

RESOLUTION NO. 12- R15

A RESOLUTION APPROVING THE REVISED STREET TREE PLANTING PLAN FOR ST. LUCIE WEST PLAT NO. 117 – LAKE FOREST PHASE I; ST. LUCIE WEST PLAT NO. 129 – LAKE FOREST PHASE II; ST. LUCIE WEST PLAT NO. 139 – LAKE FOREST PHASE III; ST. LUCIE WEST PLAT NO. 144 – LAKE FOREST PHASE IV; ST. LUCIE WEST PLAT NO. 146 – LAKE FOREST PHASE VI; ST. LUCIE WEST PLAT NO. 147 – LAKE FOREST PHASE V; AND ST. LUCIE WEST PLAT NO. 148 – LAKE FOREST PHASE VII.

WHEREAS, the City of Port St. Lucie, Florida has been requested by the Lake Forest Homeowner's Association, Inc., to approve the revised Street Tree Planting Plan for St. Lucie West Plat No. 117 – Lake Forest Phase I; St. Lucie West Plat No. 129 – Lake Forest Phase II; St. Lucie West Plat No. 139 – Lake Forest Phase III; St. Lucie West Plat No. 144 – Lake Forest Phase IV; St. Lucie West Plat No. 146 – Lake Forest Phase VI; St. Lucie West Plat No. 147 – Lake Forest Phase V; and St. Lucie West Plat No. 148 – Lake Forest Phase VII.

WHEREAS, by Resolutions 99-R28, 00-R22, 01-R19, 01-R51, 01-R73, 01-R72, and 01-R7, the City of Port St. Lucie City Council approved the preliminary and final plats and construction plans, including a typical streetscape plan, for the above referenced subdivision plats; and

WHEREAS, the Site Plan Review Committee recommended approval of a revised Street Tree Planting Plan on August 24, 2011.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the revised Street Tree Planting Plan for St. Lucie West Plat No. 117 – Lake Forest Phase I; St. Lucie West Plat No. 129 –

Lake Forest Phase II; St. Lucie West Plat No. 139 – Lake Forest Phase III; St. Lucie West Plat No. 144 – Lake Forest Phase IV; St. Lucie West Plat No. 146 – Lake Forest Phase VI; St. Lucie West Plat No. 147 – Lake Forest Phase V; and St. Lucie West Plat No. 148 – Lake Forest Phase VII, within the City of Port St. Lucie, Florida.

Section 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,
this 233rd day of January, 2012

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Roger G. Orr, City Attorney

PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: 1-23-12

PUBLIC HEARING ORDINANCE RESOLUTION X

ITEM: P11-072. Lake Forest at St. Lucie West Revised Street Tree Planting Plan

RECOMMENDED ACTION: The Site Plan Review Committee recommended approval of the revised street tree planting plan on August 24, 2011.

 The Planning and Zoning Board recommended approval of the revised street tree planting plan by a vote of 6 to 1 on January 3, 2012. The minutes are attached. Note No. 7 on the plan has been revised to address the Board's comment about ensuring that trees are placed outside the safe sight triangle.

EXHIBITS: A. Staff Memorandum

 B. Resolution

SUMMARY EXPLANATION/BACKGROUND INFORMATION: The proposed plan is to replace existing street trees located within the rights-of-way and to relocate some trees to open space tracts within the development.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

SUBMITTING DEPARTMENT: Planning Department

DATE: 1/10/12

**CITY OF PORT ST. LUCIE
PLANNING AND ZONING BOARD MEETING MINUTES
JANUARY 3, 2012**

A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Parks at 1:30 p.m., on January 3, 2012, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

CALL TO ORDER

ROLL CALL

Members Present: Susan E. Parks, Chair
Charles Rooksberry, Vice Chair
Brian Battle, Alternate
Bryan Gardner
William Blazak, Secretary
Ken Martin
Ernie Ojito

Others Present: Mayor JoAnn M. Faiella
Councilwoman Shannon M. Martin
Pam E. Booker, Senior Assistant
City Attorney
Daniel Holbrook, Planning and Zoning
Director
Anne Cox, Assistant Planning
And Zoning Director
John Finizio, Planner
Thresiamma Kuruvilla, Planner
Carol M. Heintz, Deputy Clerk Supervisor

PLEDGE OF ALLEGIANCE

Vice Chair Rooksberry led the assembly in the Pledge of Allegiance.

APPROVAL OF MINUTES - DECEMBER 6, 2011

There being no corrections, the minutes were unanimously approved.

6. CONSENT AGENDA

A. P11-072 LAKE FOREST @ SLW - STREET TREE PLANTING PLAN

Chair Parks said, "This item will be opened for Public Hearing. Ms. Cox stated, "We did receive some additional letters regarding this item that have been placed before you on the dais. This item was tabled by the Board at the meeting of September 6, 2011, in order to give the homeowners association time to meet with the residents, so they could present the proposed plan to them. The meeting was held on December 15, and staff has attached a copy of the sign-in sheet from that meeting. The Site Plan Review Committee had previously reviewed the plan, and staff recommends approval of the proposed plan."

SABINE MARCKS, Landscape Design Associates, representing the applicant, noted, "We held the meeting on December 15 as requested, and had a great turnout. Overall, the consensus was that, after all of the information was presented, the community at large approved of the proposed plan. (**Clerk's Note:** Ms. Marcks received some additional letters and presented them to the clerk for distribution). These letters are also showing support of the Board in replacing the oak trees, since they are starting to cause considerable damage on many properties." Mr. Battle commented, "I notice that you have seven trees that are close to the sight triangle. Can we move them back a little?" Ms. Marcks replied, "Sure. I made sure that they were outside the triangle, but we will move them as far as we can." Mr. Gardner pointed out, "I was in attendance at that meeting, and it was my consensus as a third party that people didn't dispute the fact of what needed to be done. It was more of the fashion that it be done. Basically, it was political issues. Has there been any dialog between the homeowners in general and the HOA Board to help smooth that out?" Ms. Marcks replied, "We have added a note to the plan saying that the Board will inform the City every year of what is planned to be done that year, in the beginning of their fiscal year. Other than that, I'm not aware of how the Board is going to handle that within the HOA, because that's an internal matter. The members of the Board are present. We have done everything we need to do as far as presenting it to the City and adding notes to the effect that the City will be informed of what is planned to be done in each fiscal year."

Secretary Blazak asked, "Is the replanting being coordinated with Utilities, so we don't have any conflicts?" Ms. Marcks replied, "The biggest problem we have is the utilities. We will no longer place trees on top of water lines as they are now. The idea is to clean up this mess, so it will be coordinated. However, it's St. Lucie West Utilities, and not the City of Port St. Lucie Utilities."

Chair Parks opened the Public Hearing, and remarked, "The applicant or agent for the applicant must be present. If no

representative is present for the application, it may be tabled to the following month's meeting. Anyone wishing to speak on any item may approach the podium after the issue has been opened for the public to comment. Each person wishing to speak may do so for not more than three minutes. Please state your name when you come to the podium. You may speak only once for each agenda item. Your comments and concerns are very welcome. However, we must maintain order and provide time for everyone."

STEVEN FRASIER said, "I live at 305 SW North Shore Boulevard in the HOA of St. Lucie West. I find it ironic that the Keep Port St. Lucie Beautiful people are passing out trees on an annual basis, and we're asking this Board to destroy 689 oak trees. I don't think you're aware of that. Secondly, Ms. Marcks indicated to this Board that all of the planting areas around the community are five feet. In the north end of the community they are eight feet, which would allow for those oak trees to remain in place. I thought it was great that you required the homeowner association to meet with the community. When less than 10% of the community shows up, for lack of passing out a letter indicating what they were planning to do, that is interesting. (CLERK'S NOTE: Mr. Frasier submitted a copy of the posting of the meeting). I think a proper notice of posting, especially in a small community like that, is that they send out a letter indicating that there is a communitywide plan to remove the oak trees and replant them with other items. That wasn't done. I think less than 10% of the community showed up, and probably 40% of the people who were there were co-owners of the homes. I don't think they adequately addressed the issue with the entire community. For the north end group, I will host a meeting at our next Board meeting on January 26, to at least have some input on the type of trees that they want in that section. The crape myrtle is totally unacceptable for that area. Four months out of the year they look like sticks, and it's not a good thing for the community."

Mr. Frasier continued, "I think that's the kind of interaction we need to have with our Board of Directors. I realize that it's all internal politics, and I understand that. The other thing is that I don't think we did an environmental study on the type of wildlife that's there. There are scrub jays using the preserve, and squirrels that are nesting in the trees. There is an issue with destroying 689 oak trees and the associated wildlife with it. Those are just some of the minor things that I wanted to bring to the Planning and Zoning Board. I believe Ms. Marcks misrepresented the five-foot planting areas, and I would like you to reconsider that to avoid removal of the oak trees in the north end of the community."

There being no further comments, Chair Parks closed the Public Hearing. Ms. Marcks stated, "I would like to respond to some of those remarks. I understand that the removal of the oak trees is a big undertaking and a controversial issue. However, the trees were simply put in the wrong place. It's not something that the Board or I have taken lightly. If they didn't have to spend this money, everyone would be happier. It's true that I made a mistake measuring the north end. There is not quite eight feet, and I just checked that today. Dr. Gillman of the University of Florida is considered to be one of the leading researchers when it comes to urban forest matters. After the hurricanes of 2004, everyone had to take a step back and look at street trees differently. It was proven that what was done wasn't right, and it doesn't work in the long run. The general consensus with street trees is that if you don't have ten feet don't even try, because the trees get so big that the canopy mass can't be supported in a windstorm by the root mass, especially for an oak tree. With an oak tree the rule is that the root volume equals the canopy volume of a tree. Oak trees get very wide, very spreading canopies, and, therefore, their roots also like to be very wide and spreading to support the weight of the canopy and hold it in the ground. Where is this tree going to go? They don't go deep. You can't make them go deep, because there's nothing for them down there. I understand it's a very difficult issue, and no one is taking this lightly. As a professional, I can't recommend to the Board that these trees will be fine there, because they won't. The other problem that you have, particularly at the North Shore end, is that most of the oak trees in that strip are not live oaks. They're laurel oaks, and they grow faster, get huge trunks, and also have very dense, closed canopies. They don't get the wide spreading canopy. They're what we call a 'lollipop tree.'"

Ms. Marcks continued, "They will always look that way. You can prune it, but you will prune a laurel oak double the amount than what you would prune a live oak. A laurel oak is the worst choice of oak trees that you can put in this particular space. Yes, we have a wider planting strip, but I still believe that it doesn't support live oaks, and especially laurel oaks. On top of that, these trees are sitting on the irrigation reuse lines. Once one of these trees fall over, you're taking the entire line with it. It's a bad situation that, at this moment, doesn't look quite so terribly bad, but I'm convinced that in 10, 15, or 20 years it's really going to be a very serious problem. If we don't act now, we're just deferring this problem to the next generation, and the impact is going to be worse, because the trees will be even bigger, and the visual and emotional impact will be bigger. The Board is very courageous in what they're trying to do. Unfortunately, this was something that was given

to them, inherited by the developer, and it just doesn't work." Chair Parks asked, "Is it my understanding that you're mitigating some of those trees and you're replanting them? Why can't those trees be reused?" Ms. Marcks replied, "Because they're sitting on top of the reuse line. The only way you can relocate a large tree is with a tree spade, and the tree spade is 72" wide. By the time you get in there, you're tearing up the line, the curb, and the sidewalk. The trees won't be removed. They will be cut and the stump ground. Once you start tearing out the roots. . . ." Chair Parks asked, "Wouldn't the roots of that tree also deteriorate at some point, and a depression of the land mass there?" Ms. Marcks replied, "Sure, but that's easily fixed with more topsoil and resodding. The only trees that we're mitigating for the trees that were supposed to be in the three-foot strips, which really don't support any trees at the very end by Rocky Bayou. Three feet is just not enough for anything other than maybe a low shrub. Those trees are being placed around the community inside the open space areas to create a more park-like setting that the entire community can enjoy."

Chair Parks asked, "Are those trees being dug up?" Ms. Marcks replied, "No. Those trees on Rocky Bayou are not worth digging up. They're just being replaced outside of the Rocky Bayou right-of-way." Chair Parks asked, "With the same type of tree?" Ms. Marcks replied, "With live oaks, because those will be placed in open space areas that have enough room for them to grow." Mr. Martin said, "The gentleman said that there was about 10% that showed up for that meeting. Can you speak to what the typical showing is for a meeting like that?" Ms. Marcks replied, "No, because I've never been to a meeting like that. I can tell you that the clubhouse was at capacity." Mr. Martin stated, "I would like to know if typically 60% show up for a meeting, and we had 10% here." Ms. Marcks stated, "I don't believe so, but I have members of the Board present."

JACK MINENNA, Lake Forest St. Lucie West, commented, "I'm President of the HOA." Mr. Martin asked, "Is 10% typical for a showing in the month of December?" Mr. Minenna replied, "That was a large showing. On typical Board meetings, we might have 15 to 20 people." Mr. Martin asked, "What percentagewise?" Mr. Minenna replied, "There are 689 homes, 120 people, about 2%." Mr. Martin pointed out, "So 10% was a pretty strong showing." Mr. Minenna remarked, "It probably was our strongest showing, other than the annual meeting which is held in February for the elections." Mr. Martin asked, "Are you saying that there's going to be another meeting in February where you will have more than 10% of the property owners show up?" Mr. Minenna replied, "That's at the meeting in February when we hold our elections

for the Board of Directors." Mr. Martin asked, "On the POA, what is the proper notification requirement for your HOA?" Mr. Minenna replied, "We notified them of the meeting that was held in December for the tree plan the same way we would make notification of any Board meeting. There are two kiosks at each gate that you can see as you're leaving the community at the north and south entrances. It was posted in the kiosk at the clubhouse, which people pass every day, and it was also put into the monthly newsletter." Mr. Martin said, "So it wasn't just that one single notification." Mr. Minenna stated, "The newsletter is available in print copy and also online." Mr. Martin asked, "Is there any form of written notification? The gentleman suggested a letter." Mr. Minenna replied, "We're not required to send out letters for meeting notification." Mr. Martin asked, "For this meeting coming in February where you're going to have a majority of the property owners at that meeting, is that meeting posted any differently?" Mr. Minenna replied, "Because there are elections, notice of that meeting has to be mailed 14 days in advance. However, that's a meeting of the residents, not of the Board of Directors, and they can't take any action at that meeting."

Mr. Martin asked, "Would you have more than 10% of the homeowners showing up?" Mr. Minenna replied, "Yes, usually." Chair Parks asked, "Is it my understanding that they do not have to be at that homeowners meeting, and that they can vote by proxy?" Mr. Minenna replied in the affirmative. Mr. Gardner said, "I walked away from the meeting thinking that the majority of people are in support of what needs to be done. As a third party, I agree with Ms. Marcks that there's an issue that definitely needs to be resolved. The one thing I walked away with that night was the internal politics, and that's ultimately what this is. There was concern from many of the residents as far as the cost, how it was going to be handled, if there was going to be a schedule of expenses over a certain number of years, and so forth. I think there was a lot of concern whether people were going to get burdened with the cost of this. Has there been any communication or attempt to address these issues?" Mr. Minenna replied, "Once we do get final approval, we will take the map, figure out the finances, and it will be done as we've been saying all along. It will be in a phase situation, whether it's three, four, or five years. Each section will be mapped out with cost, and at the beginning of each year we will let Ms. Cox know what's being done that year as far as which phase is going and notify her upon completion. We did mention this that night. Once we get the plan broken down into phases it will be mailed with the costs, and where the money is coming from."

