

# ***Tree Resource Evaluation for 220 West De Lido Drive, Miami Beach***

***Prepared for:***

***Maestria Real Estate Inc.***

***c/o Gianese-Pittman P.A.***

***New World Tower***

***100 North Biscayne Blvd., Suite 3070***

***Miami, FL 33132***

***Prepared by:***

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***July 30, 2019***

## **Summary**

**I performed a tree resource evaluation at 220 West De Lido Drive, Miami Beach on July 30, 2019. The approximate locations of these trees and palms can be found on the schematic in Appendix B.**

**The evaluation in Appendix A includes tree and palm measurements, a condition rating, and the size of the tree protection zone.**

**I rated the trees and palms in accordance with ANSI A300 (Part 5) – 2005, Annex A, Management Report Information. Trees and palms are rated Good, Moderate or Poor, see Appendix C. I recommend the removal of trees and palms that I rate as Poor.**

**I also followed the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9- 2017: Levels of tree risk assessment; Level 1 limited visual tree risk assessment, Level 2 basic tree risk assessment, and Level 3 advanced tree risk assessment. The scope of this report/evaluation was limited to a Level 2 Assessment for all trees onsite.**

**To perform all measurements I used a forestry diameter measuring tape and a measuring wheel. I rounded-off to the nearest inch when measuring trunk diameter, heights and canopy diameters are approximate.**

**Protective barriers must be placed and maintained around remaining trees and palms during construction. A schematic for tree protection during construction from the Miami-Dade County Landscape Manuel can be found in Appendix D.**

**Appendix E contains the ANSI A300 definitions of Tree Protection Zone (TPZ) and Critical Root Zone (CRZ). Trees on this site may have restricted root plates and are not good candidates for relocation.**

## **Photos below**

The color and brightness on some photos has been adjusted to provide contrast and clarity to the subject matter. This follows the Basic section on Enhancement Techniques found in Section 11, Best Practices for Documenting Image Enhancement in a document produced by SWGIT Scientific Working Group Imaging Technology, [www.SWGIT.org](http://www.SWGIT.org). All photos by me.



**Photo 1 above is palms 1 & 3, and tree 2 an invasive species near the northeast corner of the property.**





**Photo 2 above is trees 4 & 5 along the northern edge of the property. Both trees are invasive species.**





**Photo 3 above is trees 4 & 5 viewed from the west.**





**Photo 4 above is tree 6 viewed from the east. See following photos.**





**Photo 5 above is the trunk of tree 6 viewed from the east. The upper circle indicates significant dead branches and the lower circle indicates trunk die-back. See following photo.**





**Photo 6 above is a closer view of the weak codominant branch/trunk connection that is immediately next to significant decay on the southern branch. The orange knife is 7 inches in length. This tree should be removed.**





**Photo 7 above is palms 7, 8, 9 & 10 viewed from the east. Palms 7 & 9 are beginning to develop severe nutrient deficiencies.**





**Photo 8 above is palms 7, 8, 9, 10 & 11 viewed from the southwest. Palms 7 & 9 are beginning to develop severe nutrient deficiencies.**





**Photo 9 above is tree 12 near the southwest corner of the property. The root plate is very restricted and exposed. This tree is not a good candidate for relocation. I recommend its removal.**





Photo 10 above is white bird of paradise 13 along the southern edge of the property. This species is not a true tree or palm.

The arrow indicates a *Bursera simaruba*, gumbo limbo that appears to be growing on the adjacent property. The DBH of this tree is approximately 18 inches, approximately 30 feet in height, and has a canopy diameter of approximately 25 feet. This tree appears to be in good condition.





**Photo 11 above is double-trunked palm 14 along the southern edge of the property.**





**Photo 12 above is a view east to west of the southern edge of the property. Only palm 14 and white bird of paradise 13 appear to be growing north of the property line.**

