



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, January 10, 2012

1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
- 4. Approval of Agenda**
- 5. Approval of Minutes – Meeting of December 13, 2011**
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
- 9. New Business**
 - A) DR12001- Marriott Grande Ocean Tree Removal/ View Shed Clearing
- 10. Appearance by Citizens**
- 11. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, December 13, 2011 Meeting **DRAFT**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Todd Theodore, Vice Chairman Scott Sodemann,
Jake Gartner, Jennifer Moffett, Tom Parker, Galen Smith
and Deborah Welch

Board Members Absent: None

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator
Rocky Browder, Environmental Planner
Jayme Lopko, Senior Planner
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Todd Theodore called the meeting to order at 1:15p.m.

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

5. APPROVAL OF THE MINUTES

The minutes of the November 8, 2011 meeting were **approved** as presented by general consent. The minutes of the November 22, 2011 meeting were also **approved** as presented by general consent.

6. STAFF REPORT

Mr. Roan stated that the next DRB meeting will be on January 10, 2012. Due to the holidays, there is only one meeting in December. Mr. Roan reported, for the record, that the Board has completed all state mandated training requirements for 2011.

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

Hilton Head Diner- Alteration/Addition – DR110041

Mr. Roan presented a brief review of the project. The applicant has submitted specification sheets for the final paint colors, metal accents, and decorative lighting. Staff believes that all elements are highly appropriate for the renovation. Fluorescent bulbs are suggested for the custom fixtures;

however, they are fully obscured and only total 40 W per fixture. There is a lead-time issue with the proposed tile, and the applicant is proposing an alternative tile. Mr. Roan reviewed details of the new tile. The staff feels that the new tile selection is appropriate. Mr. Roan reviewed the applicant's cut sheets of the final paint, as well as details regarding the stainless accent piece, and decorative lighting. All elements are highly appropriate for the renovation. Staff recommended that the application be approved. The Board complimented the intent of the project; they also stated that they like the new tile selection. Following final comments, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion to approve** the Hilton Head Diner application as submitted. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 7-0-0

Broad Creek Marina Ecotourism Project (Ziplines) – DR110012

Mr. Roan presented a brief review of the project. The applicant has reduced the number of towers that will support the zip lines. The applicant also plans to integrate some of the platforms into the trees. Tower details remain unchanged. All of the newly submitted details are appropriate to the Design Guide (pending approval by Natural Resources). Arborist's content and engineering is extensive. A turned rail fence and characteristic landscaping is proposed along the driveway. The overall character of the project and general aesthetic remains unchanged.

Mr. Roan reviewed construction details and finishes of the in-tree platforms. Staff recommended that the application be approved. Following staff's presentation, Chairman Theodore asked the applicant if he would like to make a presentation to the Board. Mr. Truitt Rabun presented additional statements in support of the application. Following the applicant's presentation and final comments by the Board, Chairman Theodore requested that a motion be made.

Mr. Parker made a **motion to approve** the application for modifications to the Broad Creek Marina Ecotourism Project as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

9. NEW BUSINESS

Leadership Hilton Head Bluffton Community Project - Alteration Additions DR110042

Mr. Roan stated that this year's annual Leadership Community Project is to build an interpretive area at Fish Haul Creek Park. The project is temporary in nature to accommodate future Mitchelville Freedom Park.

Mr. Roan presented an in-depth review of the application. The program consists of an entry element to an oyster shell pathway/seating area for tours and park users. Interpretive panels will highlight the history of Mitchelville. No excavation is proposed given the archeological considerations of the site. The walking surface will be compacted sand and shell above on top of existing grade.

The staff believes that the Leadership group's program is highly appropriate to the site. Staff recommended that the application be approved. The Board reviewed the application and stated that they like the project very much. Following the Board's discussion, Chairman Theodore requested that a motion be made.

Ms. Welch made a **motion to approve** the Leadership Hilton Head Bluffton Community Project as submitted. Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. ADJOURNMENT

The meeting was adjourned at 1:45p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Todd Theodore
Chairman

DRAFT

ALLCARE TREE SURGERY

PROFESSIONAL TREE SURGERY
P.O. BOX 23122
HILTON HEAD ISLAND, S.C. 29925
Phone (843) 757-8050 Fax (843) 757-8095

November 12, 2011

Re: Safety and Longevity of Palms at Marriott Grande Ocean

To Whom It May Concern,

AllCare Tree Surgery has been the onsite arborist for several years at the various Marriott Vacation Club Resorts on Hilton Head Island and in coordination with Marriott representatives have worked to safeguard the property by pruning trees with safety issues or removing hazardous trees. One element that has been observed over this time period is the development of two species of palms on the property the *Washingtonia robusta* and *Sabal palmetto*. These two species make up a great deal of the tree canopy of the property, but have become a more present safety issue in certain areas.