Mr. Martin said, "You just stated that there's going to be a mailing when you talk about the budget, so there is a different notification process to inform them of something after the fact, but then you're not notifying everyone individually about making this decision." Mr. Minenna stated, "Our plan has always been that it would not be a normal budgetary item. We have income coming in from other places other than the quarterly assessments. It would be from those funds that we would do this. We will not be burdening the homeowners with an assessment." Mr. Martin noted, "With all due respect, I'm talking about notification purposes. You're going to notify all of the property owners via letter about the decision that you've made when very few people have been formally notified via a mailing? You're not going to mail the people to make the decision. You're going to mail the people when you tell them how much money it's going to cost them." Mr. Minenna commented, "The plan will be done. The decisions in the HOA are being made by the Board of Directors. We presented the plan to the community, which we feel was warmly accepted by the majority of the people. We have the preliminary figures now, but when we have the all of it in black and white, we will explain everything in a letter with the cost, the procedure, and the timetable of implementing the plan."

Mr. Martin pointed out, "You just referenced a majority. With 689 homeowners, 10% doesn't sound to me like there's a majority." Mr. Minenna remarked, "I also know that there are people who support the plan that didn't come to the meeting." Mr. Martin asked, "Would you have any objection to a formal notification to all 689 homeowners, and then take that up in your February ballot?" Mr. Minenna replied, "I believe that went out in August of what the intent was." Mr. Martin asked, "Did you mail it to all 689 homeowners?" Mr. Minenna replied, "I was away on vacation." Mr. Martin asked, "Would you object to that?" Ms. Booker said, "I think we're going well beyond what we are to consider here from this Board. I let this go a little further than normal, because of the questions that were raised by one of the residents. These are internal issues with their HOA. It's not for this Board to consider how they run their HOA, how they manage it, or any of these other questions that have been raised. The one issue we asked them to address, they did. They held a meeting with their residents and discussed this plan in detail. They have done what we have asked them to. The rest of the issues with notification is in their bylaws, and that's up to them to resolve those issues. It's not for us to settle the issues. The politics they're having with their residents is not the City's issue. With all due respect, those questions and problems aren't for the City to resolve here."

Chair Parks stated, "As a Board member and as Chair, I wholeheartedly agree with Ms. Booker. It's an HOA matter, not necessarily a City of Port St. Lucie problem, and it's going far beyond the scope of what we came here to vote on today. There has to be an understanding and consensus that your community has coming forward for the best of your community, and that's what I look at. I do live in an HOA, so I do know the rules and regulations." Secretary Blazak noted, "Ms. Marcks stated earlier that the Board was going to take this by the horns and solve the problem. Can I assume you meant the HOA Board?" Ms. Marcks replied in the affirmative. Secretary Blazak asked, "Are these private streets platted to. . . ?" Mr. Minenna replied in the affirmative. Secretary Blazak remarked, "So it's your expense and not the City's expense." Mr. Gardner **moved** to recommend approval of P11-072, Lake Forest at St. Lucie West. Vice Chair Rooksberry **seconded** the motion, which **passed** by roll call vote, with Secretary Blazak, Chair Parks, Vice Chair Rooksberry, Mr. Battle, Mr. Gardner, and Mr. Ojito voting in favor, and Mr. Martin voting against.

7. PUBLIC HEARINGS

A. P11-159 WENDY'S RESTAURANT @ GATLIN PLAZA - SPECIAL EXCEPTION USE

Ms. Kuruvilla said, "This project is a Special Exception Use application for a drive-thru restaurant, and the applicant is Gary Bogo of Wendy's International, Inc. The owner is BDG Port St. Lucie LLC, and the property is located at 2200 SW Gatlin Boulevard at the southeast corner of Gatlin Boulevard and I-95. The legal description is Tract A, Gatlin Plaza, and the size of the project is 91.07 acres, with this parcel being only 1.29 acres. The existing zoning is Gatlin Plaza PUD, and the proposed location is at the southeast corner of Gatlin Plaza and is vacant. There are Home Depot, Kohls, and future retail sites in the subject property. The applicant has requested the approval of a single lane drive-thru facility for Wendy's restaurant in the Gatlin Plaza PUD. All permitted uses in the CG (General Commercial) zoning district is permitted within the Gatlin Plaza PUD. The drive-thru service is a permitted Special Exception Use in a CG zoning district as per Section 158.124(C)(14) of the Zoning Code. Exhibit A is the Conceptual Site Plan. The main access is from Gatlin Boulevard. Close access to the outparcel has been provided throughout the project to increase business. Staff feels that the proposed commercial development provides adequate ingress and egress. The applicant has applied for a Minor Site Plan Amendment for Wendy's Restaurant, P11-160. The area of the restaurant is 3,408 square feet. The Site Plan shows one parking space per 75 square feet for a free-standing



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF JANUARY 3, 2012

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING *AC*

RE: REVISED STREET TREE PLANTING PLAN
PROJECT NO. P11-072
ST. LUCIE WEST PLAT NO. 117 – LAKE FOREST PHASE I; ST. LUCIE WEST PLAT NO. 129 – LAKE FOREST PHASE II; ST. LUCIE WEST PLAT NO. 139 – LAKE FOREST PHASE III; ST. LUCIE WEST PLAT NO. 144 – LAKE FOREST PHASE IV; ST. LUCIE WEST PLAT NO. 146 – LAKE FOREST PHASE VI; ST. LUCIE WEST PLAT NO. 147 – LAKE FOREST PHASE V; AND ST. LUCIE WEST PLAT NO. 148 – LAKE FOREST PHASE VII.

DATE: DECEMBER 20, 2011

APPLICANT: Sabine Marcks, Landscape Design Associates

OWNER: The road rights-of-way and open space tracts are dedicated by plat to the Lake Forest at St. Lucie West Residents' Association.

LOCATION: The property is located between Cashmere Boulevard and Florida's Turnpike, south of St. Lucie West Boulevard.

LEGAL DESCRIPTION: Portions of St. Lucie West Plat No. 117 – Lake Forest Phase I; St. Lucie West Plat No. 129 – Lake Forest Phase II; St. Lucie West Plat No. 139 – Lake Forest Phase III; St. Lucie West Plat No. 144 – Lake Forest Phase IV; St. Lucie West Plat No. 146 – Lake Forest Phase VI; St. Lucie West Plat No. 147 – Lake Forest Phase V; and St. Lucie West Plat No. 148 – Lake Forest Phase VII.

SIZE: The subdivision is approximately 229 acres in size.

EXISTING ZONING: Planned Unit Development (PUD)

EXISTING USE: Developed residential subdivision with 677 single family homes, private roads, water management tracts, open space tracts, and a recreation tract.

PROPOSED PROJECT: This item was tabled by the Board at the September 6, 2011 meeting to give the Homeowner's Association time to meet with residents to discuss the proposed street tree planting plan. The minutes from the September 6th Planning and Zoning Board meeting are attached. The Homeowner's Association held a meeting with the residents on December 15, 2011 to inform them of the plan and to hear their comments. The sign in sheet for that meeting is attached.

The proposed project is to provide a revised street tree planting plan for the Lake Forest Development. The original plan consisted of a typical lot landscape plan, which showed one street tree per lot. The street tree was indicated as a live oak, laurel oak or mahogany tree. The street trees which were planted were oak trees. They were planted within the road rights-of-way throughout the development.

The applicant has indicated that the existing landscape strips for the street trees vary between four (4) feet to five and a half (5.5) wide. The applicant has indicated that as the oaks have matured, they are causing problems with the driveways and sidewalks due to the close proximity. The proposed plan is a master plan, which would allow the oaks to be replaced with smaller tree species. According to the applicant the smaller trees can tolerate reduced growing areas and have less aggressive root systems. The applicant has indicated that the planting area on the north side of Rocky Bayou Terrace (the segment at the very south end of the development) is only three feet wide and is too narrow to accommodate any trees at all. The plan proposes to plant 40 Live Oaks within open space tracts as mitigation.

Per the proposed plan, trees are to be replaced in phases. The Homeowner's Association will submit a letter to the City at the beginning of each fiscal year (January 1st), outlining which areas of the plan are intended to be implemented that year. In situations where roots are lifting sidewalks, steps may be taken to accommodate the tree in place for the time being, such as shaving the protruding edge of the sidewalk or ramping the sidewalk. The proposed plan calls for yearly pruning of the existing oaks to lighten the canopy prior to hurricane season, so that they are not too top heavy. The plan also calls for root barriers to be installed along the edges of the sidewalks and along driveways prior to the installation of new trees.

HISTORY:

The City Council approved the original subdivision plats and construction plans, including a typical landscape plan with the street trees, in phases as follows:

- P99-084. St. Lucie West Plat No. 117 – Lake Forest Phase I approved by Res 99-R28
- P00-047. St. Lucie West Plat No. 129 – Lake Forest Phase II approved by Res 00-R22
- P01-012. St. Lucie West Plat No. 139 – Lake Forest Phase II approved by Res 01-R19
- P01-122. St. Lucie West Plat No. 144 – Lake Forest Phase IV approved by Res 01-R51
- P01-217. St. Lucie West Plat No. 146 – Lake Forest Phase VI approved by Res 01-R73
- P01-216. St. Lucie West Plat No. 147 – Lake Forest Phase V approved by Res 01-R72

P01-227. St. Lucie West Plat No. 148 – Lake Forest Phase VII approved by Res 01-R71.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request at their meeting of August 24, 2011 and recommended approval. Staff finds the request to be consistent with the direction and intent of the City's Subdivision Regulations and recommends approval.

6. CONSENT AGENDA

- A. P10-161 SHOPPES OF BOUGAINVILLEA - SITE PLAN
- B. P11-090 VERANO PUD - PLAT NO. 9 - FINAL PLAT
- C. P11-072 LAKE FOREST @ SLW - REVISED STREET TREE PLANTING PLAN
- D. P11-084 LAKE FOREST POINTE @ SLW - REVISED STREET TREE PLANTING PLAN

Chair Parks said, "I'm going to step out of the Consent Agenda slightly to accommodate some residents with a particular item that they would like to have aired. This is not a normal setting for this particular conveyance of information, but I feel, along with my Board, that this would be in our best interest for those in the room and at home who are listening to this. We have our Consent Agenda, and we will ask for these particular items, and I will read them: A. P10-161, Shoppes of Bougainvillea, Site Plan; B. P11-090, Verano PUD, Plat No. 9, Final Plat; and D. P11-084, Lake Forest Pointe @ SLW, Revised Street Tree Planting Plan." Mr. Martin moved to approve P10-161, P11-090, and P11-084 on the Consent Agenda. Vice Chair Rooksberry seconded the motion, which passed unanimously by roll call vote.

Chair Parks stated, "The item that we will open in a forum that is a little different than we normally use is P11-072, Lake Forest @ SLW, Revised Street Planting Plan.

C. P11-072 LAKE FOREST @ SLW - REVISED STREET TREE PLANTING PLAN

Ms. Cox noted, "This item is a proposal for the revised Street Tree Planting Plan for the Lake Forest development in St. Lucie West. The property is located between Cashmere Boulevard and the Turnpike, and south of St. Lucie West Boulevard. Staff has recommended that this item be tabled, so that the Homeowners' Association board can hold a meeting with the residents to inform them of this proposed plan. The applicant has indicated that the HOA has scheduled a meeting for the end of this month. There is a letter that we received on Friday about this item, which has been placed on the dais. We also received letters from the residents that are in your packet, as well as a list of phone calls from the City Council office regarding this item. As you know, the applicant wishes to make a presentation, as well as several residents who have requested to speak."

SABINA MARCKS, Landscape Design Associates, representing the applicant, said, "Lake Forest at St. Lucie West does not currently have a Master Street Replant Plan. This is a different animal than you would normally see in a plat. Lake Forest was approved in nine phases from 1999 to 2001, and according to the approved plats there was supposed to be an eight-foot landscape strip between the sidewalk and the edge of the road. You would have eight feet of landscaping on one side, and 13 feet of landscaping on the other side within a 50-foot right-of-way. In the 40-foot right-of-way, there was always just going to be a three-foot landscape strip. No Master Tree Plan was filed. The only thing that is on file for this PUD is a typical landscape plan showing that for each single-family lot there shall be a street tree planted, and that tree shall be either a live oak or laurel oak. That was the only thing that speaks to trees within the right-of-ways. What was planted was mostly live oaks to the south and laurel oaks planted in the North Shore Boulevard area. No one can explain to me how, but when the road was installed the actual width of the landscape strip varies from 48" to 66", which is 5.5 feet. It went from four feet to 5.5 feet. The road shifted, the City approved it, and the as-builts were approved. The problem is that the as-builts show the road as it was approved, not as it was built. I can't really tell you where the utility lines are in comparison to the curb, because the as-builts show it to where the curb was supposed to be, not where it really is. The only way to really determine this is to survey the entire subdivision, which is extremely expensive at this point."

Ms. Marcks continued, "The problem that we have is that on the sidewalk side the trees don't have any room. They're starting to lift driveways where they were planted too close to driveways, or they're starting to lift sidewalks. That's happening in numerous areas throughout the community. The other problem that the subdivision has is that the quality of trees planted was extremely poor, and approximately 30% have what you call 'circular roots.' The tree will eventually grow over that root and strangle itself, because all of the transporting tissue of the tree sits right behind the bark. If you tie a string around a tree, eventually it will die, because you're cutting off the circulation of water and nutrients. A number of other trees are not thriving toward the south end of the development. These trees are probably eight to ten years old, and they're not much bigger than when they went in. On some of them you can clearly see that they fell over during the storms of 2004. If I remember correctly, management told me that they had to upright about 180 trees during those storms. The trees on the sidewalk side are not going to get any better, because the trees don't have enough room to hold onto anything. On the other side where we have a

fairly good landscape strip, the trees were planted close to the road and one of the trees is 30" away from the drainage structure. Further down the road it's the same situation. That tree, being a live oak, will reach 36" to 40" in trunk diameter without any problem. We're talking long range, but it will happen. Laurel oaks will get larger trunks much quicker than a live oak, because they live shorter than a live oak. For a laurel oak to develop a 36" to 48" caliber trunk within 15 to 20 years is not unheard of. It's coming relatively quick. A live oak will take longer to get there, but they will get there. It's just a massive tree that needs a lot of room to grow. You can root prune to prevent the tree from lifting the sidewalk or from growing into the structure, but it also weakens the root system. Now you've taken away the structural integrity of the tree to hold onto the ground. On top of that, I believe that the soil toward the south end of the development tends to have hardpan underneath them, so now the tree can't grow into the ground and hold on."

Ms. Marcks stated, "You have a large canopy on top. You don't have sufficient root mass to balance it out, so it becomes top heavy and is liable to fall over in a hurricane. I'm a landscape architect and I love trees, but I feel this was the wrong tree put in the wrong place. As hard as it might sound, you have to start over. It's not really fixable. I looked at the University of Florida, and it says that a large maturing tree needs at least eight by eight feet to thrive, to have a chance to really stand its ground in a storm. Even a small stature tree will need four by four feet. Anything under four feet is not even worth trying. My proposal is that all of the oak trees over time. . . . It will be a street by street process, guided by how much funds are available for that year, and how many trees can be planted. The street trees will be replaced over time with larger canopy trees on one side and smaller canopy trees on the other side. This Master Tree Plan addresses the required tree per the approved landscape plan, which means each single-family lot provides a tree. It doesn't address areas that are currently open. They might have trees in them, but those trees should be replaced at the discretion of the HOA, because they're not required by the landscape plan. On Rocky Bayou Terrace where we only have a three-foot landscape strip, because it's only a 40-foot right-of-way, I'm proposing not to install any trees in that strip, because it's just not going to work. There are 40 trees that will be required, and we propose to place those 40 live oak trees in open space tracts to create some parks for the community."