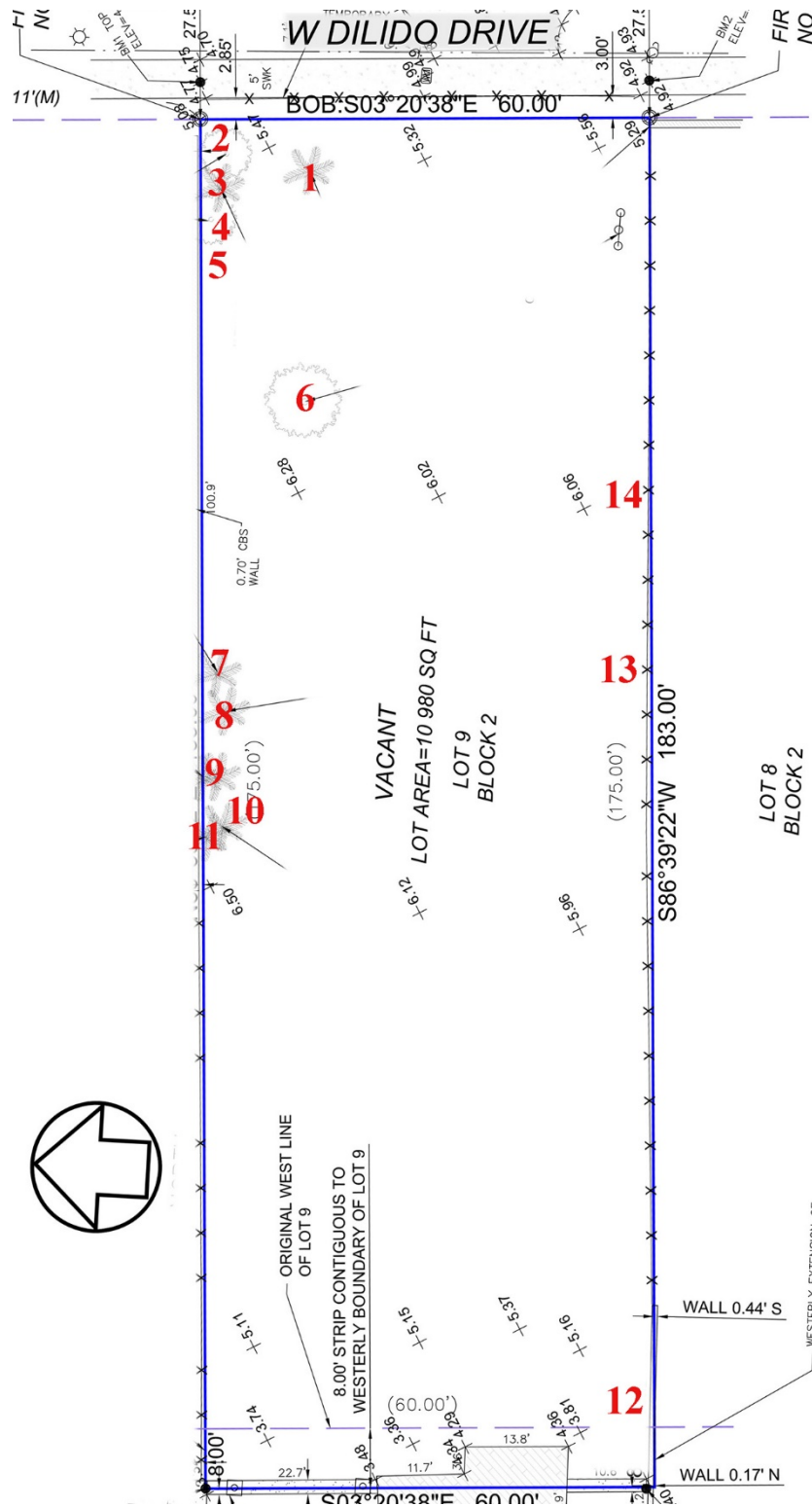
## **Appendix – A – Measurements and condition rating**

	<b>Scientific name</b>	<b>Common name</b>	<b>DBH</b>	<b>H/Ct</b>	<b>Canopy</b>	<b>Condition</b>	<b>TPZ</b>
1	<i>Ptychosperma elegans</i>	Solitare palm	5"	16'	14'	Good	3'
2	<i>Ficus microcarpa</i>	Laurel fig	10"	14'	16'	Invasive	
3	<i>Roystonea regia</i>	Royal palm	18"	22'	32'	Good	4'
4	<i>Ficus microcarpa</i>	Laurel fig	7"	15'	15'	Invasive	
5	<i>Ficus microcarpa</i>	Laurel fig	8"	15'	15'	Invasive	
6	<i>Delonix regia</i>	Royal poinciana	17"	30'	45'	Poor	
7	<i>Roystonea regia</i>	Royal palm	6"	13'	16'	Moderate	3'
8	<i>Ptychosperma elegans</i>	Solitare palm	3"	17'	14'	Good	3'
9	<i>Roystonea regia</i>	Royal palm	14"	16'	18'	Moderate	3'
10	<i>Ptychosperma elegans</i>	Solitare palm	3"	16'	12'	Good	3'
11	<i>Ptychosperma elegans</i>	Solitare palm	3"	17'	14'	Good	3'
12	<i>Ficus aurea</i>	Strangler fig	12"	18'	25'	Poor	
13	<i>Strelitzia nicolai</i>	White bird of paradise	8"	14'	14'	Moderate	3'
14	<i>Ptychosperma elegans</i>	Solitare palm	5"	26'	14'	Moderate	4'

- I recommend the removal of trees and palms that I rated to be in poor condition.
- Canopy diameter is measured in one direction and is approximate.
- Height is approximate.
- The “H/Ct” column denotes approximate overall height for trees and approximate clear trunk or gray wood for palms.



