



ALVEY TREE CONSULTING LLC

ALEXIS ALVEY -

ISA BOARD CERTIFIED MASTER ARBORIST®

#NY-5539B

Arborist Report

Park Avenue Hotel
355 19th Street, Miami Beach

3/7/2019



On March 6th, 2019 I visited the property located at 355 19th Street at the request of Edel Lima. I evaluated the trees on the site in anticipation of future creation of the Park Avenue Hotel from the existing two story apartment complex. For each tree, I confirmed species, location, and size (Height, Spread, DBH); evaluated condition (Poor, Fair, Good); determined disposition (Remove, Retain, Relocate); determined the Tree Protection Zone for trees to remain; provided relevant comments about health and disposition; and took photographs.

Please feel free to contact me should any questions arise. Thank-you for the opportunity to assist in this manner.

**Contact Information -**

Alexis Alvey
ISA Board Certified Master Arborist® #NY-5539B

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Property Location -

Park Avenue Hotel
355 19th Street
Miami Beach, FL 33139

Client -

Edel Lima, Architectural Specialist
Blue Road / Buslam
960 Arthur Godfrey Rd #206
Miami Beach, FL 33140
305.763.8166 / edellima@buslam.com

Tree #1

Common Name -
Coconut Palm

DBH (in) - 10.5

Height (ft) - 28

Condition -
Fair

Native? -
No

Scientific Name -
Cocos nucifera

Canopy Spread (ft) - 15

Disposition -
Remain - 7.5ft radius TPZ



Tree #1 is a Coconut Palm located on the Park Avenue side of the property. This tree is in fair condition - lower dead fronds and coconuts should be removed. There are multiple injuries along the trunk. Protective barriers shall be placed at the drip line of the tree, in this case, 7.5ft from the tree trunk to the edge of protective fencing. Barriers shall be installed prior to the start of any construction or demolition, and shall remain in place until development is completed and until the dept authorizes their removal. Barriers shall be a minimum of 4ft high, and shall be constructed of continuous chain link fence with metal posts at 8ft spacing, or of 2x4 posts with three equally spaced 2x4 rails. Posts may be shifted to avoid roots. No oil, paint, fill, equipment, building materials, building debris, or any other material shall be placed or disposed of within the TPZ. Natural grade shall be maintained, and no vehicles or equipment shall be permitted within the TPZ.

Tree #2

Common Name -
Coconut Palm

DBH (in) - 9

Height (ft) - 25

Condition -
Fair

Native? -
No

Scientific Name -
Cocos nucifera

Canopy Spread (ft) - 16

Disposition -
Remain - 8ft radius TPZ



Tree #2 is a Coconut Palm located on the Park Avenue side of the property. This tree is in fair condition - lower dead fronds and coconuts should be removed. Many of the fronds are yellow or brown and there are multiple injuries along the trunk. Protective barriers shall be placed at the drip line of the tree, in this case, 8ft from the tree trunk to the edge of protective fencing. Barriers shall be installed prior to the start of any construction or demolition, and shall remain in place until development is completed and until the dept authorizes their removal. Barriers shall be a minimum of 4ft high, and shall be constructed of continuous chain link fence with metal posts at 8ft spacing, or of 2x4 posts with three equally spaced 2x4 rails. Posts may be shifted to avoid roots. No oil, paint, fill, equipment, building materials, building debris, or any other material shall be placed or disposed of within the TPZ. Natural grade shall be maintained, and no vehicles or equipment shall be permitted within the TPZ.

Tree #3

Common Name -
Coconut Palm

DBH (in) - 9.5

Height (ft) - 26

Condition -
Fair

Native? -
No

Scientific Name -
Cocos nucifera

Canopy Spread (ft) - 15

Disposition -
Relocate



Tree #3 is a Coconut Palm located on the Park Avenue side of the property. It is in fair condition with many yellow or brown fronds and multiple injuries along the trunk. The plans call for this tree to be relocated. If this is to occur, application of a palm fertilizer is recommended prior to relocation. Lower dead fronds and coconuts should be removed.