Ms. Marcks noted, "We're proposing large canopies along Lake Forest Drive. On the sidewalk side, I propose to install small

flowering trees. This is basically the Master Tree Street Plan. In order to comply with the City's requirement to have uniformity, we are proposing that each street will have one tree on one side, and another kind on the other side. Each street will have a theme. Lake Forest Drive will have the Hong Kong orchids and pink crepe myrtles on the other side. Then others will have white crepe myrtles and the east Palatka holly. We are working within the boundaries of the Code that we have to provide uniformity on a street. It's a difficult decision to say that these trees need to come out, but it was a mistake that was made mainly because the road wasn't installed as it was supposed to be installed. No one can explain to me how that happened. Because of that we are in a bad situation, and that situation is only going to get worse. The cost of replacing a tree is a lot less, even if it takes a long time, than having the water line ripped out. There's a water line running on the non-sidewalk side, exactly where I don't know, but I have a bad feeling that it's right behind the curb where it normally would be. The trees are right on it. Keep in mind that if I have to take out trees, I will not be able to place them in line anymore. They're going to be ten-feet over, because the new trees will have to be installed in the right place. There's a minimum separation required between water lines and trees. The Board has scheduled a meeting, and this will be my presentation to them. The Board also asked their attorney. . . . It's basically the opinion of the attorney of the HOA Board that the Board of Directors are completely within their rights to make these decisions, because they are affecting the open space common areas only, and they are, according to this letter, in complete compliance with their specific HOA documents."

Ms. Marcks commented, "They feel that because they have been elected to do this, they have the right to move ahead with getting this plan done. They will present it to the homeowners, but they don't feel that this is really up for a vote on the homeowner's end. In my professional opinion, I would not change that opinion. If the homeowners say that they want to keep the trees, my advice would still be no. The trees are in the wrong place, and the trees will become a much bigger problem than they are today. My advice would be to remove them and replace them as shown." Ms. Cox pointed out, "The Site Plan Review Committee did review this plan for the technical aspects. They did recommend approval per the comments. The one comment that we're disagreeing on is that the original plans were just typical, showing a tree in front of each house. However, there are some existing trees along the common area, and we had requested that they replace those trees that are proposed to be removed on the plan. Their point is that they don't believe it's required, because it wasn't on the original plan, but the subdivision

regulations actually do require a certain number of trees per linear foot of roadway. That is in the staff report where we had recommended that they identify trees that could be replaced for those that are being taken out, and I just wanted to clarify that."

Ms. Hakim remarked, "We are in receipt of the letter from the attorney. I did get that today and had an opportunity to review it. There are a few comments that are made in here as well as some of the items that he goes through. The City's not concerned in terms of their bylaws and what their rules and requirements are. That was not the purpose of the meeting. They do submit those. We do review them before they establish the HOA. What has been requested in a meeting with the residents is to address any concerns or comments they may have. I don't believe there have been any suggestions by anyone that they be allowed to vote as to whether this proceeds or not. It has been Council's policy not to have the residents come here and debate those issues and address any concerns they may have if some of those concerns can be addressed by a meeting with the residents to work out any alternatives or compromises or something else that can be done to address some of the issues or concerns, as well as to do the presentation that Ms. Marcks just did. This is my first time reviewing some of the information that she presented here today. If that information is presented to the homeowners, sometimes it addresses those issues without the Council having to do that at a public meeting. That's not always the proper place or the best way to address those issues and concerns. This is certainly not the first time that the Council has requested this. It has been requested on many different controversial issues or projects to address the neighborhood concerns and comments prior to us having to make a decision on those items. Despite the comments that the attorney makes in his letter, he also has concerns about being controversial. It may not be a pleasant meeting for them to have, but it's also the same concerns of the City Council. It's better to address those in a private forum with the residents and figure out if there are any solutions. Maybe if they had the information Ms. Marcks presented, they may be okay with that plan. However, we don't know and the City Council doesn't want to sit here and try to take a vote or poll the residents. It's always a better practice to meet with them, give them an opportunity to voice their concerns, come back with staff, and make whatever adjustment may be necessary. That's just a preferred practice of the City Council."

Chair Parks said, "I think those are wise words from the City, and I have to agree with Ms. Hakim. What is the date of the meeting you plan to have with the residents to review this before it comes to us, or before it goes to the City Council?"

Ms. Marcks replied, "The meeting is scheduled for September 30." Chair Parks stated, "At this point, I see that we're premature, because you're asking us to make a decision before you've aired it with your residents. I think that it is due diligence, and a very smart move to air your grievances, which I think are going to be deep, and other situations amongst yourselves before you come to a public forum such as us." Mr. Gardner stated, "After seeing the letters of opposition and the comments, I think the HOA and the residents need to communicate more. I don't feel comfortable supporting this until they have met." Mr. Parish noted, "I agree with you." Chair Parks commented, "I hear from two of my Board members just in a straw vote here that we are uncomfortable with addressing this issue prematurely. I will be the third vote." Mr. Gardner moved to table P11-072, Lake Forest at SLW, Revised Street Tree Planting Plan until the HOA and the residents have time to meet and discuss. Vice Chair Rooksberry seconded the motion, which passed unanimously by roll call vote.

7. PUBLIC HEARINGS

Chair Parks stated, "The applicant or agent for the applicant must be present. If no representative is present for the application, it may be tabled to the following month's meeting. Anyone wishing to speak on any item may approach the podium after the issue has been opened for the public to comment. Each person wishing to speak may do so for not more than three minutes. Please state your name when you come to the podium. You may speak only once for each agenda item. Your comments and concerns are very welcome. However, we must maintain order and provide time for everyone."

P11-099 RENAISSANCE CHARTER SCHOOL @ TRADITION - VARIANCE

Ms. Kuruvilla said, "This item is a variance application for Renaissance Charter School @ Tradition. The applicant is Daniel Fee, P.E., CDI Engineering and Planning. The owner is Storage Partners at Tradition. The property is located at 10191 Village Parkway, south of Heritage Oaks development. The property is legally described as Tradition Plat #53, and is 5.34 acres. The existing zoning is Tradition MPUD, and the existing use is vacant. The applicant is proposing to develop a 46 classroom charter school with 134 parking spaces, which is 142 parking spaces short of the 276 parking spaces required by Section 7(14) of the Tradition MPUD document. The applicant is proposing 72 dual-use parking spaces on this site. These parking spaces will be located in the designated stacking lanes. The concept is that these spaces can be used for normal parking requirements throughout the day. However, at child pickup and drop-off times, these spaces will be used as stacking lanes. Not one of these

TREE PRESENTATION THURSDAY, DECEMBER 15TH 7:00 PM
 LOG IN SHEET

Yes / No

No / Yes

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✓

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NAME OF HOME OWNER	LAKE FOREST ADDRESS	WISH TO SPEAK
HENRY SCHAUDER	351 SW NORTH SHORE	NO
SUSAN CZYZYCKI	346 SW North Shore	NO
BARBARA MONSE	295 SW LAKE FOREST	YES
FRANK & LISA KEMEN	294 SW LAKE FOREST WAY	NO
LUCILE & TOM DE PAOLA	417 SW TALQUIN LA	NO
ANN MARIE PRYTULA	319 SW NORTH SHORE	NO
JACK MINIVINNA	354 SW LAKE FOREST WAY	YES
GLADYS FUENTES	310 SW TALQUIN LN	NO
Rosa A. Lucchesi	622 S.W. Lake Ave. ST.	NO
PETER KAZMIER	558 SW INDIAN KEY DR	YES NO
KRISTEN NOWICKI	375 SW North Shore Blvd.	YES
BRUCE LANDAU	631 SW Long Key	YES
LONNIE HOPKINS	331 SW NORTH SHORE	YES
EUGENE S. WEISS	329 SW NORTH SHORE BLVD	NO
MARY ANN & JERRY POLIO	316 SW Lake Forest	YES
CLINTON TIFFANY	350 SW LAKE FOREST WAY	NO
MARYS M. SIMLER	835 SW ROCKY BAYON	NO
Thomas E. Czajka	546 SW North Shore	NO
Gene Kraly	200 Lake Forest way	YES
Walter John Bauer	527 Lake Forest	NO
Harold & Alice Dimeb	555 SW Indian Key Dr	NO
Ralph Rutecki	702 SW ROCKY BAYON	NO
Luís MOCUEIRA	707 SW DOUG. BARON	NO
Theresa Plouffe	422 SW Blue Spring Ct	NO
Urbain Estrella Garcia	401 SW TALQUIN	NO
Craig & PATRICIA SANTOATH	204 LK FOREST WAY	YES
Steve & Nancy	469 SW ALBANY Lane	YES
Don Shire	382 North Shore	NO
Ron & Ann Pomeroy	829 Rocky Bayon	NO
John Hubbard	715 Rocky Bayon	NO
ALFRED SCERRI	264 Lake Forest	NO
Joe MATEJKA	262 " "	NO
Ted Moschitta	271 SW Lake Forest way	NO
Leo BERNSTEIN	750 SW Rocky Bayon	NO
Rose Mary Horta	729 SW Rocky Bayon	NO
FRANCES	565 N Shore	YES
MARLOW	570 SW LAKE MANATEE	YES
David Holbrook	340 SW North Shore	YES
Noel Muis	340 SW North Shore	NO
JEANNE & FRANK ALIANO	512 SW LAKE MANATEE	NO
RUGERO & LOIS POMPENARO	403 TALQUIN	NO
Anthony Lippert	405 Talquin	NO
James Stanley	821 SW Rocky B.	YES
...

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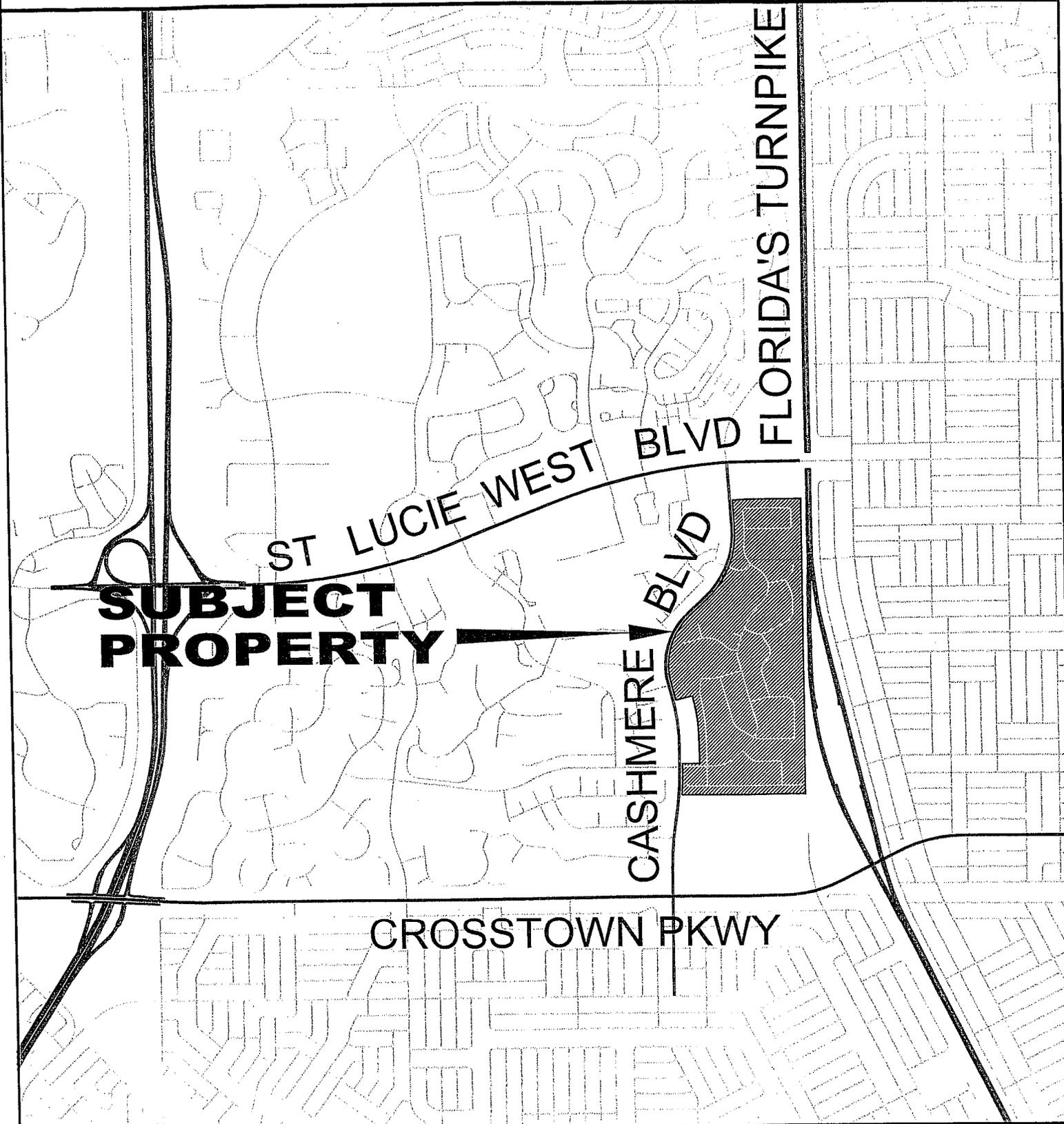
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TREE PRESENTATION THURSDAY, DECEMBER 15TH 7:00 PM
 LOG IN SHEET

NAME OF HOME OWNER	LAKE FOREST ADDRESS	WISH TO SPEAK
SANDY MELLER	466 S W TALQUIN	NO
WALT MELLER	" " " "	NO
Jane Varvel	709 SW R. B. TERR	NO
John + Sue Gilmer	402 Palquin	NO
Earl Ragan	223 - LAKE FOREST WAY	NO
✓ Will Markham	629 SW Langkeg Ct.	NO YES
Rene BLAIS	704 SW Rocky Bayou	NO
Don Dyckhoff	726 Road 1 Palquin	NO
(D) / 1111 /	607 S W Palquin	NO
El Josen	481 SW TALQUIN	NO
Karenowski	876 SW Rocky Bayou	NO
Harry Reynolds	240 SW L.F.W.	NO
R. Reynolds / Tony Roberts	623 SW Langkeg Ct.	
Ryan M...	755 SW m. Park River Tr.	
X Nancy Masnick	540 SW Indiana Key	NO YES
✓ Ibis + Jesus Villasuso	412 SW Palquin Lane	yes-ques
① ✓ Wesley Sidebottom	606 SW Talquin Tr.	NO
✓ TINA GANTON	371 SW NORTHSHORE	YES