The *Washingtonia sp.* that is concentrated in the courtyards has developed in a shaded location dwarfed temporarily by large Live Oaks that were native to the site at the time of construction and the palms' planting. These palms were subsequently forced to grow at a more rapid pace in order to stretch for necessary sunlight to photosynthesize. This rapid growth caused a tapering of the trunk as they did not allow themselves to develop trunk girth equal to that put on during nursery/field development which reduces the structural integrity of the palm. They now extend over the Oak canopy which exposes them to more direct ocean breezes that create a large sway in the trunk of the tree. This coupled with the fact that the trees were planted less than four (4) feet away from the building, see Appendix 1, and have a growth habit of 10'-15' of spread these trees are now being pushed into the balconies and façade of the building posing a risk to structure and guests. *Washingtonia sp.* are also susceptible to root rots and fungal infections, such as, Ganoderma which can cause rapid decline or complete failure of the tree at the base. This is especially present when the palms are planted in areas of high moisture exposure, i.e. irrigation to surrounding plant material, and low levels of sunlight to dry soils out, the palms are squeezed between dense Live Oak canopies and six story buildings, thus allowing fungi to breed more readily.

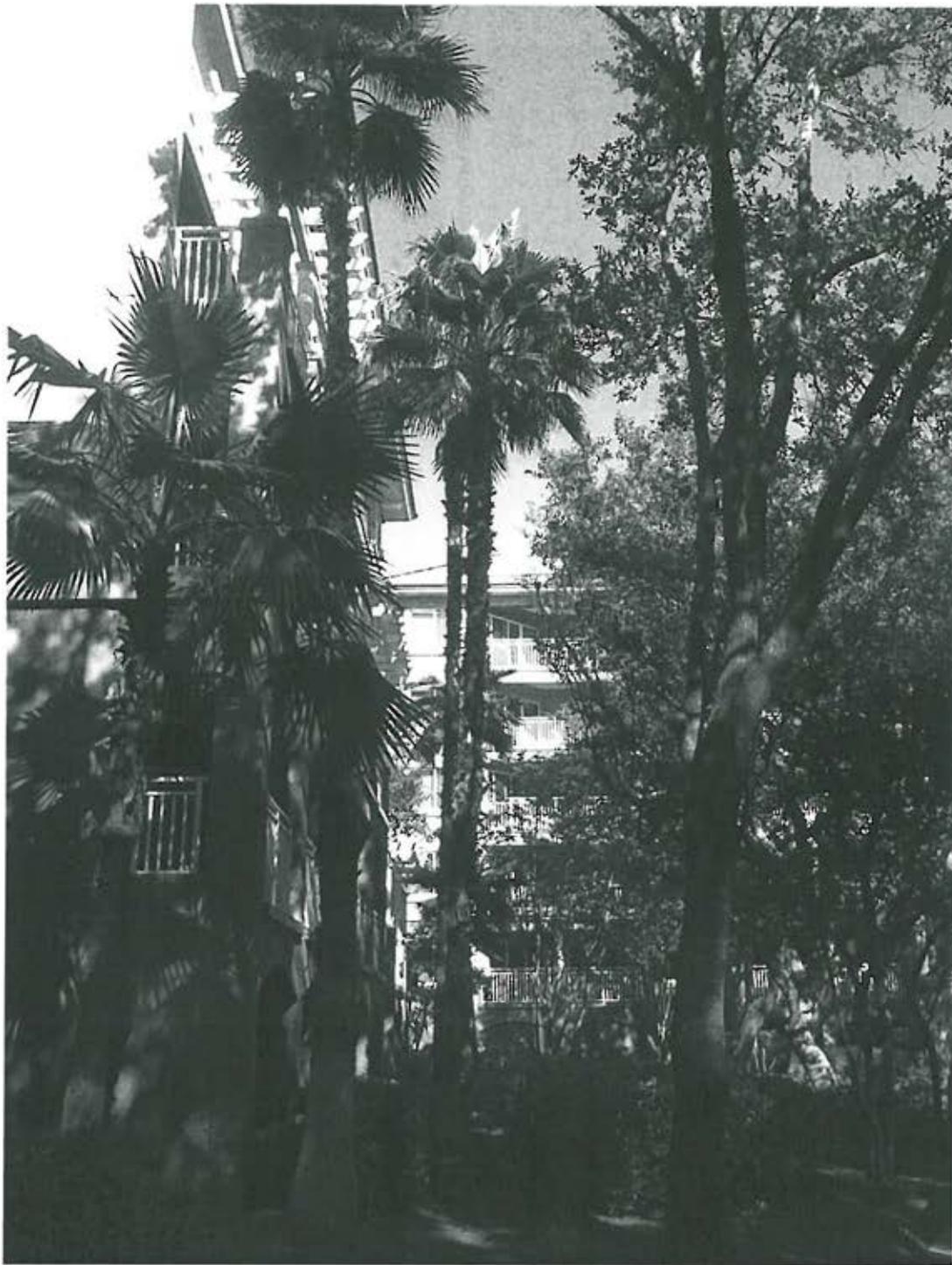
The *Sabal sp.* is more prevalent throughout the property than the *Washingtonia* but it has also incurred problems in certain areas caused by poor planting techniques and lack of proper developmental space. Many of these palms were planted less than four (4) feet away from buildings/awnings and have the same spread of 10'-15' as the *Washingtonia*. This placement so close to buildings has created a need to prune one side of the palm every few months versus the once a year pruning that the opposing side needs to remove dead/declined fronds and seedpods. This need to prune is brought about by the