Tree #4

Common Name -
Pigeon Plum

DBH (in) - 5

Height (ft) - 9

Condition -
Fair

Native? -
Yes

Scientific Name -
Coccoloba diversifolia

Canopy Spread (ft) - 10

Disposition -
Remove



Tree #4 is a Pigeon Plum street tree located along Park Avenue. It is in fair condition - there is some foliar spotting and the tree has good form. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #5

Common Name -
Green Buttonwood

DBH (in) - 7

Height (ft) - 12

Condition -
Good

Native? -
Yes

Scientific Name -
Conocarpus erectus

Canopy Spread (ft) - 15

Disposition -
Remain - 7.5ft radius TPZ



Tree #5 is a Green Buttonwood located at the corner of Park Avenue and 19th Street. It is in good condition with a bushy form. A crown raising and removal of some of the basal sucker growth in addition to a crown cleaning and perhaps some structural pruning, can enhance the appearance of this native tree. This tree is to remain and protective barriers shall be placed at the drip line of the tree, in this case, 7.5ft from the tree trunk to the edge of protective fencing. Barriers shall be installed prior to the start of any construction or demolition, and shall remain in place until development is completed and until the dept authorizes their removal. Barriers shall be a minimum of 4ft high, and shall be constructed of continuous chain link fence with metal posts at 8ft spacing, or of 2x4 posts with three equally spaced 2x4 rails. Posts may be shifted to avoid roots. No oil, paint, fill, equipment, building materials, building debris, or any other material shall be placed or disposed of within the TPZ. Natural grade shall be maintained, and no vehicles or equipment shall be permitted within the TPZ.

Tree #6

Common Name -
Areca Palms

DBH (in) - 3" multi

Height (ft) - 10 - 20

Condition -
Poor

Native? -
No

Scientific Name -
Dypsis lutescens

Canopy Spread (ft) - hedge

Disposition -
Remove



Tree #6 is a hedge of Areca Palms surrounding the interior courtyard and in front of it. They are in poor condition with chlorotic and necrotic leaves. This tree has not been incorporated into the landscape plan and will therefore be removed.



Tree #7

Common Name -
Washingtonia Palm

DBH (in) - 14

Height (ft) - 45

Condition -
Fair

Native? -
No

Scientific Name -
Washingtonia robusta

Canopy Spread (ft) - 8

Disposition -
Remove



Tree #7 is a Washingtonia Palm located at the front of the courtyard. It is in fair condition - it has a green canopy and some of the pseudo-bark is sloughing off. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #8

Common Name -
Coconut Palm

DBH (in) - 10

Height (ft) - 21

Condition -
Poor

Native? -
No

Scientific Name -
Cocos nucifera

Canopy Spread (ft) - 14

Disposition -
Remove / Relocate



Tree #8 is a Coconut Palm located at the front of the property along 19th Street. It is in poor condition with much yellow and brown on the fronds and multiple injuries along the trunk. One injury in particular is quite deep and occurs around the circumference of the tree (circled in red) near where the trunk kinks. The plans call for this tree to be relocated. If this is to occur, application of a palm fertilizer is recommended prior to relocation. Any lower dead fronds and coconuts should be removed.

Tree #9

Common Name -
Sabal Palm

DBH (in) - 16

Height (ft) - 20

Condition -
Good

Native? -
Yes

Scientific Name -
Sabal palmetto

Canopy Spread (ft) - 14

Disposition -
Remove / Relocate / Remain



Tree #9 is a Sabal Palm located behind the building on the east side of the property. It is in good condition with a full, dense canopy. Vines are growing on the trunk. If this tree is to remain, a 7ft TPZ will need to be established. If this tree is to be relocated elsewhere on the site, care should be taken and irrigation should be focused on, since this species can be fairly difficult to transplant.

Tree #10

Common Name -
Gumbo Limbo

DBH (in) - 10

Height (ft) - 19

Condition -
Fair

Native? -
Yes

Scientific Name -
Bursera simaruba

Canopy Spread (ft) - 20

Disposition -
Remove



Tree #10 is a Gumbo Limbo located behind the building on the east side of the property. The tree is in fair condition with poor form. This tree is in a location that does not provide adequate growing space, and it should therefore be removed.

