		NATIVE
65	Unknown tree	Unknown Tree	10"	REMAIN	NO		NATIVE
66	Pandanus utilis	SCREW PINE	NA	REMOVE	NO		NON NATIVE
67	Ravenala madagascariensis	TRAVELERS PALM	NA	REMOVE	NO		NON NATIVE
68	Schefflera arboricola	UMBRELLA TREE	20" MULTI-TRUNK	REMOVE	NO		INVASIVE
69	Schefflera arboricola	UMBRELLA TREE	4"	REMOVE	NO		INVASIVE
70	Caryota urens	FISHTAIL PALM	NA	REMOVE	NO		NON NATIVE
71	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
72	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
73	Ravenala madagascariensis	TRAVELERS PALM	NA	REMOVE	NO		NON NATIVE
74	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
75	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE

76	Averroha carambola	STARFRUIT	8" MULTI-TRUNK	REMAIN	NO		NON NATIVE
77	Sabal palmetto	SABAL PALM	SEEDLING	REMOVE	NO		NATIVE
78	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
79	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
80	Ptychosperma elegans	SOLITAIRE PALM	4"	REMAIN	NO		NON NATIVE
81	Sabal palmetto	SABAL PALM	12"	REMAIN	NO		NATIVE
82	Sabal palmetto	SABAL PALM	12"	REMAIN	NO		NATIVE
83	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
84	Viburnum odoratissimum	SWEET VIBURNUM	4"	REMOVE	YES	4	NATIVE
85	Quercus virginiana	OAK TREE	4"	REMOVE	YES	4	NATIVE
86	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
87	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
88	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
89	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
90	Quercus virginiana	OAK TREE	20"	REMOVE	YES	20	NATIVE
91	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
92	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
93	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
94	Syagrus romanzoffiana	QUEEN PALM	6"	REMOVE	NO		IN BUILDING FOOTPRINT
95	Quercus virginiana	OAK TREE	22"	REMOVE	NO		IN BUILDING FOOTPRINT
96	Livistonia chinensis	CHINESE FAN PALM	SEEDLING	REMOVE	NO		IN BUILDING FOOTPRINT
97	Quercus virginiana	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
98	Quercus virginiana	OAK TREE	8"	REMOVE	NO		IN BUILDING FOOTPRINT
99	Quercus virginiana	OAK TREE	8"	REMOVE	YES	8	NATIVE
100	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
101	Quercus virginiana	OAK TREE	10"	REMOVE	NO		IN BUILDING FOOTPRINT
102	Quercus virginiana	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
103	Carya floridana	HICKORY	12"	REMOVE	YES	12	NATIVE
104	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
105	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
106	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
107	Quercus virginiana	OAK TREE	22"	REMOVE	YES	22	NATIVE
108	Ficus sps.	FICUS	120"	REMAIN	NO		SPECIMEN TREE
109	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
110	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
111	Quercus virginiana	OAK	10"	REMAIN	NO		NATIVE
112	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
113	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
114	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
115	Quercus virginiana	OAK TREE	8"	REMOVE	YES	8	NATIVE
116	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
117	Syzygium cumini	JAVA PLUM	4"	REMOVE	NO		NON NATIVE
118	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
119	Quercus virginiana	OAK TREE	8"	REMAIN	NO		NATIVE
120	Quercus virginiana	OAK TREE	14"	REMAIN	NO		NATIVE
121	Pistacia lentiscus	MASTIC TREE	10"	REMOVE	YES	10	NATIVE
122	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
123	Quercus virginiana	OAK TREE	6"	REMOVE	YES	6	NATIVE
124	Quercus virginiana	OAK TREE	16"	REMOVE	YES	16	NATIVE
125	Ficus sps.	FICUS	6"	REMOVE	YES	6	NATIVE
126	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
127	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
128	Quercus virginiana	OAK TREE	6"	REMOVE	YES	6	NATIVE
129	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2	NATIVE
130	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
131	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
132	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
133	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
134	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
135	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
136	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
137	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
				TOTAL REPLACEMENT INCHES REQUIRED		468.5	
				TOTAL NUMBER OF 3" TREES REQUIRED		157	

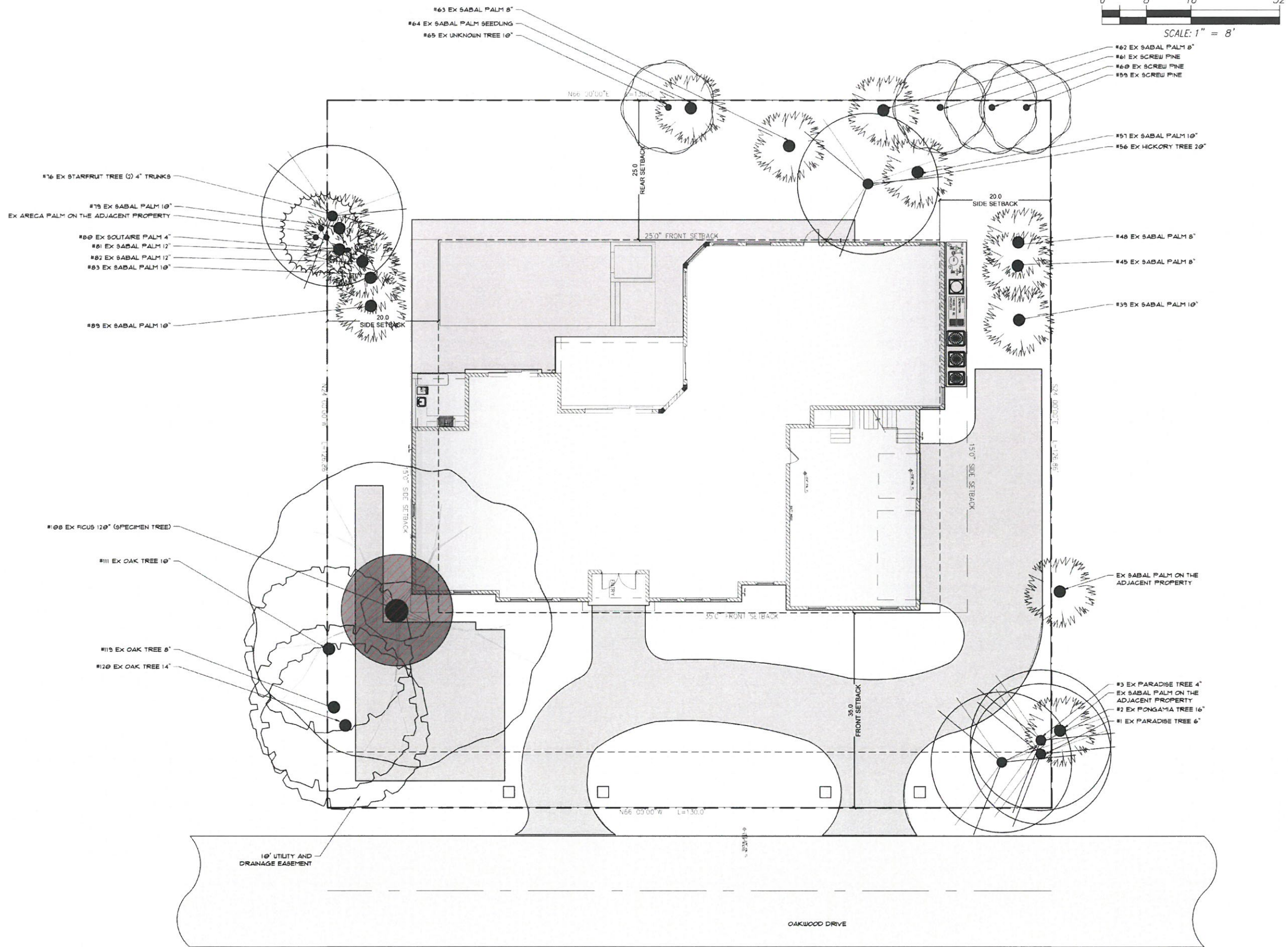


Sheet
L2
Mitigation Table

Preliminary Landscape Plan
STEJASKAL RESIDENCE
10 Oakwood Drive, Sewall's Point, FL 34996

Please note:
This landscape plan is a professional representation of the proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, Google aerial imagery, site observations, photographs, etc. At times, these supporting documents are inaccurate or incomplete and adjustments to the design during installation are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

Date: 06/17/2022
Drawn by: MF PA
Reviewed by: MF
Scale: 1"=8'
Revised:



Preliminary Landscape Plan
STEJASKAL RESIDENCE
10 Oakwood Drive, Sewall's Point, FL 34996

Please note:
This landscape plan is a preliminary interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, Google Earth imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or inappropriate to the design. During installation or construction, the contractor shall be responsible for verifying the accuracy of the information and making any necessary adjustments.



Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996

Receipt

Date	Receipt No.
12/15/2022	1795

Received of:

DRIFTWOOD HOMES

Description: 10 OAKWOOD DR

Item	Description	Amount
TREEREM	TREE REMOVAL 001-000-367.000 15.00	15.00
TOTAL		15.00

Check No.	Payment Method	Amount
	CASH	15.00











From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood
Date: Tuesday, April 30, 2024 3:14:13 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:37 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood

From: Jack Reisinger [<mailto:JReisinger@sewallspoint.org>]
Sent: Friday, January 20, 2023 1:24 PM
To: Robert Daniels <RDaniels@sewallspoint.org>
Subject: 10 Oakwood





Sent from my iPhone

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood
Date: Tuesday, April 30, 2024 3:14:57 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:40 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood

From: Pete Anderson [<mailto:pete@mikeflaughla.com>]
Sent: Friday, January 19, 2024 9:03 AM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: Mike Flaugh <mike@mikeflaughla.com>
Subject: 10 Oakwood

Good morning Jack,

We spoke with Gerhard, the owner of 10 Oakwood, about the proposal to remove the front driveway to accommodate more mitigation trees, and naturally he was not happy with that option. Further, the pavers have been ordered and paid for and are prepared for installation.

Are there other options, exceptions or considerations to explore?

Thank you,

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Pete Anderson
Senior CAD Designer

772-419-0024
FL reg # LA0001728
Member American Society of Landscape Architects
www.MikeFlaughLA.com

Stuart
3744 SE Ocean Blvd, Stuart, FL 34996.

Islamorada
80925 Overseas Highway, #7, FI 33036

Naples

4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood
Date: Tuesday, April 30, 2024 3:15:06 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:40 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood

From: Robert Daniels
Sent: Friday, January 19, 2024 3:37 PM
To: Mike Flaugh <mike@mikeflaughla.com>
Cc: Jack Reisinger <JReisinger@sewallspoint.org>
Subject: RE: 10 Oakwood

Mike,

I feel all of this should have been resolved at plan submittal. At this point something needs to go. I am interested what you, the owner, and contractor propose to Jack and I will check Jack's schedule as well.

Bob

From: Mike Flaugh <mike@mikeflaughla.com>
Sent: Friday, January 19, 2024 3:29 PM
To: Robert Daniels <RDaniels@sewallspoint.org>
Subject: 10 Oakwood

Good afternoon Bob,
Gerhard, owner of 10 Oakwood, would like for me to coordinate a meeting at your office where we could talk through the tree mitigation dilemma on his property. Would you have any availabilities this coming week?
I am available Tuesday, Thursday pm or Friday.
Thank you and have a great weekend
Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Mike Flaugh, Landscape Architect
772-419-0024

FL reg # LA0001728
Member American Society of Landscape Architects
www.MikeFlaughLA.com

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Islamorada

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Naples

4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood
Date: Tuesday, April 30, 2024 3:15:06 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:40 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood

From: Robert Daniels
Sent: Friday, January 19, 2024 3:37 PM
To: Mike Flaugh <mike@mikeflaughla.com>
Cc: Jack Reisinger <JReisinger@sewallspoint.org>
Subject: RE: 10 Oakwood

Mike,

I feel all of this should have been resolved at plan submittal. At this point something needs to go. I am interested what you, the owner, and contractor propose to Jack and I will check Jack's schedule as well.

Bob

From: Mike Flaugh <mike@mikeflaughla.com>
Sent: Friday, January 19, 2024 3:29 PM
To: Robert Daniels <RDaniels@sewallspoint.org>
Subject: 10 Oakwood

Good afternoon Bob,
Gerhard, owner of 10 Oakwood, would like for me to coordinate a meeting at your office where we could talk through the tree mitigation dilemma on his property. Would you have any availabilities this coming week?
I am available Tuesday, Thursday pm or Friday.
Thank you and have a great weekend
Mike

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FL reg # LA0001728
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4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood
Date: Tuesday, April 30, 2024 3:15:25 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:41 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood

From: Jack Reisinger
Sent: Thursday, February 29, 2024 9:29 AM
To: 'Mike Flaugh' <mike@mikeflaughla.com>; alan morris <albomo@bellsouth.net>; Robert Daniels <RDaniels@sewallspoint.org>
Cc: Pete Anderson <pete@mikeflaughla.com>
Subject: RE: 10 Oakwood

Mr. Flaugh,

Thank you for submitting your latest landscape plan. However, upon review, it has been noted that there is still a deficiency of 214 inches of trees mitigation. We would appreciate your input and suggestions on how to address this shortfall. Our staff is open to considering all offers to mitigate, as compliance with the Town of Sewall's Point regulations is imperative. If you have any proposals or ideas, please do not hesitate to share them with us.

Looking forward to your response,

Jack

From: Mike Flaugh [<mailto:mike@mikeflaughla.com>]
Sent: Friday, February 16, 2024 12:50 PM
To: alan morris <albomo@bellsouth.net>; Robert Daniels <RDaniels@sewallspoint.org>; Jack Reisinger <JReisinger@sewallspoint.org>
Cc: Pete Anderson <pete@mikeflaughla.com>
Subject: 10 Oakwood

Gentlemen,

I will be dropping off revised landscape mitigation plans for 10 Oakwood today. We have added more trees, as many as possible. The new mitigation counts and data are shown in table form on the plan.

Please review and advise on how to address the remaining deficiency.

A PDF is attached in case that Alan needs to upload into the permit system portal.

Feel free to call or write with any questions.

Enjoy your weekend
Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

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772-419-0024

FL reg # LA0001728

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4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood
Date: Tuesday, April 30, 2024 3:15:29 PM
Attachments: [Stejaskal 240216 Set.pdf](#)

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:41 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood

From: Mike Flaugh [<mailto:mike@mikeflaughla.com>]
Sent: Friday, February 16, 2024 12:50 PM
To: alan morris <albomo@bellsouth.net>; Robert Daniels <RDaniels@sewallspoint.org>; Jack Reisinger <JReisinger@sewallspoint.org>
Cc: Pete Anderson <pete@mikeflaughla.com>
Subject: 10 Oakwood

Gentlemen,

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A PDF is attached in case that Alan needs to upload into the permit system portal.

Feel free to call or write with any questions.

Enjoy your weekend
Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

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3744 SE Ocean Blvd, Stuart, FL 34996.

Islamorada

80925 Overseas Highway, #7, FI 33036

Naples

4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood Drive
Date: Tuesday, April 30, 2024 3:14:02 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:35 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood Drive

From: Robert Daniels
Sent: Thursday, January 19, 2023 10:39 AM
To: drew.gatewood@gmail.com
Cc: Jack Reisinger <JReisinger@sewallspoint.org>; Frank Fender <FFender@sewallspoint.org>
Subject: 10 Oakwood Drive

Mr. Gatewood,

I am Bob Daniels, the Town Manager for Sewall's Point. I respectfully request the following clarification:

- 1) Please provide your ISA number because it was not included in your report.
- 2) Also, in your report, you mention a Strangler fig as tree 108, but it appears to be a ficus between one or two oaks. You recommend removal because of the proximity to the drain field but wouldn't it be easier to move the drain field instead of half a dozen trees?

Sewall's Point has been a Tree City for 31 years, and we try to save every tree we can. Thank you in advance for your comments and information.

Sincerely,

Bob

Robert J. Daniels, ICMA-CM
Town Manager
Town of Sewall's Point
One Sewall's Point Road
Sewall's Point, Florida 34996
(772)287-2455

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood Drive
Date: Tuesday, April 30, 2024 3:14:02 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:36 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood Drive

From: Drew Gatewood [<mailto:drew.gatewood@gmail.com>]
Sent: Thursday, January 19, 2023 10:51 AM
To: Robert Daniels <RDaniels@sewallspoint.org>
Cc: Jack Reisinger <JReisinger@sewallspoint.org>; Frank Fender <FFender@sewallspoint.org>
Subject: Re: 10 Oakwood Drive

- 1.) CERT ID: FL-9658A
- 2.) See below discussion

I agree with saving as many trees as possible, and I wish this lot had sewer available so we didn't have to go through this exercise. As far as moving the drainfield, I was told this was the only location it was going to fit previously, if that's not the case then by all means push the drain field to the furthest point away from this as possible. Setting barriers (concrete footer, corrugated metal sheet walls, etc) only temporarily stops any of the species in the ficus family from getting into a drainfield and ultimately causing failure. The root systems of them are generally 2x the dripline so you can see the issue this lot is going to have with that tree. I open for suggestions on this, I'd like to keep as many trees as possible on the lot, but from what I've been told regarding the site plan we have some serious constraints.

On Thu, Jan 19, 2023 at 10:39 AM Robert Daniels <RDaniels@sewallspoint.org> wrote:

Mr. Gatewood,

I am Bob Daniels, the Town Manager for Sewall's Point. I respectfully request the following clarification:

- 1) Please provide your ISA number because it was not included in your report.
- 2) Also, in your report, you mention a Strangler fig as tree 108, but it appears to be a ficus between one or two oaks. You recommend removal because of the proximity to the drain field but wouldn't it be easier to move the drain field instead of half a dozen trees?

Sewall's Point has been a Tree City for 31 years, and we try to save every tree we can. Thank you in advance for your comments and information.

Sincerely,

Bob

Robert J. Daniels, ICMA-CM
Town Manager
Town of Sewall's Point
One Sewall's Point Road
Sewall's Point, Florida 34996
(772)287-2455

--

Drew Gatewood, MS, PWS, CWB, WEDG, ISA Certified Arborist
Advanced Restoration Ecology
2593 NE Roberta St
Jensen Beach, FL 34957
Office 772-242-7200
Cell 813-784-8891

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood
Date: Tuesday, April 30, 2024 3:14:12 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:37 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood

From: Jack Reisinger
Sent: Friday, January 20, 2023 9:10 AM
To: alan morris <albomo@bellsouth.net>
Subject: 10 Oakwood

Good morning Alan,

The issue of tree removal from 10 Oakwood is going to be discussed this Tuesday night at the Commission meeting and it may be a good idea for someone to go over the replanting and landscape that will take place.

Also, I will need a revised site plan showing the total coverage less than 45% and new location of the drain field before March 1.

Thank you

Jack

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood Drive
Date: Tuesday, April 30, 2024 3:14:29 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:38 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood Drive

From: Mike Flaugh [<mailto:mike@mikeflaughla.com>]
Sent: Thursday, November 30, 2023 10:21 AM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: alan morris <albomo@bellsouth.net>; gerhard@aircraftinternational.com
Subject: 10 Oakwood Drive

Good morning Jack,

The Stejskal project is approaching time for landscape installation. If you recall, we met some time ago in your office with the Town Manager and I brought with me a mitigation plan. The plan illustrated the problems with actually installing all of the proposed mitigation trees. The owner and I would like to meet with you at your earliest convenience to see how we might find a solution that is respectful of compliance, but also doable.

Please offer some dates that are good for you and I will coordinate with Mr. Stejskal.

All the best,
Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Mike Flaugh, Landscape Architect
772-419-0024

FL reg # LA0001728
Member American Society of Landscape Architects
www.MikeFlaughLA.com

Stuart
3744 SE Ocean Blvd, Stuart, FL 34996.