## **Appendix – B - Approximate locations of trees and palms onsite**





## **Appendix – C**

**ANSI A300 (Part 5) - 2005, Annex A**

**Management report information**

**Examples of suitability ratings**

**Good:** These are trees with good health and structural stability that have the potential for longevity at the site.

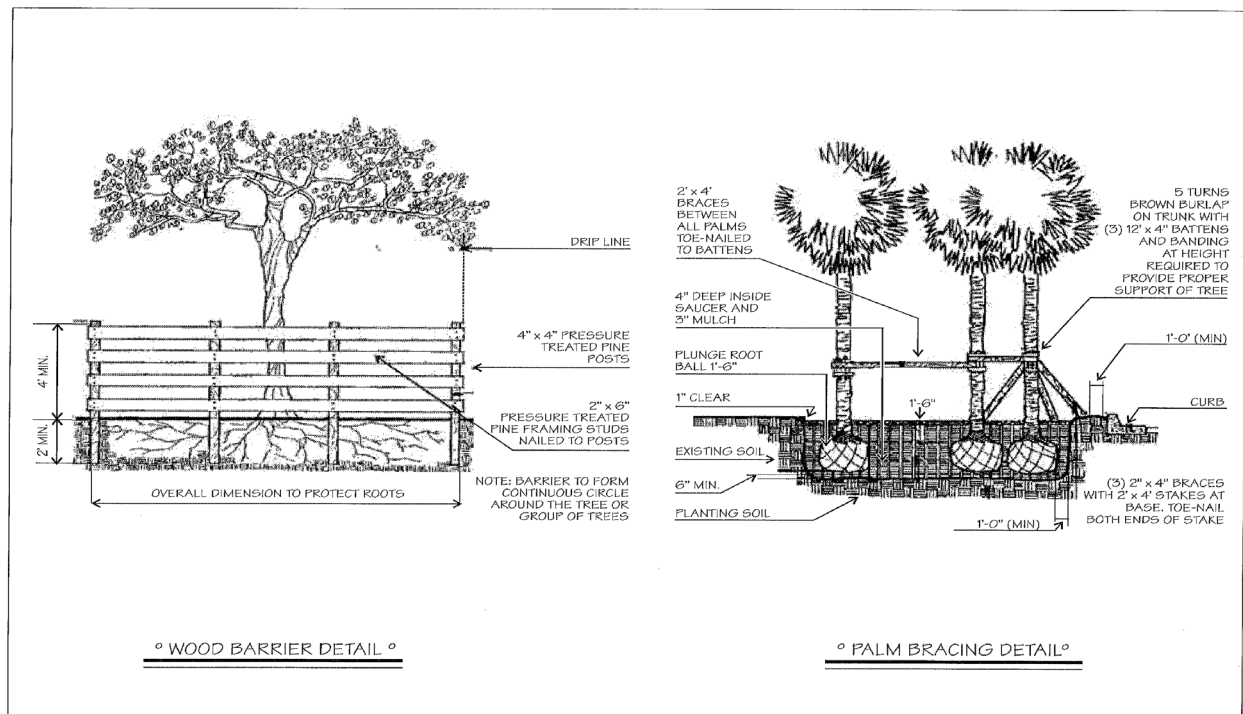
**Moderate:** Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the “good” category.