Tree #11

Common Name -
Sabal Palm

DBH (in) - 15

Height (ft) - 18

Condition -
Fair

Native? -
Yes

Scientific Name -
Sabal palmetto

Canopy Spread (ft) - 12

Disposition -
Remove / Remain / Relocate



Tree #11 is a Sabal Palm located behind the building on the east side of the property. It is in fair condition with a sparse canopy. Vines are growing on the brown fronds of the lower canopy. If this tree is to remain, a 6ft TPZ will need to be established. If this tree is to be relocated elsewhere on the site, care should be taken and irrigation should be focused on, since this species can be fairly difficult to transplant.

Tree #12

Common Name -
Strangler Fig

DBH (in) - 14

Height (ft) - 20

Condition -
Poor

Native? -
Yes

Scientific Name -
Ficus aurea

Canopy Spread (ft) - 20

Disposition -
Remove



Tree #12 is a Strangler Fig located behind the building on the east side of the property. The tree is healthy but is growing through the chainlink fence (circled in red). This tree is in a location that does not provide adequate growing space, and it should be removed.

Tree #13

Common Name -
Sabal Palm

DBH (in) - 14

Height (ft) - 19

Condition -
Fair

Native? -
Yes

Scientific Name -
Sabal palmetto

Canopy Spread (ft) - 12

Disposition -
Remove / Remain / Relocate



Tree #13 is a Sabal Palm located behind the building on the east side of the property. It is in fair condition with many lower dead fronds. If this tree is to remain, a 6ft TPZ will need to be established. If this tree is to be relocated elsewhere on the site, care should be taken and irrigation should be focused on, since this species can be fairly difficult to transplant.

Tree #14

Common Name -
Florida Thatch Palm

DBH (in) - 5

Height (ft) - 19

Condition -
Poor

Native? -
Yes

Scientific Name -
Thrinax radiata

Canopy Spread (ft) - 6

Disposition -
Remove



Tree #14 is a Florida Thatch Palm located in the northeast corner of the property. This tree is in poor condition - the foliage is highly chlorotic and the ends of some of the leaflets are necrotic. This tree will need to be removed.

Tree #15

Common Name -
Strangler Fig

DBH (in) - 7, 3

Height (ft) - 16

Condition -
Poor

Native? -
Yes

Scientific Name -
Ficus aurea

Canopy Spread (ft) - 20

Disposition -
Remove



Tree #15 is a small Strangler Fig located at the rear of the building on the north side of the property. This tree has poor form and is growing through the chainlink fence. This is a poor location for such a large maturing tree. This tree will need to be removed.

Tree #16

Common Name -
Gumbo Limbo

DBH (in) - 4

Height (ft) - 15

Condition -
Poor

Native? -
Yes

Scientific Name -
Bursera simaruba

Canopy Spread (ft) - 10

Disposition -
Remove



Tree #16 is a Gumbo Limbo located at the rear of the building on the north side of the property. This tree is in poor condition as it is growing through the chainlink fence and has a plastic tie embedded in it (circled in red). This tree will need to be removed.

Tree #17

Common Name -

Sabal Palm

DBH (in) - 16

Height (ft) - 18

Condition -

Fair

Native? -

Yes

Scientific Name -

Sabal palmetto

Canopy Spread (ft) - 12

Disposition -

Remove / Remain / Relocate



Tree #17 is a Sabal Palm located behind the building on the east side of the property. It is in fair condition with many lower dead fronds and a sparse canopy. If this tree is to remain, a 6ft TPZ will need to be established. If this tree is to be relocated elsewhere on the site, care should be taken and irrigation should be focused on, since this species can be fairly difficult to transplant.

NOT TO SCALE

[illegible]

Notes - TPZ Calculations & Tree and Palm Relocation

Tree Protection Zone (TPZ) -

- Protective barriers shall be placed at the dripline of trees that are to remain.