Islamorada

80925 Overseas Highway, #7, FL 33036

Naples

4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood Drive
Date: Tuesday, April 30, 2024 3:15:35 PM
Attachments: [Stejaskal 240314 L2 - Mitigation Table.pdf](#)

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:42 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood Drive

From: Pete Anderson [<mailto:pete@mikeflaughla.com>]
Sent: Monday, April 1, 2024 10:14 AM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: Robert Daniels <RDaniels@sewallspoint.org>; Mike Flaugh <mike@mikeflaughla.com>; gerhard aircraftinternational.com <gerhard@aircraftinternational.com>; Chrystal Gomez <CGomez@sewallspoint.org>
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From: Pete Anderson

Sent: Thursday, March 14, 2024 12:58 PM

To: Jack Reisinger <JReisinger@sewallspoint.org>

Cc: rdaniels@sewallspoint.org; Mike Flaugh <mike@mikeflaughla.com>; gerhard aircraftinternational.com <gerhard@aircraftinternational.com>; Chrystal Gomez <Cgomez@sewallspoint.org>

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From: Jack Reisinger <JReisinger@sewallspoint.org>

Sent: Monday, April 1, 2024 3:12 PM

To: Pete Anderson <pete@mikeflaughla.com>

Cc: Robert Daniels <RDaniels@sewallspoint.org>; Mike Flaugh <mike@mikeflaughla.com>

Subject: RE: 10 Oakwood Drive

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From: Pete Anderson [<mailto:pete@mikeflaughla.com>]

Sent: Monday, April 1, 2024 10:14 AM

To: Jack Reisinger <JReisinger@sewallspoint.org>

Cc: Robert Daniels <RDaniels@sewallspoint.org>; Mike Flaugh <mike@mikeflaughla.com>; gerhard aircraftinternational.com <gerhard@aircraftinternational.com>; Chrystal Gomez <CGomez@sewallspoint.org>

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Subject: FW: 10 Oakwood Drive
Date: Tuesday, April 30, 2024 3:15:44 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:43 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood Drive

From: Jack Reisinger
Sent: Tuesday, April 2, 2024 3:40 PM
To: 'Pete Anderson' <pete@mikeflaughla.com>
Cc: Robert Daniels <RDaniels@sewallspoint.org>; Mike Flaugh <mike@mikeflaughla.com>
Subject: RE: 10 Oakwood Drive

Hi Pete,
We have a total of \$55,000 based on $169 / 15 \text{ in} = 11 \times \$5000 = \$55,000.00$

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From: Jack Reisinger
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To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood Drive

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From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood Drive Tree issue
Date: Tuesday, April 30, 2024 3:14:08 PM
Attachments: [322724825_1232843917615042_6241224246103437915_n.jpg](#)
[322626595_1650398675389020_8864080744458407664_n.jpg](#)
[322679158_1220614518854431_3838572624192927598_n.jpg](#)
[319924162_1551663721992378_7337196137017314151_n.jpg](#)
[322679157_3354032334914705_6812942307974334721_n.jpg](#)

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:33 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood Drive Tree issue

From: Frank Fender
Sent: Thursday, January 12, 2023 7:54 AM
To: Robert Daniels <RDaniels@sewallspoint.org>; Jack Reisinger <JReisinger@sewallspoint.org>
Subject: 10 Oakwood Drive Tree issue

Hi Bob, Jack:

Following our discussion at the meeting this week, and given Jack's response of "The trees are growing in the planned space for foundation, driveway, pool, and septic drain field." I am now more disturbed that a stated mission of being a "Tree City" would follow some protocol to push back on plans that do not include designing foundations, driveways, pools, and septic fields around decades old heritage oak trees. How we would allow a builder to clear-cut a lot is beyond me. My feeling is that the oak along the main road in the center of the lot could have been designed around with a circular drive.

Clearly we need another look on the process we embark upon to approve tree permits. It needs to include a letter of no objection from some residents committee, or the Town Garden Club, or some oversight board. Secondly, as requested, I would like a request of a review of the mitigation rules.

My assumption, perhaps incorrect, is that tree trunks marked with ribbons are marked to be saved. Clearly from the pictures attached that process failed here.

Thanks for your kind and continued attention to this issue and detailed advocacy for future issues that might impact our canopy in Sewall's Point.

Kind Regards,

Frank Fender
Commissioner
Town of Sewall's Point
One South Sewall's Point Road
Sewall's Point, Florida 34996
(772) 529-0958

.
NOTE: Florida has a very broad public records law. Most written communications to or from Town of Sewall's Point's officials and employees regarding public business are public records available to the public and media upon request. Under Florida law, e-mail addresses are public records and must be disclosed in response to a public records request.

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood Drive
Date: Tuesday, April 30, 2024 3:13:22 PM

From: Susan Garrett [mailto:sgarrett@torcivialaw.com]
Sent: Tuesday, April 30, 2024 3:04 PM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Subject: RE: 10 Oakwood Drive

Thanks. Let's put all of these in the record if not already there. I will definitely use some of them as exhibits.

Susan M. Garrett, Esquire
**TORCIVIA, DONLON
GODDEAU & RUBIN, P.A.**

Northpoint Corporate Center
701 Northpoint Parkway, Suite 209
West Palm Beach, FL 33407
(561) 686-8700
(561) 686-8764 fax
sgarrett@torcivialaw.com
www.torcivialaw.com

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From: Jack Reisinger <JReisinger@sewallspoint.org>
Sent: Tuesday, April 30, 2024 9:43 AM
To: Susan Garrett <sgarrett@torcivialaw.com>
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Subject: RE: 10 Oakwood Drive

Hi Pete,

We have a total of \$55,000 based on 169/ 15in= 11 x \$5000 = \$55,000.00

From: Pete Anderson [<mailto:pete@mikeflaughla.com>]
Sent: Monday, April 1, 2024 3:46 PM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: Robert Daniels <RDaniels@sewallspoint.org>; Mike Flaugh <mike@mikeflaughla.com>
Subject: RE: 10 Oakwood Drive

Hi Jack,

Yes, you are correct that the last time we spoke the property owner wanted to go for a variance. He has since changed his mind and asked us to put together a recommended tree fund payment based on our experience with other municipalities. He would prefer to make the tree fund payment that was indicated in my previous email. We were not sure if the town had a standard tree fund payment calculation, so we provided a recommended payment based on our experience.

Let me know if you have any questions.

Thanks

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Pete Anderson
Senior CAD Designer

772-419-0024

FL reg # LA0001728
Member American Society of Landscape Architects
www.MikeFlaughLA.com

Stuart
3744 SE Ocean Blvd, Stuart, FL 34996.

Islamorada
80925 Overseas Highway, #7, FI 33036

Naples
4850 Tamiami Trail N Suite 301, FL 34103

From: Jack Reisinger <JReisinger@sewallspoint.org>
Sent: Monday, April 1, 2024 3:12 PM
To: Pete Anderson <pete@mikeflaughla.com>
Cc: Robert Daniels <RDaniels@sewallspoint.org>; Mike Flaugh <mike@mikeflaughla.com>
Subject: RE: 10 Oakwood Drive

Last time we spoke the owner was wanting to apply for a variance so I'm not exactly sure what you are proposing.

Respectfully,
Jack

From: Pete Anderson [<mailto:pete@mikeflaughla.com>]
Sent: Monday, April 1, 2024 10:14 AM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: Robert Daniels <RDaniels@sewallspoint.org>; Mike Flaugh <mike@mikeflaughla.com>; gerhard aircraftinternational.com <gerhard@aircraftinternational.com>; Chrystal Gomez <CGomez@sewallspoint.org>
Subject: FW: 10 Oakwood Drive

Hi Jack,

I sent the following email on March 14th but Chrystal reminded me that you were on vacation. I just wanted to bring this back to the top of your email as I'm sure you returned to a full inbox. The following email suggests a tree fund payment based on the inches of mitigation that we are not able to provide onsite.

Let me know if you would like to have a quick meeting to discuss this information.

Thanks

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Pete Anderson
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From: Pete Anderson
Sent: Thursday, March 14, 2024 12:58 PM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: rdaniels@sewallspoint.org; Mike Flaugh <mike@mikeflaughla.com>; gerhard aircraftinternational.com <gerhard@aircraftinternational.com>; Chrystal Gomez <Cgomez@sewallspoint.org>
Subject: 10 Oakwood Drive

Hi Jack,

We have updated the attached mitigation table for the project located at 10 Oakwood Drive.

The proposed mitigation inches have not changed from our previous submittal. We are still proposing 214" of mitigation to be planted on site.

This mitigation table indicates how we are proposing to handle the remaining 169" of mitigation. We are proposing a payment into the tree fund based on (57) 3" caliper Green Buttonwood trees. This will equal 171" of mitigation. The wholesale cost for a 3" caliper Green Buttonwood in a 45-gallon container is \$200. We are proposing to double the wholesale cost to cover delivery and installation which creates a per tree cost of \$400. The 57 proposed trees at \$400 per tree totals \$22,800.

All of this information is listed at the bottom of the attached mitigation table. If you find this to be an acceptable solution, we will resubmit the entire plan set for your approval.

Feel free to contact me with any comments or questions.

Thanks,

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From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood Drive
Date: Tuesday, April 30, 2024 3:14:37 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:39 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood Drive

From: Jack Reisinger
Sent: Tuesday, December 5, 2023 8:13 AM
To: 'Mike Flaugh' <mike@mikeflaughla.com>
Cc: alan morris <albomo@bellsouth.net>; gerhard@aircraftinternational.com
Subject: RE: 10 Oakwood Drive

I can meet during the week after 1. Just let me know what day

From: Mike Flaugh [<mailto:mike@mikeflaughla.com>]
Sent: Thursday, November 30, 2023 10:21 AM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: alan morris <albomo@bellsouth.net>; gerhard@aircraftinternational.com
Subject: 10 Oakwood Drive

Good morning Jack,

The Stejskal project is approaching time for landscape installation. If you recall, we met some time ago in your office with the Town Manager and I brought with me a mitigation plan. The plan illustrated the problems with actually installing all of the proposed mitigation trees. The owner and I would like to meet with you at your earliest convenience to see how we might find a solution that is respectful of compliance, but also doable.

Please offer some dates that are good for you and I will coordinate with Mr. Stejskal.

All the best,
Mike

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Mike Flaugh, Landscape Architect

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4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood Tree Replacement Meeting
Date: Tuesday, April 30, 2024 3:14:23 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:37 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood Tree Replacement Meeting

From: Town of Sewall's Point [<mailto:rdaniels@sewallspoint.org>]
Sent: Thursday, January 26, 2023 2:29 PM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Subject: 10 Oakwood Tree Replacement Meeting



MEET WITH THE OWNER AND CONTRACTOR AT 10 OAKWOOD DRIVE

The owner, Gerhard Stejskal, and the contractor, Driftwood Homes, invite all neighbors and interested parties to a meeting on the job site to hear the plans for replanting trees on the property.

The meeting is on Friday, January 27, 2023, at 4 p.m. in front of the job site at 10 Oakwood Drive. Town Manager Bob Daniels will be in attendance.

Town of Sewall's Point
1 S. Sewall's Point Road
Sewall's Point, FL 34996

Town of Sewall's Point | 1 S. Sewall's Point Rd., Sewall's Point, FL 34996

[Unsubscribe jreisinger@sewallspoint.org](#)

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Sent by [rdaniels@sewallspoint.org](#) in collaboration with



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From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: 10 Oakwood
Date: Tuesday, April 30, 2024 3:14:50 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:39 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: 10 Oakwood

From: Mike Flaugh [<mailto:mike@mikeflaughla.com>]
Sent: Monday, January 8, 2024 1:26 PM
To: gerhard@aircraftinternational.com; Jack Reisinger <JReisinger@sewallspoint.org>; alan morris <albomo@bellsouth.net>
Subject: 10 Oakwood

Good afternoon Jack,

I spoke with Gerhard, the owner of 10 Oakwood, about the proposal to remove the front driveway to accommodate more mitigation trees, and naturally he was not happy with that option. Further, the pavers have been ordered and paid for and are to prepared or installation.

Are there other options, exceptions or considerations to explore?

Thank you,
Mike

(Gerhard and Alan copied)

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772-419-0024

FL reg # LA0001728

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80925 Overseas Highway, #7, FI 33036

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4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: landscape 10 Oakwood
Date: Tuesday, April 30, 2024 3:14:45 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:39 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: landscape 10 Oakwood

From: Jack Reisinger
Sent: Wednesday, January 3, 2024 8:45 AM
To: 'Mike Flaugh' <mike@mikeflaughla.com>
Subject: RE: landscape 10 Oakwood

Good morning Mike,
I spoke to the Town Manager about the issue of space for the trees and he is suggesting that the front driveway be modified or removed to fit more trees.
Your thoughts?

From: Mike Flaugh [<mailto:mike@mikeflaughla.com>]
Sent: Wednesday, January 3, 2024 8:35 AM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: alan morris <albomo@bellsouth.net>; gerhard@aircraftinternational.com
Subject: RE: landscape 10 Oakwood

Good morning Jack,
Please see below, have you had a chance to review the mitigation plan?
Thank you,
Mike

From: Mike Flaugh
Sent: Tuesday, December 26, 2023 10:44 AM
To: JReisinger@sewallspoint.org
Cc: alan morris <albomo@bellsouth.net>; gerhard@aircraftinternational.com
Subject: landscape 10 Oakwood

Good morning Jack, Gerhard and Alan,
I hope everyone had a nice Christmas.

Jack,

I dropped off mitigation plans for 10Oakwood with Crystal in your office last week.

Have you had a moment to review?

Once you approve the mitigation plan, the owner has contracted with me to complete the landscape including all shrubs, groundcovers, lighting and irrigation.

I look forward to your comments,

Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Mike Flaugh, Landscape Architect

772-419-0024

FL reg # LA0001728

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www.MikeFlaughLA.com

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80925 Overseas Highway, #7, FI 33036

Naples

4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: mitigation plan
Date: Tuesday, April 30, 2024 3:14:17 PM
Attachments: [Stejskal - Sheet1 \(2\).pdf](#)

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:37 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: mitigation plan

From: gerhard aircraftinternational.com [<mailto:gerhard@aircraftinternational.com>]
Sent: Wednesday, January 25, 2023 1:02 PM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Subject: FW: mitigation plan

Hello Jack,

As discussed last night during the council meeting I am forwarding my e-mail to Mike Flaugh and his response.

Best regards,
Gerhard Stejskal
)732) 768 3027

From: Mike Flaugh <mike@mikeflaughla.com>
Sent: Monday, January 23, 2023 2:41 PM
To: gerhard aircraftinternational.com <gerhard@aircraftinternational.com>; alan morris <albomo@bellsouth.net>
Subject: mitigation plan

Good afternoon Gerhard,

Unfortunately, I am in Naples for a meeting that has been on the calendar for a while, so I cant make the Tuesday meeting.

The contract that we are currently under includes the mitigation plan, which would include the new required trees, which is what you need for the meeting, nothing new needed. You could bring a copy of the contract with you to the meeting if you like.

I subsequently gave you a separate proposal for a full planting, irrigation and light plan, which you may want to do...but that is totally optional.

I'll get working on your mitigation plan (including the new trees) and have it for you next week. Let me know how the meeting goes and I'll accommodate that info on the new plan.

Thank you,
Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Mike Flaugh, Landscape Architect

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FL reg # LA0001728

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4850 Tamiami Trail N Suite 301, FL 34103

From: gerhard aircraftinternational.com <gerhard@aircraftinternational.com>

Sent: Monday, January 23, 2023 1:33:57 PM

To: Mike Flaugh <mike@mikeflaughla.com>

Subject: RE: tree mitigation

Hello Mike,

Alan Morris and I talked to Bob, the TM this morning.

He strongly suggested that we have prove that you are working on a mitigation/landscape plan for our lot.

I would appreciate you confirming me in writing on your letterhead that I contracted with you yesterday to do so.

I need your confirmation for tomorrow night's Sewalls Point Township council meeting.

I would be great if I had it by tonight or the latest tomorrow morning.

Thank you very much for your support.

Regards,
Gerhard

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: Oakwood
Date: Tuesday, April 30, 2024 3:15:26 PM

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:41 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: Oakwood

From: Mike Flaugh [<mailto:mike@mikeflaughla.com>]
Sent: Friday, March 22, 2024 1:12 PM
To: Robert Daniels <RDaniels@sewallspoint.org>
Cc: Jack Reisinger <JReisinger@sewallspoint.org>; Chrystal Gomez <CGomez@sewallspoint.org>
Subject: RE: Oakwood

Hi Bob,
Sorry for the confusion, I am talking about the mitigation table that we delivered last week that showed a payment of 22,800 that the owner agreed to as way of compensating for the trees.
Thanks
Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Mike Flaugh, Landscape Architect
772-419-0024
FL reg # LA0001728
Member American Society of Landscape Architects
www.MikeFlaughLA.com

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3744 SE Ocean Blvd, Stuart, FL 34996.

Islamorada
80925 Overseas Highway, #7, FI 33036

Naples
4850 Tamiami Trail N Suite 301, FL 34103

From: Robert Daniels <RDaniels@sewallspoint.org>
Sent: Friday, March 22, 2024 1:08 PM

To: Mike Flaugh <mike@mikeflaughla.com>

Cc: Jack Reisinger <JReisinger@sewallspoint.org>; Chrystal Gomez <CGomez@sewallspoint.org>

Subject: RE: Oakwood

Mike,

The builder was quite aware of Jack's schedule. I did look at the mitigation, and as you know, it falls short of what was required. I will discuss it with Jack upon his return. I requested this information at the start of the project, a lot sooner than we received it.

Bob

Robert Daniels, Town Manager ICMA-CM

Town of Sewall's Point

1 S. Sewall's Point Road

Sewall's Point, FL 34996

Telephone: 772-287-2455

Email: rdaniels@sewallspoint.org

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Please provide all public records requests to the Town Clerk's Office: Town Clerk, 1 S. Sewall's Point Road, Sewall's Point, FL 34996 Email: townclerk@sewallspoint.org Telephone: (772) 287-2455 X. 14

From: Mike Flaugh <mike@mikeflaughla.com>

Sent: Friday, March 22, 2024 12:52 PM

To: Robert Daniels <RDaniels@sewallspoint.org>

Subject: Oakwood

Hi Robert,

Sorry to bother you, builder and owner are barking at me nonstop about the mitigation on 10 Oakwood, I have told them several times Jack is out this week, but they are relentless!

Have you looked at the proposed monetary settlement alternative for mitigation? Is this something you can act on or should I tell them they need to wait until Jack returns?

Many thanks

Mike

Thank you for using email, it is the best way for us to accurately interpret, respond, share and archive client comments and information.