15 Speakers
 3

SITE LOCATION



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

MASTER STREET TREE PLAN

LAKE FOREST

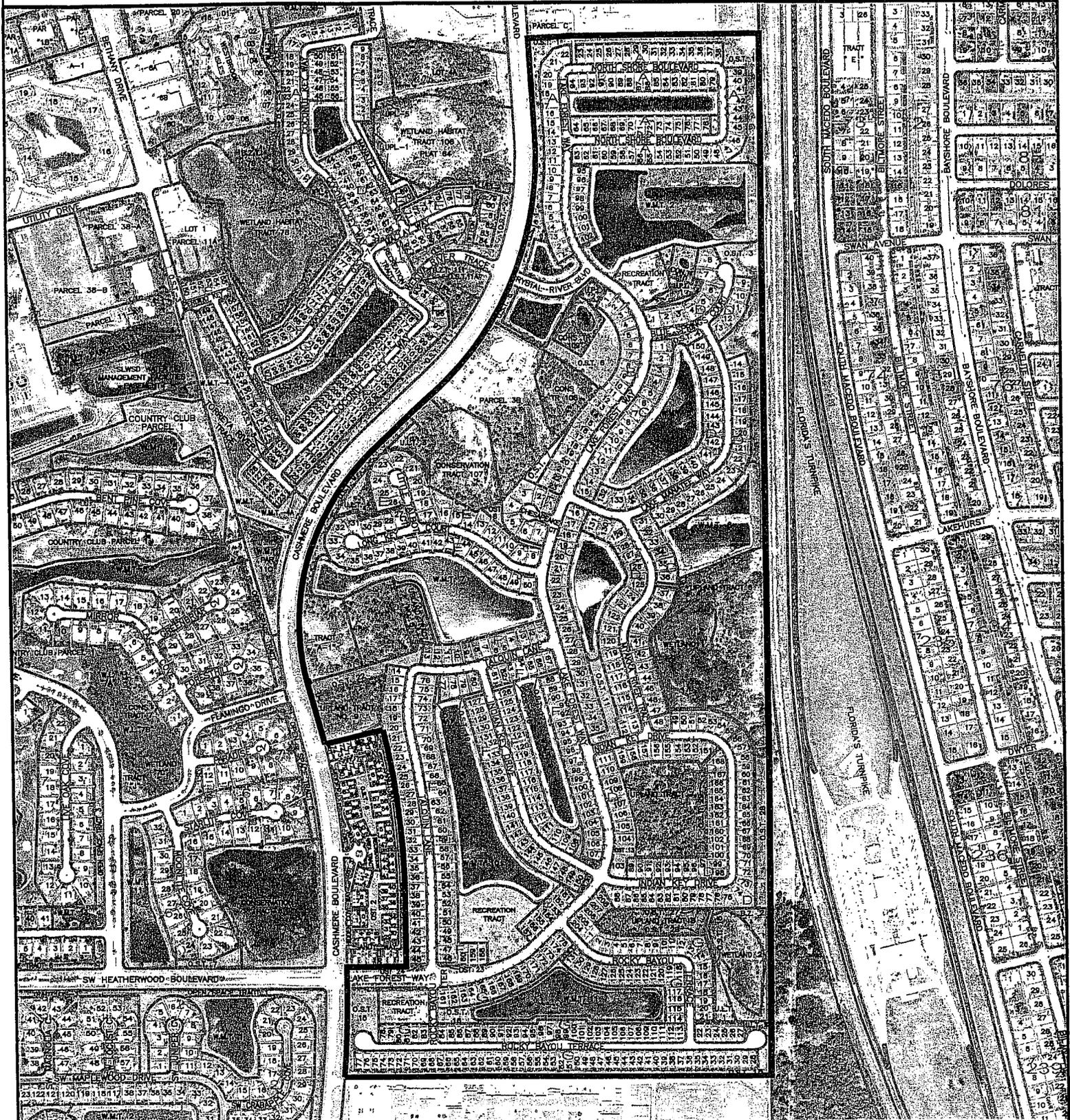
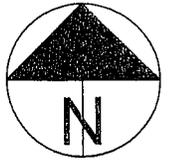
DATE: 8/25/2011

APPLICATION NUMBER:
P11-072

CADD FILE NAME:
P11-072L

SCALE: 1" = .5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

MASTER STREET TREE PLAN

LAKE FOREST
AERIAL JAN 2009

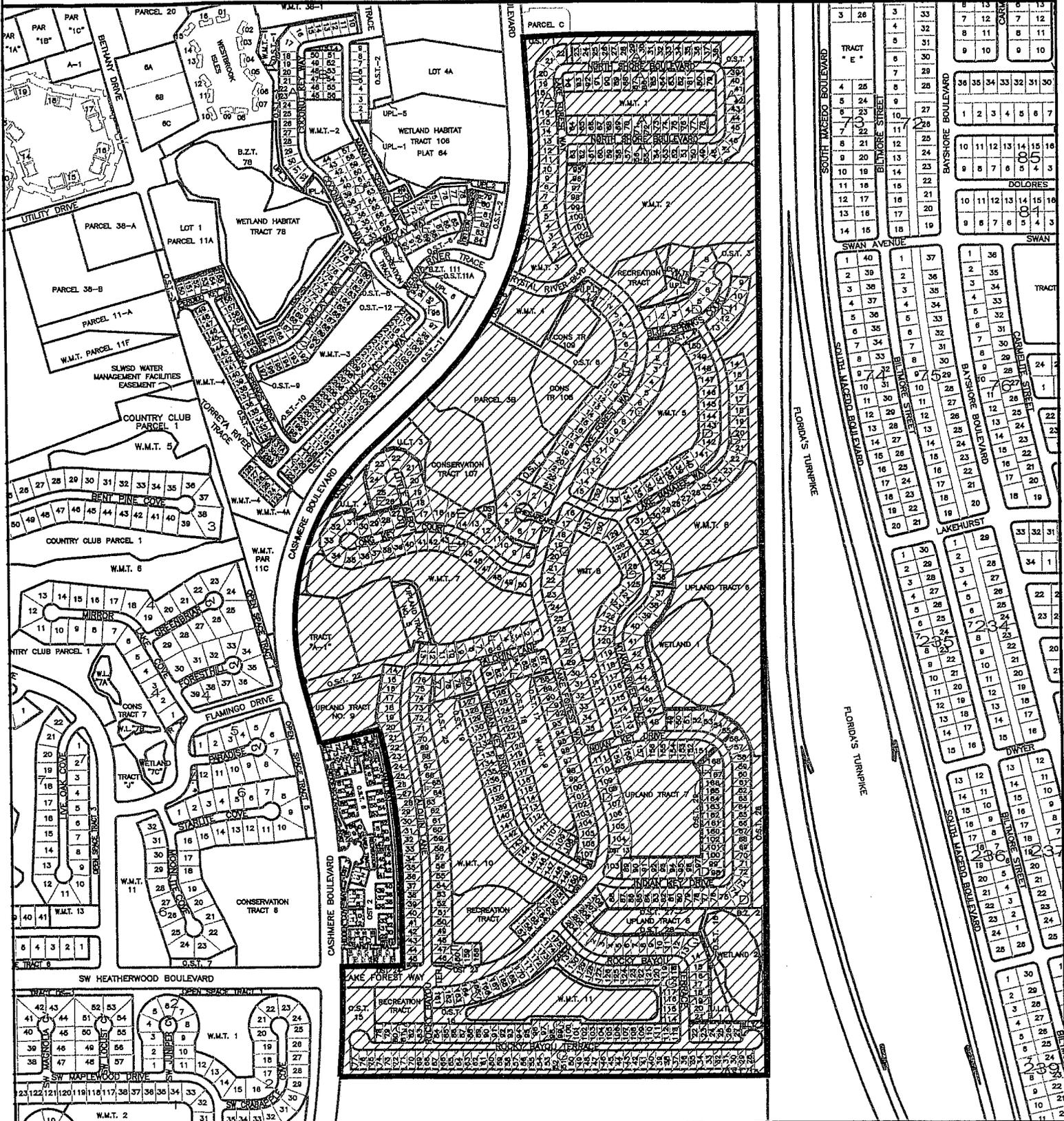
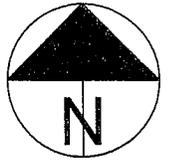
DATE: 8/25/2011

APPLICATION NUMBER:
P11-072

CADD FILE NAME:
P11-072A

SCALE: 1"=750'

SITE LOCATION



MASTER STREET TREE PLAN

LAKE FOREST

DATE: 8/25/2011

APPLICATION NUMBER:
P11-072

CADD FILE NAME:
P11-072M

SCALE: 1" = 750'



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG



Landscape Design Associates
Landscape Architecture, Land Planning
License No: LC26000247

June 15, 2011

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984
Attn: Daniel Holbrook

Re: Lake Forest Master Street Tree Plan
Our Ref No: 11-012

RECEIVED

JUN 15 2011

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Dear Mr. Holbrook

On behalf of the Lake Forest HOA, I am submitting a Master Plan addressing the apparent problems within the subdivision with regards to trees planted in the wrong space.

According to the plat, the landscape strip between the road and the sidewalk was to be 8' wide wherever there was a 50' wide right-of-way. For reasons unknown, the landscape strips existing today range from 3' within the 40' right-of-way on Rocky Bayou Terrace and 4' to 5.5' along North Shore Blvd. However, the City of Port St. Lucie accepted the roads as they are built today.

A 4' wide landscape strip is not wide enough to support a mature Live Oak, which were planted in those landscape strips. A lot of the trees are clearly struggling and sidewalks are being lifted. To make matters worse, a lot of trees were planted closer than 3' from drainage structures and driveways, which will cause even more problems in the future.

The trees planted on the lots without sidewalks are faring much better, but according to the as-built water and sewer plans, these trees have been planted either on top of or very close to the main irrigation line.

The proposed master plan proposes to address these issues by proposing to replace the oak trees located within landscape strips less than 5' with small flowering trees. I am also proposing additional shade tree species that could replace oak trees that must be removed due to circular roots, conflicts or very poor form. The Laurel Oaks on North Shore Blvd can remain until such time as they pose major problems to water connections, sidewalks, drainage structures etc. It must be noted, however,

Daniel Holbrook
11-012 Lake Forest Master Street Tree Plan
June 15, 2011
Page 2

that they do pose a risk in case of a hurricane, since the root balls are most likely impacted by the limited space available to them. It is my opinion that on the long run these trees might need to be replaced as well, but with proper pruning to lighten the canopies and measures to remove trip hazards within the sidewalks, they can be saved in order to retain the streetscape they are providing now.

On Rocky Bayou Terrace, which only has a 3' wide landscape strip, I am proposing that the trees be removed from the sidewalk side and the 40 trees required be planted within open space and recreational tracts within Lake Forest to provide additional parks within the community.

It is the intent of this master plan to give the Lake Forest HOA the ability to remove trees as it may become necessary in the future without having to amend the master plan. I am proposing that the HOA keep a running list of trees removed and the reasons why, and provide the City of Port St. Lucie Planning Department with an annual report regarding the replacement of trees.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely
Landscape Design Associates

A handwritten signature in black ink that reads "Sabine Marcks". The signature is written in a cursive, flowing style.

Sabine Marcks, RLA
President

Cc: Jack Minenna, Lake Forest at St. Lucie West, President

Mr. Daniel Holbrook, Planning Director
City of Port St, Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

RECEIVED

JUN 15 2011

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

June 15, 2011

Re: Lake Forest at St. Lucie West Master Street Tree Plan

Dear Mr. Holbrook

Please accept this letter as authorization for Sabine Marcks, Landscape Design Associates, to represent Lake Forest at St. Lucie West Home Owners Association in all matters related to the application for a Master Street Tree Plan

Please contact me directly should you have any questions regarding this correspondence.

Sincerely

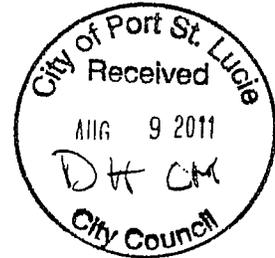


Jack Minenna
President
Board of Directors

RECEIVED

AUG 10 2011

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL



August 8, 2011

Dear Lake Forest Friends and Neighbors:

This is the seventh year that Lake Forest Home Owners' Association (HOA) has been run by an elected Board of Directors (Board). Overall the common areas of the property are well-maintained and operating costs remain steady, which is the primary objective of our Board.

It has come to our attention that the Board of Directors authorized massive changes in the landscaping scheme, i.e. removing Oak trees that line Lake Forest streets, without input or approval from Lake Forest residents and which would exceed ten percent of our annual budget of \$1.1 million. Why hasn't the Board involved the community in this decision? What is the total cost for this project? Was this a budgeted line item in the last approved budget? Where are the funds coming from to cover the expense?

We are concerned about the appearance of our community, compliance with city code and the expense to homeowners. For example, the Board removed half of the Oak trees at the club house without site plan amendment approval from the city as required in a Planned Urban Development (PUD), and which resulted in a Code Enforcement violation. Consequently expenditures incurred to Lake Forest included \$710 to update the club house site plan, an additional \$2,160 for applications and fees, \$9,075 for services of the landscape design professional to help with the new design plan, and the cost to replace 40 trees that were improperly removed.

Future costs would include \$12,000 in fees to request a change in the PUD documents before any further changes can occur. This entire landscape plan change must then be approved by the Port St. Lucie City Council at a public hearing in the near future.

We believe our Board should hold a special meeting with Lake Forest home owners to present this landscape proposal with costs, reasoning, and timeline prior to meeting with the city to allow all Lake Forest residents the opportunity to determine whether the plan should proceed or any action taken. If you believe this is unnecessary spending of community funds in a particularly difficult economy, we urge you to contact our Board of Directors at (772) 878 1944 or directors@lakeforestslw.com

If you are concerned about the cost and destruction of so many shade trees in our community, please call Councilwoman Michelle Berger at City Hall at (772) 871-5159 and make sure our City Council knows you are **not** in favor of the direction this Board is moving toward. Ask when the City Council hearing will take place and be sure to show up at that meeting to voice your concern and opposition to this needless and costly plan.

Sincerely,

Steven Frazer, Lake Forest home owner
305 SW North Shore Blvd.
Port St. Lucie, FL 34986

James Marlow, Lake Forest home owner
510 SW Lake Manatee Way
Port St. Lucie, FL 34986

Subject: Fwd: Lake Forest Tree Removal
 From: servirus@comcast.net
 Date: Tue, Aug 30, 2011 7:38 am
 To: howard@lakeforestslw.com

From: "Thomas DePaola" <tdepaola5@hotmail.com>
 To: district2@cityofpsl.com
 Sent: Sunday, August 21, 2011 3:05:02 PM
 Subject: Lake Forest Tree Removal

Dear Councilwoman Berger

I am writing to you in SUPPORT of our Board Of Directors in our Lake Forest Community. Our current Board is proposing to PSL, the removal of certain trees that are causing serious damage throughout our community. My wife and I Totally Support the Board in this matter. In our opinion, Two Disruptive Residents are once again attempting to Negatively Influence members of our community against the Board in this matter. It should be noted that these two men were on the first Board in Lake Forest. They were obviously not very Successful or Popular with the residents due to their TUMULTUOUS, and Ineffective Behavior. However, the current Board gets re-elected every year because of their Bonafide, Community Concerns and Excellent Service to All our Lake Forest Residents. Please lend your support to our current very successful Board in this matter.

