

Tree Resource Evaluation for 250 Rivo Alto & 110 3rd Rivo Alto Terrace, Miami Beach

Prepared for:

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110 3rd Rivo Alto Terrace

Miami Beach, FL 33139

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Summary

I performed a tree resource evaluation on the two properties located at 250 Rivo Alto & 110 3rd Rivo Alto Terrace, Miami Beach on February 3, 2020. 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.

The CRZ and TPZ will be limited by existing structures, wall, concrete flatwork, and sidewalks.

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. All photos by me.



Photo 1 above is palm 1 and *Ficus benjamina* trees 2, 2a, 4 & 5. The ficus are all in poor condition and growing on top of and immediately beside the wall.



Photo 2 above is a view of tree 5 from the north. This tree is growing on top of and immediately adjacent to the wall and is very prone to failure in a wind event. I recommend the removal of this tree and the adjacent ficus.



Photo 3 above is a clump of palms 7 through 20 (some of the numbers belong to multi-trunked palms and so are not included. The trunk of tree 6 is also seen.



Photo 4 above is palms 20, 22 & 22a viewed from the east.



Photo 5 above is multi-trunked palms 21 & 21a.



Photo 6 above is palms 22, 22a, 23, 24 & 25 viewed from the southeast.



Photo 7 above is multi-trunked palm 22b (see following photo) and palm 22c.



Photo 8 above shows fruiting bodies of *Ganoderma zonatum* that has killed palm 22b.



Photo 9 above is palm 22d.



Photo 10 above is multi-trunked palm 26.



Photo 11 above is palms 29 & 30. These palms are good candidates for relocation.



Photo 12 above is multi-trunked palm 32 and tree 31 viewed from the east. Tree 31 is growing on top of and immediately adjacent to the wall. This tree is vulnerable to failure in a wind event and I recommend its removal.



Photo 13 above is palms 25, 35 & 36.



Photo 14 above is palms 36 & 37.



Photo 15 above is tree 38 viewed from the south. See following photo.



Photo 16 above shows some minor decay on a trunk of tree 38. This tree should be able to isolate the decay. This tree is a good candidate for relocation.



Photo 17 above is palms 40, 41 & 42.