Mike Flaugh, Landscape Architect

772-419-0024

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4850 Tamiami Trail N Suite 301, FL 34103

From: [Jack Reisinger](#)
To: [April Stoncius](#)
Subject: FW: tree cutting issue
Date: Tuesday, April 30, 2024 3:14:16 PM
Attachments: [10 Oakwood Dr.pdf](#)
[Stejskal Tree Health Memo with Plans - Drew Gatewood \(2\).pdf](#)

From: Jack Reisinger
Sent: Tuesday, April 30, 2024 9:36 AM
To: 'Susan Garrett' <sgarrett@torcivialaw.com>
Subject: FW: tree cutting issue

From: Chrystal Gomez
Sent: Thursday, January 19, 2023 2:28 PM
To: Jack Reisinger <JReisinger@sewallspoint.org>
Subject: RE: tree cutting issue

See attached tree permit for 10 Oakwood

Chrystal Gomez
Administrative Assistant
Town of Sewall's Point
One S. Sewall's Point Road
Sewall's Point, FL 34996
(772) 287-2455 x10
Cgomez@sewallspoint.org

From: Jack Reisinger
Sent: Thursday, January 19, 2023 2:14 PM
To: Chrystal Gomez <CGomez@sewallspoint.org>
Subject: Fwd: tree cutting issue

Sent from my iPhone

Begin forwarded message:

From: Susan Garrett <sgarrett@torcivialaw.com>
Date: January 19, 2023 at 1:56:26 PM EST
To: Jack Reisinger <JReisinger@sewallspoint.org>
Cc: Robert Daniels <RDaniels@sewallspoint.org>, Glen Torcivia
<glen@torcivialaw.com>
Subject: tree cutting issue

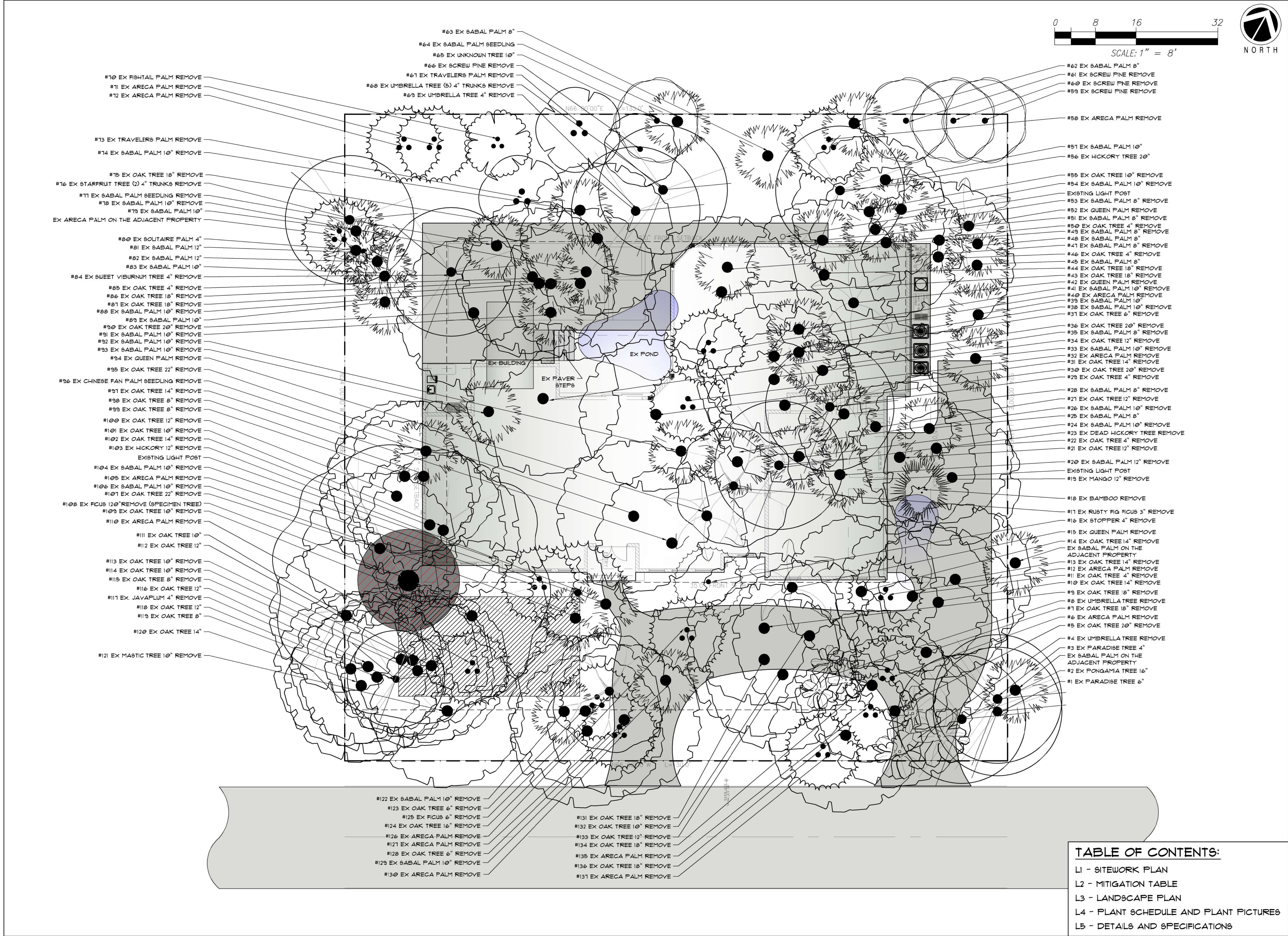
Hello, Jack. Do you have a file on that property with the tree cutting issues (I don't know the address) that you could send me? I've been asked to take a look at the situation to see what options there may be.

Thanks.
Susan

Susan M. Garrett, Esquire
**TORCIVIA, DONLON,
GODDEAU & RUBIN, P.A.**

Northpoint Corporate Center
701 Northpoint Parkway, Suite 209
West Palm Beach, FL 33407
(561) 686-8700
(561) 686-8764 fax
sgarrett@torcivialaw.com
www.torcivialaw.com

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Michael Flough
LANDSCAPE ARCHITECT

FL 009, #A-0001728
772.419.0024
Houzz.com/profile/Michael-Flough www.MikeFloughLA.com

Sheet
L1
Sitetework plan

Landscape Plan
STEJSKAL RESIDENCE
10 Oakwood Drive, Sewall's Point, FL 34996

Please note:
This plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property survey, architectural plans, aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate of best and on-site adjustments to the design during installation are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

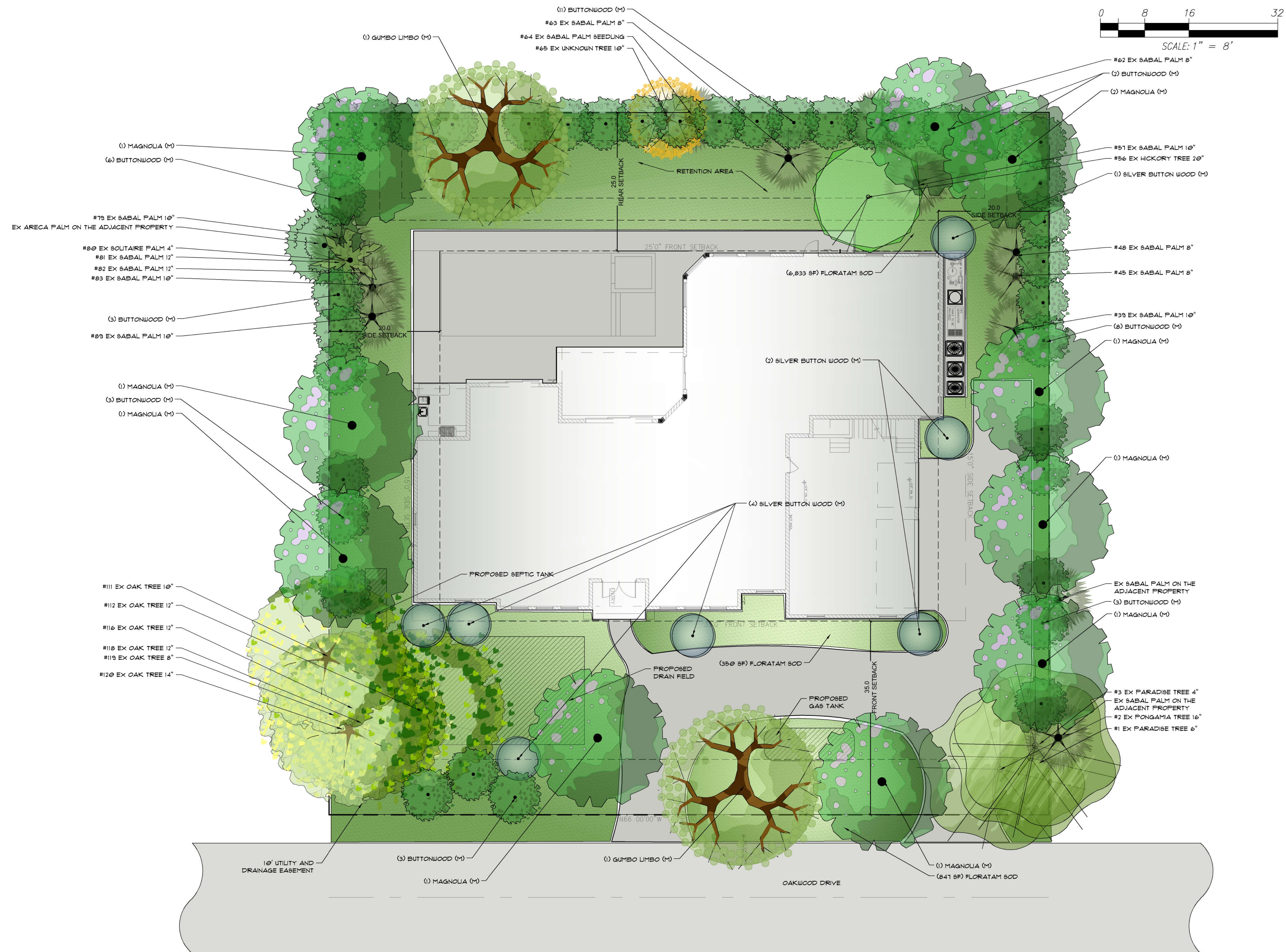
Date: 06/17/2022
Drawn by: MF/PA
Reviewed by: MF
Scale: 1"=8'
Revised: 09/14/22
01/26/23, 12/05/23,
02/16/2024

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- L1 - SITEWORK PLAN
- L2 - MITIGATION TABLE
- L3 - LANDSCAPE PLAN
- L4 - PLANT SCHEDULE AND PLANT PICTURES
- L5 - DETAILS AND SPECIFICATIONS

STEJASKAL MITIGATION TABLE							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	CALIPER	ACTION	MITIGATION REQUIRED	MITIGATION INCHES REQUIRED	COMMENTS
1	SHIMARUBA GLAUCA	PARADISE TREE	6"	REMAIN	NO		NATIVE
2	MILLETIA PINNATA	PONGAM OIL TREE	16"	REMAIN	NO		NON NATIVE
3	SHIMARUBA GLAUCA	PARADISE TREE	4"	REMAIN	NO		NATIVE
4	SCHEFFLERA ARBORICOLA	UMBRELLA TREE	NA	REMOVE	NO		INVASIVE
5	QUERCUS VIRGINIANA	OAK TREE	20"	REMOVE	YES	20	NATIVE
6	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
7	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
8	SCHEFFLERA ARBORICOLA	UMBRELLA TREE	NA	REMOVE	NO		NON NATIVE
9	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
10	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	YES	14	NATIVE
11	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	YES	14	NATIVE
12	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
13	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	YES	14	NATIVE
14	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	YES	14	NATIVE
15	SYAGRUS ROMANZOFFIANA	QUEEN PALM	NA	REMOVE	NO		NON NATIVE
16	MYRCIANTHES FRAGRANS	STOPPER	4"	REMOVE	YES	4	NATIVE
17	FIGUS RUBIGINOSA	RUSTY FIG FIGUS	3"	REMOVE	NO		IN BUILDING FOOTPRINT
18	BAMBUSA VULGARIS	BAMBOO	NA	REMOVE	NO		NON NATIVE
19	MANGIFERA INDICA	MANGO	12"	REMOVE	NO		NON NATIVE
20	SABAL PALMETTO	SABAL PALM	12"	REMOVE	NO		IN BUILDING FOOTPRINT
21	QUERCUS VIRGINIANA	OAK TREE	12" MULTI-TRUNK	REMOVE	YES	12	NATIVE
22	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	YES	4	NATIVE
23	CARYA FLORIDANA	HICKORY	NA	REMOVE	NO		DEAD
24	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
25	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
26	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
27	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	NO		IN BUILDING FOOTPRINT
28	SABAL PALMETTO	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
29	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	NO		IN BUILDING FOOTPRINT
30	QUERCUS VIRGINIANA	OAK TREE	20"	REMOVE	NO		IN BUILDING FOOTPRINT
31	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
32	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
33	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
34	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	NO		IN BUILDING FOOTPRINT
35	SABAL PALMETTO	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
36	QUERCUS VIRGINIANA	OAK TREE	20"	REMOVE	NO		IN BUILDING FOOTPRINT
37	QUERCUS VIRGINIANA	OAK TREE	6"	REMOVE	NO		IN BUILDING FOOTPRINT
38	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
39	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
40	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
41	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
42	SYAGRUS ROMANZOFFIANA	QUEEN PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
43	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	NO		IN BUILDING FOOTPRINT
44	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	NO		IN BUILDING FOOTPRINT
45	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
46	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	YES	4	NATIVE
47	SABAL PALMETTO	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
48	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
49	SABAL PALMETTO	SABAL PALM	8"	REMOVE	YES	2	NATIVE
50	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	NO		IN BUILDING FOOTPRINT
51	SABAL PALMETTO	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
52	SYAGRUS ROMANZOFFIANA	QUEEN PALM	NA	REMOVE	NO		NON NATIVE
53	SABAL PALMETTO	SABAL PALM	8"	REMOVE	YES	2	NATIVE
54	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
55	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	YES	10	NATIVE
56	CARYA FLORIDANA	HICKORY TREE	20"	REMAIN	NO		NATIVE
57	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
58	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
59	PANDANUS UTILIS	SCREW PINE	NA	REMOVE	NO		NON NATIVE
60	PANDANUS UTILIS	SCREW PINE	NA	REMOVE	NO		NON NATIVE
61	PANDANUS UTILIS	SCREW PINE	NA	REMOVE	NO		NON NATIVE
62	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
63	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
64	SABAL PALMETTO	SABAL PALM	SEEDLING	REMAIN	NO		NATIVE
65	UNKNOWN TREE	UNKNOWN TREE	10"	REMAIN	NO		NATIVE
66	PANDANUS UTILIS	SCREW PINE	NA	REMOVE	NO		NON NATIVE
67	RAVENELA MADAGASCARIENSIS	TRAVELER'S PALM	NA	REMOVE	NO		NON NATIVE
68	SCHEFFLERA ARBORICOLA	UMBRELLA TREE	20" MULTI-TRUNK	REMOVE	NO		INVASIVE
69	SCHEFFLERA ARBORICOLA	UMBRELLA TREE	4"	REMOVE	NO		INVASIVE
70	CARYOTA URENS	FISHTAIL PALM	NA	REMOVE	NO		NON NATIVE
71	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
72	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
73	RAVENELA MADAGASCARIENSIS	TRAVELER'S PALM	NA	REMOVE	NO		NON NATIVE
74	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
75	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE

76	VERROHA CARAMBOLA	STARFRUIT	8" MULTI-TRUNK	REMOVE	NO		NON NATIVE
77	SABAL PALMETTO	SABAL PALM	SEEDLING	REMOVE	NO		NATIVE
78	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
79	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
80	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	REMAIN	NO		NON NATIVE
81	SABAL PALMETTO	SABAL PALM	12"	REMAIN	NO		NATIVE
82	SABAL PALMETTO	SABAL PALM	12"	REMAIN	NO		NATIVE
83	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
84	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	4"	REMOVE	YES	4	NATIVE
85	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	YES	4	NATIVE
86	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
87	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
88	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
89	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
90	QUERCUS VIRGINIANA	OAK TREE	20"	REMOVE	YES	20	NATIVE
91	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
92	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
93	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
94	SYAGRUS ROMANZOFFIANA	QUEEN PALM	6"	REMOVE	NO		IN BUILDING FOOTPRINT
95	QUERCUS VIRGINIANA	OAK TREE	22"	REMOVE	NO		IN BUILDING FOOTPRINT
96	LIVISTONIA CHINENSIS	CHINESE FAN PALM	SEEDLING	REMOVE	NO		IN BUILDING FOOTPRINT
97	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
98	QUERCUS VIRGINIANA	OAK TREE	8"	REMOVE	NO		IN BUILDING FOOTPRINT
99	QUERCUS VIRGINIANA	OAK TREE	8"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
100	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	YES	12	NATIVE
101	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	NO		IN BUILDING FOOTPRINT
102	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
103	CARYA FLORIDANA	HICKORY	12"	REMOVE	YES	12	NATIVE
104	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
105	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
106	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
107	QUERCUS VIRGINIANA	OAK TREE	22"	REMOVE	YES	22	NATIVE
108	FIGUS SP.	FIGUS	120"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
109	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	YES	10	NATIVE
110	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
111	QUERCUS VIRGINIANA	OAK	10"	REMAIN	NO		NATIVE
112	QUERCUS VIRGINIANA	OAK TREE	12"	REMAIN	NO		NATIVE
113	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
114	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
115	QUERCUS VIRGINIANA	OAK TREE	8"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
116	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
117	SYZGIUM CUMINI	JAVA PLUM	4"	REMOVE	NO		NON NATIVE
118	QUERCUS VIRGINIANA	OAK TREE	12"	REMAIN	NO		POOR CONDITION AS PER ARBORIST REPORT
119	QUERCUS VIRGINIANA	OAK TREE	8"	REMAIN	NO		POOR CONDITION AS PER ARBORIST REPORT
120	QUERCUS VIRGINIANA	OAK TREE	14"	REMAIN	NO		POOR CONDITION AS PER ARBORIST REPORT
121	PISTACIA LENTISCUS	MASTIC TREE	10"	REMOVE	YES	10	NATIVE
122	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
123	QUERCUS VIRGINIANA	OAK TREE	6"	REMOVE	YES	6	NATIVE
124	QUERCUS VIRGINIANA	OAK TREE	16"	REMOVE	YES	16	NATIVE
125	FIGUS SP.	FIGUS	6"	REMOVE	YES	6	NATIVE
126	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
127	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
128	QUERCUS VIRGINIANA	OAK TREE	6"	REMOVE	YES	6	NATIVE
129	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
130	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
131	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
132	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	YES	10	NATIVE
133	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
134	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
135	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
136	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
137	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
COLOR KEYS				TOTAL REPLACEMENT INCHES REQUIRED		303	
REMOVAL WITHOUT MITIGATION				MITIGATION INCHES PROPOSED			
MITIGATION REQUIRED				(2) 8" GUMBO LIMBO TREES		16	
TREES TO REMAIN				(33) 3" GREEN BUTTWOODS		117	
				(10) 6" MAGNOLIA TREES		60	
				(1) SILVER BUTTWOOD		21	
				TOTAL MITIGATION INCHES PROPOSED		214	
				TREE FUND INCHES		163	



Michael Flough
LANDSCAPE ARCHITECT

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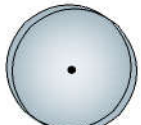
Sheet
L3
Landscape plan

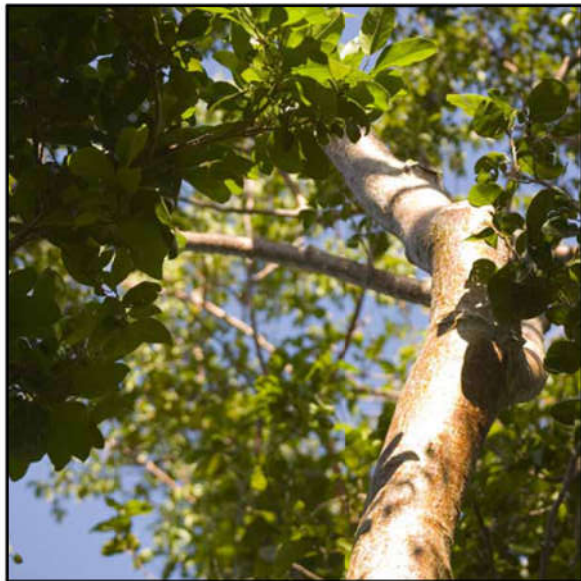
Landscape Plan
STEJSKAL RESIDENCE
10 Oakwood Drive, Sewall's Point, FL 34996