RESPECTFULLY

Thomas and Lucille DePaola

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Aug 30 11 11:41a LAKE FROEST AT SAINT LUCI

772-878-6461

p.2

1 a g c 1 u 1

Subject: Fwd: Lake Forest Issue
From: servirus@comcast.net
Date: Tue, Aug 30, 2011 7:38 am
To: howard@lakeforestatslw.com

From: "William Markham" <w.t.markham@gmail.com>
To: district2@citypsl.com
Sent: Sunday, August 21, 2011 1:54:55 PM
Subject: Lake Forest Issue

Dear Ms. Berger,

As long time residents of Lake Forest my wife and I feel is important to let you know how we feel about the actions of our HOA board with regard to the oak trees. Contrary to what you may have been told, our board has been open in discussing the oak tree issue at monthly meetings and my understanding is that no decisions have been made at this point. The board has been justifiably unwilling to move ahead without the proper sign offs from the city. I follow the activities of this board and attend almost all of its meetings and I am continually impressed by their judgement, openness and fiscal prudence.

As for our opinion on the oak trees. We are retirees and live on a fixed income. Like most Americans we are struggling to keep up with the cost of living. Meeting our monthly HOA obligations is a considerable expense and we can not afford to pay additional assessments for the replacement of our roads, sidewalks and water lines due to the growth of the trees. If the continued growth of the trees will result in additional cost to us then the trees must be removed and the sooner the better.

I spent two years studying forestry at the University of Maine. This is an example of planting a great tree in the wrong place.

Respectfully,
William and Christine Markham
629 SW Long Key Ct.
Port St. Lucie, FL 34986

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December 13, 2010

Jack Minenna:

We request to have the oak trees removed (and replaced with palm trees) at SW Chesapeake Court, Lake Forest. The trees are unsightly and the acorns that fall from the trees are slippery and litter the street. There is also danger of clogged drains and roots wrapping around the electrical wires that are underground next to the trees. In addition the roots will eventually lift up and crack the asphalt.

It would be to our advantage if the oak trees are removed before they do permanent damage.

Thank You,

Claude & Chris DeNunzio 12/15/10

Claude and Chris DeNunzio, 607 SW Chesapeake Court Date
12-15-10

Jay Levinstein Jay Levinstein, 605 SW Chesapeake Court Date
12-18-10

Terri Sullivan Terri Sullivan, 607 SW Chesapeake Court Date
12-17-10

Vincent and Tammi Piascik Vincent and Tammi Piascik, 602 Chesapeake Court Date
12-15-10

Jason and Gail Braun Jason and Gail Braun, 607 SW Chesapeake Court Date

Joe and Robin Farrigan Joe and Robin Farrigan, 608 SW Chesapeake Court 12-15-10

Dan and Betty Patel Dan and Betty Patel, 610 SW Chesapeake Court Date

LAKEFOREST AT ST. LUCIE WEST H.O.A. INC. COMPLAINT FORM

Date 3-1-11

Resident filing the complaint

Name HELEN SILVER

Address 420 SW TALQUIN LANE

Phone# 772-336-4885

Information of suspected violator

Name _____

Address _____

Date of occurrence _____

Time of occurrence _____

Provide a detailed description of complaint/violation
(attach any photos and if necessary use the back of form)

OAK TREE LIFTING UP DRIVEWAY
PLEASE REMOVE

Signature of person filing the complaint

Helen Silver

(Required)

LAKEFOREST AT ST. LUCIE WEST HOA, INC.

249 SW LAKEFOREST WAY

PORT ST. LUCIE, FL. 34986

lakeforests1w@comcast.net

772-878-1944 Fax 772-878-6461

ARCHITECTURAL APPLICATION

Name: Tuck, David and Fran Date: 8/7/11
 Address: 23550 Lake Forest Way FSL
 Home Phone#: 336-5081 Cell#: _____ Work#: _____
 Signature: David Tuck

Describe in detail the changes or modification(s) for which you are requesting approval:

* See attached sheet for information
For informational purpose only. Not for approval.
This is a necessity

Please complete, sign, attach ALL paperwork and return to the Clubhouse:

1. NO APPLICATION WILL BE CONSIDERED UNLESS ALL ASSOCIATION FEES ARE CURRENT AND PAID IN FULL. NO EXCEPTIONS.

CURRENT COPY OF OCCUPATIONAL AND/OR CONTRACTOR'S LICENSE

- 2. Copy of contractor's or Homeowner's Proposal.
- 3. Copy of Contractor or Homeowner's sketch of work to be done.
- 4. Copy of current Contractor's Liability AND Workers Compensation Insurance.
- ***MUST read "Lake Forest at St. Lucie West H.O.A., Inc." as certificate holder***
- 5. Copy of homeowner's property survey indicating location of changes and/or modifications.
- 6. Copy of Neighbor's or HOA release for damage to property. (pools only)

Materials you may need to provide for the HOA to make a decision on your request include:

- 1. A picture, drawing or advertising materials displaying the items you are requesting for installation.
- 2. A sample of the type and texture of any building materials that may be used on the project.
- 3. A sample of the color of paints or other materials that may be used on the house exterior.
- 4. Any other materials or information that may assist in HOA evaluation of the project.

It is understood that the changes or modification(s) which you are requesting may not:

- 1. Interfere with or obstruct any easements on your property or adjoining properties.
- 2. Damage landscaping on your property, that of a neighbor or the common grounds of the community.
- 3. Cause a nuisance or interference with the peace and privacy of other residents in the community.

(Must abide by City of FSL Building Ordinance with hours of work)

- 4. Be performed by unlicensed contractors.
- 5. Be performed without the required permits from all governmental agencies.
- 6. Be performed before you receive approval.

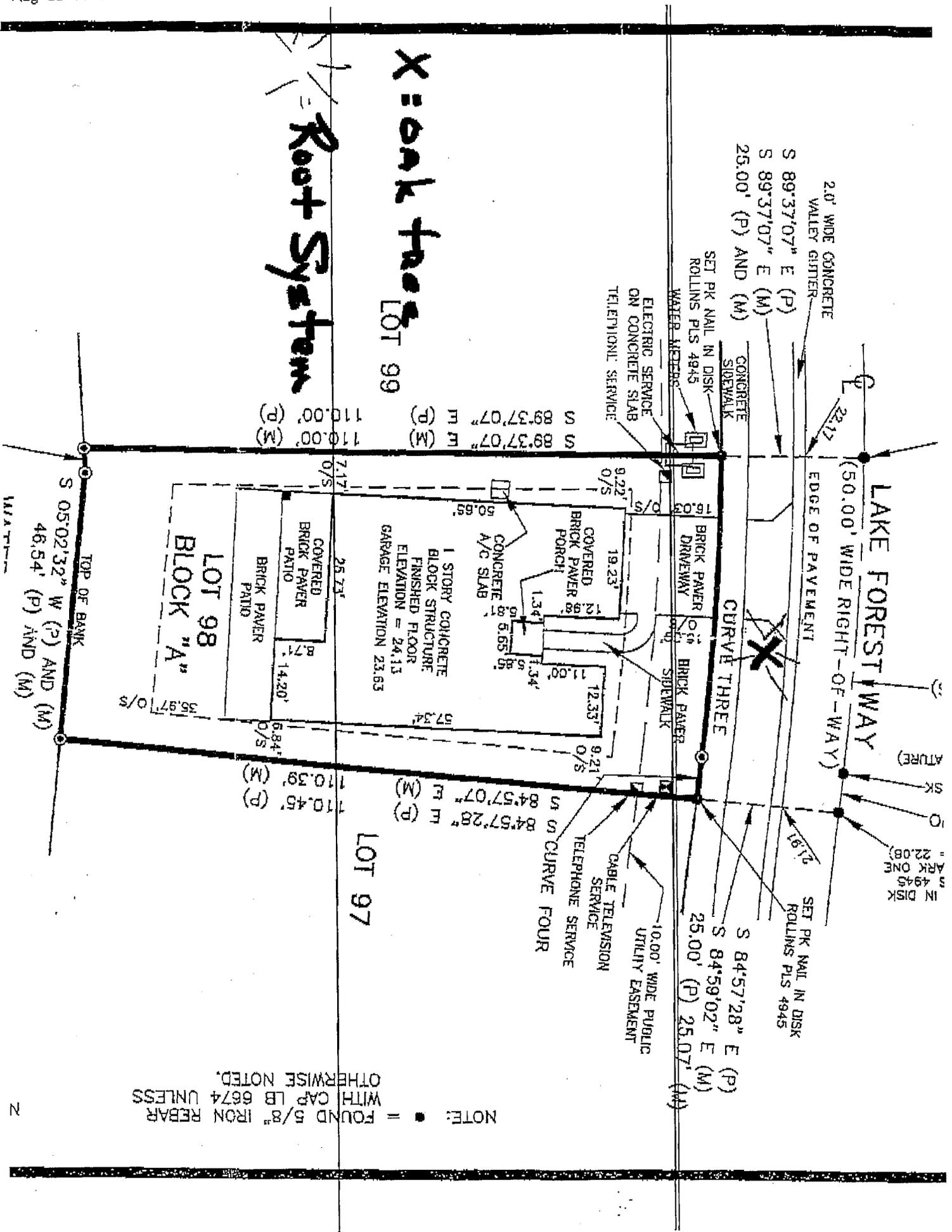
You will be notified within thirty (30) business days (excluding weekends and federal holidays) in writing of Board of Directors approval or disapproval of your request for changes or modifications.

On approved application: Work must commence within thirty (30) days of approval and be completed in a timely manner. Work must start by: _____

APPROVED: _____ DISAPPROVED: _____ DATE: _____

Authorized ARC: _____ Conditional Approval: _____

Board of Director's Authorized Signature: _____ Date: _____



X = Oak trees
Root System

LOT 99

LOT 98
 BLOCK "A"

LOT 97

LAKE FOREST WAY
 (50.00' WIDE RIGHT-OF-WAY)

NOTE: ● = FOUND 5/8" IRON REBAR WITH CAP LB 6674 UNLESS OTHERWISE NOTED.

N

1.

7-7-11

* Attachment *

We are starting preventative maintenance on our sidewalk/driveway pavers. And concrete valley gutter area in front on house surrounding the oak tree that has its roots cracking and upheaving the permanent structures around it. By removing the root system the tree will be killed but its a lot cheaper to replace a tree than it is to repair and or replace the sidewalk/paver system (driveway) and the gutter system on the street. Have contacted PSL Planning Board and they said it was not under their jurisdiction so per our president (off the record) it would be best if it was dead.

I have already removed the lead pipe pipes that were in concrete around the tree because the roots had lifted.

and crushed them beyond repair.
 This procedure will be done
 within some constraints concerning
 money and physical condition.
 (More) Doing all work myself
 And when tree is gone it
 will be replaced with a
 Foxtail palm exactly like the
 ones in the South Section of
 Lake Forest and the brick landscape
 will be replaced but not with
 locking concrete footing or mortar.
 They will be the same color
 as the rest around our house
 but will be just on the ground
 around the tree. * Like the 1st
 house on the left as you turn
 down our street * But ours
 will be Red like the existing

ones.
 This is for Informational purposes
 only and just in case some of
 our so-called "nice" neighbors
 turn us in for the procedure.

Paul J. ...
 James M. ...

[Print](#) | [Close Window](#)

Subject: Oak trees ?
From: HunaTuck@aol.com
Date: Mon, Apr 25, 2011 4:24 am
To: Howard@lakeforestslw.com

Howard,
Do you know if there is a plan to remove the Oak trees between the sidewalk and the street ?
The root systems are completely out of control and are up-lifting the driveway pavers /
sidewalk edges / and is going under the gutter-drain in the street. It's "not" just ours but a
number of sites that are a problem. The sidewalks would eventually have to be replaced as well
as the concrete street drains and the pavers in the sidewalks. They have also ruined the brick
landscape that i put in around the tree by uplifting the concrete footing. I will replace it with
landscape stone that floats with the ground moving after the tree is gone. If the root systems
are cut the trees will die so why don't they just remove all and replace with palms as was done
on the south end. I'd be willing to pay for a new tree (foxtail palm) which would have a more
controlled root system.
Also when are the lawns guys going to trim the oaks ? I'll do it if they are not going to.
Thanks,
Dave Tuck

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Aug 30 11 11:46a LAKE FROEST AT SAINT LUCI
VOC-DASU LUCIE ...

772-878-6461

p.15

Subject: Fwd: Attention: Michelle Berger - Re: Lake Forest - Oak Trees
From: servirus@comcast.net
Date: Tue, Aug 30, 2011 7:35 am
To: howard@lakeforestatslw.com

From: "Rose Wilson" <rwilson560@aol.com>
To: district2@citypsl.com
Sent: Thursday, August 25, 2011 3:02:24 PM
Subject: Attention: Michelle Berger - Re: Lake Forest - Oak Trees

Dear Ms. Berger:

I am a resident of Lake Forest in St. Lucie West. Currently our Board of Directors are working on a plan for the replanting of trees within our Community. I am fully in support of our Board. They have always and continue to act in the utmost responsible manner as well as in the best interest of the entire community. Any and all support that you could provide to the Lake Forest Board of Directors would be most appreciated. Thank you.

Sincerely,

Rose Wilson
Lake Forest Community Resident
316 SW North Shore Blvd.
Port St. Lucie, FL 34986
772-344-3240

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Aug 30 11 11:47a LAKE FROEST AT SAINT LUCI

772-878-6461

p.16

	In Front OF	Across From	Lake Forest Sidewalk Problems	Issue	
1	Clubhouse		Lake Forest Way	Lifted	2
2		208	Lake Forest Way	Lifted	2
3		216	Lake Forest Way	Lifted	2
4	219		Lake Forest Way	Lifted	2
5	222		Lake Forest Way	Cracked	1
6	226		Lake Forest Way	Lifted	2
7	233		Lake Forest Way	Lifted	2
8	239		Lake Forest Way	Lifted	2
9	285		Lake Forest Way	Lifted	2
10	293		Lake Forest Way	Lifted	2
11	301		Lake Forest Way	Cracked	1
12	317		Lake Forest Way	Double L	2
13	317		Lake Forest Way	Double L	2
14	323		Lake Forest Way	Chip Out	1
15	367		Lake Forest Way	Lifted	2
16	383		Lake Forest Way	Lifted	2
17	319		North Shore Blvd	Lifted	2
18	333		North Shore Blvd	Lifted	2
19		340	North Shore Blvd	Lifted	2
20		344	North Shore Blvd	Lifted	2
21		346	North Shore Blvd	Lifted	2
22	365		North Shore Blvd	Lifted	2
23	367		North Shore Blvd	Lifted	2
24	373		North Shore Blvd	Cracked	1
25	373		North Shore Blvd	Chip Out	1
26	391		North Shore Blvd	Lifted	2
27	400		Talquin	Lifted	2
28	410		Talquin	Lifted	2
29	434		Talquin	Lifted	2
30	442		Talquin	Cracked	1
31	452		Talquin	Cracked	1
32	460		Talquin	Lifted	2
33	468		Talquin	Lifted	2
34	488		Talquin	Lifted	2
35	494		Talquin	Chip Out	1
36		400	Blue Springs	Lifted	2
37		404	Blue Springs	Lifted	2
38	408		Blue Springs	Cracked	1
39	411		Blue Springs	Double L	2
40	411		Blue Springs	Double L	2
41	535		Indian Key	Lifted	2
42	635		Indian Key	Lifted	2
43	519		Lake Manatee	Cracked	1
44	535		Lake Manatee	Cracked	1
45	537		Lake Manatee	Cracked	1
46	707		Mayaka River	Cracked	2
47	735		Mayaka River	Lifted	2
48	620		Long Key Ct.	Lifted	2
49	646		Long Key Ct.	Lifted	2
50	654		Little Talbot	Cracked	3
51	708		Rocky Bayou	Lifted	2
52	861		Rocky Bayou	Lifted	2

RECEIVED

SEP 09 2011

Steven Frazer

305 SW North Shore Blvd ▪ Port St. Lucie, FL 34986 ▪ (772) 785-9994

CITY OF PORT ST. LUCIE, FL

September 4, 2011

Planning and Zoning Board
City of Port St Lucie
120 SW Port St Lucie Blvd.
Port St Lucie, FL 34984

Ref: City of Port St Lucie Project Number P11-072

Dear Board Members:

It is my position and that of a number of Lake Forest Homeowners that the destruction of 689 Oak Trees is environmentally and economically inappropriate for the small number of issues that the HOA Board has addressed.