fronds along the side of the building being in constant contact with the structure. This creates a pathway for insect activity and rodents onto guest balconies and rooms, see Appendix 2,3. In addition, their direct exposure to ocean winds causes banging and slapping of the fronds against the structure, as well as, taller palm trunks hitting awnings. The location of the palms and need to constantly prune them will manifest itself into a much larger problem in the future. The removal of excess fronds from the upper portions of the palm head has created a "pencil point" effect where the trunk diameter begins to narrow as years go by and the trunk does not have the time and energy necessary to develop fully, see Appendix 4. Continual growth like this will create a very weak and narrowed trunk that does not have the structural integrity of the original stem. This coupled with the constant exposure to the ocean winds can cause them to snap off putting the building and guests at risk should it fall onto the balconies or the sidewalk below that many of these palms lie along.

The problems associated with these palms are not easily correctable, if at all; do to their location, existing hardscapes and mature landscaping, and lack of access to safely move the trees that present a potential risk. Therefore it is advisable that these select trees be removed from the site before more damage is done to the structures and limit future hazard to guests of the resort.

Sincerely,

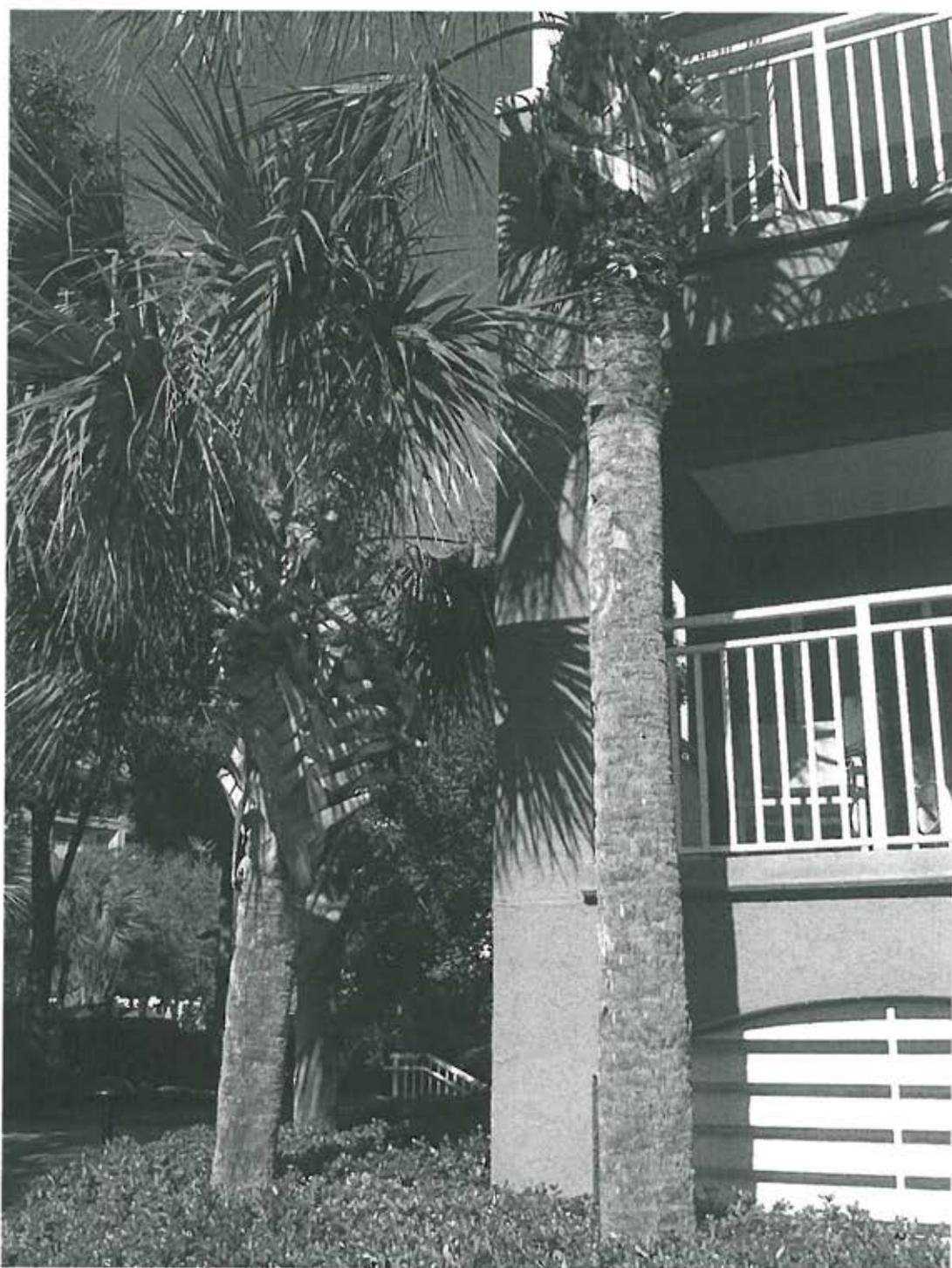
Michael Provencher
ISA Certified Arborist
FL-5424A