**Poor:** Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.



## Appendix – D — Schematic for tree protection during construction from the Miami-Dade County Landscape Manuel

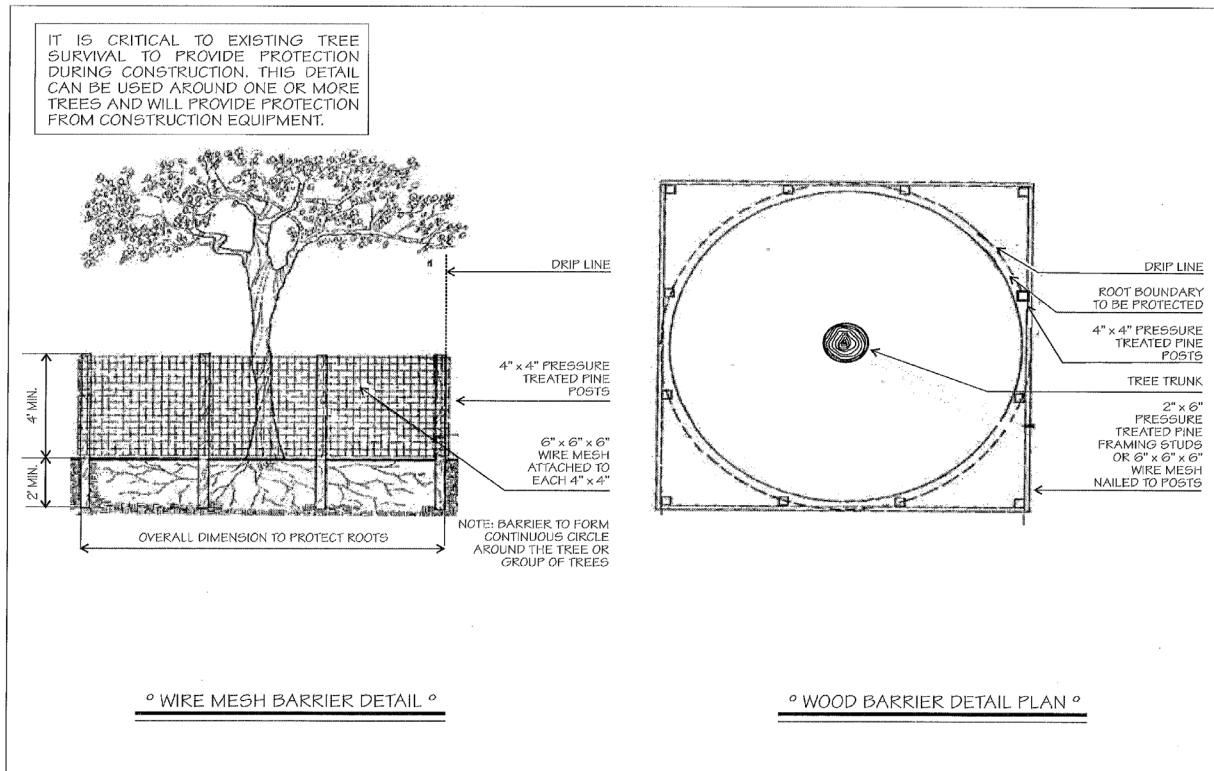
### TREE PROTECTION AND SUPPORT



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## TREE PROTECTION AND SUPPORT



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## Appendix – E – Critical Root Zone and Tree Protection Zone

**ANSI A 300 (Part 5) – 2012 Management of Trees and Shrubs during Site Planning, Site Development and Construction**

**Critical Root Zone (CRZ):** The minimum volume of roots necessary to have for tree health and stability.

**Tree Protection Zone (TPZ):** The area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The zone may be accomplished by physical barriers or soil protection layers or treatments.

**ANSI A300 (Part 5) – 2012 54.7**

**A tree protection zone (TPZ) shall be delineated around all trees to be protected during a project**

- **54.7.1** The area and dimensions of the TPZ should be calculated on the basis of species tolerance, age, and health, root structure, rooting depth and soil conditions.



## **Appendix – F – Assumptions and Limiting Conditions**

### **Tropical Designs of Florida, Inc. Arboricultural and Horticultural Consulting Qualifications, Assumptions, and Limiting Conditions**

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation Tropical Designs of Florida, Inc. as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

## **Appendix – G - Certification of Performance**

Tropical Designs of Florida, Inc.  
Arboricultural and Horticultural Consulting

I, Jeff Shimonski, certify:

- That I have personally inspected the trees and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Municipal Arborist FL-1052AM, am ISA Tree Risk Assessment Qualified and have been involved in the practice of arboriculture and the study of trees for over forty-five years.

Signed: 