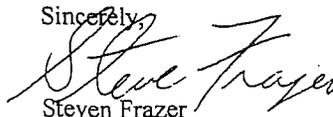
As of the date of this letter the HOA Board has failed to host any community wide meetings to discuss the massive landscape plan and the associated cost. This should be a mandatory requirement prior to any further action by the City of Port St Lucie Planning and Zoning Board.

I would also like to offer an alternate Proposal to the Destruction of 689 Oak Trees and associated wildlife in Lake Forest at St Lucie West:

1. Proper canopy pruning
 - a. Since this Board has been in place for the past five years there has been no attempt to properly prune the tree canopies. This has resulted in trees that are top heavy and could fall during tropical storms or hurricane force winds.
2. Proper root pruning
 - a. To effectively control some growth the roots could be pruned and sidewalks repaired with minimal effort. The community has not experienced an excessive amount of sidewalk lift. This could be eliminated with proper maintenance. This has not occurred in the past five years.
3. Root Blocks
 - a. Proper placement of root blocks along the sidewalks or roadways to avoid root intrusion. Since the development has been in place since 2000 there has been no significant damage to the road ways.
4. Irrigation System Issues
 - a. Most of the irrigation system issues are the result of pressure on the joints and not caused by root intrusion. This system has been in place since Y2000. This is to be expected and reserves are in place to fix these issues as they arise.
5. Problematic Trees
 - a. Based on the current proposal to destroy 689 oak trees the plans only identify eight trees out of 689 that actually needed replacement.

It is respectfully requested that the plans for the destruction of 689 Oak Trees and associated wildlife be disapproved and that my alternate proposal be submitted to the HOA Board of Directors as a proper and fair approach to addressing the minor issues the board addressed.

Sincerely,



Steven Frazer

Lake Forest Resident

Item # 6(A)

12-19-1

To Whom it May Concern!

I live at 420 S.W. Talquin Lane in Lake Forest. I agree to the plan for the new trees.

Helen Siker

772-336-4885

Dec 19, 2011

I am a residents of Lake
Forest. I approve of what
the Board is doing with
the tree planning.

John Renaldo
419 SW TALQUIN LN

To: Board of Directors, Lake Forest
From: Jose & Gladys Fuentes, 410 SW Talquin Lane
Date: December 23, 2011
Subject: Community Tree Removal and Replacement

We attended the meeting of December 15th in regard to the tree situation problem in our Lake Forest Community.

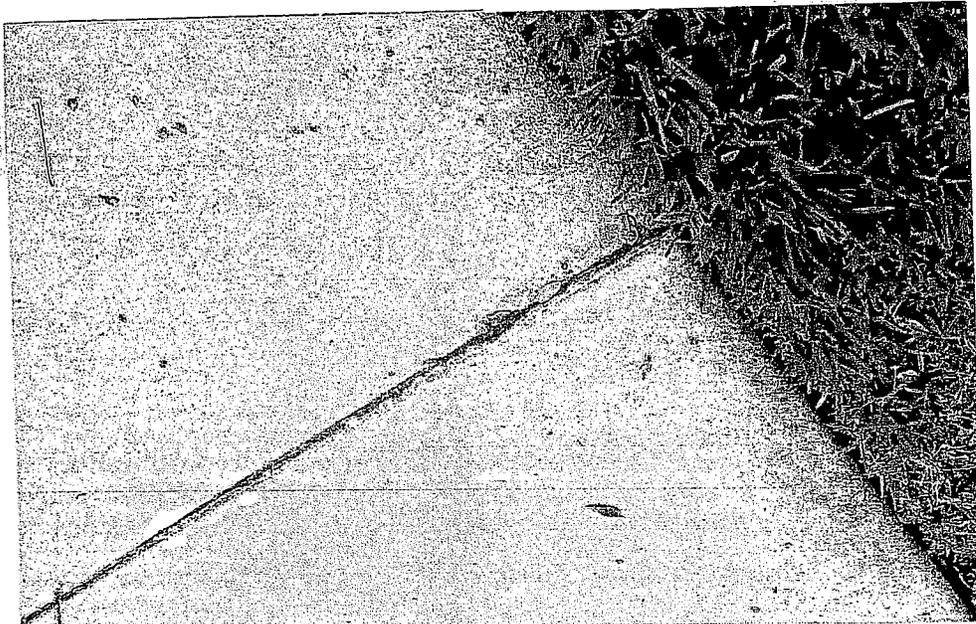
The Landscape Architect presented a program on what kind of trees would replace the oaks and maples presently in our community.

We agree that the present trees in the community are causing a problem with pavement and driveway lifting causing a problem not only with liability but with unsightliness.

The tree in the front of my home is presently lifting the sidewalk causing a problem with not only ourselves but with people walking on the sidewalk.

We understand that the replacement of the trees will be a time process and cannot be done all at once. We also understand that it will take awhile for the new trees to be in full growth. As much as we will miss the beauty of the oaks and maples, we understand the need to replace them and agree with the Board on this matter. We are looking forward to receiving a time line from the Board for this process.

José M. Fuentes *Gladys Fuentes*



Dec. 17, 2011

To LAKE FOREST HOMEOWNERS ASSOC. BOARD:

I WANT to commend you on
the way the meeting was conducted
for the OAK TREES. IT WAS IN
AN ORDERLY MANNER + VERY EXPLICIT.

SABINA explained the DIFFERENCES
+ the PROCEDURES THAT CAN BE
TAKEN. I would like to tell

the BOARD I AGREE with their
decision + go along with any

decision they MAKE.

Sincerely,
Lois Bernstein

December 21, 2011

To the Board of Lake Forest at St Lucie West:

This letter is requesting that the Oak Street Trees be removed.

If you have any knowledge of the oak tree, you should know that their roots are very thick and grow deeper than most, if not all, trees. Being able to absorb more than 50 gallons of water per day, their roots become very strong and easily uprooted. This causes heavy damage to the root, not to mention damage caused to curbs, sidewalks and driveways near them. It also detours water from circulating throughout the lawn.

A close friend of mine this year had a 22 year old oak tree removed. The cost estimates were between \$600 and \$1200. Foreseeing this is a likelihood and using common sense, now is the time to remove these trees before they become a vast financial burden.

Sincerely,



Doris D. Wilson
737 SW Rocky Bayou Terrace
Port St Lucie, FL 34986
Lake Forest at St Lucie West
772-236-9874

Print | Close Window

Subject: Support for the BOD of Lake Forest HOA Oak Tree removal
From: Sue Nalley <snalley13@gmail.com>
Date: Mon, Dec 26, 2011 2:40 pm
Jack Minenna <servirus@comcast.net>, Jane Falgia <ladyjdancer@aol.com>, Maria Wells
To: <bmw884@att.net>, Jim Russello <russelloj@yahoo.com>, Howard Lake Forest
<howard@lakeforeststatslw.com>
Cc: Sue Nalley <snalley13@gmail.com>
Attach: Oak tree letter to support the BOD.doc

Susan Nalley
469 SW Talquin Lane
Port St. Lucie, FL 34986
772-834-2565

Re: Oak trees in front of homes by the street

December 26, 2011

The Board of Directors at Lake Forest at St Lucie West
The Property Manager for Lake Forest at St Lucie West

Ladies and Gentlemen

I am writing to give my support to the Board of Directors for the removal of the oak trees that are placed on the individual properties next to the street, with the replacement of other trees..

I was involved with the planning of the trees between Lake Forest and Enclave, and was informed by the Florida Agriculture Extension in Fort Pierce about 1) the damage being caused by the oak tree roots, 2) not to use the same tree along the dividing line (due to disease wiping out the entire tree line), and 3) the oak trees falling down with hurricanes. This was prior to the Enclave development being built approximate 5- 6 years ago.

Additionally, I have seen the damage being caused by the oak trees and roots within the Lake Forest community including the sidewalk and driveways rising and cracking, and the curbing cracking. I have also seen the damage on my property as well: I have seen the roots starting to pull up my driveway on the corner closest to the tree and have seen the Florida curbing start to break away and am starting to see roots within the yard. The last hurricane that took down trees (I believe it was Wilma), my tree had a circular root along with many other trees within the development. Trees located on the sidewalk side are probably only half the size of the tree in front of my house.

I am an original owner in Lake Forest, purchasing my house from the builder in May 2003. I am discouraged by the fact that if I walk on the sidewalk, I need to watch where I am going do the damage caused by the roots of the trees.

The overall damage I have mentioned is located throughout the community. I have driven through

and do not want to see the damage to Lake Forest that is being seen by the untrained eye in "The Lakes".

Please feel free to contact me if you have additional questions or copy the City of Port St Lucie regarding this issue.

Regards,

Sue Nalley

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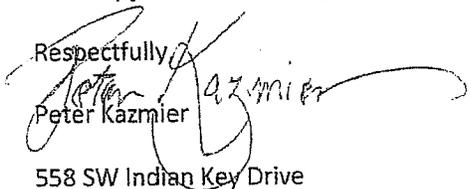
December 20, 2011

Lake Forest Board of Directors

Thank you for a very well thought out tree plan and the very professional manner the plan was presented to our community. I only hope that the two malcontents with an apparent agenda of their own do not adversely affect the process of getting started. I do not wish to kowtow to a minority opinion from someone who has a bone to pick.

The problem is not going away; delaying the proposed solution only exacerbates our situation. There is no sense to finger pointing as to how we got into this situation, let's get this program underway. I do believe everyone who attended the presentation minus two people all agreed on the approach you took (by hiring a Landscape Architect), the method in which to start (by remediating the immediate liabilities), and the financial aspect of paying as funds become available. You have done an extra ordinary job of maintaining our quarterly fees and not having to assess the community. Thank you.

Respectfully,


Peter Kazmier

558 SW Indian Key Drive

December 20, 2011

Dear Lake Forest Homeowners' Association and Board Members:

I, Kathleen Retenski would like to thank the board members, Jack, Jane, James, Maria and Frank, for all that they do to make our community the best it is.

Also, I would like to say that they are right on top of making the right decisions about the Oak Trees.

Thank you for making our community a safe and great place to live. Keep up the good work.

Again, Thanks for all that you do.

Kathy Retenski
Rocky Bayou Terrace

A handwritten signature in cursive script that reads "Kathleen Retenski".

Elizabeth Prinz
272 SW Lake Forest Way

December 20, 2011

Lake Forest Association Board Members:

I would like to thank you all, Jack, Jane, Jim, Maria and Frank for another year of a job well done.

This community would not be as wonderful as it is if it weren't for all of you.

You go out of your way to do a great job, not only for me but for the entire community. Your plans for the oak trees would be so beneficial for everyone in the community. All I can hope is that 2012 will be as successful with you all as it was in 2011.

Thank again.

Elizabeth Prinz

[Back](#) | [Close Window](#)

Subject: FW: Support For Tree Removal Program
From: Thomas DePaola <tdepaola5@hotmail.com>
Date: Mon, Dec 19, 2011 2:00 pm
To: <directors@lakeforestslw.com>

From: tdepaola5@hotmail.com
To: directors@lakeforestslw.com
Subject: Support For Tree Removal Program
Date: Fri, 16 Dec 2011 15:44:43 -0500

Dear President Minenna and Fellow H.O.A. Board Members - Lake Forest At SLW H.O.A.
249 S.W. Lake Forest Way

My wife and I own a house in Lake forest at 417 S.W. Talquin Lane. We were both present at the meeting 12/15/11 re. the live oak tree damages in our community. Your well presented and clear explanation of the need to replace the live oaks in our community due to the expensive damages they are causing and will continue to cause was overwhelmingly accepted by those in attendance. In our opinion as well as numerous neighbors we have spoken to this is once again a fine example of our Board dilligently fulfilling their Fiduciary responsibilities.

Thank you all for untiring dedication and protection you continue to provide all the homeowners of Lake Forest.

Sincerely Tom and Lucille DePaola

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Print | Close Window

Subject: Fwd: OAK TREE REMOVAL
From: Ladyjdancer <ladyjdancer@aol.com>
Date: Fri, Dec 16, 2011 11:04 am
To: directors@lakeforestslw.com

-----Original Message-----

From: THEODORE MOSCHITTA <roeted7@bellsouth.net>
To: Ladyjdancer <Ladyjdancer@aol.com>
Sent: Fri, Dec 16, 2011 12:56 pm
Subject: OAK TREE REMOVAL

Howard,

I was at the Meeting on Thursday evening Dec. 15th and I want you to know that I am in agreement with the Board of Directors that these trees have to be removed before they do any further damage. The trip hazards are slowly building up and we should address this as soon as possible before the Insurance Company declines the Renewal of our Liability Policy.

The Board has always made the right decisions to make Lake Forest @ Saint Lucie West, a beautiful place to live, and I know they will not steer us wrong. I want the Board to know that they have the support of my wife, Rosemary, and myself. We are 100% behind this project.

Theodore J. Moschitta
271 S W Lake Forest Way
Port St. Lucie, FL 34986

Support For Tree Removal Program

Thomas DePaola (tdepaola5@hotmail.com)

Fri 12/16/11 3:44 PM

directors@lakeforestslw.com

Dear President Minenna and Fellow H.O.A. Board Members - Lake Forest At SLW H.O.A.
249 S.W. Lake Forest Way

My wife and I own a house in Lake forest at 417 S.W. Talquin Lane. We were both present at the meeting 12/15/11 re. the live oak tree damages in our community. Your well presented and clear explanation of the need to replace the live oaks in our community due to the expensive damages they are causing and will continue to cause was overwhelmingly accepted by those in attendance. In our opinion as well as numerous neighbors we have spoken to this is once again a fine example of our Board dilligently fullfilling their Fiduciary responsibilities.

Thank you all for untiring dedication and protection you continue to provide all the homeowners of Lake Forest.

Sincerely Tom and Lucille DePaola

Lake Forest Board

Just want to Thank all of you for looking ahead in our best interest about the Oak Trees. we walk every morning and have to walk on Street because of the lift in the side walks. we want you to know we support the board in this decision to get rid of the Oaks.