Appendix 1: Washingtonia palms planted too close to structure and not allowed to have room to move in heavy winds



Appendix 2: Sabal palms planted too close to structure and growing into guest balconies

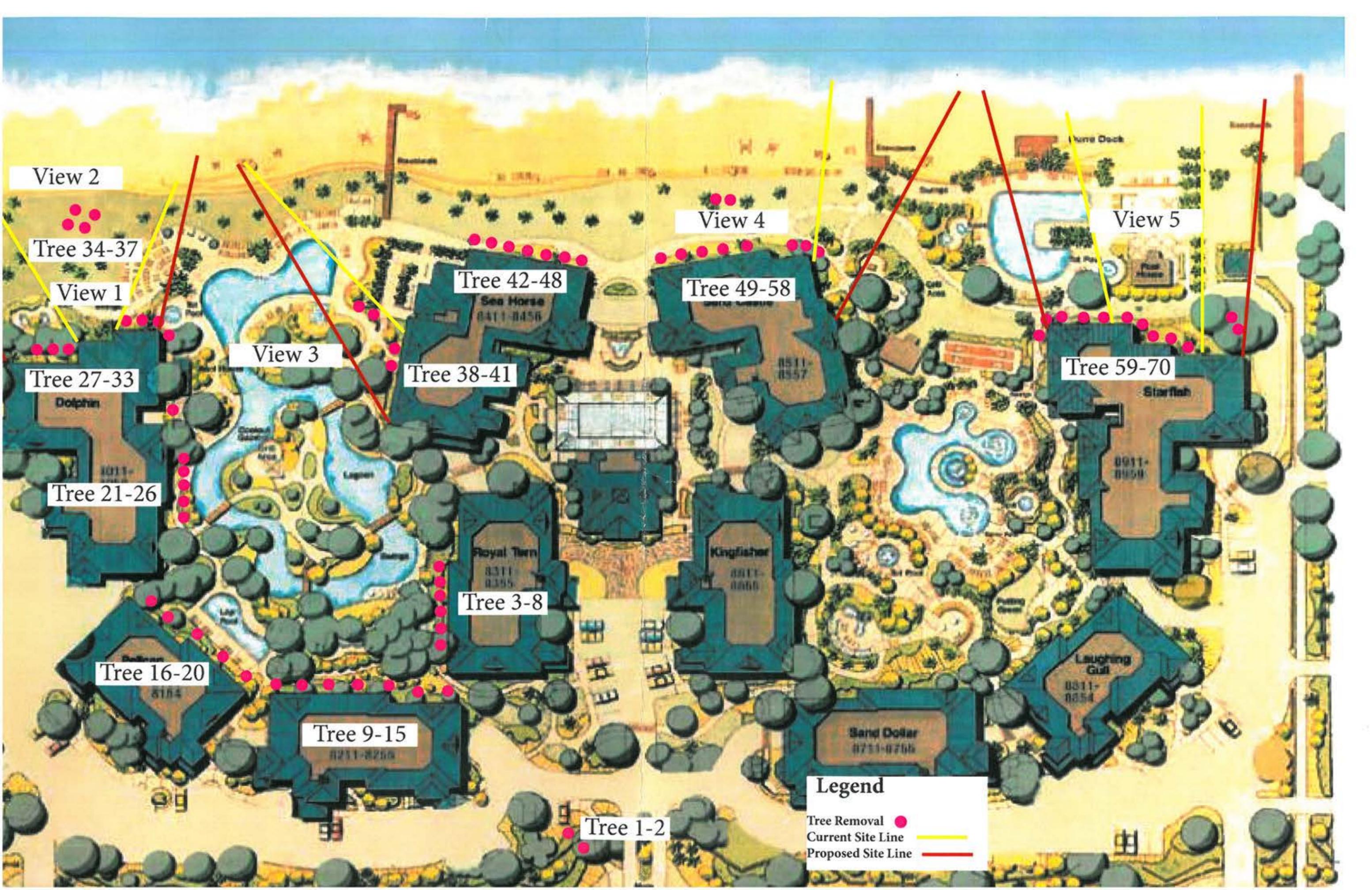


Appendix 3: Sabal palms to close to balcony having to be pruned severely on one side