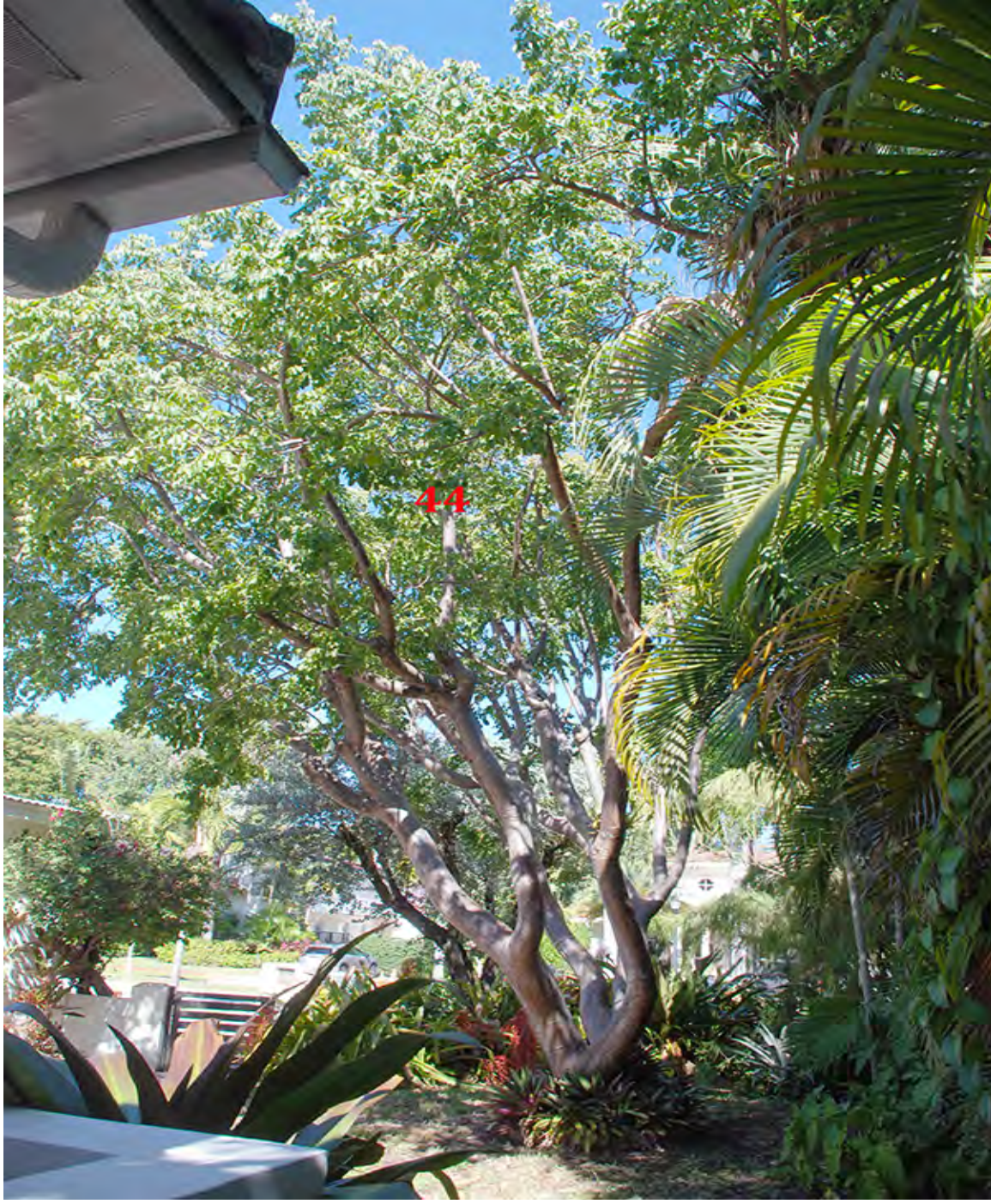


Photo 18 above is tree 44 viewed from the south.



Photo 19 above are the trunks of tree 44 viewed from the west. This tree is a good candidate for relocation.



Photo 20 above is palm trunks 45 & 46. Palm trunk 47 can be seen on the ground in the background. This palm is dead and the trunk very decayed.



Photo 21 above shows the fronds of palm 46 showing a severe nutrient deficiency. I recommend the removal of this palm.



Photo 22 above is tree 48 viewed from the west.



Photo 23 above is the trunk of tree 48 viewed from the east. The majority of the canopy and branches are leaning to the west however this tree is still a good candidate for relocation.



Photo 23 above is trees 49 & 49a viewed from the south.



Photo 24 above shows the damaged trunk of tree 49. The orange knife is 7 inches in length.



Photo 25 above are the trunks of tree 49a.