Thank you
Susan Czuczki
Thomas

346 S.W. North Shore
772-621-9576

LAKEFOREST AT ST. LUCIE WEST H.O.A. INC.
WORK ORDER FORM

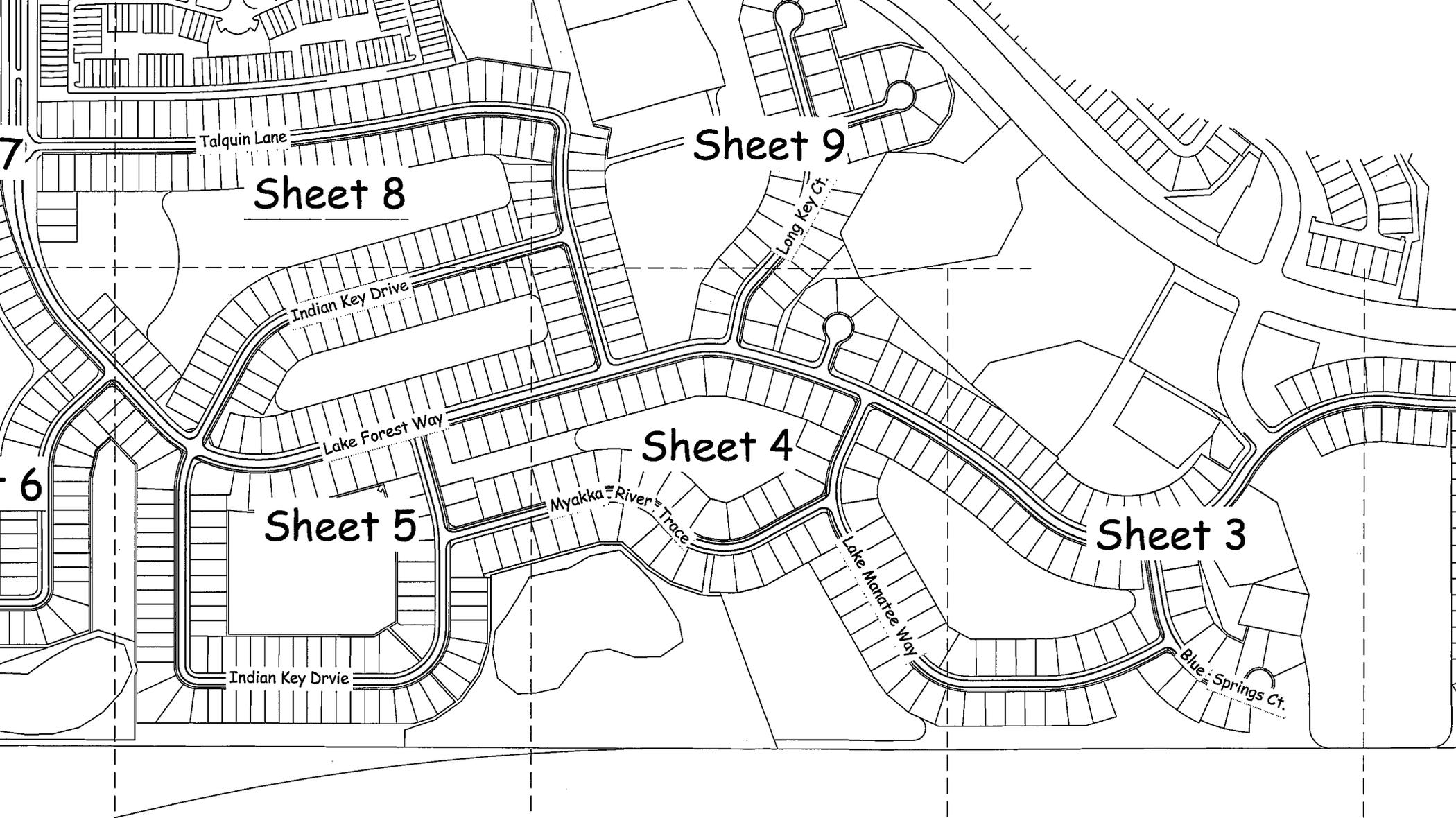
NAME TERESA SULLIVAN
ADDRESS 603 SW CHEAPEAKE CT
DATE _____ PHONE# _____

PROBLEM
(PLEASE EXPLAIN IN DETAIL)

Oak tree is causing paver damage
lifting them. Please stop by with estimate
for work to remove root & set root barrier.

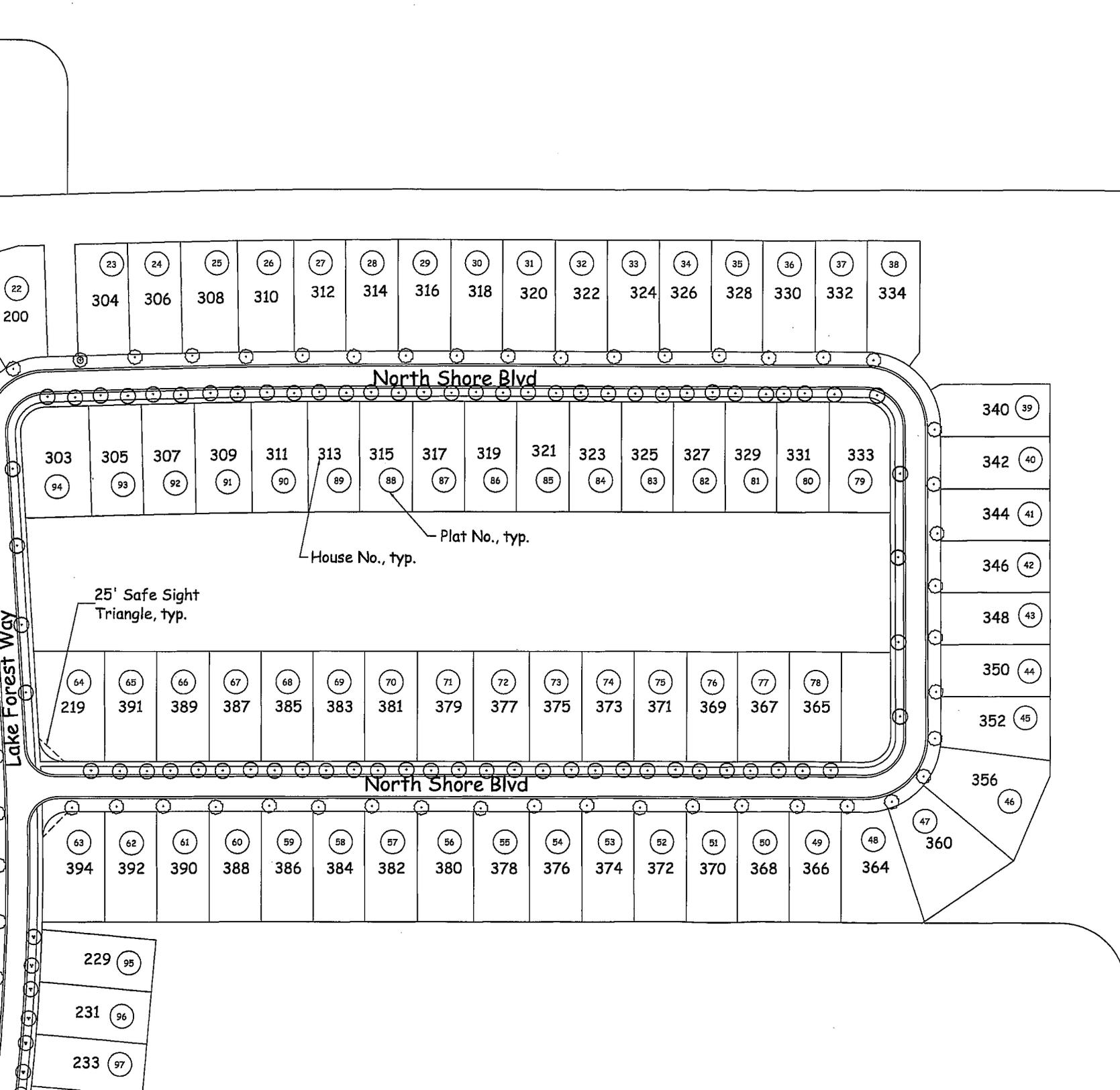
NOTE: I fully support Board on its program
to for removal of oak trees.

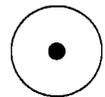
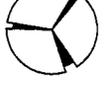
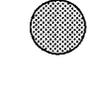
P.S. I wish to have this oak removed
to prevent further damage to property
Theresa Sullivan

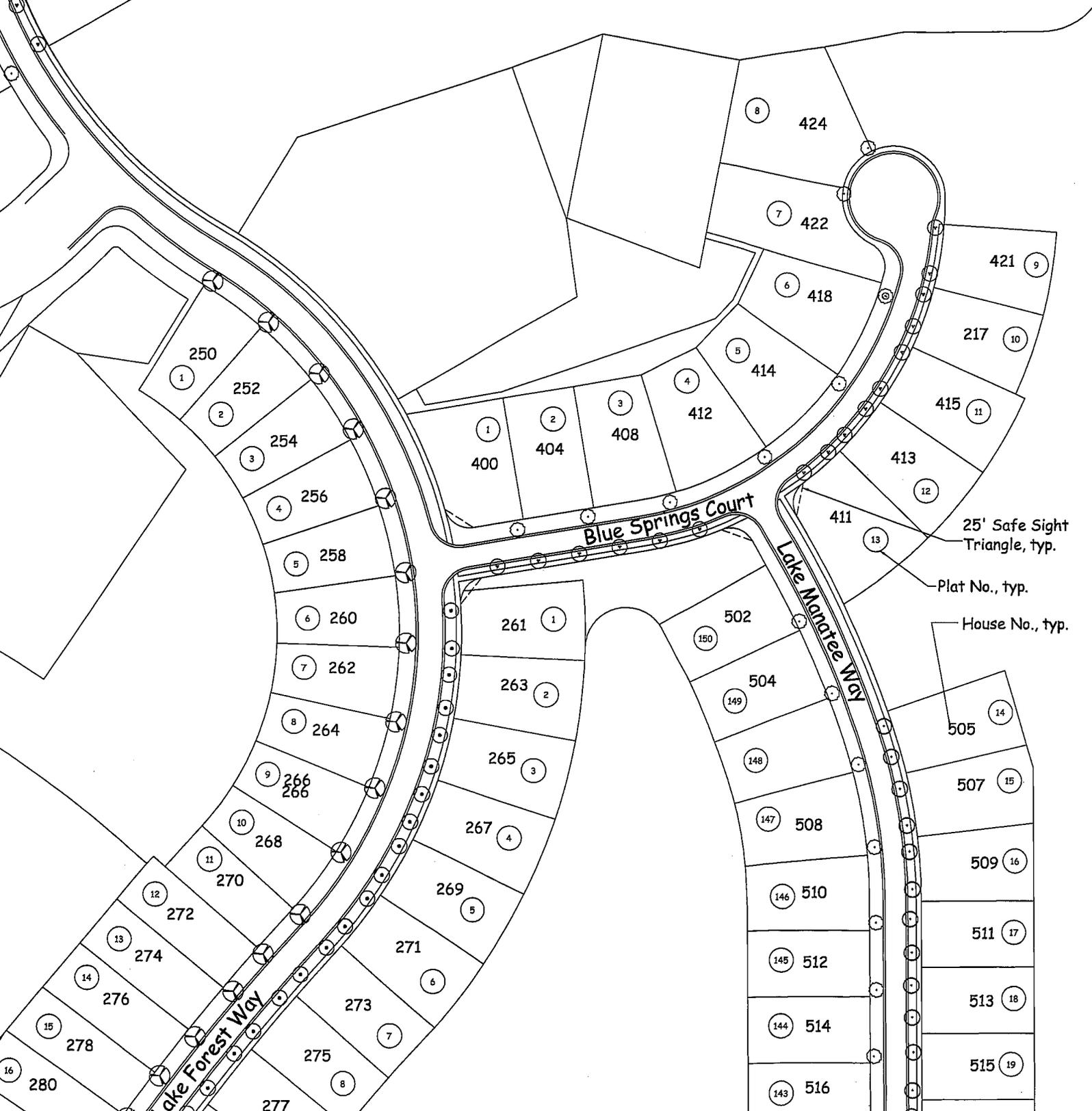


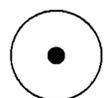
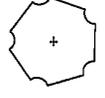
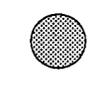
Notes:

1. Where trees must be removed due to conflicts with drainage structures, water service connections, and driveways, the new trees must be placed at least 5' away from such conflicts.
2. Where planting strips measure at least 5' in width (North Shore Blvd), existing Oak trees may remain for the time being. Where roots are starting to lift the sidewalk, steps may be taken to accommodate the tree in place, such as shaving the protruding edge of the sidewalk or ramping the sidewalk. If the sidewalk gets removed, new sidewalk should be installed on gravel bed to discourage further root growth. However, during the final phase of tree replacements, Oak trees within landscape strips are to be replaced with small flowering trees.
3. 18" rootbarrier must be installed along edge of sidewalk or along driveways prior to installation of new trees.
4. No rootpruning shall occur in planting strips where trees are to remain
5. Laurel Oaks should be pruned once a year to lighten the canopy prior to hurricane season.
6. Trees removed from Rocky Bayou Terrace shall be mitigated for by planting 40 Live Oaks within Open Space Tracts.
7. Location of existing and proposed trees is shown for graphic purposes only. Exact location are to be determined in field. Placement of new trees must comply with conditions in note 1 & 3 and must be placed outside of safe sight triangle. Flowering trees on sidewalk sides are to be spaced as evenly along the front of the lot as possible.



-  Stem, 12' H
-  Pink Crape
Lagerstrom
Stem, 12' H
-  Glaucous Ca
Cassia sura
Single Stem
-  Live Oak, Q
Spr. 2.5" ca
-  East Palatka
Palatka', 12
-  Golden Rain
12' Ht, 4' S
-  Hong Kong C
12' Ht, 4' S
-  Existing Tre
in conflict w
circular roo
the entire s