(Note: Stock photos not taken from site)

Appendix 4: Examples of trunk tapering from over pruned palms



View 2

Tree 34-37

View 1

Tree 27-33

Tree 21-26

Tree 16-20

Tree 9-15

Tree 1-2

View 3

Tree 38-41

Tree 3-8

Tree 42-48

View 4

Tree 49-58

Legend

Tree Removal ●

Current Site Line —

Proposed Site Line —

View 5

Tree 59-70

Laughing Gull
8811-8854

Starfish
8911-8950

Sand Dollar
8711-8750

Kingfisher
8811-8850

Royal Tern
8311-8350

Sea Horse
8411-8450

Dolphin
8111-8150

ID #	Species	CAT I	CAT III	CAT IV	Other	Reason for removal
Tree 1	Sabal Palmetto			12		Growing into canopy of Live Oak with inhibited growth
Tree 2	Sabal Palmetto			11		Growing into canopy of Live Oak with inhibited growth
Tree 3	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 4	Washingtonia Palm			8		Stunted growth and tapering of trunk
Tree 5	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 6	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 7	Washingtonia Palm			14		Tapering of trunk and Proximity to building
Tree 8	Washingtonia Palm			10		Stunted growth and tapering of trunk
Tree 9	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 10	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 11	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 12	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 13	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 14	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 15	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 16	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 17	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 18	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 19	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 20	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 21	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 22	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 23	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 24	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 25	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 26	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 27	Sabal Palmetto			14		Proximity to building
Tree 28	Sabal Palmetto			14		Proximity to building
Tree 29	Sabal Palmetto			14		Proximity to building
Tree 30	Sabal Palmetto			14		Proximity to building
Tree 31	Live Oak	13				Tree in decline with limited canopy and view corridor
Tree 32	Live Oak	8				Tree in decline with limited canopy and view corridor
Tree 33	Live Oak	11				View Corridor
Tree 34	Slash Pine		10			Trees poor form and structure compared to adjacent trees and view corridor section where other trees will be pruned
Tree 35	Slash Pine		9			Trees poor form and structure compared to adjacent trees and view corridor section where other trees will be pruned
Tree 36	Slash Pine		10			Trees poor form and structure compared to adjacent trees and view corridor section where other trees will be pruned
Tree 37	Slash Pine		9			Trees poor form and structure compared to adjacent trees and view corridor section where other trees will be pruned
Tree 38	Sabal Palmetto			14		View Corridor
Tree 39	Sabal Palmetto			14		View Corridor
Tree 40	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 41	Washingtonia Palm			12		Tapering of trunk and Proximity to building
Tree 42	Sabal Palmetto			14		Proximity to building
Tree 43	Sabal Palmetto			14		Proximity to building
Tree 44	Sabal Palmetto			14		Proximity to building
Tree 45	Sabal Palmetto			14		Proximity to building
Tree 46	Sabal Palmetto			14		Proximity to building
Tree 47	Sabal Palmetto			14		Proximity to building
Tree 48	Sabal Palmetto			14		Proximity to building

TOWN OF HILTON HEAD ISLAND
One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7228
[Http://www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

December 22, 2011

Permit Expires: June 22, 2012

Marriott Grande Ocean Resort
c/o Mike Provencher, Allcare Tree Surgeons, Inc.
PO Box 23122
Hilton Head Island, SC 29925

RE: Request for Tree Removal, Pruning for View Corridors, and Dune Vegetation Maintenance
Marriott Grande Ocean Resort
51 South Forest Beach Road
Hilton Head Island, SC

Dear Mike:

Your request to remove trees, prune for view corridors, and perform dune vegetation maintenance has been reviewed by Town of Hilton Head Island staff. Because the property is located in the Corridor Overlay District, the tree removal and post removal landscape plan must be reviewed by the Design Review Board.

This landscape plan should address the removals and the associated impact to the overall landscape plans that were approved for this development, pursuant to LMO Sec. 16-3-304 (Landscape Plan Requirements) and 16-5-801 (Buffer Standards).