Please note: This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. ***It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.***

Date: 06/17/2022
 Drawn by: MF,PA
 Reviewed by: MF
 Scale: 1"=8'
 Revised: 09/14/22,
 01/26/23, 12/05/23,
 02/16/2024

PLANT SCHEDULE

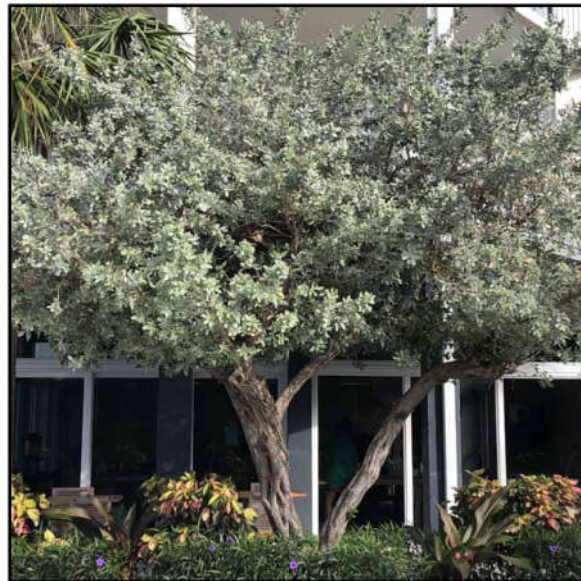
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
MITIGATION TREES								
	2	BURSERA SIMARUBA	GUMBO LIMBO (M)	B & B	8" CAL	24' OA HT, 10' SPREAD	NATIVE	MITIGATION
	39	CONOCARPUS ERECTUS FULL TO BASE	BUTTONWOOD (M)	45 GAL	3" CAL	12 - 14' OA HT.	NATIVE	MITIGATION
	1	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD (M)	45 GAL	3" DBH	10'-12'H X 5'-6'W	NATIVE	MITIGATION
	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	MAGNOLIA (M)	200 GAL	6" CAL	11-12' OA HT., 4-5' SPRD.	NATIVE	MITIGATION
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	8,030 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ALLOWANCE FOR REPAIR AS NEEDED. WEED AND DISEASE FREE. TIGHTLY FITTED STAGGERED JOINTS	FLORATAM SOD	SOD	TIGHT			



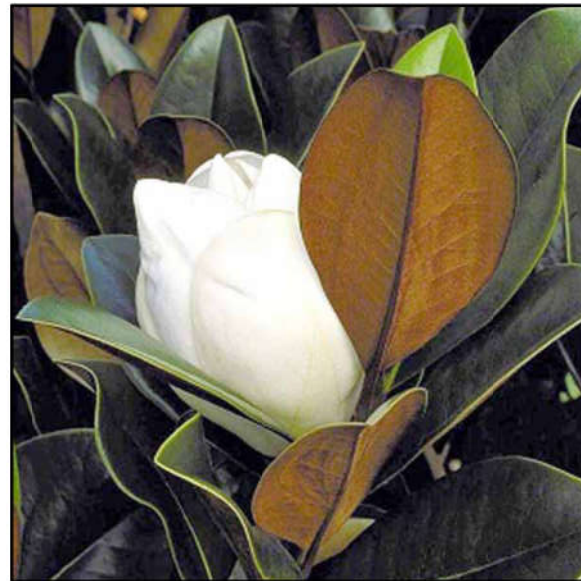
GUMBO LIMBO



GREEN BUTTONWOOD



SILVER BUTTONWOOD TREE

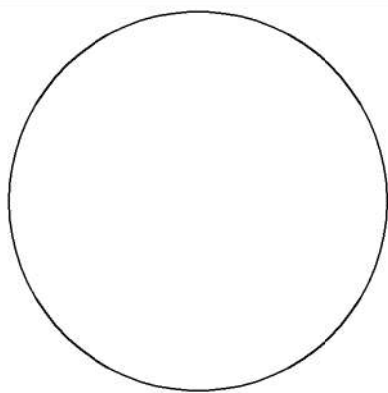


MAGNOLIA DD BLANCHARD



ST AUGUSTINE SOD

Date: 06/17/2022
Drawn by: MF:PA
Reviewed by: MF
Scale: 1"=8'
Revised: 09/14/22,
01/26/23, 12/05/23,
02/16/2024



Landscape Plan
STEJSKAL RESIDENCE
10 Oakwood Drive, Sewall's Point, FL 34996

Sheet
L4
Plant Schedule
and Plant Pictures



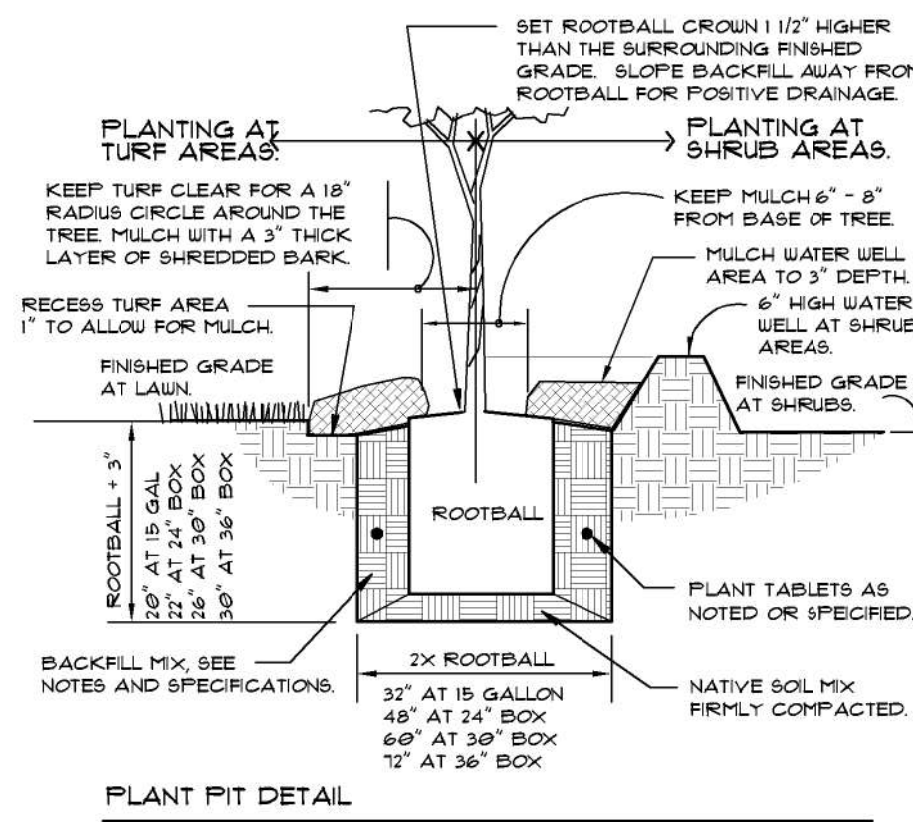
FL 809, #LA0001728
772.419.0024
Stuart
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1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.

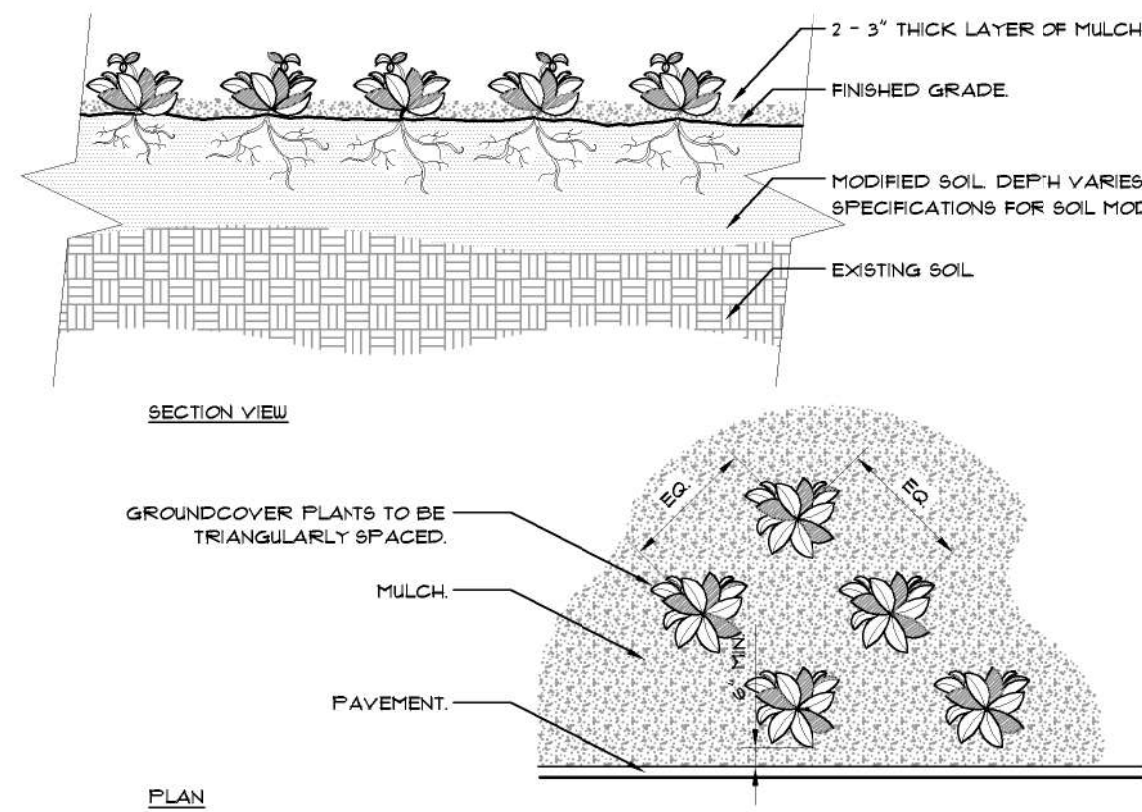
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STAKING DETAIL



PLANT PIT DATA

FX-PL-FX-TREE-17



SECTION VIEW

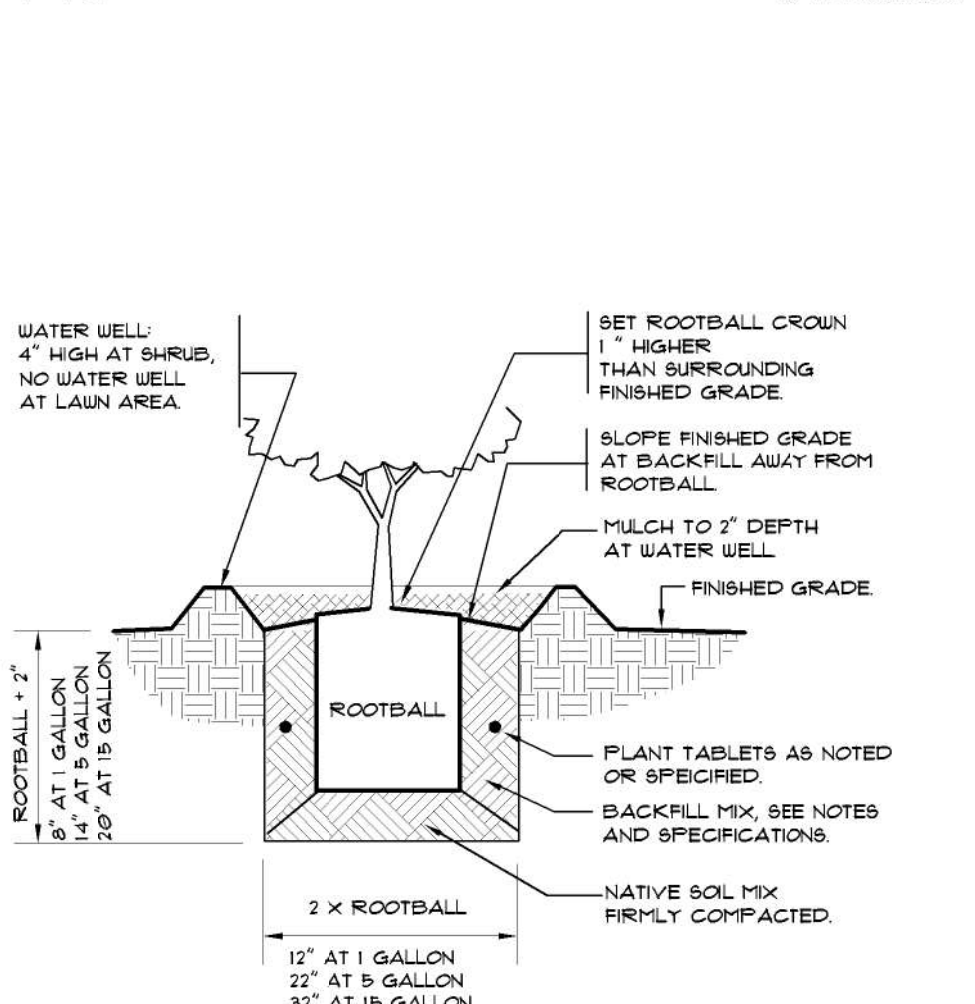
PLAN

NOTES:

- 1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
- 2- SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE. HOWEVER, THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAILS.)
- 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

④ $3/4^u = 1' - \Theta^u$

2 $\mathbf{1}^* = \mathbf{1}^* - \mathbf{e}^*$ EX-PI-EX-TREE-19



3 $|^y = |^x - \theta^y$ FX-PL-FX-999B-01

1. LAWN CARE:
 - 1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
 - 1.2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
 - 1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
 - 1.4. 100% OF THE SOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.
2. MULCH:
 - 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
 - 2.2. APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.

8. DIVIDING PLANTS:
 - 8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
 - 8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.
9. RELOCATING PLANT MATERIAL:
 - 9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
 - 9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
 - 9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
 - 9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

10. MAINTAINING SOIL PH:
 - 10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
 - 10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
 - 10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
 - 10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
 - 10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
11. CONTAINER PLANTS:
 - 11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
 - 11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.
12. COLD PROTECTION:
 - 12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
 - 12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

STEJASKAL MITIGATION TABLE							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	CALIPER	ACTION	MITIGATION REQUIRED	MITIGATION INCHES REQUIRED	COMMENTS
1	SHIMAROUBA GLAUCA	PARADISE TREE	6"	REMAIN	NO		NATIVE
2	MILETIA FINNATA	PONGAM OIL TREE	16"	REMAIN	NO		NON NATIVE
3	SHIMAROUBA GLAUCA	PARADISE TREE	4"	REMAIN	NO		NATIVE
4	SCHEFFLERA ARBORICOLA	UMBRELLA TREE	NA	REMOVE	NO		INVASIVE
5	QUERCUS VIRGINIANA	OAK TREE	20"	REMOVE	YES	20	NATIVE
6	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
7	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
8	SCHEFFLERA ARBORICOLA	UMBRELLA TREE	NA	REMOVE	NO		NON NATIVE
9	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
10	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	YES	14	NATIVE
11	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	YES	14	NATIVE
12	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
13	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	YES	14	NATIVE
14	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	YES	14	NATIVE
15	SYAGRUS ROMANZOFFIANA	QUEEN PALM	NA	REMOVE	NO		NON NATIVE
16	MYRCIANTHES FRAGRANS	STOPPER	4"	REMOVE	YES	4	NATIVE
17	FIGUS RUBIGINOSA	RUSTY FIG FIGUS	3"	REMOVE	NO		IN BUILDING FOOTPRINT
18	BAMBUSA VULGARIS	BAMBOO	NA	REMOVE	NO		NON NATIVE
19	MANGIFERA INDICA	MANGO	12"	REMOVE	NO		NON NATIVE
20	SABAL PALMETTO	SABAL PALM	12"	REMOVE	NO		IN BUILDING FOOTPRINT
21	QUERCUS VIRGINIANA	OAK TREE	12" MULTI-TRUNK	REMOVE	YES	12	NATIVE
22	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	YES	4	NATIVE
23	CARYA FLORIDANA	HICKORY	NA	REMOVE	NO		DEAD
24	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
25	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
26	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
27	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	NO		IN BUILDING FOOTPRINT
28	SABAL PALMETTO	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
29	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	NO		IN BUILDING FOOTPRINT
30	QUERCUS VIRGINIANA	OAK TREE	20"	REMOVE	NO		IN BUILDING FOOTPRINT
31	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
32	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
33	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
34	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	NO		IN BUILDING FOOTPRINT
35	SABAL PALMETTO	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
36	QUERCUS VIRGINIANA	OAK TREE	20"	REMOVE	NO		IN BUILDING FOOTPRINT
37	QUERCUS VIRGINIANA	OAK TREE	6"	REMOVE	NO		IN BUILDING FOOTPRINT
38	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
39	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
40	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
41	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
42	SYAGRUS ROMANZOFFIANA	QUEEN PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
43	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	NO		IN BUILDING FOOTPRINT
44	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	NO		IN BUILDING FOOTPRINT
45	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
46	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	YES	4	NATIVE
47	SABAL PALMETTO	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
48	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
49	SABAL PALMETTO	SABAL PALM	8"	REMOVE	YES	2	NATIVE
50	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	NO		IN BUILDING FOOTPRINT
51	SABAL PALMETTO	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
52	SYAGRUS ROMANZOFFIANA	QUEEN PALM	NA	REMOVE	NO		NON NATIVE
53	SABAL PALMETTO	SABAL PALM	8"	REMOVE	YES	2	NATIVE
54	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
55	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	YES	10	NATIVE
56	CARYA FLORIDANA	HICKORY TREE	20"	REMAIN	NO		NATIVE
57	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
58	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
59	PANDANUS UTILIS	SCREW PINE	NA	REMOVE	NO		NON NATIVE
60	PANDANUS UTILIS	SCREW PINE	NA	REMOVE	NO		NON NATIVE
61	PANDANUS UTILIS	SCREW PINE	NA	REMOVE	NO		NON NATIVE
62	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
63	SABAL PALMETTO	SABAL PALM	8"	REMAIN	NO		NATIVE
64	SABAL PALMETTO	SABAL PALM	SEEDLING	REMAIN	NO		NATIVE
65	UNKNOWN TREE	UNKNOWN TREE	10"	REMAIN	NO		NATIVE
66	PANDANUS UTILIS	SCREW PINE	NA	REMOVE	NO		NON NATIVE
67	RAVENELA MADAGASCARIENSIS	TRAVELER'S PALM	NA	REMOVE	NO		NON NATIVE
68	SCHEFFLERA ARBORICOLA	UMBRELLA TREE	20" MULTI-TRUNK	REMOVE	NO		INVASIVE
69	SCHEFFLERA ARBORICOLA	UMBRELLA TREE	4"	REMOVE	NO		INVASIVE
70	CARYOTA URENIS	FISHTAIL PALM	NA	REMOVE	NO		NON NATIVE
71	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
72	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
73	RAVENELA MADAGASCARIENSIS	TRAVELER'S PALM	NA	REMOVE	NO		NON NATIVE
74	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
75	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE