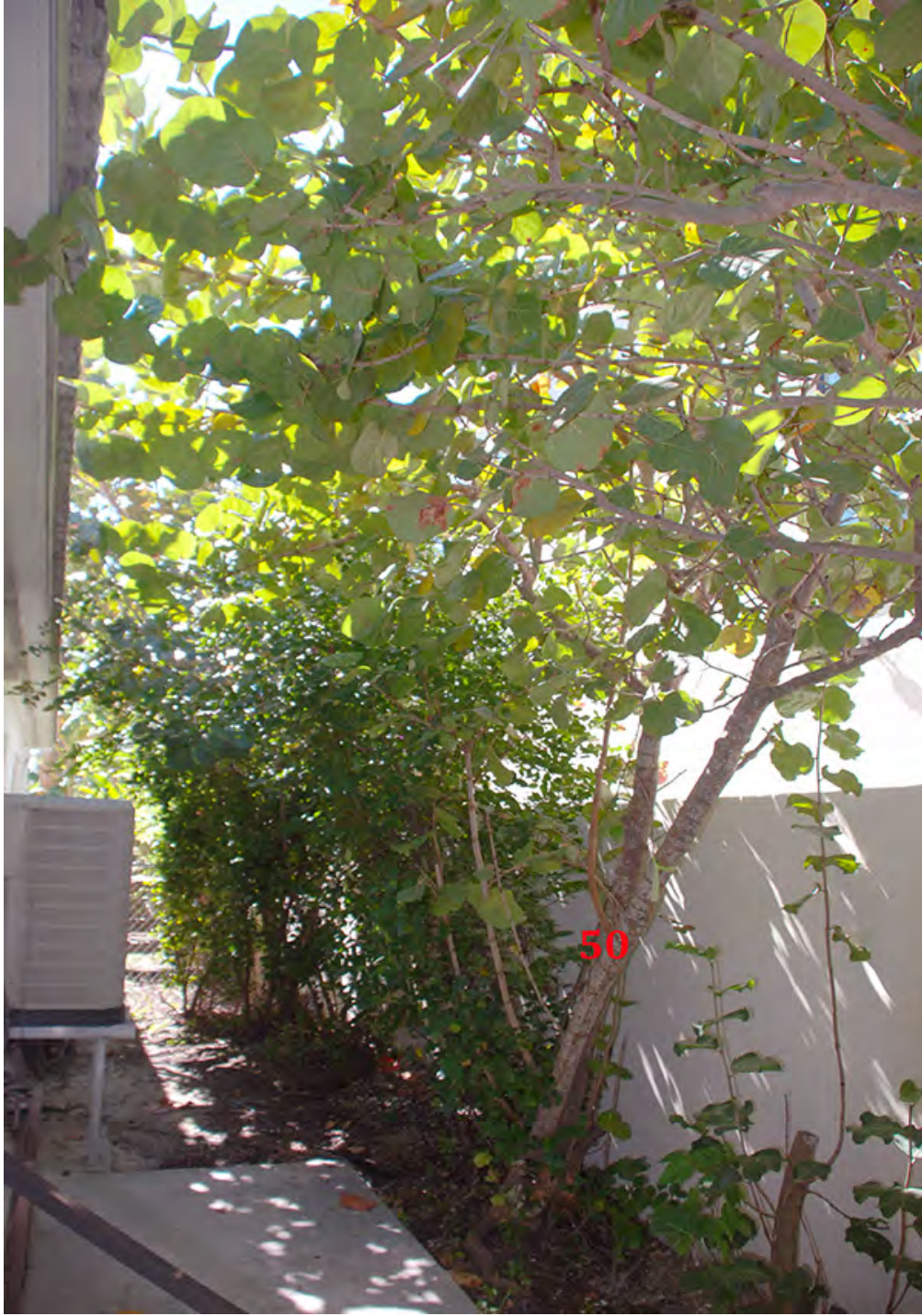


Photo 26 above is the trunk of tree 50.



Photo 27 above are trees 51 & 52.



Photo 28 above are trees 52 & 53.



Photo 29 above is the trunk of tree 54.



Photo 30 above is tree 54a viewed from the north.



Photo 31 above are the trunks of tree 54a.



Photo 32 above are palms 55 & 56.



Photo 33 above is palm 57 and tree 58 in the median.



Photo 34 above are trees 58 & 59. See following photos.



Photo 35 above shows where a branch had been torn-out and has resulted in decay and very weak remaining branch attachments.



Photo 36 above shows where a branch had been torn-out and has resulted in decay and very weak remaining branch attachments.



Photo 37 above is traveler's tree 60 viewed from the south.



Photo 38 above is multi-trunked palm 60a.



Photo 39 above are palms 61a, 61b, 61c, 61d & 61e.



Photo 40 above is palm 61 viewed from the west.