As you and I recently discussed however, certain aspects of your proposal can be approved at this time. Using your December 11, 2001 submittal and the View Corridor designations, the following requests have been approved:

Trees One and Two

These two Sabal Palmettos are approved for removal due to the crowded nature of the area in which they are located and due to being inhibited by the Live Oak canopy. No mitigation is required for their removal due to the sufficient canopy that exists in this area.

View Corridor One

The requested tree pruning of the Live Oak cluster is approved pursuant to the Town of Hilton Head Island's Land Management Ordinance (LMO) Sec. 16-3-402(4). This pruning is not to exceed 20% to 30% of the tree's foliage and will be limited to once every three years.

View Corridor Two

The removal of selected pines under 6" DBH is approved pursuant to LMO Sec. 16-6-305(2), in addition to the requested removal of non-native invasive vegetation and deadwood. Other selective trimming of the small oaks and wax myrtles is also approved, pursuant to LMO Sec. 16-3-402(4) and 16-6-305(2).

View Corridor Three

The requested tree pruning of the Pine, Drake Elm, and Live Oak cluster is approved pursuant to LMO Sec. 16-3-402(4), and is not to exceed 20% to 30% of the tree's foliage and will be limited to once every three years.

December 22, 2011
Mike Provencher
Page Two

View Corridor Four

The requested removal of the Chinese Tallow is approved pursuant to LMO Sec. 16-6-305(2). The removal of the 12" Pine is also approved due to its "hazardous or dangerous condition" due to the evident canker, pursuant to LMO Sec. 16-3-402(2). No mitigation will be required for the removal of this diseased Pine. Pruning of the Live Oaks is also approved pursuant to LMO Sec. 16-3-402(4), not to exceed 20% to 30%, and to be limited to once every three years.

View Corridor Five

Pruning of the stand of Live Oaks is approved pursuant to LMO Sec. 16-2-402(4), not to exceed 20% to 30% of the tree's foliage and to be limited to once every three years.

General Dunes Pruning

The requested dune understory trimming is approved pursuant to LMO Sec. 16-6-305(2). You are required to maintain a height of 5' to 7' and to follow the contour of the dunes. Removals of invasive species in this area are also approved.

The requested tree removals (except for Trees One and Two) are required to be reviewed by the Design Review Board in conjunction with a mitigation planting plan. The application form is attached.

If you have any questions, please feel free to give me a call.

Sincerely,



C. W. "Rocky" Browder
Environmental Planner
Town of Hilton Head Island
(843) 341-4682
rockyb@hiltonheadislandsc.gov

Marriott Grande Ocean Resort
Tree Trimming Outline

VIEW CORRIDOR	PROPOSED REMOVALS	PROPOSED TRIMMING
1	# 31, 32, 33 Live Oaks	30% trimming of live oak cluster
2	# 34, 35, 36, 37 Pines Other pine < 6"	Vine removal, deadwood
3	2 Sabal and 2 Wash Palms 38, 39, 40, 41	30% trimming of pine, drake elm, and live oak cluster
4		Invasive Ch. Tallow, diseased pines #54, 55, 30% LO trimming
5	2 LO, # 69,70	30" trimming of others
DUNES		Trim understory to 5' to 7' within dune field, remove saplings and Ch. Tallow

All other tree removals are to be reviewed along with those listed above based on a mitigation plan being submitted that will address their replacement pursuant to Design Review Board Standards.

ALLCARE TREE SURGERY

PROFESSIONAL TREE SURGERY
P.O. BOX 23122
HILTON HEAD ISLAND, S.C. 29925
Phone (843) 757-8050 Fax (843) 757-8095

December 11, 2011

Re: Request for Tree Removals, Pruning for View Corridors, and Dunes Maintenance

Property: Marriott Grande Ocean

To Whom It May Concern,

Please accept this document in lieu of the standardized forms provided by the Town of Hilton Head for tree removal and dunes pruning applications along with the previous report written on November 12, 2011 detailing the removal of select palms that are becoming a safety concern as they develop trunk taper and are growing in close proximity to structures throughout the property. The following is a collection of areas where selective tree removal and thinning of the remaining tree canopy will help to create view corridors or windows for guests to enjoy their ocean side accommodations while staying at that resort. The table at the end of this document will provide a description of the trees mentioned in the View Corridor section along with additional palms in the courtyard and adjacent to the buildings that exhibit the conditions described in the report documenting trunk taper and proximity issues to the building.