76	AYERROHA CARAMBOLA	STARFRUIT	8" MULTI-TRUNK	REMOVE	NO		NON NATIVE
77	SABAL PALMETTO	SABAL PALM	SEEDLING	REMOVE	NO		NATIVE
78	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
79	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
80	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"	REMAIN	NO		NON NATIVE
81	SABAL PALMETTO	SABAL PALM	12"	REMAIN	NO		NATIVE
82	SABAL PALMETTO	SABAL PALM	12"	REMAIN	NO		NATIVE
83	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
84	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	4"	REMOVE	YES	4	NATIVE
85	QUERCUS VIRGINIANA	OAK TREE	4"	REMOVE	YES	4	NATIVE
86	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
87	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
88	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
89	SABAL PALMETTO	SABAL PALM	10"	REMAIN	NO		NATIVE
90	QUERCUS VIRGINIANA	OAK TREE	20"	REMOVE	YES	20	NATIVE
91	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
92	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
93	SABAL PALMETTO	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
94	SYAGRUS ROMANZOFFIANA	QUEEN PALM	6"	REMOVE	NO		IN BUILDING FOOTPRINT
95	QUERCUS VIRGINIANA	OAK TREE	22"	REMOVE	NO		IN BUILDING FOOTPRINT
96	LIVISTONIA CHINENSIS	CHINESE FAN PALM	SEEDLING	REMOVE	NO		IN BUILDING FOOTPRINT
97	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
98	QUERCUS VIRGINIANA	OAK TREE	8"	REMOVE	NO		IN BUILDING FOOTPRINT
POOR CONDITION AS PER ARBORIST REPORT							
99	QUERCUS VIRGINIANA	OAK TREE	8"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
100	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	YES	12	NATIVE
101	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	NO		IN BUILDING FOOTPRINT
102	QUERCUS VIRGINIANA	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
103	CARYA FLORIDANA	HICKORY	12"	REMOVE	YES	12	NATIVE
104	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
105	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
106	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
107	QUERCUS VIRGINIANA	OAK TREE	22"	REMOVE	YES	22	NATIVE
POOR CONDITION AS PER ARBORIST REPORT							
108	FIGUS SP.	FIGUS	120"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
109	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	YES	10	NATIVE
110	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
111	QUERCUS VIRGINIANA	OAK	10"	REMAIN	NO		NATIVE
112	QUERCUS VIRGINIANA	OAK TREE	12"	REMAIN	NO		NATIVE
POOR CONDITION AS PER ARBORIST REPORT							
113	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
POOR CONDITION AS PER ARBORIST REPORT							
114	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
POOR CONDITION AS PER ARBORIST REPORT							
115	QUERCUS VIRGINIANA	OAK TREE	8"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
POOR CONDITION AS PER ARBORIST REPORT							
116	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
117	SYZGIUM CUMINI	JAVA PLUM	4"	REMOVE	NO		NON NATIVE
POOR CONDITION AS PER ARBORIST REPORT							
118	QUERCUS VIRGINIANA	OAK TREE	12"	REMAIN	NO		POOR CONDITION AS PER ARBORIST REPORT
POOR CONDITION AS PER ARBORIST REPORT							
119	QUERCUS VIRGINIANA	OAK TREE	8"	REMAIN	NO		POOR CONDITION AS PER ARBORIST REPORT
POOR CONDITION AS PER ARBORIST REPORT							
120	QUERCUS VIRGINIANA	OAK TREE	14"	REMAIN	NO		POOR CONDITION AS PER ARBORIST REPORT
121	PISTACIA LENTISCUS	MASTIC TREE	10"	REMOVE	YES	10	NATIVE
122	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
123	QUERCUS VIRGINIANA	OAK TREE	6"	REMOVE	YES	6	NATIVE
124	QUERCUS VIRGINIANA	OAK TREE	16"	REMOVE	YES	16	NATIVE
125	FIGUS SP.	FIGUS	6"	REMOVE	YES	6	NATIVE
126	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
127	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
128	QUERCUS VIRGINIANA	OAK TREE	6"	REMOVE	YES	6	NATIVE
129	SABAL PALMETTO	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
130	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
131	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
132	QUERCUS VIRGINIANA	OAK TREE	10"	REMOVE	YES	10	NATIVE
POOR CONDITION AS PER ARBORIST REPORT							
133	QUERCUS VIRGINIANA	OAK TREE	12"	REMOVE	NO		POOR CONDITION AS PER ARBORIST REPORT
134	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
135	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
136	QUERCUS VIRGINIANA	OAK TREE	18"	REMOVE	YES	18	NATIVE
137	DYP918 LUTESCENS	ARECA PALM	NA	REMOVE	NO		NON NATIVE
COLOR KEYS							
REMOVAL WITHOUT MITIGATION				TOTAL REPLACEMENT INCHES REQUIRED		383	
MITIGATION REQUIRED				MITIGATION INCHES PROPOSED			
TREES TO REMAIN				(2) 8" GUMBO LIMBO TREES			
				(33) 3" GREEN BUTTWOODS			
				(10) 6" MAGNOLIA TREES			
				(1) SILVER BUTTWOOD			
				TOTAL MITIGATION INCHES PROPOSED			
				TREE FUND INCHES			
				163 INCHES / 3 INCH CALIPER TREE			
				(57) 3" CALIPER TREES			
				3" GREEN BUTTWOOD DOUBLE WHOLESALE COST			
				\$400			
				(57) 3" GREEN BUTTWOODS AT \$400 EACH			
				\$22,800 TREE FUND PAYMENT			

Sheet
L2
Mitigation Table

Landscape Plan
STEJASKAL RESIDENCE
10 Oakwood Drive, Sewall's Point, FL 34996



FL REG. #A-0001728
772.419.0024
Stuart
Houzz.com/profile/Michael-Flough www.MikeFloughLA.com

Date: 06/17/2022
Drawn by: MF/PA
Reviewed by: MF
Scale: 1"=8'
Revised: 09/14/22
01/26/23, 12/05/23,
02/16/2024, 03/14/2024

Please note: This plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, aerial imagery, site observations, photographs, and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.



Michael Flaugh LANDSCAPE ARCHITECT

772.419.0024
2877 East Ocean Blvd. Stuart, FL 34996

Mike@MikeFlaughLA.com
MikeFlaughLA.com
[Houzz.com-Michael Flaugh](https://houzz.com/michael-flaugh)

Islamorada
Palm Beach
Ft. Lauderdale

Proposal LANDSCAPE ARCHITECTURAL SERVICES

CLIENT Gerhard and Katharina Stejskal Date 5.11.2020
PROJECT 10 Oakwood Dr.
SCOPE see below

GENERAL SITE ANALYSIS

Prepare vegetation inventory, removal and mitigation plan. Prepare req. docs for Town of Sewalls Point

Hours	Rate	Service	Extended
28	65.00	Site visits, analysis, photo, dense field survey	1,820.00
12	85.00	Drafting, Autocad and LandFX	1,020.00
4	95.00	Landscape Architect	380.00
4	85.00	Sewalls Point submittal	340.00
4	65.00	General admin	260.00

HARDSCAPES

Assist with siting of home, prepare ramp design for bluff access suitable for golf cart, collaborate on design of pool, patio and driveway.

Hours	Rate	Service	Extended
0	45.00	Site visits, analysis, photo	0.00
0	65.00	Client and collaborative meetings, review	0.00
0	85.00	Drafting, Autocad and LandFX	0.00
0	95.00	Landscape Architect	0.00

PLANTINGS LIGHTING AND IRRIGATION

Prepare plans for a landscape that reflects owners preferences, is sustainable, appropriate, attractive and low maintenance. Full property lighting and irrigation to compliment landscape design.

Hours	Rate	Service	Extended
0	45.00	Site visits, analysis, photo	0.00
0	65.00	Client and collaborative meetings, review	0.00
0	85.00	Drafting, Autocad and LandFX	0.00
0	95.00	Landscape Architect	0.00
0	85.00	Irrigation design	0.00
0	85.00	Lighting design	0.00

GENERAL ADMIN., COST PROJECTIONS AND RFP DISTRIBUTION

Prepare cost projections for design items

Prepare 'Request for Proposal' and distribute to qualified vendor.

Collect bid and prepare summary, present to owner and help with recommendations

Quality verification during implementation may be provided as requested/needed basis for simple hourly rate.

Hours	Rate	Service	Extended
0	65.00	General admin	0.00
0	85.00	Possible community or municipality submittal	0.00
0	85.00	RFP admin. distribution, collection, evaluation	0.00
3	35.00	Printing of plan sets	105.00
Total estimated design fees			3,925.00
50% retainer required			1,962.50

Approved _____

Note: Engineering and/or survey drawings may be required to complete project and are not included in this proposal. Owner to provide existing site boundary survey.

TERMS:

50 % retainer, progress draws, balance upon delivery of plans, prior to RFP admin

Thank you!



Advanced Restoration Ecology

MEMORANDUM

TO: Gerhard Stejskal

FROM: Drew Gatewood

CC: File

DATE: 8/16/2022

RE: 10 Oakwood Dr

On August 16th, Drew Gatewood, an ISA Certified Arborist with ARE performed a 100% survey on the above referenced parcel's tree population. Pedestrian transects were completed individual observations were made on every tree meeting the Town's tree protection thresholds. The site is currently vacant land that is vegetated with moderate to dense vegetation. The most common defect found in the trees on site were heavily leaning trees with little reaction wood, many of these such trees also show serious signs of basal rot and included bark. Also noted in some of the trees were multiple areas of deep penetrating trunk rot, likely also having heartwood rot. These trees are recommended for removal before they cause harm to either of the properties on either side of this lot. The tree numbering system was done by Mike Flaugh (See Tree Survey).

Recommended for Removal:

Tree Numbers 98-99 Both of these live oaks show signs of basal rot as well as serious rot throughout their crown canopy. Both of these trees are in very poor health, and we recommend they be removed during clearing.

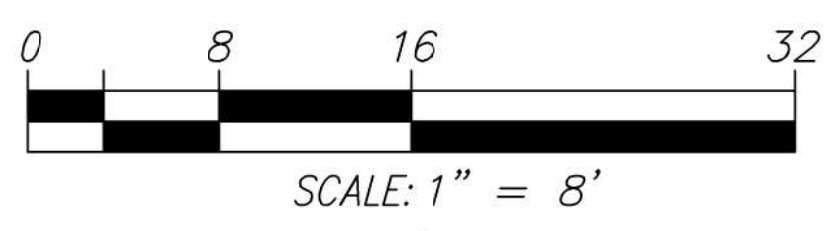
Tree 108 (Stangler Fig) Due to the lot size and the current infrastructure (septic), we recommend this tree be removed. We do not see a scenario where this tree has not infiltrated and destroyed the proposed septic system for this project within 3-5 years at most of CO. If the lot was large and the system could be designed further away it may be feasible to keep this tree, but even placing it at the furthers corner or the lot is still within the existing root base of this tree. Grading and root grubbing will likely have a heavily impact on the structure integrity of this tree as well, and with its size we cannot recommend leaving it on site post CO.

Tree Numbers 113-120 These trees currently all have heavy leans greater than 45% angle and will likely become more compromised as the site is opened up during development. The high chance of root damage, even unintentional, will leave these trees in a dangerous condition and we recommend their removal.

Tree Number 133 This tree shows the same poor health characteristics as Tree Numbers 98-99 with the basal rot as well as crown canopy rot throughout its major unions. We feel this tree should be removed during the site clearing process.

Drew Gatewood, MS, PWS, CWB, ISA Certified Arborist





Michael Flough
LANDSCAPE ARCHITECT

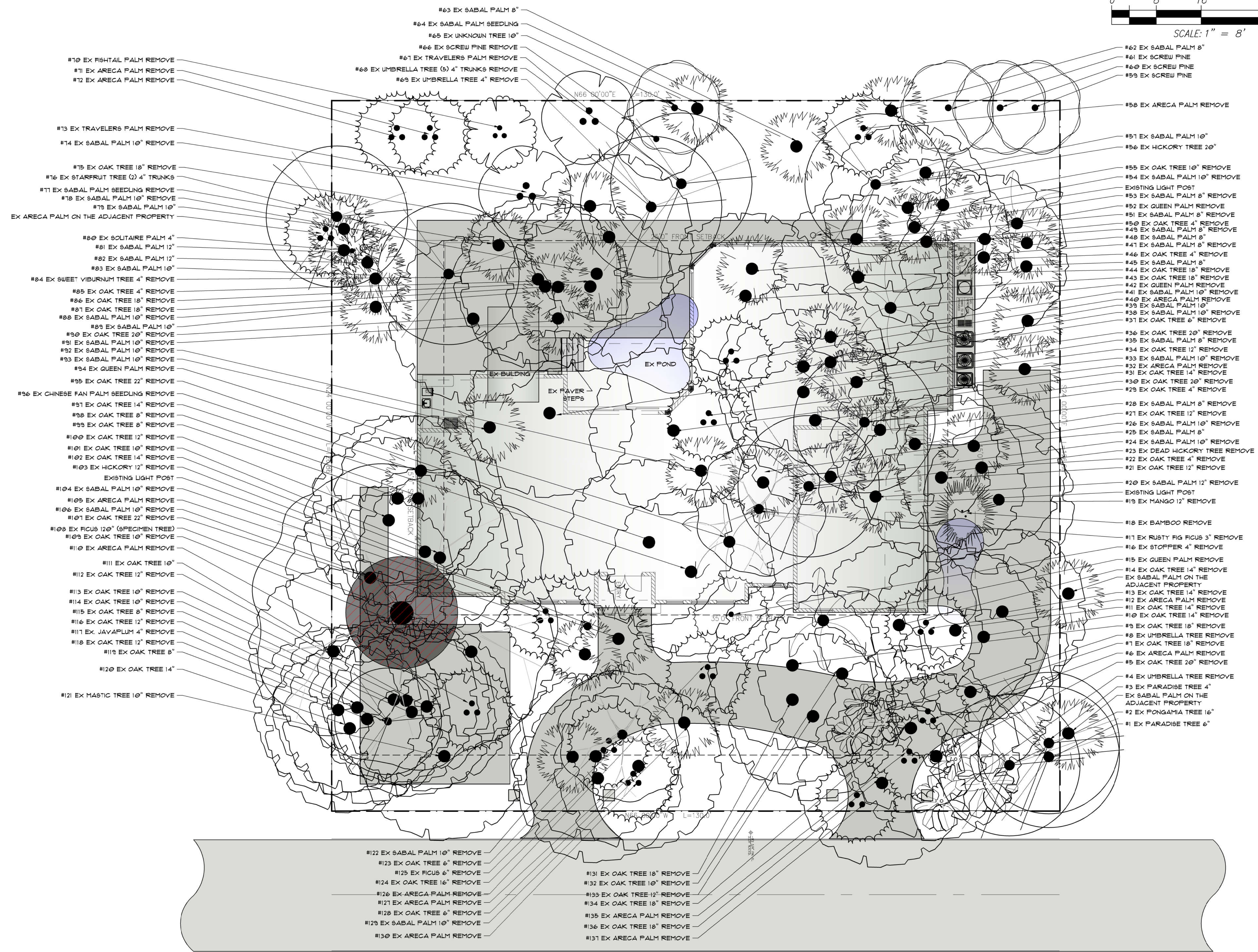
FL 0001725
772.419.0024
Houzz.com/profile/Michael-Flough www.MikeFloughLLA.com

Sheet
L1
Sitetework plan

Preliminary Landscape Plan
STEJASKAL RESIDENCE
10 Oakwood Drive, Sewall's Point, FL 34996

Please note:
This plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, aerial imagery, site observations, photographs, and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

Date: 06/17/2022
Drawn by: MF:PA
Reviewed by: MF
Scale: 1"=8'
Revised:



#10 EX FISHTAIL PALM REMOVE
#11 EX ARECA PALM REMOVE
#12 EX ARECA PALM REMOVE

#13 EX TRAVELERS PALM REMOVE
#14 EX SABAL PALM 10" REMOVE

#15 EX OAK TREE 10" REMOVE
#16 EX STARFRUIT TREE (2) 4" TRUNKS
#11 EX SABAL PALM SEEDLING REMOVE
#18 EX SABAL PALM 10" REMOVE
#19 EX SABAL PALM 10" REMOVE
EX ARECA PALM ON THE ADJACENT PROPERTY

#80 EX SOLITAIRE PALM 4"
#81 EX SABAL PALM 12"
#82 EX SABAL PALM 12"
#83 EX SABAL PALM 10"
#84 EX SWEET VIBURNUM TREE 4" REMOVE

#85 EX OAK TREE 4" REMOVE
#86 EX OAK TREE 18" REMOVE
#87 EX OAK TREE 18" REMOVE
#88 EX SABAL PALM 10" REMOVE
#89 EX SABAL PALM 10"
#90 EX OAK TREE 20" REMOVE
#91 EX SABAL PALM 10" REMOVE
#92 EX SABAL PALM 10" REMOVE
#93 EX SABAL PALM 10" REMOVE
#94 EX QUEEN PALM REMOVE

#95 EX OAK TREE 22" REMOVE
#96 EX CHINESE FAN PALM SEEDLING REMOVE
#97 EX OAK TREE 14" REMOVE
#98 EX OAK TREE 8" REMOVE
#99 EX OAK TREE 8" REMOVE

#100 EX OAK TREE 12" REMOVE
#101 EX OAK TREE 10" REMOVE
#102 EX OAK TREE 14" REMOVE
#103 EX HICKORY 12" REMOVE
EXISTING LIGHT POST

#104 EX SABAL PALM 10" REMOVE
#105 EX ARECA PALM REMOVE
#106 EX SABAL PALM 10" REMOVE
#107 EX OAK TREE 22" REMOVE
#108 EX FICUS 120" (SPECIMEN TREE)
#109 EX OAK TREE 10" REMOVE
#110 EX ARECA PALM REMOVE

#111 EX OAK TREE 10"
#112 EX OAK TREE 12" REMOVE
#113 EX OAK TREE 10" REMOVE
#114 EX OAK TREE 10" REMOVE
#115 EX OAK TREE 8" REMOVE
#116 EX OAK TREE 12" REMOVE
#117 EX JAVAPLUM 4" REMOVE
#118 EX OAK TREE 12" REMOVE
#119 EX OAK TREE 8"

#120 EX OAK TREE 14"
#121 EX MASTIC TREE 10" REMOVE

#63 EX SABAL PALM 8"
#64 EX SABAL PALM SEEDLING
#65 EX UNKNOWN TREE 10"
#66 EX SCREW PINE REMOVE
#67 EX TRAVELERS PALM REMOVE
#68 EX UMBRELLA TREE (5) 4" TRUNKS REMOVE
#69 EX UMBRELLA TREE 4" REMOVE

#122 EX SABAL PALM 10" REMOVE
#123 EX OAK TREE 6" REMOVE
#125 EX FICUS 6" REMOVE
#124 EX OAK TREE 16" REMOVE
#126 EX ARECA PALM REMOVE
#127 EX ARECA PALM REMOVE
#128 EX OAK TREE 6" REMOVE
#129 EX SABAL PALM 10" REMOVE
#130 EX ARECA PALM REMOVE

#131 EX OAK TREE 10" REMOVE
#132 EX OAK TREE 10" REMOVE
#133 EX OAK TREE 12" REMOVE
#134 EX OAK TREE 18" REMOVE
#135 EX ARECA PALM REMOVE
#136 EX OAK TREE 10" REMOVE
#137 EX ARECA PALM REMOVE

#62 EX SABAL PALM 8"
#61 EX SCREW PINE
#60 EX SCREW PINE
#59 EX SCREW PINE

#58 EX ARECA PALM REMOVE
#51 EX SABAL PALM 10"
#56 EX HICKORY TREE 20"

#55 EX OAK TREE 10" REMOVE
#54 EX SABAL PALM 10" REMOVE
EXISTING LIGHT POST
#53 EX SABAL PALM 8" REMOVE
#52 EX QUEEN PALM REMOVE
#51 EX SABAL PALM 8" REMOVE
#50 EX OAK TREE 4" REMOVE
#49 EX SABAL PALM 8" REMOVE
#48 EX SABAL PALM 8"
#47 EX SABAL PALM 8" REMOVE
#46 EX OAK TREE 4" REMOVE
#45 EX SABAL PALM 8"
#44 EX OAK TREE 18" REMOVE
#43 EX OAK TREE 18" REMOVE
#42 EX QUEEN PALM REMOVE
#41 EX SABAL PALM 10" REMOVE
#40 EX ARECA PALM REMOVE
#39 EX SABAL PALM 10"
#38 EX SABAL PALM 10" REMOVE
#37 EX OAK TREE 6" REMOVE