Dated: July 30, 2019



# 220 W. RESIDENCE

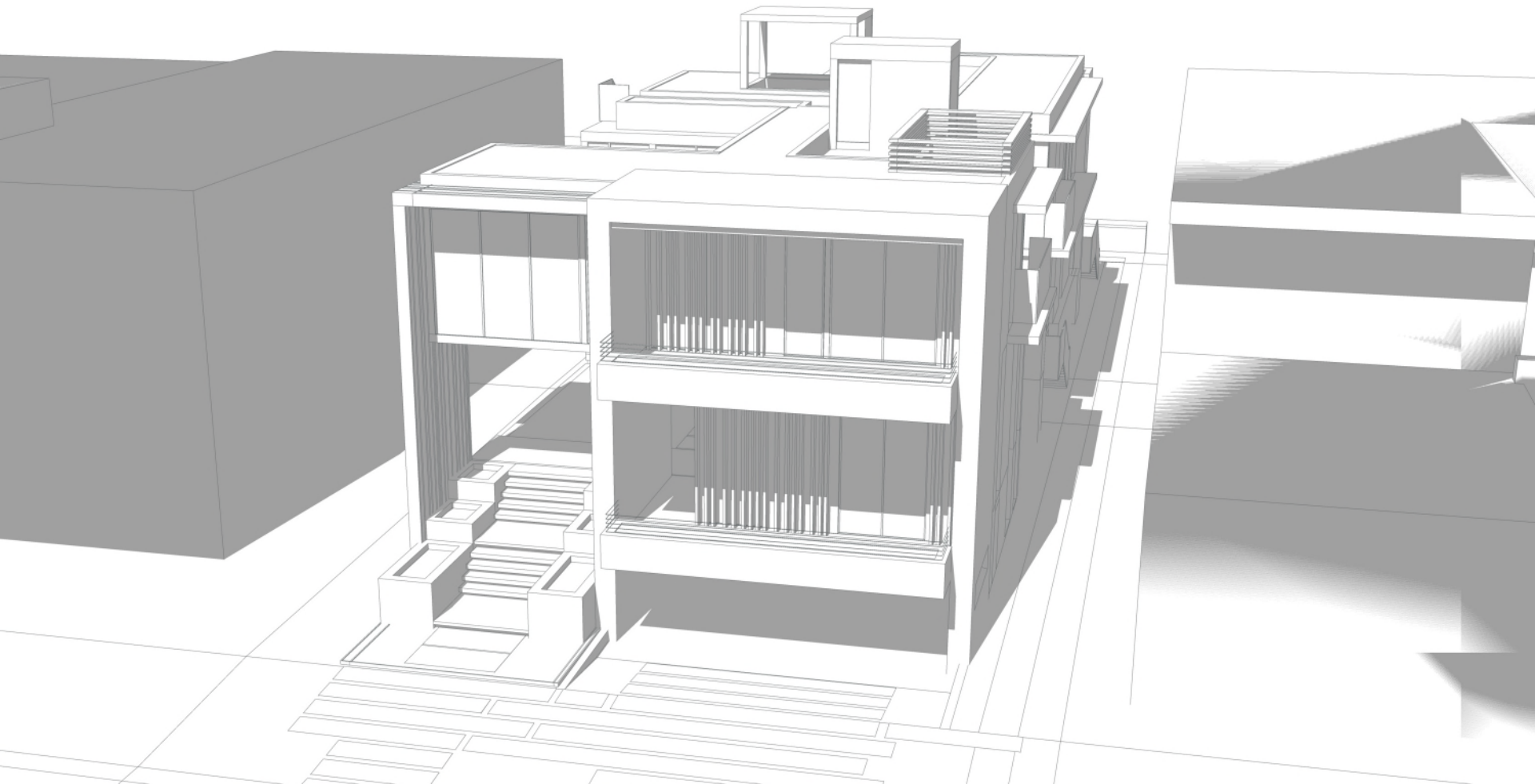
220 WEST DILIDO DRIVE | MIAMI BEACH, FLORIDA 33139