View Corridor One:

Location: Back/Left corner of property 13, 8, 11 + heavy pruning
- no limbs - top branch w/ leaves

Description: Remove three (3) Live Oaks with stressed canopies directly behind building, labeled Tree 31-33 on table, and thin to 30% maximum remaining cluster of Live Oaks between Spa area and property fence line to consist of reducing height of trees to create view over top from third story and thin center of canopy for filtered view by first and second story

View Corridor Two:

Location: Back/Left of property in dunes area from property line to beach path
8' 10, 9, 10, 9 trimming

ok **Description:** Remove select Pines under 6" DBH along with four (4) Pines, labeled Tree 34-37 on table, that are stunted by larger Pines in area and have poor trunk/canopy structure. Remaining Pines will be thinned, vines removed, and deadwood removed to create more filtered view corridor along with shaping of small Oaks and Wax Myrtle clusters

View Corridor Three:

Location: Between pool and lagoon area in courtyard
38-39 14, 14, 12, 12 + pruning

Description: Remove two (2) Sabal Palms in raised landscape bed by restaurant and two (2) Washingtonia Palms near bike barn area, labeled Trees 38-41 respectively, in addition to, pruning one (1) Pine, several Drake Elms, and large stand of Live Oaks to reduce long lateral branches growing toward building on restaurant side with reduction of taller stems in remainder of canopy to create view corridor windows along with 30% thinning of canopy for more filtered views

View Corridor Four:

Location: Center of property along beachside and dune area
12" + pruning

Description: Remove one (1) Chinese Tallow, which is an invasive species, and one (1) Pine with canker development in trunk, labeled Trees 54-55, for view corridor directly behind building along edge of dunes. Prune Oaks near snack bar and back corner of Building to thin canopy up to 30% and reduce long branches to create view corridor windows. Remove stand of Chinese Tallow saplings between

dunes and walkway near swings to limit spread of invasive species in area and improve view to water

View Corridor Five:

Location: Back/Right of property behind Building and near Tiki Bar

9.13 + pruning

Description: Remove two (2) Live Oaks, labeled Trees 69-70, that have very upright growth and limited canopy/lateral branches as they developed in competition with larger Live Oaks. Prune remaining stand of Live Oaks to thin canopy to 30% threshold by reducing taller leads and thinning lateral branches to maintain view over top from third story balconies and create filtered view corridor/windows for first and second stories

General Dunes Pruning:

Location: Beach Dunes

Description: Prune dunes understory material not specifically mentioned in sections Two and Four to maintain height of no more than 5'-7' in height with undulating characteristic to area to maintain views to water along pool deck and walkways and selectively remove small sapling trees developing in thicket especially invasive species like Chinese Tallow

Sincerely,

Michael Provencher
ISA Certified Arborist
FL-5424A

		<i>Cat. I</i>	<i>III</i>	<i>IV</i>		
Tree 49	Sabal Palmetto			12		Proximity to building
Tree 50	Sabal Palmetto			12		Proximity to building
Tree 51	Sabal Palmetto			12		Proximity to building
Tree 52	Sabal Palmetto			12		Proximity to building
Tree 53	Sabal Palmetto			12		Proximity to building
Tree 54	Chinese Tallow				12	Invasive species to limit future spread of saplings
Tree 55	Slash Pine		12			Canker in trunk and view corridor
Tree 56	Sabal Palmetto			12		Proximity to building
Tree 57	Sabal Palmetto			12		Proximity to building
Tree 58	Sabal Palmetto			12		Proximity to building
Tree 59	Sabal Palmetto			12		Proximity to building
Tree 60	Sabal Palmetto			12		Proximity to building
Tree 61	Sabal Palmetto			12		Proximity to building
Tree 62	Sabal Palmetto			12		Proximity to building
Tree 63	Sabal Palmetto			12		Proximity to building
Tree 64	Sabal Palmetto			12		Proximity to building
Tree 65	Sabal Palmetto			12		Proximity to building
Tree 66	Sabal Palmetto			12		Proximity to building
Tree 67	Sabal Palmetto			12		Proximity to building
Tree 68	Sabal Palmetto			12		Proximity to building
Tree 69	Live Oak	9				Vertical growth habit not easily pruned in area under consideration for view corridor pruning
Tree 70	Live Oak	13				Vertical growth habit not easily pruned in area under consideration for view corridor pruning
Total DBH per Category		54	50	729	12	