#36 EX OAK TREE 20" REMOVE
#35 EX SABAL PALM 8" REMOVE
#34 EX OAK TREE 12" REMOVE
#33 EX SABAL PALM 10" REMOVE
#32 EX ARECA PALM REMOVE
#31 EX OAK TREE 14" REMOVE
#30 EX OAK TREE 20" REMOVE
#29 EX OAK TREE 4" REMOVE

#28 EX SABAL PALM 8" REMOVE
#27 EX OAK TREE 12" REMOVE
#26 EX SABAL PALM 10" REMOVE
#25 EX SABAL PALM 8"
#24 EX SABAL PALM 10" REMOVE
#23 EX DEAD HICKORY TREE REMOVE
#22 EX OAK TREE 4" REMOVE
#21 EX OAK TREE 12" REMOVE

#20 EX SABAL PALM 12" REMOVE
EXISTING LIGHT POST
#19 EX MANGO 12" REMOVE

#18 EX BAMBOO REMOVE
#17 EX RUSTY FIG FICUS 3" REMOVE
#16 EX STOPPER 4" REMOVE

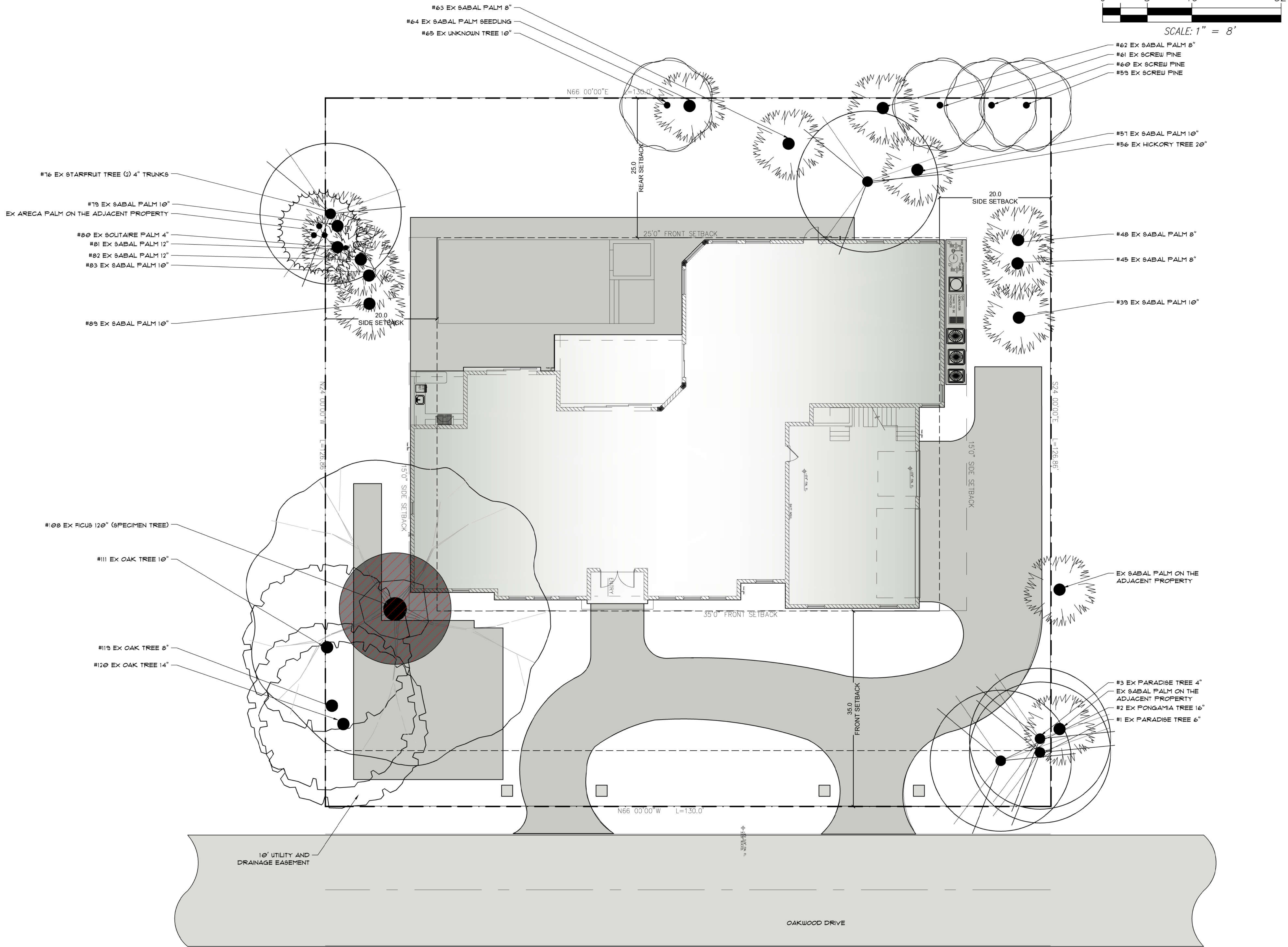
#15 EX QUEEN PALM REMOVE
#14 EX OAK TREE 14" REMOVE
EX SABAL PALM ON THE ADJACENT PROPERTY
#13 EX OAK TREE 14" REMOVE
#12 EX ARECA PALM REMOVE
#11 EX OAK TREE 14" REMOVE
#10 EX OAK TREE 14" REMOVE

#9 EX OAK TREE 18" REMOVE
#8 EX UMBRELLA TREE REMOVE
#7 EX OAK TREE 18" REMOVE
#6 EX ARECA PALM REMOVE
#5 EX OAK TREE 20" REMOVE

#4 EX UMBRELLA TREE REMOVE
#3 EX PARADISE TREE 4"
EX SABAL PALM ON THE ADJACENT PROPERTY
#2 EX PONGAMIA TREE 16"
#1 EX PARADISE TREE 6"

STEJASKAL MITIGATION TABLE							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	CALIPER	ACTION	MITIGATION REQUIRED	MITIGATION INCHES REQUIRED	COMMENTS
1	Simarouba glauca	PARADISE TREE	6"	REMAIN	NO		NATIVE
2	Milletia pinnata	PONGAM OILTREE	16"	REMAIN	NO		NON NATIVE
3	Simarouba glauca	PARADISE TREE	4"	REMAIN	NO		NATIVE
4	Schefflera arboricola	UMBRELLA TREE	NA	REMOVE	NO		INVASIVE
5	Quercus virginiana	OAK TREE	20"	REMOVE	YES	20	NATIVE
6	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
7	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
8	Schefflera arboricola	UMBRELLA TREE	NA	REMOVE	NO		NON NATIVE
9	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
10	Quercus virginiana	OAK TREE	14"	REMOVE	YES	14	NATIVE
11	Quercus virginiana	OAK TREE	14"	REMOVE	YES	14	NATIVE
12	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
13	Quercus virginiana	OAK TREE	14"	REMOVE	YES	14	NATIVE
14	Quercus virginiana	OAK TREE	14"	REMOVE	YES	14	NATIVE
15	Syagrus romanzoffiana	QUEEN PALM	NA	REMOVE	NO		NON NATIVE
16	Myrcianthes fragrans	STOPPER	4"	REMOVE	YES	4	NATIVE
17	Ficus rubiginosa	RUSTY FIG FICUS	3"	REMOVE	NO		IN BUILDING FOOTPRINT
18	Bambusa vulgaris	BAMBOO	NA	REMOVE	NO		NON NATIVE
19	Mangifera indica	MANGO	12"	REMOVE	NO		NON NATIVE
20	Sabal palmetto	SABAL PALM	12"	REMOVE	NO		IN BUILDING FOOTPRINT
21	Quercus virginiana	OAK TREE	12" MULTI-TRUNK	REMOVE	YES	12	NATIVE
22	Quercus virginiana	OAK TREE	4"	REMOVE	YES	4	NATIVE
23	Carya floridana	HICKORY	NA	REMOVE	NO		DEAD
24	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
25	Sabal palmetto	SABAL PALM	8"	REMAIN	NO	2	NATIVE
26	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
27	Quercus virginiana	OAK TREE	12"	REMOVE	NO		IN BUILDING FOOTPRINT
28	Sabal palmetto	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
29	Quercus virginiana	OAK TREE	4"	REMOVE	NO		IN BUILDING FOOTPRINT
30	Quercus virginiana	OAK TREE	20"	REMOVE	NO		IN BUILDING FOOTPRINT
31	Quercus virginiana	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
32	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
33	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
34	Quercus virginiana	OAK TREE	12"	REMOVE	NO		IN BUILDING FOOTPRINT
35	Sabal palmetto	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
36	Quercus virginiana	OAK TREE	20"	REMOVE	NO		IN BUILDING FOOTPRINT
37	Quercus virginiana	OAK TREE	6"	REMOVE	NO		IN BUILDING FOOTPRINT
38	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
39	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
40	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
41	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
42	Syagrus romanzoffiana	QUEEN PALM	NA	REMOVE	NO		IN BUILDING FOOTPRINT
43	Quercus virginiana	OAK TREE	18"	REMOVE	NO		IN BUILDING FOOTPRINT
44	Quercus virginiana	OAK TREE	18"	REMOVE	NO		IN BUILDING FOOTPRINT
45	Sabal palmetto	SABAL PALM	8"	REMAIN	NO		NATIVE
46	Quercus virginiana	OAK TREE	4"	REMOVE	YES	4	NATIVE
47	Sabal palmetto	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
48	Sabal palmetto	SABAL PALM	8"	REMAIN	NO		NATIVE
49	Sabal palmetto	SABAL PALM	8"	REMOVE	YES	2	NATIVE
50	Quercus virginiana	OAK TREE	4"	REMOVE	NO		IN BUILDING FOOTPRINT
51	Sabal palmetto	SABAL PALM	8"	REMOVE	NO		IN BUILDING FOOTPRINT
52	Syagrus romanzoffiana	QUEEN PALM	NA	REMOVE	NO		NON NATIVE
53	Sabal palmetto	SABAL PALM	8"	REMOVE	YES	2	NATIVE
54	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
55	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
56	Carya floridana	HICKORY TREE	20"	REMAIN	NO		NATIVE
57	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
58	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
59	Pandanus utilis	SCREW PINE	NA	REMAIN	NO		NON NATIVE
60	Pandanus utilis	SCREW PINE	NA	REMAIN	NO		NON NATIVE
61	Pandanus utilis	SCREW PINE	NA	REMAIN	NO		NON NATIVE
62	Sabal palmetto	SABAL PALM	8"	REMAIN	NO		NATIVE
63	Sabal palmetto	SABAL PALM	8"	REMAIN	NO		NATIVE
64	Sabal palmetto	SABAL PALM	SEEDLING	REMAIN	NO		NATIVE
65	Unknown tree	Unknown Tree	10"	REMAIN	NO		NATIVE
66	Pandanus utilis	SCREW PINE	NA	REMOVE	NO		NON NATIVE
67	Ravenela madagascariensis	TRAVELERS PALM	NA	REMOVE	NO		NON NATIVE
68	Schefflera arboricola	UMBRELLA TREE	20" MULTI-TRUNK	REMOVE	NO		INVASIVE
69	Schefflera arboricola	UMBRELLA TREE	4"	REMOVE	NO		INVASIVE
70	Caryota urens	FISHTAIL PALM	NA	REMOVE	NO		NON NATIVE
71	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
72	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
73	Ravenela madagascariensis	TRAVELERS PALM	NA	REMOVE	NO		NON NATIVE
74	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
75	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE

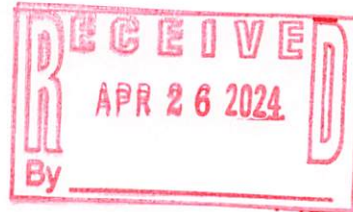
76	Averroha carambola	STARFRUIT	8" MULTI-TRUNK	REMAIN	NO		NON NATIVE
77	Sabal palmetto	SABAL PALM	SEEDLING	REMOVE	NO		NATIVE
78	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
79	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
80	Ptychosperma elegans	SOLITAIRE PALM	4"	REMAIN	NO		NON NATIVE
81	Sabal palmetto	SABAL PALM	12"	REMAIN	NO		NATIVE
82	Sabal palmetto	SABAL PALM	12"	REMAIN	NO		NATIVE
83	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
84	Viburnum odoratissimum	SWEET VIBURNUM	4"	REMOVE	YES	4	NATIVE
85	Quercus virginiana	OAK TREE	4"	REMOVE	YES	4	NATIVE
86	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
87	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
88	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
89	Sabal palmetto	SABAL PALM	10"	REMAIN	NO		NATIVE
90	Quercus virginiana	OAK TREE	20"	REMOVE	YES	20	NATIVE
91	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
92	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
93	Sabal palmetto	SABAL PALM	10"	REMOVE	NO		IN BUILDING FOOTPRINT
94	Syagrus romanzoffiana	QUEEN PALM	6"	REMOVE	NO		IN BUILDING FOOTPRINT
95	Quercus virginiana	OAK TREE	22"	REMOVE	NO		IN BUILDING FOOTPRINT
96	Livistonia chinensis	CHINESE FAN PALM	SEEDLING	REMOVE	NO		IN BUILDING FOOTPRINT
97	Quercus virginiana	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
98	Quercus virginiana	OAK TREE	8"	REMOVE	NO		IN BUILDING FOOTPRINT
99	Quercus virginiana	OAK TREE	8"	REMOVE	YES	8	NATIVE
100	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
101	Quercus virginiana	OAK TREE	10"	REMOVE	NO		IN BUILDING FOOTPRINT
102	Quercus virginiana	OAK TREE	14"	REMOVE	NO		IN BUILDING FOOTPRINT
103	Carya floridana	HICKORY	12"	REMOVE	YES	12	NATIVE
104	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
105	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
106	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
107	Quercus virginiana	OAK TREE	22"	REMOVE	YES	22	NATIVE
108	Ficus sps.	FICUS	120"	REMAIN	NO		SPECIMEN TREE
109	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
110	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
111	Quercus virginiana	OAK	10"	REMAIN	NO		NATIVE
112	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
113	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
114	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
115	Quercus virginiana	OAK TREE	8"	REMOVE	YES	8	NATIVE
116	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
117	Syzygium cumini	JAVA PLUM	4"	REMOVE	NO		NON NATIVE
118	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
119	Quercus virginiana	OAK TREE	8"	REMAIN	NO		NATIVE
120	Quercus virginiana	OAK TREE	14"	REMAIN	NO		NATIVE
121	Pistacia Lentiscus	MASTIC TREE	10"	REMOVE	YES	10	NATIVE
122	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2.5	NATIVE
123	Quercus virginiana	OAK TREE	6"	REMOVE	YES	6	NATIVE
124	Quercus virginiana	OAK TREE	16"	REMOVE	YES	16	NATIVE
125	Ficus sps.	FICUS	6"	REMOVE	YES	6	NATIVE
126	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
127	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
128	Quercus virginiana	OAK TREE	6"	REMOVE	YES	6	NATIVE
129	Sabal palmetto	SABAL PALM	10"	REMOVE	YES	2	NATIVE
130	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
131	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
132	Quercus virginiana	OAK TREE	10"	REMOVE	YES	10	NATIVE
133	Quercus virginiana	OAK TREE	12"	REMOVE	YES	12	NATIVE
134	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
135	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
136	Quercus virginiana	OAK TREE	18"	REMOVE	YES	18	NATIVE
137	Dyopsis lutescens	ARECA PALM	NA	REMOVE	NO		NON NATIVE
				TOTAL REPLACEMENT INCHES REQUIRED		468.5	
				TOTAL NUMBER OF 3" TREES REQUIRED		157	



**MCCARTHY
SUMMERS
WOOD
NORMAN
MELBY &
SCHULTZ P.A.**
Attorneys at Law

April 26, 2024

Town of Sewall's Point
1 S. Sewall's Point Road
Sewall's Point, FL 34996
Via Hand Delivery



RE: 10 Oakwood Dr., Sewall's Point, FL 34996

Dear Bob,

I am writing regarding your letter to Mr. and Mrs. Gerhard Stejskal dated April 10, 2024, concerning tree mitigation at 10 Oakwood Dr. in the Town of Sewall's Point. As you know, this office represents Mr. and Mrs. Stejskal (the "Owners").

As we discussed in our meeting on April 24th, the Owners, and their professionals, feel that the proposed civil penalty of \$55,000 under Sec 70-154 of the Town Code for illegally removed trees is unwarranted in this situation since the trees in question were removed with the full knowledge of the town after the issuance of appropriate building permits and tree removal permits. In the fall of 2022, the Owners representatives submitted to the town a tree removal application, a tree health memo and a tree removal plan. Thereafter, permits were received and the Owner's builder began construction.

It wasn't until nearly two years later that the town alleged that trees were removed illegally.

It is our opinion that the fine for illegally removed trees is unwarranted.

Pursuant to your April 10, 2024 letter, please accept this letter as our request on behalf of Mr. and Mrs. Stejskal to take this matter in front of the Special Magistrate at the Magistrate hearing on Wednesday May 8th, 2024 at 10:00AM.

I enclose herewith our check in the amount of \$100.00 as the fee for this appeal.

Best,

A handwritten signature in blue ink, appearing to read 'Terence P. McCarthy'.

Terence P. McCarthy, Esq.

Terence P. McCarthy *
Robert P. Summers *
Steven J. Wood **
Kenneth A. Norman
Nicola J. Boone Melby ***
Owen Schultz
Margaret E. Wood
Jessica M. VanValkenburgh
Christen Spake
Kimberly A. Ryan
Loren N. Esposito
Ross C. Alagna

**Board Certified
Real Estate Lawyer*

***Board Certified Wills,
Trusts & Estates Lawyer*

****Board Certified
Elder Law Lawyer*

McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.
2400 S.E. Federal Highway • Fourth Floor • Stuart, FL 34994
(772) 286-1700 • Fax (772) 283-1803 • www.McCarthySummers.com



Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996

Receipt

Date	Receipt No.
04/26/2024	3350

Received of:
MCCARTHY SUMMERS

Description: 10 OAKWOOD DR

Item	Description	Amount
CODE ENF	CODE ENFORCEMENT VIOLATIONS 001-000-351.901 100.00	100.00
TOTAL		100.00

Check No.	Payment Method	Amount
61869	CHECK	100.00



Town of Sewall's Point

Police Department

Notice of Hearing

CASE #CE03925

Property Owner: George Olsen
Owner Address: 177 S. Sewall's Point Road
Sewall's Point, FL 34996

DATE: April 3, 2024

VIOLATION ADDRESS: 177 S. Sewall's Point Road
PARCEL ID #: 13-38-41-006-000-00060-8

Pursuant to the provisions of the Town of Sewall's Point, you are hereby notified that the property described above was found in violation of the Town of Sewall's Point Code of Ordinances, as follows:

Sec. 42-24 Parking Restrictions: (c) Enclosure of restricted vehicles required in R-1 district A grey enclosed utility trailer was observed parked in the rear of the premises. The trailer was clearly visible from the roadway and was not engaged in temporary work. Restricted vehicles must be totally concealed from view. The owner of the trailer received prior warnings for the same trailer on 12/28/2022, 01/04/2024, and a class A violation (fined citation – \$100) on 01/31/2024 which was paid. On March 1, 2024 trailer was again parked in clear view of the road and neighboring property. The homeowner was cited as a repeat violation which ordinance sets the fine as \$500.