Changes made since last DRB Hearing

08/11/2019

# East Façade

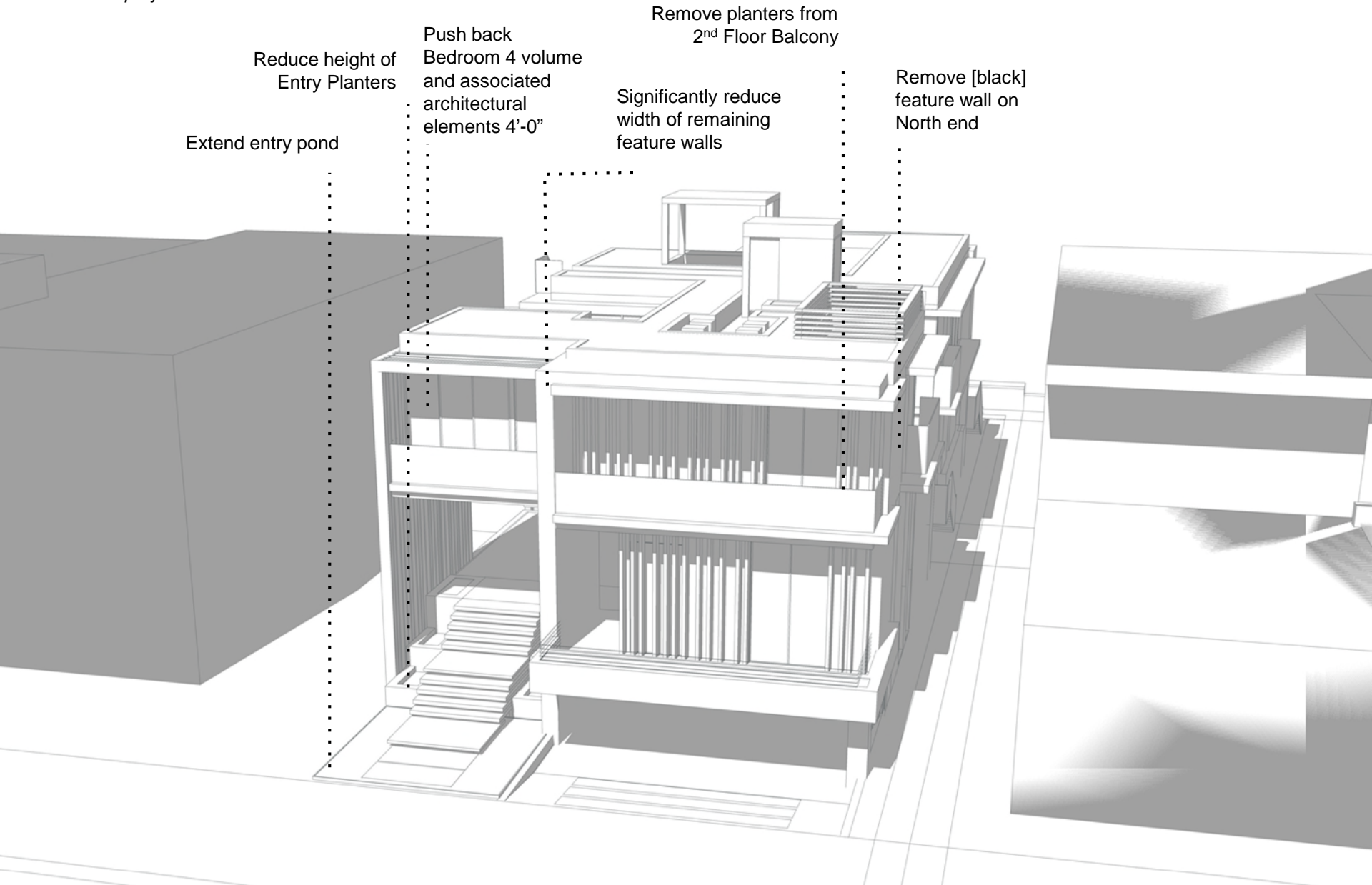
*Project at the last BRB Hearing*





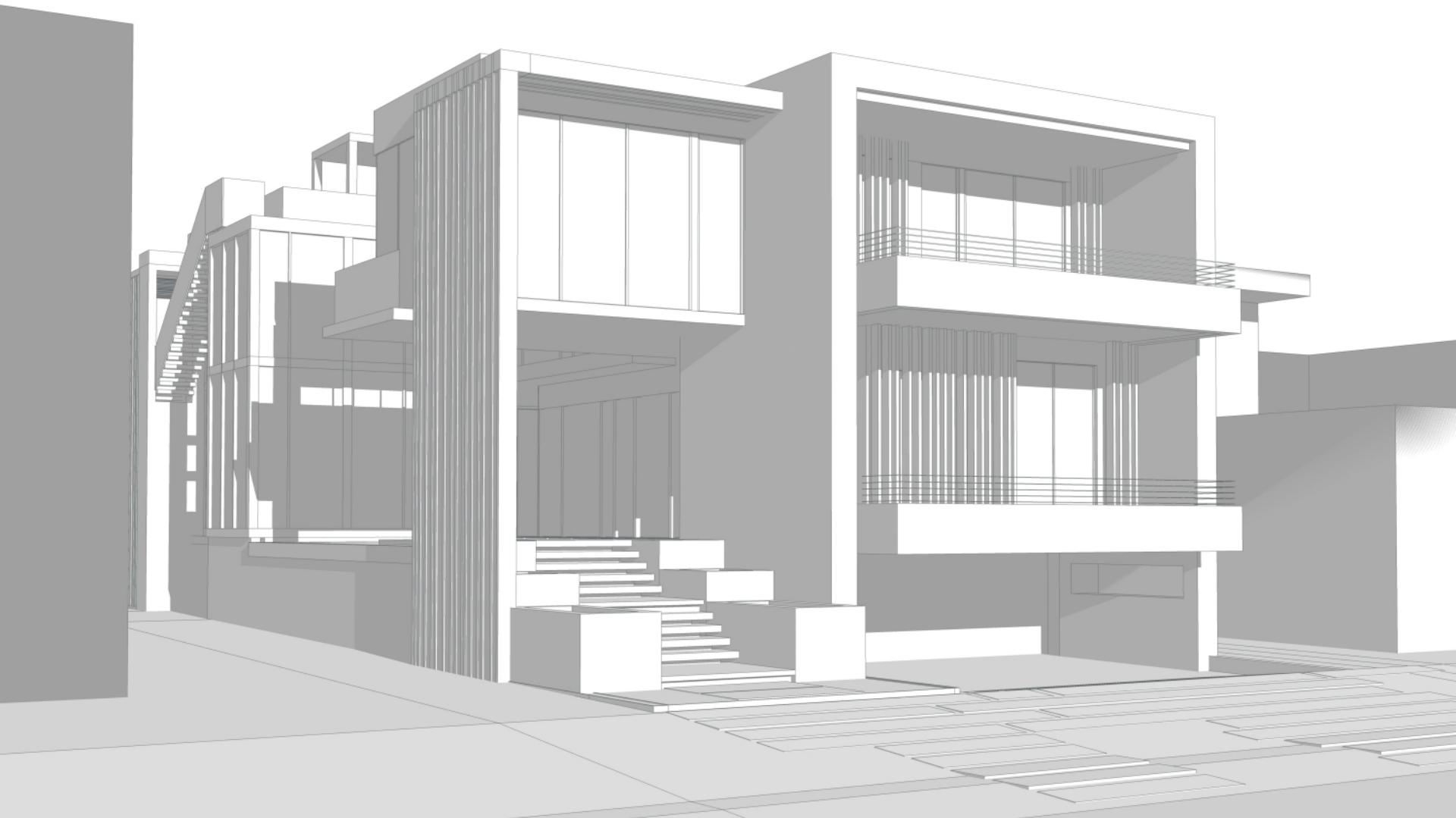
# East Façade

*Current project*