Appendix – A – Measurements and condition rating

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ
1	Adonidia merrillii	Christmas palm	5"	18'	6'	Moderate	3'
2	Ficus benamina	Weeping fig	3"	6'	12'	Poor	
2a	Ficus benamina	Weeping fig	11"	28'	30'	Poor	
3	Ficus benamina	Weeping fig	3"	14'	8'	Poor	
4	Ficus benamina	Weeping fig	4"	20'	15'	Poor	
5	Ficus benamina	Weeping fig	25"	30'	65'	Poor	
6	Ceiba pentandra	Silk cotton tree	19"	45'	20'	Moderate	18'
7	Dypsis lutescens	Areca palm	28"	18'	12'	Moderate	3'
8	Ptychosperma elegans	Solitare palm	3"	25'	12'	Good	3'
9	Ptychosperma elegans	Solitare palm	3"	20'	12'	Good	3'
10	Ptychosperma elegans	Solitare palm	9"	30'	25'	Good	5'
11	Part of 10						
12	Ptychosperma elegans	Solitare palm	3"	22'	12'	Good	4'
13	Ptychosperma elegans	Solitare palm	3"	10'	12'	Good	3'
14	Part of 10						
15	Ptychosperma elegans	Solitare palm	3"	7'	25'	Good	3'
16	Ptychosperma elegans	Solitare palm	3"	22'	12'	Good	4'
17	Ptychosperma elegans	Solitare palm	3"	15'	12'	Good	4'
18	Ptychosperma elegans	Solitare palm	3"	22'	12'	Good	4'
19	Ptychosperma elegans	Solitare palm	4"	12'	12'	Good	3'
20	Roystonea regia	Royal palm	14"	24'	35'	Good	6'
21	Roystonea regia	Royal palm	23"	14'	28'	Good	6'
21a	Dypsis lutescens	Areca palm	10"	18'	10'	Moderate	3'
22	Roystonea regia	Royal palm	17"	50'	35'	Good	6'
22a	Cocos nucifera	Coconut palm	9"	35'	36'	Good	6'
22b	Ptychosperma elegans	Solitare palm	9"	18'	0	Dead	
22c	Ptychosperma elegans	Solitare palm	4"	24'	14'	Poor	
22d	Dypsis lutescens	Areca palm	32"	25'	18'	Moderate	4'
23	Roystonea regia	Royal palm	21"	45'	30'	Good	6'
24	Roystonea regia	Royal palm	18"	60'	36'	Good	6'
25	Roystonea regia	Royal palm	19"	60'	35'	Good	6'
26	Adonidia merrillii	Christmas palm	18"	20'	18'	Good	4'
27	Part of 26						
28	Part of 26						
29	Hyophorbe verschaffeltii	Spindle palm	13"	12'	16'	Good	4'
30	Latania loddigesii	Blue latan palm	10"	8'	18'	Good	4'
31	Ficus benamina	Weeping fig	27"	30'	60'	Poor	
32	Roystonea regia	Royal palm	48"	35'	40'	Good	6'
33	Part of 32						