Sec. 42-23 Definitions:

Commercial vehicles. Any vehicle which either has commercial lettering or which otherwise displays evidence of a commercial or nonpersonal use, including, but not limited to, racks; cabinet boxes; tools and/or cargo, visible from the street or abutting property or which exceeds the height of the bed of a truck or which extends beyond or above the tailgate. Commercial vehicles may include, but are not limited to, automobiles, vans, trucks, pickups, box trucks, tractor trucks, panel trucks, delivery wagons/trucks, agricultural vehicles, dump trucks, wreckers, semitrailers, trailers, tractor cranes, power shovels, buses, taxis, limousines, non-emergency ambulances, and hearses.

Restricted vehicles. All vehicles that are not defined as standard passenger vehicles, including but not limited to, commercial vehicles, nonstandard vehicles, and inoperable vehicles. Restricted vehicles also include vehicles greater than seven feet in height, having more than two axles, or having more than four tires regardless of whether it is otherwise defined as a standard vehicle.

Sec. 42-24 Parking Restrictions.

(c) Enclosure of restricted vehicles required in R-1 district. No restricted vehicles may be parked, kept, stored or maintained upon a street, road or right-of-way or on private property within any R-1 district of the town unless the vehicle meets one of the following exceptions:

- (1) The restricted vehicle is totally concealed from the view by a fence or wall set behind the front building line, or a hedge, constructed in compliance with section 82-276, of any abutting property (whether occupied or not) or any street or road, whether public or private, right-of-way or easement serving the property on which the restricted vehicle is located. A restricted vehicle not concealed as specified herein is in violation of this section.

The violations occurred on the following dates:

12/28/2022: Violation of Sec 42-24 Parking Restrictions: (c) Enclosure of restricted vehicles required in R-1 district. A warning was issued.

01/04/2024: Violation of Sec 42-24 Parking Restrictions: (c) Enclosure of restricted vehicles required in R-1 district was observed. A warning was issued.

01/31/2024: Violation Sec. 42-24 Parking Restrictions: (c) Enclosure of restricted vehicles required in R-1

district. A Civil Violation Citation (CVC) was issued for a Class "A" Violation, \$100 fine (#04073). The fine was paid on 01/31/2024.

03/01/2024: Violation Sec. 42-24 Parking Restrictions: (c) Enclosure of restricted vehicles required in R-1 district. THIS VIOLATION WAS CITED AS A "REPEAT VIOLATION" AS THE HOMEOWNER HAS BEEN PREVIOUSLY WARNED AND CITED FOR THE SAME VIOLATION. PURSUANT TO SEC. 18-26(H), PAYMENT OF A CITATION SHALL CONSTITUTE AN ADMISSION OF A VIOLATION FOR PURPOSES OF FINDING A REPEAT VIOLATION.

You have requested a hearing for this matter. The Town will hold a public hearing before the Code Enforcement Board/Special Magistrate. This hearing will be held on May 8, 2024 at 10 a.m. in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. If you do not attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. Therefore, it is important that you are present at the hearing to share your perspective, testimony and evidence regarding the alleged violation.

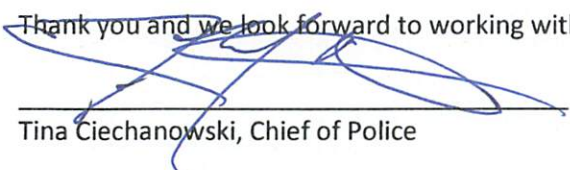
If the Code Enforcement Board/Special Magistrate finds that the alleged violation did in fact occur on your property, Florida law makes the property owner responsible for the administrative costs incurred by the Town in pursuing the enforcement of the violation. These costs may be included with any fines imposed by the Code Enforcement Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. The Code Enforcement Board/Special Magistrate has the authority to levy fines of up to \$250.00 for a first violation and up to \$500.00 for a repeat violation, for each and every day that each violation continues.

Florida law provides that once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate will constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). The Town encourages all property owners who receive a notice of violation to contact the Town so that we may work together towards compliance so that these legal remedies are unnecessary.

The Town is required by law to advise you that if you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If have any questions concerning the hearing, feel free to contact the Sewall's Point Police Department at 772-781-3378.

Thank you and we look forward to working with you to resolve this matter.



Tina Ciechanowski, Chief of Police

*This Notice was hand delivered, sent certified mail, return receipt requested and first class mail.

Town of Sewall's Point
One South Sewall's Point Road, Sewall's Point, FL 34996
Civil Violation Citation

Going to Code
Enf. Board
CE 03925

This Civil Citation is issued pursuant to Chap. 18, Sec. 18-226 of the Town of Sewall's Point's Code of Ordinances. In addition to the citation fine set forth below, the violation(s) charged hereby could subject you to a civil penalty of \$250 per violation per day and up to \$500 per day for a repeat violation, plus administrative costs.

This citation is issued on the 1st day of March, 2024 by the undersigned Code Enforcement Officer to:

Olsen George A
(Last name) (First name) (M.I.)
177 S. Sewall's Point Rd. Sewall's Point FL 34996
(Street address) (City) (State) (Zip code) (Phone number—home) (Phone number—other)

For violation of the following Town Ordinance (Ordinance Number & Description) in the Town of Sewall's Point, Florida:

Sec. 42-246) Parking restrictions

By virtue of the following (Summary of Violation): A gray enclosed utility trailer was observed parked in the rear of the premises. The trailer was clearly visible from the roadway. It was not engaged in temporary work

Location of Violation: 177 South Sewall's Point Road

If vehicle related: Year _____ Make _____ Model _____ Tag# _____ State _____ Description _____

**YOU ARE HEREBY ORDERED TO CORRECT THE VIOLATION(S) CITED ABOVE AND TO PAY THE FINE SET FORTH,
OR APPEAR ON THE HEARING DATE.**

- ☐ Written Warning No Fine
- ☐ Class A Violation FINE \$100.00
- ☐ Class B Violation FINE \$150.00
- ☐ Class C Violation FINE \$250.00
- ☒ Class D Violation FINE \$500.00
(Or a repeat violation which may be fined at \$500 per day per violation)
- ☐ Class E Violation FINE \$50.00

VIOLATION CORRECTION DEADLINE: March 2, 2024

**FINES MUST BE PAID BY 4:00 P.M. ON THE 10TH DAY FOLLOWING
THE DATE OF ISSUANCE OF THIS CITATION.**

HEARING DATE (IF APPLICABLE): April 10, 2024 @ 10:00 AM

Failure to correct the violation by the deadline set forth above may result in additional citations.

You may avoid daily fines and additional costs by complying with the code section(s) cited, if applicable, and paying the citation fine by either cash or a check, made payable to the Town of Sewall's Point received at the above address by 4:00 p.m. on the 10th day following the date of issuance. Cash payments MUST be hand delivered to the above address by the date due.

If you fail to correct the violation and pay the penalty in accordance with this citation, or if your check fails to clear, or if you wish to contest the citation, you are hereby commanded and summoned to appear at a hearing on the violation(s) charged, on the Hearing Date cited above in the Commission Chambers at Town Hall, located at 1 S. Sewall's Point Road, Sewall's Point, Florida.

If you fail to appear at the hearing to contest the Civil Violation Citation, you shall be deemed to have waived your right to a hearing and right to contest the citation, an order may be entered against you for an amount up to the maximum daily civil penalty, together with the citation fine and administrative costs, and a lien may be imposed. Overdue fines and costs or outstanding violations may result in the Town withholding permits, licenses and/or certificates of occupancy, by any department, governing body, or agent of the Town until the violator comes into compliance, and pays the Civil Violation Citation, including any administrative costs; or complies with the requirements in the order issued by the code enforcement board or special magistrate, or in the case of an appeal, by the court. Failure to respond to this Civil Violation Citation may result in the imposition of a lien or special assessment, if applicable, against the property of the violator. If you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If you decide to appeal any such order, with respect to any matter considered at the subject hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.)

Signature of Citing Code Enforcement Officer 074

Signature of the Receiving Party (if hand-delivered)
(any person over 15 years of age)

Date and Time of Issuance: 3/1/24 0945

Issued by CE Officer: Atc. J. Aram 074

White Copy—Police Clerk

Yellow Copy—Defendant

Pink Copy—Town Clerk

Additional Case Information

Date: 3/1/24

Time: 0729

CVC Number: 03925

Location: 177 S. Sewall's Point Rd, Sewall's Point, FL 34996

On the above date and time, I observed a gray enclosed trailer (resident owned) being parked, kept, stored, or maintained on private property, visible from the public roadway. The trailer was not engaged in temporary work or service on the premises and was not a piece of construction equipment that could not be reasonably removed as per the exceptions to Town Ordinance. Prior documented warnings for this same violation occurred on 12/28/2022 (2022-00013916) and on 01/04/2024 (2024-00000101). Mr. Olsen also received a Class A CVC for this violation on 01/31/2024, citation #04073 (2024-00001089). I issued the homeowner, George A. Olsen Jr., this civil citation for repeat violation of town Ordinance 42-24(c) - Parking Restrictions, Class D Violation. A photograph was taken and included with this citation.

Officer's Name & ID Number



Basic Info

PIN 13-38-41-006-000-00060-8	AIN 27828	Situs Address 177 S SEWALLS POINT RD SEWALLS POINT FL	Website Updated 4/3/24
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
OLSEN GEORGE A JR

Parcel ID
13-38-41-006-000-00060-8

Use Code/Property Class
0100 - 0100 Single Family

Mailing Address
177 S SEWALLS POINT RD
STUART FL 34996

Account Number
27828

Neighborhood
120200 South Sewall's Point

Tax District
SEWALL'S POINT

Property Address
177 S SEWALLS POINT RD SEWALLS POINT FL

Legal Acres
0.511

Legal Description
WHITE FENCE ACRES LOT 6

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 315,000	\$ 441,510	\$ 756,510	\$ 335,527	\$ 420,983	\$ 50,000	\$ 370,983

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 5/4/16	Grantor (Seller) GEORGE OLSEN OF STUART LLC	Doc Num 2573468
Sale Price \$ 100	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2852 1274</u>

Legal Description

WHITE FENCE ACRES LOT 6

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Improvements

PIN
13-38-41-006-000-00060-8

AIN
27828

Situs Address
177 S SEWALLS POINT RD SEWALLS POINT FL

Website Updated
4/3/24

Use Code/Property Class
0100 - 0100 Single Family

Total Finished Area
3,440 SF

Max Stories
2

Building Information (1 of 1)

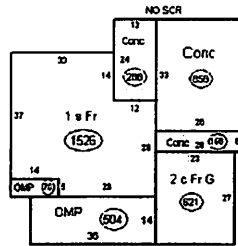
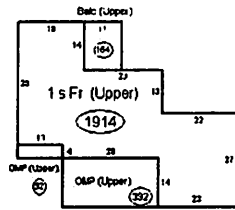
Building Type
Single family
Year Built
1976
Bedrooms
4

Finished Area
3,440 SF
Wall
Concrete block \ Wood frame
Full Baths
3

Exterior Cover
Stucco
Number of Units
1
Half Baths
0

Roof Cover
Metal flat seam
Wall Height
N/A

01 02 03 04



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
CONCP	Concrete Patio	288	0
OMP	Open Masonry Porch	70	0
DWELL	Dwelling	1,526	1,526
BALC_U	Balcony Upper	154	0
OMP	Open Masonry Porch	504	0
ATTGAR	Attached Garage	621	0
CONCP	Concrete Patio	858	0
CONCP	Concrete Patio	156	0
DWELL_U	Dwelling Upper	1,914	1,914
OMP_U	Open Masonry Porch Upper	392	0
OMP_U	Open Masonry Porch Upper	52	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Residential Paving	1	1	Square Feet	1976
Residential Pool In Ground	1	450	Square Feet	1976

Sales History

PIN	AIN	Situs Address	Website Updated
13-38-41-006-000-00060-8	27828	177 S SEWALLS POINT RD SEWALLS POINT FL	4/3/24

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/4/16	\$ 100	GEORGE OLSEN OF STUART LLC	Wd Full Covenant and Warranty Deed	2573468	<u>2852 1274</u>
6/5/15	\$ 315,000	COTTEN JANET A	Wd Full Covenant and Warranty Deed	2518993	<u>2788 2256</u>
6/4/15	\$ 100	GEORGE OLSEN OF STUART LLC	Wd Full Covenant and Warranty Deed	2518994	<u>2788 2259</u>
6/3/15	\$ 100	GEORGE OLSEN OF STUART LLC	Wd Full Covenant and Warranty Deed	2518995	<u>2788 2262</u>
5/22/15	\$ 100	COTTEN GREGORY ESTATE	Administrator's Deed	2519706	<u>2787 1440</u>
11/17/97	\$ 240,000	BOYD, MARY M	Special Warranty Deed		<u>1272 1486</u>
8/2/90	\$ 235,000	SELLER - see file for name	Special Warranty Deed		<u>0870 1682</u>
2/2/90	\$ 180,000	SELLER - see file for name	Certificate of Title		<u>0844 2734</u>
5/26/89	\$ 100	SELLER - see file for name	Quit Claim Deed		<u>0813 0647</u>
8/16/88	\$ 100	SELLER - see file for name	Quit Claim Deed		<u>0776 2423</u>
5/20/88	\$ 250,000	SELLER - see file for name	Special Warranty Deed		<u>0765 1948</u>

This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Value History

PIN	AIN	Situs Address	Website Updated
13-38-41-006-000-00060-8	27828	177 S SEWALLS POINT RD SEWALLS POINT FL	4/3/24

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2023	\$ 315,000	\$ 441,510	\$ 756,510	\$ 335,527	\$ 420,983	\$ 50,000	\$ 370,983
2022	\$ 288,000	\$ 352,640	\$ 640,640	\$ 231,918	\$ 408,722	\$ 50,000	\$ 358,722
2021	\$ 247,500	\$ 244,940	\$ 492,440	\$ 95,622	\$ 396,818	\$ 50,000	\$ 346,818
2020	\$ 238,500	\$ 245,000	\$ 483,500	\$ 92,160	\$ 391,340	\$ 50,000	\$ 341,340
2019	\$ 225,000	\$ 238,590	\$ 463,590	\$ 90,872	\$ 372,718	\$ 50,000	\$ 322,718
2018	\$ 157,500	\$ 244,390	\$ 401,890	\$ 36,121	\$ 365,769	\$ 50,000	\$ 315,769
2017	\$ 157,500	\$ 229,270	\$ 386,770	\$ 28,525	\$ 358,245	\$ 50,000	\$ 308,245
2016	\$ 153,000	\$ 135,010	\$ 288,010	\$ 0	\$ 288,010	\$ 0	\$ 288,010
2015	\$ 162,000	\$ 178,710	\$ 340,710	\$ 0	\$ 340,710	\$ 0	\$ 340,710
2014	\$ 144,000	\$ 216,290	\$ 360,290	\$ 1,650	\$ 358,640	\$ 50,000	\$ 308,640
2013	\$ 135,000	\$ 218,340	\$ 353,340	\$ 0	\$ 353,340	\$ 50,000	\$ 303,340

WARNING: Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.



AFFIDAVIT CONFIRMING HAND DELIVERY OF NOTICE

Street Address: 177 S. Sewall's Point Road, Sewall's Point, FL 34996

PCN#: 13-38-41-006-00060-8

Case No.: CE03925

Signature of recipient of a Letter dated 04/03/2024 from Chief Tina Ciechanowski noting a change to the date of the Code Enforcement Board Hearing from April 10th, 2024 to May 8th, 2024.

Signature

Print Name

____ Respondent accepted notice but refused to sign.

☒ Posted Property and took photo, no answer at residence.

STATE OF FLORIDA)
COUNTY OF MARTIN)

I, Christopher Wade, being duly sworn, depose and say that:

1. I am a Code Enforcement Officer for the Town of Sewall's Point.

2. I hand delivered the Notice of Violation and Notice of Hearing to
Front Door at 177 S. Sewall's Point Rd,
Sewall's Point, Florida, on the 3rd day of April, 2024.

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

[Signature] 046
Signature

4/3/24
Date

The foregoing instrument was acknowledged before me this 3 day of April, 2024, by Christopher Wade. He/She is personally known to me or has produced _____ as identification.



KATHRYN A. BARBERA
Commission # HH 224582
Expires April 26, 2026

Kathryn A. Barbera
Notary Public, State of Florida
My Commission Expires:

7022 2410 0002 2184 7673

U.S. Postal Service TM CERTIFIED MAIL [®] RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com TM .	
OFFICIAL USE TM	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$	Postmark Here
Sent To <u>George Olsen</u> Street and Apt. No. or PO Box No. <u>177 S. Sewall's Point Rd</u> City, State, ZIP+4[®] <u>Sewall's Point FL 34996</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Town of Sewall's Point
One South Sewall's Point Road, Sewall's Point, FL 34996
Civil Violation Citation

CE 03925

This Civil Citation is issued pursuant to Chap. 18, Sec. 18-226 of the Town of Sewall's Point's Code of Ordinances. In addition to the citation fine set forth below, the violation(s) charged hereby could subject you to a civil penalty of \$250 per violation per day and up to \$500 per day for a repeat violation, plus administrative costs.

This citation is issued on the 1st day of March, 2024 by the undersigned Code Enforcement Officer to:

Olsen George A
(Last name) (First name) (M.I.)
177 S. Sewall's Point Rd. Sewall's Point FL 34996 772-233-1564
(Street address) (City) (State) (Zip code) (Phone number—home) (Phone number—other)

For violation of the following Town Ordinance (Ordinance Number & Description) in the Town of Sewall's Point, Florida:

Sec. 42-246 Parking Restrictions

By virtue of the following (Summary of Violation): A gray enclosed utility trailer was

observed parked in the rear of the premises. The trailer was

clearly visible from the roadway. It was not engaged in temporary work.

Location of Violation: 177 South Sewall's Point Road

If vehicle related: Year _____ Make _____ Model _____ Tag# _____ State _____ Description _____

**YOU ARE HEREBY ORDERED TO CORRECT THE VIOLATION(S) CITED ABOVE AND TO PAY THE FINE SET FORTH,
OR APPEAR ON THE HEARING DATE.**

- ☐ Written Warning No Fine
- ☐ Class A Violation FINE \$100.00
- ☐ Class B Violation FINE \$150.00
- ☐ Class C Violation FINE \$250.00
- ☒ Class D Violation FINE \$500.00
- ☐ Class E Violation FINE \$50.00

(Or a repeat violation which may be fined at \$500 per day per violation)

VIOLATION CORRECTION DEADLINE: March 2, 2024

**FINES MUST BE PAID BY 4:00 P.M. ON THE 10TH DAY FOLLOWING
THE DATE OF ISSUANCE OF THIS CITATION.**

HEARING DATE (IF APPLICABLE): April 10, 2024 @ 10:00 AM

Failure to correct the violation by the deadline set forth above may result in additional citations.

You may avoid daily fines and additional costs by complying with the code section(s) cited, if applicable, and paying the citation fine by either cash or a check, made payable to the Town of Sewall's Point received at the above address by 4:00 p.m. on the 10th day following the date of issuance. Cash payments MUST be hand delivered to the above address by the date due.

If you fail to correct the violation and pay the penalty in accordance with this citation, or if your check fails to clear, or if you wish to contest the citation, you are hereby commanded and summoned to appear at a hearing on the violation(s) charged, on the Hearing Date cited above in the Commission Chambers at Town Hall, located at 1 S. Sewall's Point Road, Sewall's Point, Florida.