# East Façade

*Project at the last BRB Hearing*





# East Façade

*Current project*

Reduce height of  
Entry Planters

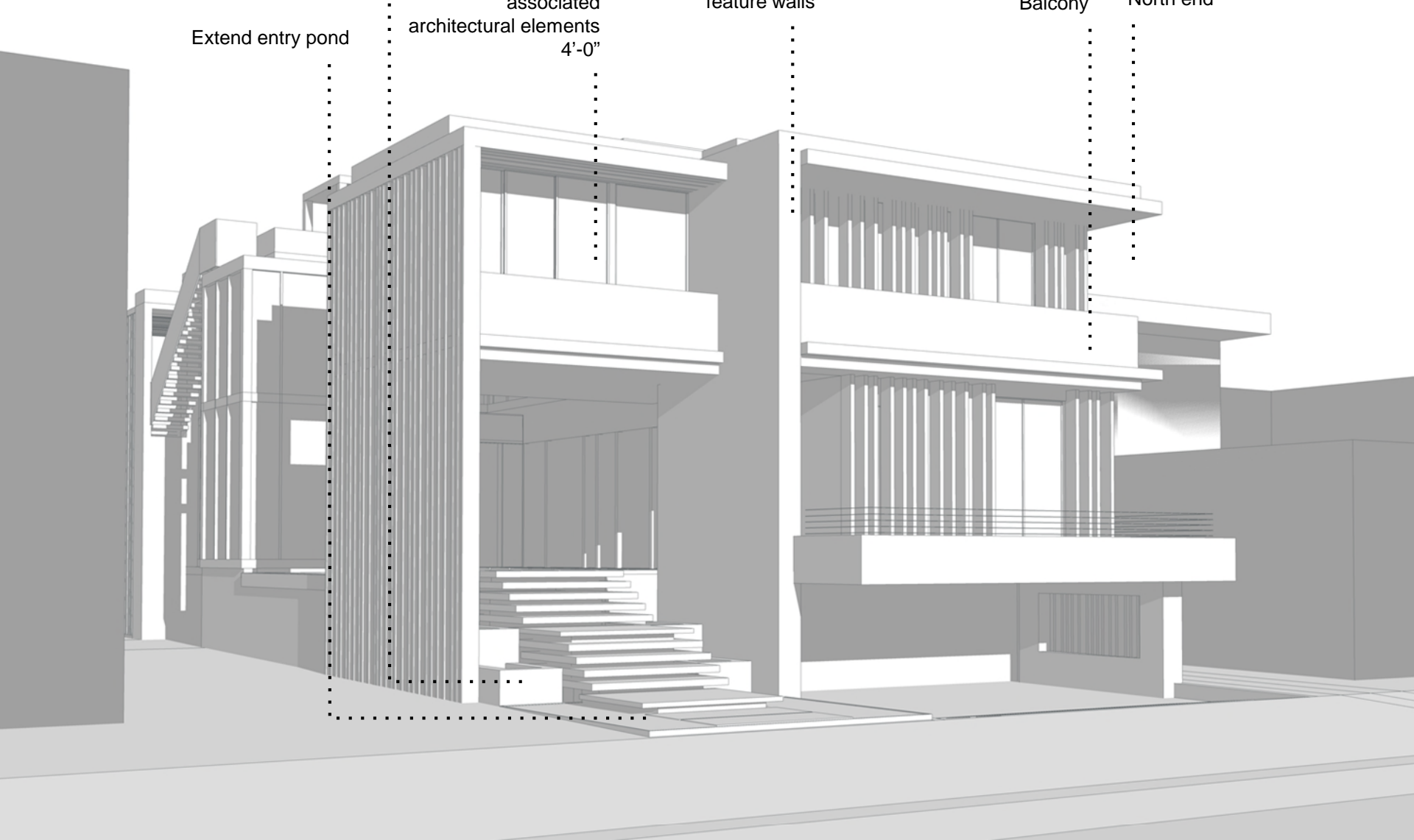
Extend entry pond

Push back Bedroom 4  
volume and  
associated  
architectural elements  
4'-0"