34	Part of 32						
35	Roystonea regia	Royal palm	18"	28'	30'	Good	6'
36	Phoenix canariensis	Canary Island date palm	28"	6'	25'	Good	5'
37	Phoenix canariensis	Canary Island date palm	26"	6'	30'	Good	5'
38	Conocarpus erectus sericeus	Silver buttonwood	24"	25'	25'	Moderate	18'
39	Not onsite						
40	Ptychosperma elegans	Solitare palm	3"	30'	14'	Good	4'
41	Ptychosperma elegans	Solitare palm	3"	28'	14'	Good	4'
42	Ptychosperma elegans	Solitare palm	3"	26'	14'	Good	4'
43	Ptychosperma elegans	Solitare palm	3"	28'	14'	Good	4'
44	Bursera simaruba	Gumbo limbo	41"	30'	52'	Good	20'
45	Washingtonia filifera	Washingtonia palm	13"	70'	24'	Good	6'
46	Roystonea regia	Royal palm	13"	45'	28'	Poor	
47	Failed Royal palm					Dead	
48	Quercus virginiana	Live oak	20"	30'	54'	Moderate	18'
49	Plumeria rubra	Frangipani	6"	14'	17'	Moderate	6'
49a	Coccoloba uvifera	Seagrape	15"	20'	30'	Good	10'
50	Coccoloba uvifera	Seagrape	8"	25'	30'	Good	8'
51	Coccoloba uvifera	Seagrape	5"	20'	18'	Good	8'
52	Coccoloba uvifera	Seagrape	9"	22'	25'	Good	8'
53	Coccoloba uvifera	Seagrape	10"	22'	18'	Good	10'
54	Coccoloba uvifera	Seagrape	10"	22'	18'	Good	10'
54a	Chrysobalanus icaco	Cocoplum	4"	18'	18'	Moderate	6'
55	Ptychosperma elegans	Solitare palm	4"	20'	14'	Good	4'
56	Adonidia merrillii	Christmas palm	6"	13'	8'	Good	4'
57	Livistona chinensis	Chinese fan palm	10"	6'	18'	Good	3'
58	Cordia sebestena	Orange geiger	6"	22'	16'	Poor	
59	Cordia sebestena	Orange geiger	4"	18'	10'	Poor	
60	Ravenala madagascariensis	Traveller's tree	106"	28'	35'	Good	8'
60a	Adonidia merrillii	Christmas palm	15"	22'	20'	Good	4'
61	Washingtonia filifera	Washingtonia palm	10"	25'	24'	Good	5'
61a	Dypsis lutescens	Areca palm	7"	12'	18'	Moderate	4'
61b	Dypsis lutescens	Areca palm	5"	8'	18'	Moderate	4'
61c	Dypsis lutescens	Areca palm	16"	24'	18'	Moderate	4'
61d	Dypsis lutescens	Areca palm	8"	24'	16'	Moderate	4'
61e	Dypsis lutescens	Areca palm	6"	20'	12'	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.
- If a palm has no trunk at 4.5 feet above grade, the DBH is “0”.
- I have added together the DBH of multi-trunked palms as they can be considered a single plant.
- The TPZ number is radius measured from the outside of the trunk. The TPZ here equals CRZ or critical root zone.

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Appendix – C

ANSI A300 (Part 5) - 2005, Annex A

Management report information

Examples of suitability ratings

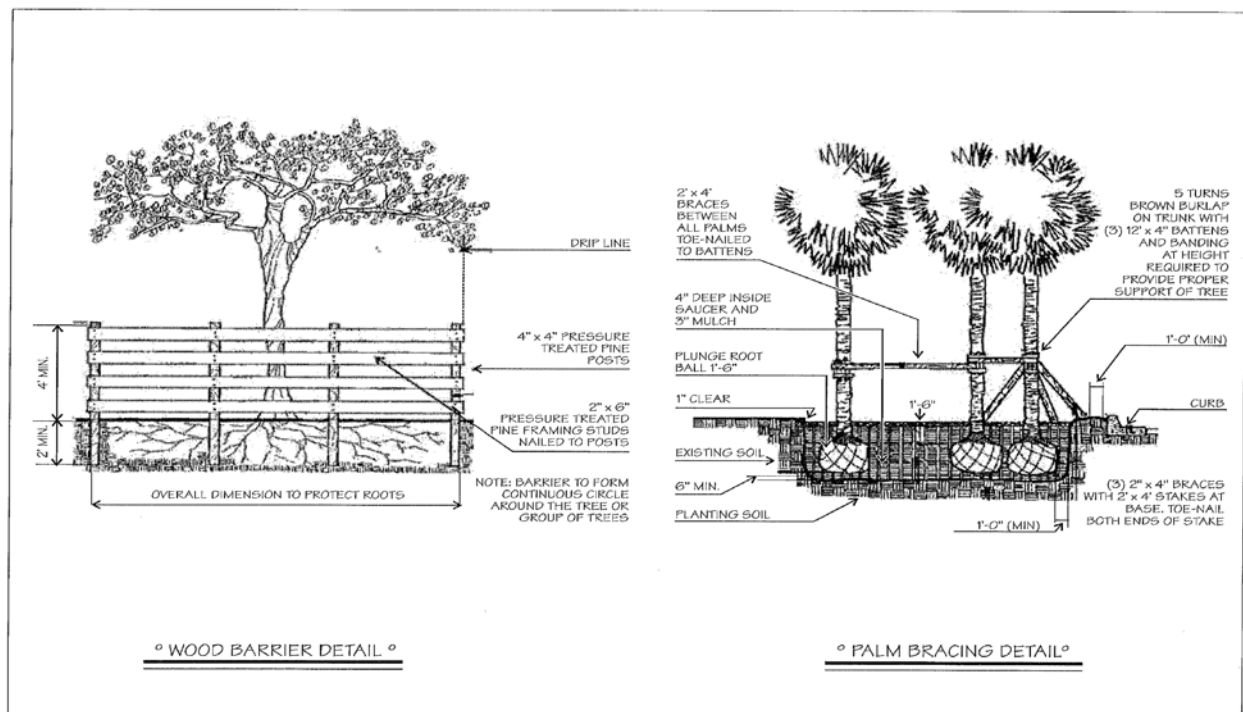
Good: These are trees with good health and structural stability that have the potential for longevity at the site.