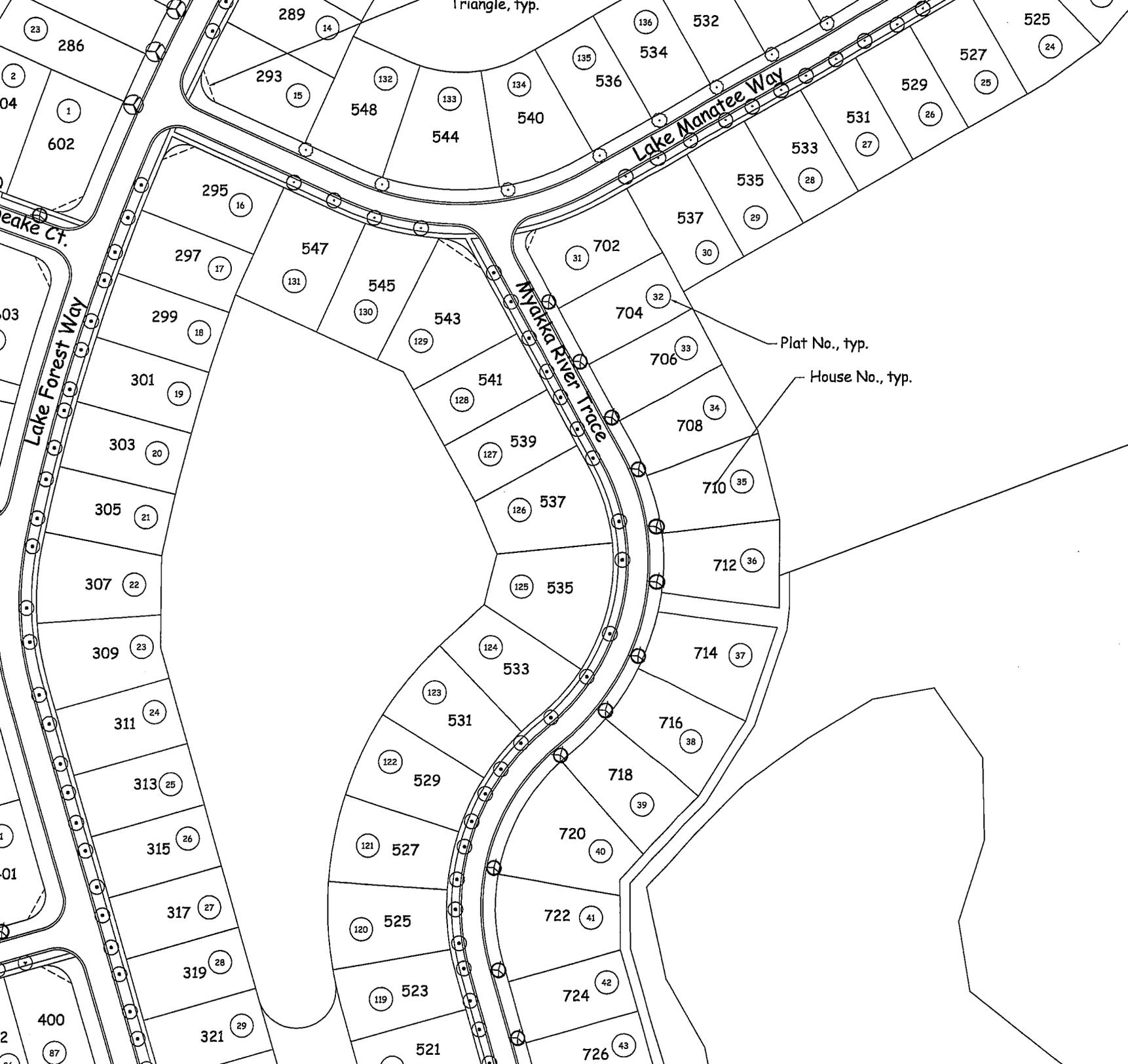


-  Stem, 12' H
-  Pink Crape
Lagerstrom
Stem, 12' H
-  Glaucous Ca
Cassia sura
Single Stem
-  Live Oak, Q
Spr. 2.5" ca
-  East Palatka
Palatka', 12
-  Golden Rain
12' Ht, 4' S
-  Hong Kong C
12' Ht, 4' S
-  Existing Tre
in conflict w
circular roo
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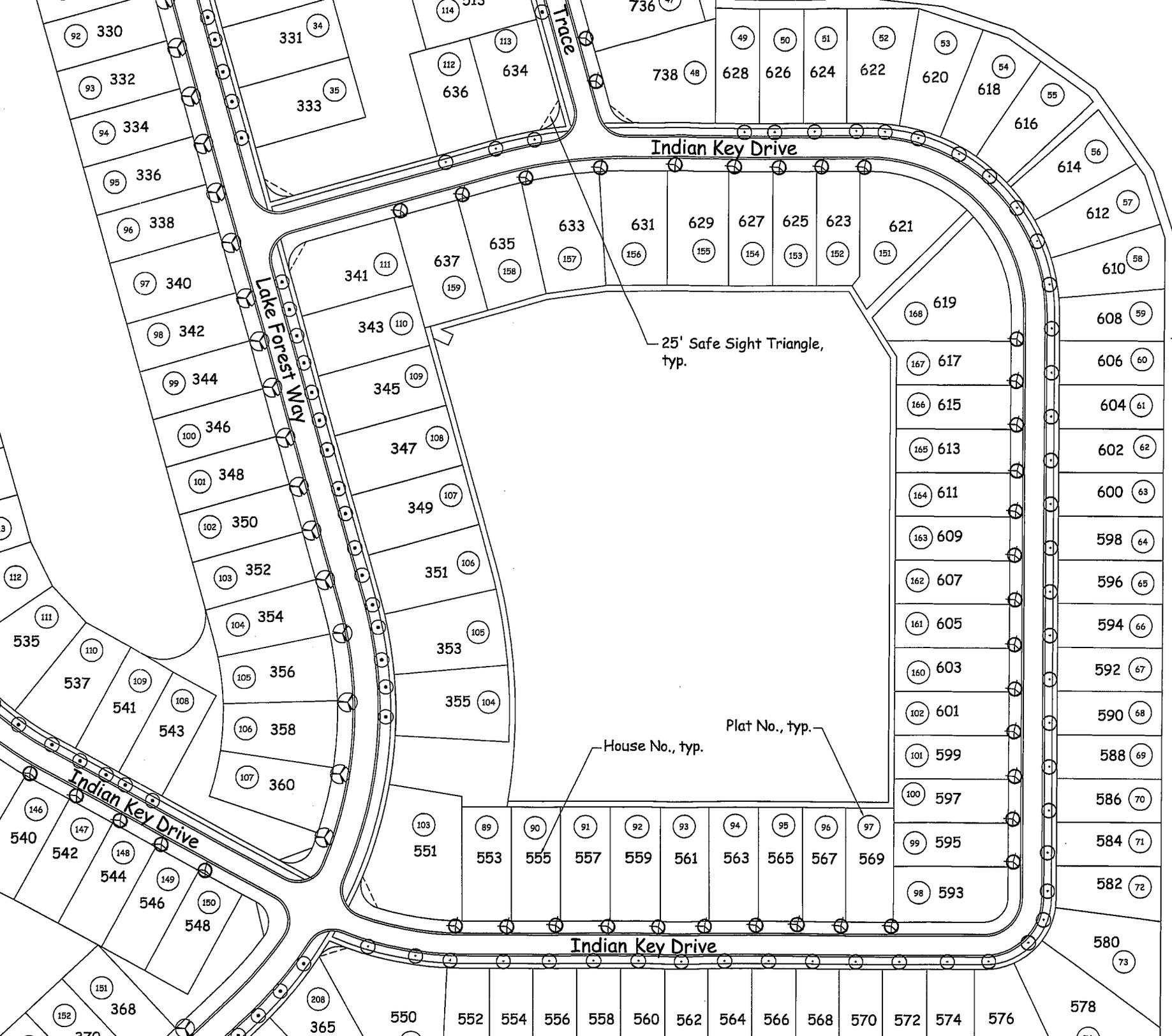
25' Safe Sight Triangle, typ.

Plat No., typ.

House No., typ.



-  Stem, 12' H
-  Pink Crap...
Lagerstrom...
Stem, 12' h
-  Glaucous Ca...
Cassia sura...
Single Stem
-  Live Oak, Q...
Spr. 2.5" ca
-  East Palatka...
Palatka', 12
-  Golden Rain...
12' Ht, 4' S
-  Hong Kong C...
12' Ht, 4' S
-  Existing Tre...
in conflict w...
circular roo...
the entire s



- Single S
- Pink Cr
- Lagerst
- Stem, 1
- Glaucou
- Cassia s
- Sinlge S
- Live Oak
- Ht, 4' S
- East Pa
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- Existing
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- street r

Indian Key Drive

Lake Forest Way

Trace

25' Safe Sight Triangle, typ.

House No., typ.

Plat No., typ.

Indian Key Drive

92 330

93 332

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95 336

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108 362

109 364

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111 368

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Indian Key Drive

Indian Key Drive

Indian Key Drive

330

Lake Forest Way

Trace

25' Safe Sight Triangle, typ.

House No., typ.

Plat No., typ.

Indian Key Drive

92 330

93 332

94 334

95 336

96 338

97 340

98 342

99 344

100 346

101 348

102 350

103 352

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108 362

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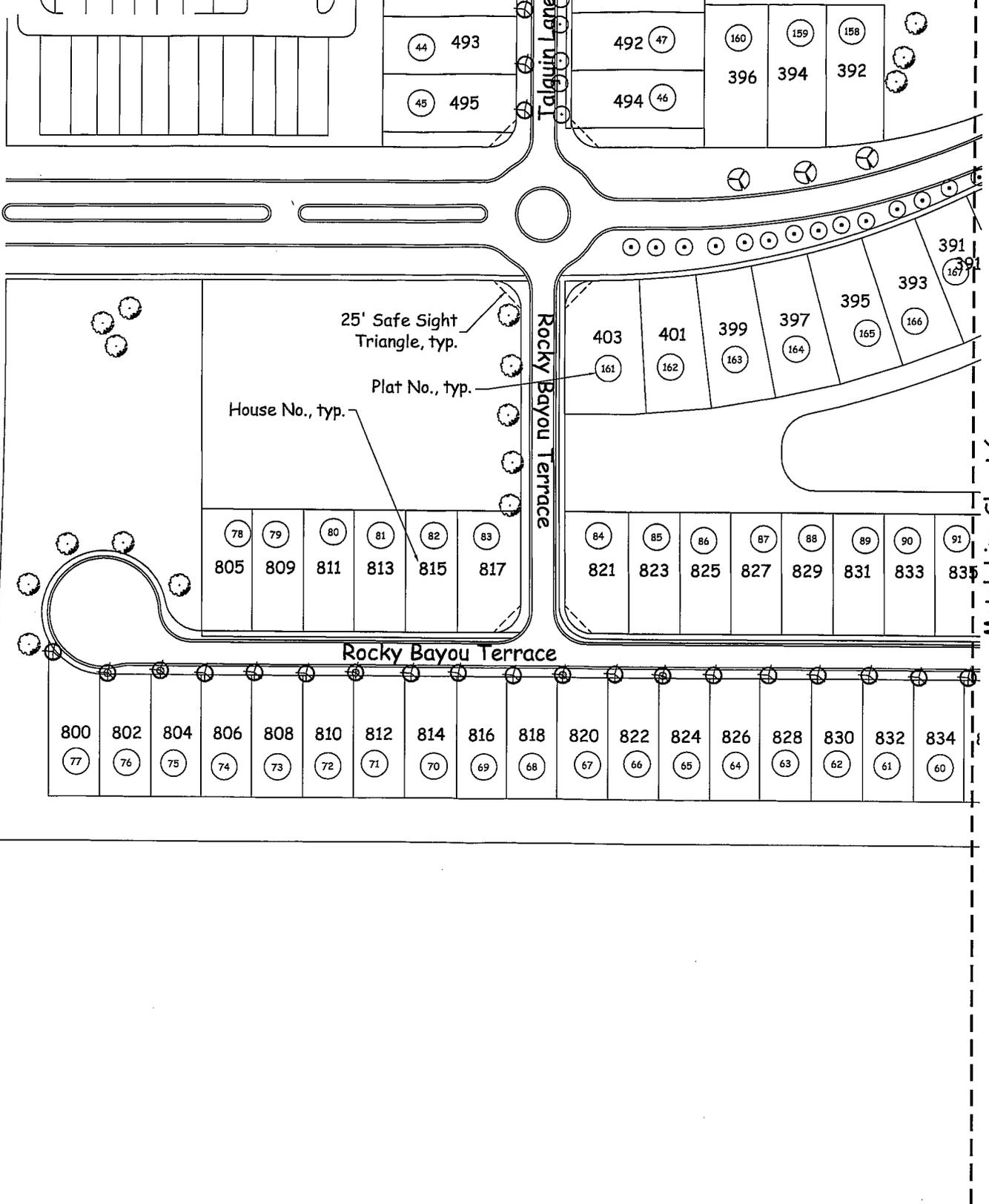
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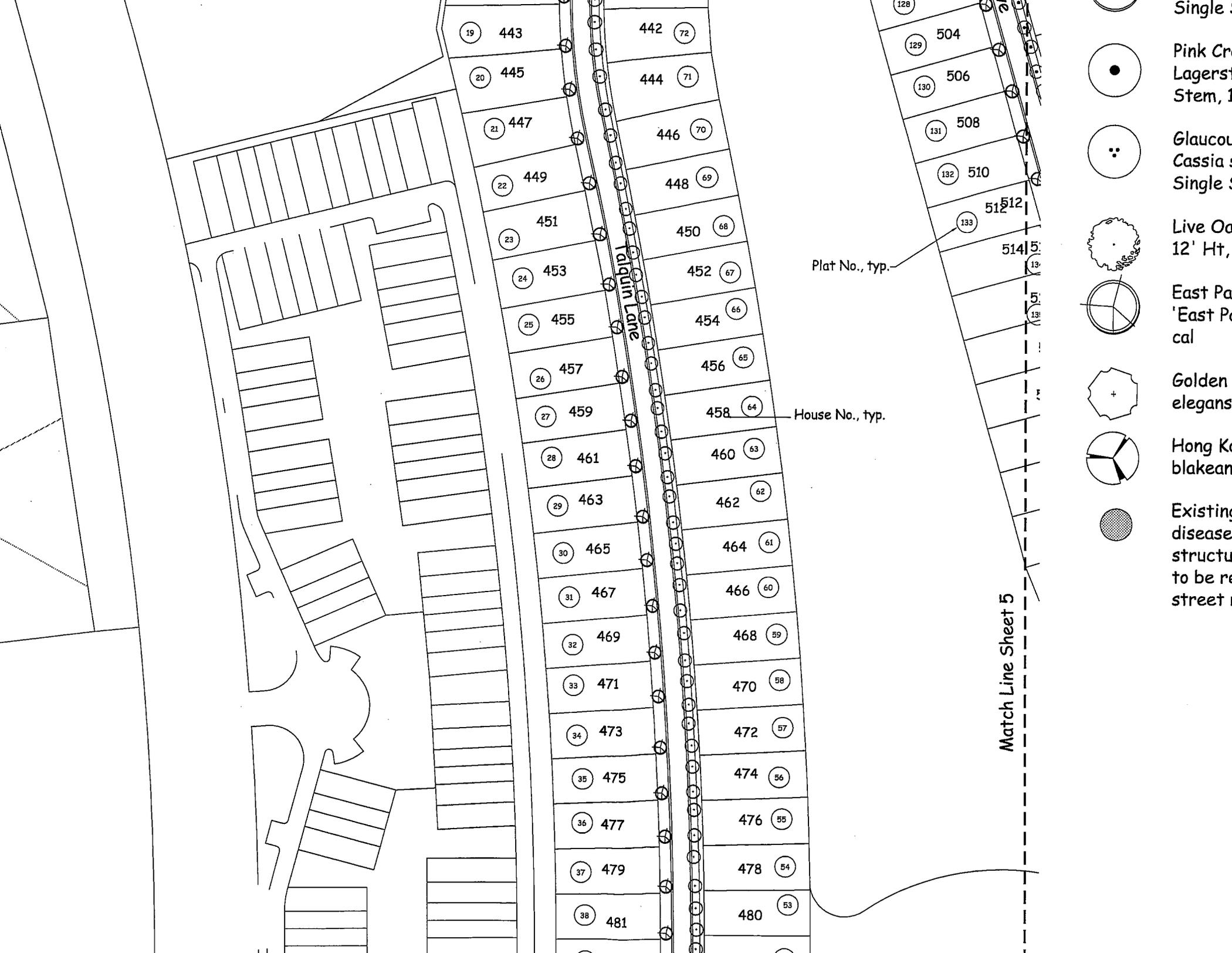
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Cashmere Blvd



- Single
- Pink Cr
Lagers
Stem, 1
- Glauco
Cassia
Single
- Live Oa
Ht, 4' s
- East Pa
'East Pa
cal
- Golden
elegans
- Hong K
blakean
- Existing
disease
structu
to be re
street



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128 504

20 445

444 71

130 506

21 447

446 70

131 508

22 449

448 69

132 510

23 451

450 68

133 512

24 453

452 67

514 515

25 455

454 66

Plat No., typ.

26 457

456 65

House No., typ.

27 459

458 64

28 461

460 63

29 463

462 62

30 465

464 61

31 467

466 60

32 469

468 59

33 471

470 58

34 473

472 57

35 475

474 56

36 477

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37 479

478 54

38 481

480 53

Match Line Sheet 5