Significantly reduce  
width of remaining  
feature walls

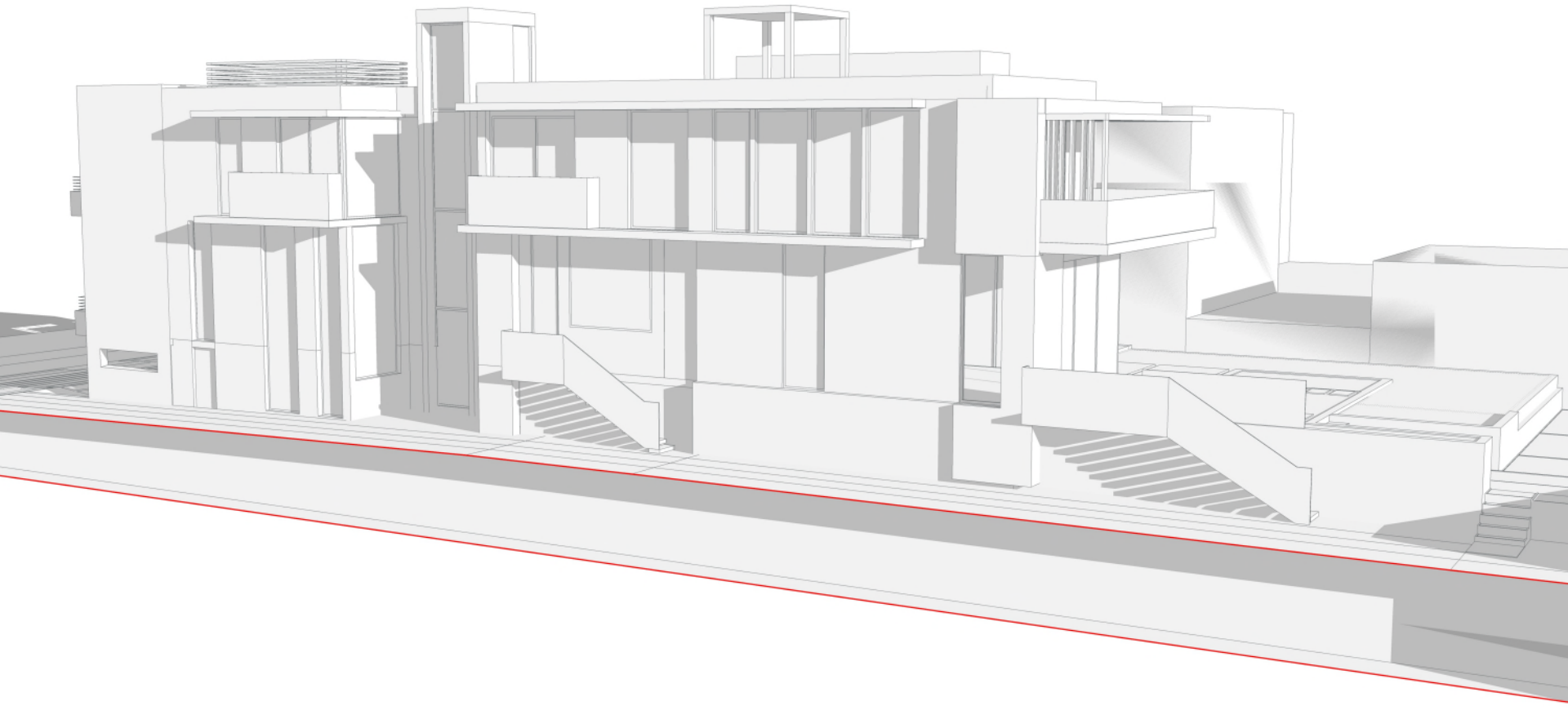
Remove planters  
from 2<sup>nd</sup> Floor  
Balcony

Remove [black]  
feature wall on  
North end



# North Façade

*Project at the last BRB Hearing*





# North Façade

*Current project*

Remove  
planters from  
2<sup>nd</sup> Floor  
Balcony

Continue cornice to  
recessed portion of façade

Adjust elevator penthouse  
features to mimic adjacent  
roof top trellis structure

Reduce width of windows  
for it to blend in more with  
the rest of the façade

Enlarge window

Remove [black]  
feature wall on  
North end