Consider Review

mitigate plan submit

Marriott Grande Ocean- View Corridor Pruning and Removals – Beach View

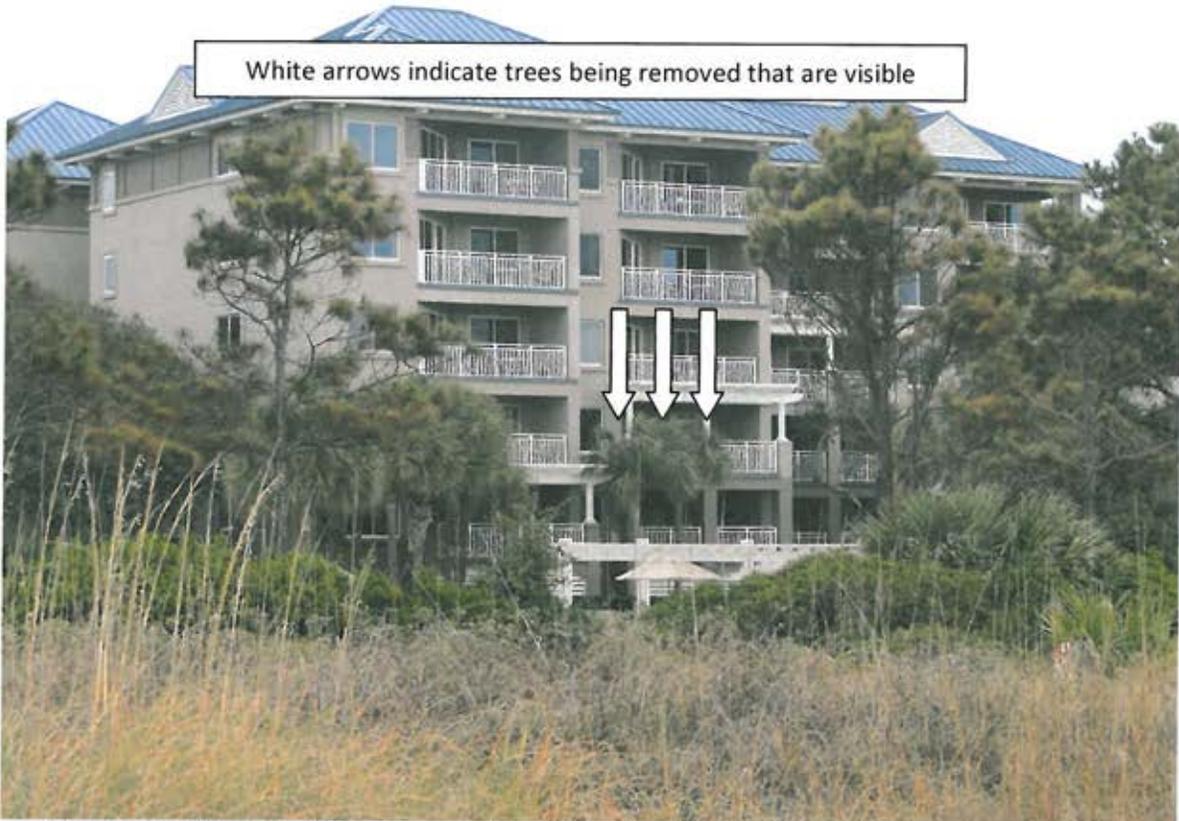


Northern Property Line- No requested trees against Building 80 are visible through dune growth and Pines



Middle of Building 80- View Corridor Pruning #2 where stand of Pines would have smaller trees removed

Marriott Grande Ocean- View Corridor Pruning and Removals – Beach View



White arrows indicate trees being removed that are visible

View to Building 80 with southern angle- only center three palms against building are visible



White arrows indicate trees being removed that are visible

Limited exposure to Building 84 from because of dunes growth and foreground palms that will remain

Marriott Grande Ocean- View Corridor Pruning and Removals – Beach View



Building 85- Dunes growth and foreground palms dilute view to building



Building 85- Southern angle

Marriott Grande Ocean- View Corridor Pruning and Removals – Beach View



Building 89- No palm or Oak removal as requested in View Corridor #5 is visible from beach do to large number of palms on pool deck and remaining Oaks that are much larger

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: _Marriott Grande Ocean

DRB#: DR120001

DATE: January 10, 2012

RECOMMENDATION: Approval Approval with Conditions Denial

LANDSCAPE DESIGN-

Applicant wished to remove approximately 72 trees for maintenance and to open view corridors to the Ocean. A good majority are part of the original approved landscape plan and serve to soften the tall elevations of the structures, although the expressed maintenance concerns are valid.

Natural Resources has approved the pruning and removal of several trees, although we are asking for some form of mitigation for the substantial removal of palms that are foundation plants.

All trees are keyed in the materials, and Natural Resources comments are included. The applicant has submitted some photos that highlight some of the trees deficiencies, as well as their visual impact from the beach. Many of these problems will be repeated if they are to simply replant in the same locations, in some instances.

The applicant will also bring some additional materials, as well as postential sites for future replacement, if not directly against the building.

Staff feels the Board should hold an open dialogue on the importance of replacing the subject trees as foundation plantings in an existing and maturing landscape, whether a palette should be pre-approved for this location subject to the nature of each individual request for removal, or whether a full mitigation plan should be submitted for the total 70 tree +/- removal over the entirety of the site.

NATURAL RESOURCE PROTECTION- See attached permit requirements

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	