Tree and Palm Relocation Notes -

1. All phases of transplanting trees and palms to be performed or supervised by Certified Arborist.
2. Trees to be relocated shall be root pruned six to eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted material during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape Contractor prior to beginning of project. The Owner and Certified Arborist shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and state codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated material to ensure compliance with standard horticultural practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not in viable condition shall be replaced by the Landscape Contractor.
7. The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture practices.
8. The diameter of the root ball to be transplanted shall follow the guidelines set forth in the latest edition of the Florida Grades and Standards for Nursery Plants.
9. Roots shall be cleanly cut with a sharp spade, hand saw, chainsaw, or other approved root-pruning equipment.
10. Trees shall not be pruned at transplanting to compensate for root loss. Any pruning required shall be as per the ANSI A300 Standards.
11. For all palms except Sabal palmetto, only dead fronds shall be removed. Sabal palmetto shall have all fronds cut without damaging the bud. Fronds shall be securely tied around the bud prior to relocation and shall be untied after placement in the new planting hole. The bud shall be protected from damage or injury during relocation.
12. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
13. Provide a layer of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
14. Provide tree protection as per Landscape Architect's Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
15. After root pruning and prior to relocation, tree(s) shall be watered a minimum of twice weekly.
16. Transplanting shall occur within 24 hours after being dug for relocation. The root ball shall be kept moist.
17. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
18. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to two to three times the width of the root ball.
19. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
20. The slings used to lift the trees and large palms shall be non-binding nylon slings that are wrapped under the root ball to support the weight of tree or palm. Slings shall not be solely wrapped around the trunk of the tree. Padding the sling may be necessary so that the trunk is not damaged.

Notes - Tree and Palm Relocation (Contd.)

21. Trees and palms shall be planted so that the top of the rootball is flush with the existing grade. Ensure that deep planting does not occur. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
22. Transplanted trees and palms shall be backfilled with a uniform mix of 25% fully decomposed compost and 75% existing site soil cleaned free of weeds and rocks.
23. Trees and palms shall be watered to eliminate air pockets in the backfill mix prior to mulching.
24. A 4" soil berm shall be created around the edge of the planting hole to hold water, or as per the Landscape Architect's Planting Details.
25. Install tree and palm bracing as per the Landscape Architect's Planting Details, to ensure stability of trees and palms.
26. After transplanting trees and palms, the Landscape Contractor shall be responsible for watering to maintain soil moisture during the guarantee period. The following schedule is suggested: First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the suggested schedule is: First 6 weeks - Daily; from 1.5 months to 6 months - 3 times per week, last 6 months - 1 time per week.

Notes - Tree and Palm Protection

1. Fences shall be erected to protect trees and palms to be preserved. Fences define a specific protection zone for each tree or group of trees. Fences shall be installed prior to the beginning of construction and are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Arborist. Refer to the Landscape Architect's Tree Protection Detail.
2. Construction trailers, traffic, and storage areas must remain outside fenced areas at all times.
3. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, disturbance shall be minimized by using techniques such as tunneling or boring.
4. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
5. Additional tree pruning required for clearance during construction must be approved by the Certified Arborist and shall be performed by trained arborists, not by construction personnel.
6. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Certified Arborist should be notified immediately.
7. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
8. All trees shall be irrigated at least two times a week. Each irrigation session shall wet the soil within the tree protection zone to a depth of 30 inches.
9. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned at the edge of the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
10. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
11. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
12. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
13. Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.
14. Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area at the specified distance. Protective barriers shall be a minimum of four feet above ground level and shall be constructed of wood, plastic, or metal, and shall remain in place until development is completed. Protective barriers shall be in place prior to the start of any construction.
15. Understory plants within protective barriers shall be protected.
16. No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers.
17. Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.
18. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.
19. Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

Note: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee or warranty that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not infer that a tree is safe either because services have been recommended or done to reduce risk, or because no services have been recommended or done on a specific tree. The client assumes any and all risks associated with pursuing consultant's advice and fully understands that he or she is engaged in securing professional consultation regarding the above-mentioned property.