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.

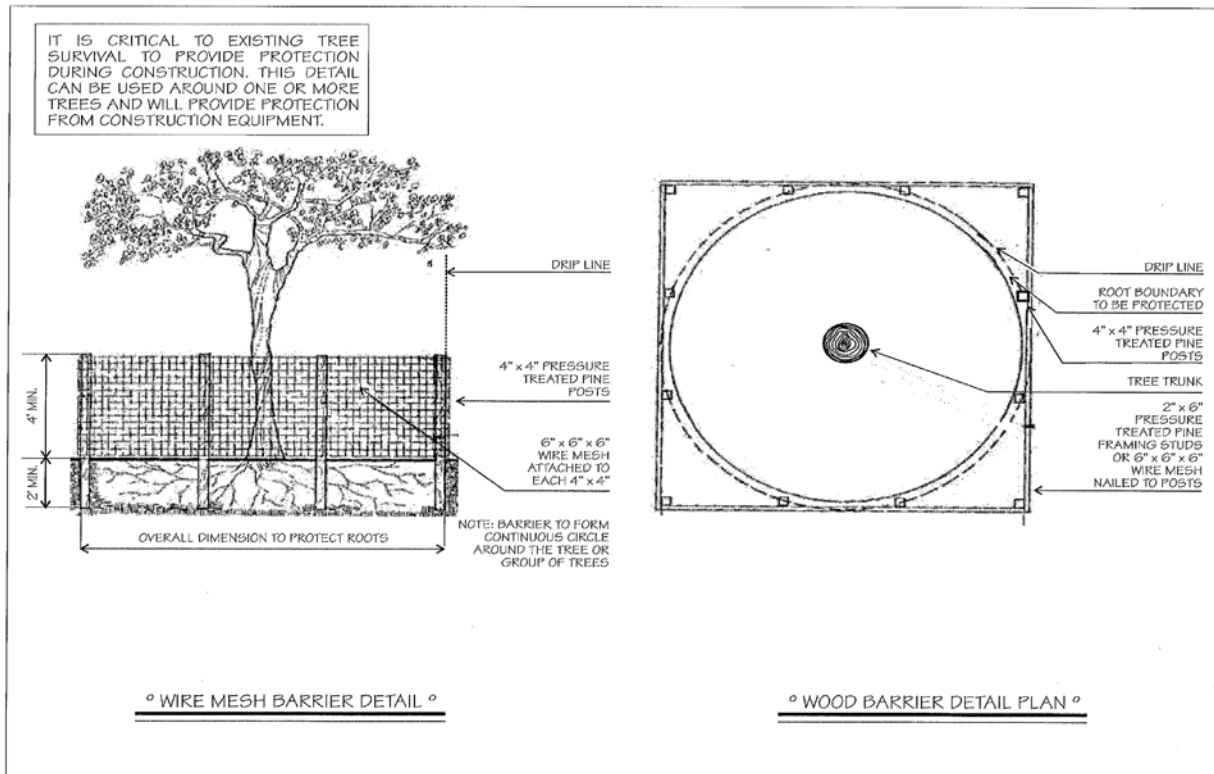
Poor: Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings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

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

TREE PROTECTION AND SUPPORT



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: February 5, 2020