If you fail to appear at the hearing to contest the Civil Violation Citation, you shall be deemed to have waived your right to a hearing and right to contest the citation, an order may be entered against you for an amount up to the maximum daily civil penalty, together with the citation fine and administrative costs, and a lien may be imposed. Overdue fines and costs or outstanding violations may result in the Town withholding permits, licenses and/or certificates of occupancy, by any department, governing body, or agent of the Town until the violator comes into compliance, and pays the Civil Violation Citation, including any administrative costs; or complies with the requirements in the order issued by the code enforcement board or special magistrate, or in the case of an appeal, by the court. Failure to respond to this Civil Violation Citation may result in the imposition of a lien or special assessment, if applicable, against the property of the violator. If you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If you decide to appeal any such order, with respect to any matter considered at the subject hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

Signature of Citing Code Enforcement Officer

Name of the Receiving Party (if hand-delivered)
(any person over 15 years of age)

Date and Time of Issuance: 3/1/24 0945

Issued by CE Officer: 074

White Copy—Police Clerk

Yellow Copy—Defendant

Pink Copy—Town Clerk



Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B24-0021

Property Owner: Okeechobee Land Company

Owner Address: 691 E Main St
Pahokee, FL 33476

DATE: April 5, 2024

VIOLATION ADDRESS: 6 N Ridgeview Rd

PARCEL ID #: 01-38-41-006-002-00040-4

Pursuant to the provisions of the Town of Sewall's Point, you are hereby notified that the property described above is in violation of the following Town of Sewall's Point Code of Ordinances:

Section 70-1 : Tree canopy was cut more than 25%

Pruning: The removal of not more than 25 percent of the canopy of a tree, once every year

These violations are irreparable and/or irreversible in nature and a **hearing before the Code Enforcement Board/Special Magistrate will be held on May 8, 2024, at 10:00 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. If you fail to attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented.

If the Town is successful in prosecuting your case before the Code Enforcement Board/Special Magistrate, administrative costs will be assessed to cover the cost of such prosecution and said costs may be included with any fines imposed by the Code Enforcement Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law.

Section 70-154: Civil penalties

Any person who violates any provision of this chapter shall forfeit and pay to the town a civil penalty for the vegetation illegally removed or damaged, based on the caliper of the vegetation, as follows for each tree:

- (1) Two to five inches—\$1,000.00;
- (2) Over five to ten inches—\$2,500.00;
- (3) Over ten to 15 inches—\$4,000.00;
- (4) Over 15 inches—up to \$5,000.00 or the maximum amount permitted by law.

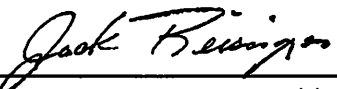
The foregoing schedule of civil penalties by caliper shall be reduced by 50 percent for palm trees. The sum shall accrue to the town and may be recovered as a condition to the issuance of further permits or certificates of occupancy or in a civil action brought by the town.

Once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate shall constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). Failure to pay these costs and fines may result in a foreclosure action by the Town.

If you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If you wish to discuss a settlement of this case prior to the scheduled hearing or if you require further information, please contact Robert Daniels, Town Manager, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Please govern yourself accordingly.



Jack Reisinger, C.B.O., Town Building Official

*This Notice was X sent certified mail, return receipt requested and first class mail.

Chrystal Gomez

From: Jack Reisinger
Sent: Thursday, April 4, 2024 2:48 PM
To: Chrystal Gomez
Subject: 6 N Ridgeview.

Please send letter to homeowner for trimming more than 25% of the canopy (95% was cut)











Sent from my iPhone

Basic Info

PIN 01-38-41-006-002-00040-4	AIN 17651	Situs Address 6 N RIDGEVIEW RD SEWALLS POINT FL	Website Updated 4/4/24
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
OKEECHOBEE LAND COMPANY

Parcel ID
01-38-41-006-002-00040-4

Use Code/Property Class
0100 - 0100 Single Family

Mailing Address
691 E MAIN ST
PAHOKEE FL 33476

Account Number
17651

Neighborhood
120200 South Sewall's Point

Tax District
SEWALL'S POINT

Property Address
6 N RIDGEVIEW RD SEWALLS POINT FL

Legal Acres
0.562

Legal Description
HOMWOOD, LOT 4 BLK B

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 420,000	\$ 594,170	\$ 1,014,170	\$ 64,826	\$ 949,344	\$ 0	\$ 949,344

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 6/17/21	Grantor (Seller) PEREZ, EDILIA	Doc Num 2938343
Sale Price \$ 100	Deed Type Quit Claim Deed	Book & Page <u>3287 2123</u>

Legal Description

HOMWOOD, LOT 4 BLK B

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

FIRST-CLASS



US POSTAGE^{IMI} PITNEY BOWES



ZIP 34996 \$ 000.64⁰
02 7H
0006051328 APR 05 2024

OKEECHOBEE LAND COMPANY
691 E MAIN ST
POHOKEE, FL 33476

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL[®]



7022 2410 0002 2184 7680

FIRST-CLASS



US POSTAGE^{IMI} PITNEY BOWES



ZIP 34996 \$ 008.69⁰
02 7H
0006051328 APR 05 2024

OKEECHOBEE LAND COMPANY
691 E MAIN ST
PAHOKEE, FL 33476

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

CERTIFIED MAIL®



7022 2410 0002 2184 7697

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES



ZIP 34996
02 7H
0006051328

\$ 008.69⁰

APR 05 2024

OKEECHOBEE LAND COMPANY
6 N RIDGEVIEW RD
SEWALLS POINT, FL 34996

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES



ZIP 34996
02 7H
0006051328

\$ 000.64⁰

APR 05 2024

OKEECHOBEE LAND COMPANY
6 N RIDGEVIEW RD
SEWALLS POINT, FL 34996

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

4/9/24

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street &

City, St.

OKEECHOBEE LAND COMPANY
691 E MAIN ST
PAHOKEE, FL 33476

127

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

128

IMPORTANT: Save this receipt for y_____s.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

\$

\$

\$

\$

\$

\$

4/5/24

Postmark
Here

OKEECHOBEE LAND COMPANY
6 N RIDGEVIEW RD
SEWALLS POINT, FL 34996

129

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

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- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

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- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for y

130 Is.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OKEECHOBEE LAND COMPANY
6 N RIDGEVIEW RD
SEWALLS POINT, FL 34996



9590 9402 8002 2305 4075 24

2. Article Number (Transfer from service label)

7022 2410 0002 2184 7697

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®

- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

131

USPS TRACKING #



WEST PALM BCH FL 334

9 APR 2024 PM 2 L

9590 9402 8002 2305 4075 24

**United States
Postal Service**

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

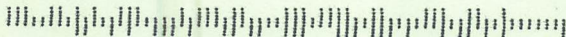
RECEIVED

APR 11, 2024

• Sender: Please print your name, address, and ZIP+4® in this box•

By

**TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996**



132

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OKEECHOBEE LAND COMPANY
691 E MAIN ST
PAHOKEE, FL 33476



9590 9402 8002 2305 4075 31

2. Article Number (Transfer from service label)

7022 2410 0002 2184 7680

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Paula Perez

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Signature Confirmation™☐ Signature Confirmation Restricted Delivery**133**

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8002 2305 4075 31

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996**



134



Town of Sewall's Point

BUILDING DEPARTMENT

.....

Notice of Violation and Notice of Hearing*

CASE #B24-0022

Property Owner: Bridget Baratta
Owner Address: 25 N Ridgeview Rd
Sewall's Point, FL 34996

DATE: April 15, 2024

VIOLATION ADDRESS: 25 N Ridgeview Rd
PARCEL ID #: 01-38-41-006-003-00040-2

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. Sometimes this requires Town staff to issue a code enforcement violation that may result in fines, administrative costs and liens. In an attempt to prevent that from occurring, we would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances and/or the Florida Building Code:

Violation: Invasive trees

Sec. 22-2 Property maintenance standards

- (4) Time table for removal of the most common prohibited species also known as worst of the worst invasive (WOWI). It has been determined that the most common terrestrial prohibited species in town are the following plants: (in order of abundance and invasiveness)
- a. The Brazilian pepper tree must be eradicated by May 1, 2010.
 - b. The Casuarin equisetifolia and glauca varieties of the Australian pine tree ("Australian pine") and the carrotwood tree (Cupaniopsis anacardioides) ("carrotwood") must be eradicated by May 1, 2010, unless they are properly maintained, as defined herein, and have been designated by the building department as an "exemption" for one or more of the following reasons:
 1. The carrotwood was planted prior to 2009 and is used and properly maintained as defined herein; or
 2. The Australian pine hedge or screen is located in an area where salt-tolerant vegetation is required and where a viable esthetic or organic option is not practical;
 - c. The melaleuca tree must be eradicated by December 1, 2010.

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **April 24, 2024**, and contact the undersigned Code Enforcement Officer to verify compliance on or before that date. If you do not understand what is required to come into compliance or if you have any other questions regarding the violation, please contact the Code Enforcement Officer at the number below. We strive to work with our residents to resolve all code enforcement issues without the need for a hearing. However, if the violation remains after the time set for compliance above, the Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate**. **This hearing will be held on May 8, 2024 at 10 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. The Code provides that the hearing may be held if the violation is not complied prior to the date given for compliance, even if the violation has been corrected prior to the hearing. These provisions also provide that if the violation is corrected and then

re-occurs, the hearing may go forward. If you do not attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. Therefore, it is important that you are present at the hearing to share your perspective, testimony and evidence regarding the alleged violation.

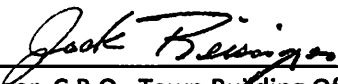
If the Code Enforcement Board/Special Magistrate finds that the alleged violation exists on your property, Florida law makes the property owner responsible for the administrative costs incurred by the Town in pursuing the enforcement of the violation. These costs may be included with any fines imposed by the Code Enforcement Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. The Code Enforcement Board/Special Magistrate has the authority to levy fines of up to \$250.00 per day, per violation and up to \$500.00 per day, per repeat violation, for each and every day that each violation continues.

Florida law provides that once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate will constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). The Town encourages all property owners who receive a notice of violation to contact the Town so that we may work together towards compliance so that these legal remedies are unnecessary.

The Town is required by law to advise you that if you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If you require further information or otherwise wish to discuss the violation, please contact Jack Reisinger, Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official

*This Notice was X sent certified mail, return receipt requested and first class mail.

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

FIRST-CLASS



US POSTAGE IMM PITNEY BOWES



ZIP 34996
02 7H
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\$ 000.64⁰
APR 15 2024

**BRIDGET BARATTA
25 N RIDGEVIEW RD
SEWALL'S POINT, FL 34996**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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7022 2410 0002 2184 7574

TOWN of SEWALL'S POINT

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Sewall's Point, Florida 34996

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APR 15 2024

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total F

\$

Sent To

Street

City, S

BRIDGET BARATTA
25 N RIDGEVIEW RD
SEWALL'S POINT, FL 34996

138

4/15/24

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Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

139

IMPORTANT: Save this receipt for your records.



Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B24-0022

Property Owner: Bridget Baratta
Owner Address: 25 N Ridgeview Rd
Sewall's Point, FL 34996

DATE: April 5, 2024

VIOLATION ADDRESS: 25 N Ridgeview Rd
PARCEL ID #: 01-38-41-006-003-00040-2

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. We would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances:

Non-Compliance violation: Invasive trees

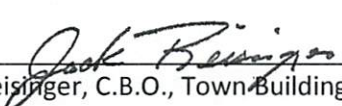
Sec. 22-2 Property maintenance standards

(4) Time table for removal of the most common prohibited species also known as worst of the worst invasive (WOWI). It has been determined that the most common terrestrial prohibited species in town are the following plants: (in order of abundance and invasiveness)

- a. The Brazilian pepper tree must be eradicated by May 1, 2010.
- b. The Casuarin equisetifolia and glauca varieties of the Australian pine tree ("Australian pine") and the carrotwood tree (Cupaniopsis anacardioides) ("carrotwood") must be eradicated by May 1, 2010, unless they are properly maintained, as defined herein, and have been designated by the building department as an "exemption" for one or more of the following reasons:
 1. The carrotwood was planted prior to 2009 and is used and properly maintained as defined herein; or
 2. The Australian pine hedge or screen is located in an area where salt-tolerant vegetation is required and where a viable esthetic or organic option is not practical;
- c. The melaleuca tree must be eradicated by December 1, 2010.

Please comply on or before **April 15, 2024** and contact the undersigned Code Enforcement Officer to verify compliance. If you require further information or otherwise wish to discuss the notice of non-compliance, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official



Basic Info

PIN 01-38-41-006-003-00040-2	AIN 17663	Situs Address 25 N RIDGEVIEW RD SEWALLS POINT FL	Website Updated 4/5/24
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners BARATTA BRIDGET D	Parcel ID 01-38-41-006-003-00040-2	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 25 N RIDGEVIEW RD STUART FL 34996	Account Number 17663	Neighborhood 120200 South Sewall's Point
Tax District SEWALL'S POINT	Property Address 25 N RIDGEVIEW RD SEWALLS POINT FL	Legal Acres 0.341
	Legal Description HOMEWOOD, LOT 4 BLK C	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 350,000	\$ 422,450	\$ 772,450	\$ 355,753	\$ 416,697	\$ 50,000	\$ 366,697

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 6/4/08	Grantor (Seller) RYAN, DENNIS J	Doc Num 2089647
Sale Price \$ 478,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2334 0598</u>

Legal Description

HOMEWOOD, LOT 4 BLK C

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

**BRIDGET BARATTA
25 N RIDGEVIEW RD
SEWALL'S POINT, FL 34996**

FIRST-CLASS



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\$ 000.64⁰

APR 05 2024

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B24-0022

BRIDGET BARATTA
25 N RIDGEVIEW RD
SEWALL'S POINT, FL 34996



9590 9402 8002 2305 4075 62

2. Article Number (Transfer from service label)

022 2410 0002 2184 7574

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

BRIDGET BARATTA

☐ Agent☒ Addressee

C. Date of Delivery

7-23-24

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Signature Confirmation™☒ Signature Confirmation Restricted Delivery

143

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**TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996**

From: [Jack Reisinger](#)
To: [Chrystal Gomez](#)
Subject: 25 N Ridgeview
Date: Thursday, April 25, 2024 10:57:03 AM

















Sent from my iPhone



Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B24-0023

Property Owner: Ty & Annette Schopp
Owner Address: 9 Island Rd
Sewall's Point, FL 34996

DATE: April 19, 2024

VIOLATION ADDRESS: 9 Island Rd
PARCEL ID #: 13-38-41-003-000-00850-5

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. Sometimes this requires Town staff to issue a code enforcement violation that may result in fines, administrative costs and liens. In an attempt to prevent that from occurring, we would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances and/or the Florida Building Code:

Violation: Work without a permit for dock & boatlift moved

Town Ord. 50-101

Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees or as provided by local resolution, however where there has been a repeat violation of this section, the penalty shall be four times the usual permit fee in addition to the required permit fees. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be obtained within three business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double or quadruple fee, shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

Also in violation of the Florida Building Code 105.1 Florida Building Code 105.1 Any owner or authorized agent who tends to construction, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing systems, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permits.

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **April 26, 2024** and contact the undersigned Code Enforcement Officer to verify compliance on or before that date. If you do not understand what is required to come into compliance or if you have any other questions regarding the violation, please contact the Code Enforcement Officer at the number below. We strive to work with our residents to resolve all code enforcement issues without the need for a hearing. However, if the violation remains after the time set for compliance above, the Code provides that the Town will hold a **public hearing before**

the Code Enforcement Board/Special Magistrate. **This hearing will be held on May 8, 2024 at 10 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. The Code provides that the hearing may be held if the violation is not complied prior to the date given for compliance, even if the violation has been corrected prior to the hearing. These provisions also provide that if the violation is corrected and then re-occurs, the hearing may go forward. If you do not attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. Therefore, it is important that you are present at the hearing to share your perspective, testimony and evidence regarding the alleged violation.

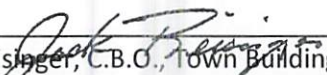
If the Code Enforcement Board/Special Magistrate finds that the alleged violation exists on your property, Florida law makes the property owner responsible for the administrative costs incurred by the Town in pursuing the enforcement of the violation. These costs may be included with any fines imposed by the Code Enforcement Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. The Code Enforcement Board/Special Magistrate has the authority to levy fines of up to \$250.00 per day, per violation and up to \$500.00 per day, per repeat violation, for each and every day that each violation continues.

Florida law provides that once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate will constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). The Town encourages all property owners who receive a notice of violation to contact the Town so that we may work together towards compliance so that these legal remedies are unnecessary.

The Town is required by law to advise you that if you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If you require further information or otherwise wish to discuss the violation, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official

*This Notice was X sent certified mail, return receipt requested and first class mail.

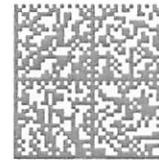
TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

**TY & ANNETTE SCHOPP
9 ISLAND RD
SEWALL'S POINT, FL 34996**

FIRST-CLASS



US POSTAGE IMIPITNEY BOWES



ZIP 34996
02 7H
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\$ 000.64⁰

APR 15 2024

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

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OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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APR 15 2024

**TY & ANNETTE SCHOPP
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SEWALL'S POINT, FL 34996**

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Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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TY & ANNETTE SCHOPP

9 ISLAND RD

SEWALL'S POINT, FL 34996

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Certified Mail service provides the following benefits:

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- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

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- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
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IMPORTANT: Save this receipt for your records.



Town of Sewall's Point

BUILDING DEPARTMENT

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Notice of Non-Compliance

CASE #B24-0023

Property Owner: Ty & Annette Schopp
Owner Address: 9 Island Rd
Sewall's Point, FL 34996

DATE: April 11, 2024

VIOLATION ADDRESS: 9 Island Rd
PARCEL ID #: 13-38-41-003-000-00850-5

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. We would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances:

Non-Compliance violation: Work without a permit for dock & boatlift moved

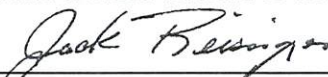
Town Ord. 50-101

Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees or as provided by local resolution, however where there has been a repeat violation of this section, the penalty shall be four times the usual permit fee in addition to the required permit fees. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be obtained within three business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double or quadruple fee, shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

Also in violation of the Florida Building Code 105.1 Florida Building Code 105.1 Any owner or authorized agent who tends to construction, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing systems, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permits.

Please comply on or before **April 19, 2024** and contact the undersigned Code Enforcement Officer to verify compliance. If you require further information or otherwise wish to discuss the notice of non-compliance, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.



Jack Reisinger, C.B.O., Town Building Official

Chrystal Gomez

From: Jack Reisinger
Sent: Thursday, April 11, 2024 10:53 AM
To: Chrystal Gomez
Subject: 9 island rd

Dock and lift moved without a permit





Sent from my iPhone

Basic Info

PIN 13-38-41-003-000-00850-5	AIN 27773	Situs Address 9 ISLAND RD SEWALLS POINT FL	Website Updated 4/11/24
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners SCHOPP TY P SCHOPP ANNETTE L	Parcel ID 13-38-41-003-000-00850-5	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 9 ISLAND RD STUART FL 34996	Account Number 27773	Neighborhood 193110 Archipelago, High Pt -Canal
Tax District SEWALL'S POINT	Property Address 9 ISLAND RD SEWALLS POINT FL	Legal Acres 0.46
	Legal Description HIGH POINT ISLE ADDN LOT 85	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 1,100,000	\$ 1,043,760	\$ 2,143,760	\$ 255,918	\$ 1,887,842	\$ 0	\$ 1,887,842

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 7/8/21	Grantor (Seller) QUICK, STEPHEN	Doc Num 2902716
Sale Price \$ 1,925,000	Deed Type Warranty Deed	Book & Page <u>3241 2467</u>

Legal Description

HIGH POINT ISLE ADDN LOT 85

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

TOWN of SEWALL'S POINT

One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

**TY & ANNETTE SCHOPP
9 ISLAND RD
SEWALLS POINT, FL 34996**

FIRST-CLASS



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0006051328 **\$ 000.64⁰**
APR 11 2024