



ALVEY TREE CONSULTING LLC

ALEXIS ALVEY -

ISA BOARD CERTIFIED MASTER ARBORIST®

#NY-5539B

Arborist Report

1745 W 24th Street
Miami Beach

7/5/2021



Arborist Report

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On June 16th 2021, I visited the property located at 1745 W 24th Street at the request of Preschel Bassan Studio. I evaluated the trees on the site in anticipation of new construction. For each tree, I identified species, location, and size (Height, Spread, DBH); evaluated condition (Poor, Fair, Good); determined disposition (Remove, Remain, Relocate); determined the Tree Protection Zone for trees to remain; provided relevant comments about health and disposition; and took photographs. Street trees are included. This report shall in no shape or form be construed as a tree risk assessment which is beyond the scope of work written in the contractual agreement.

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



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

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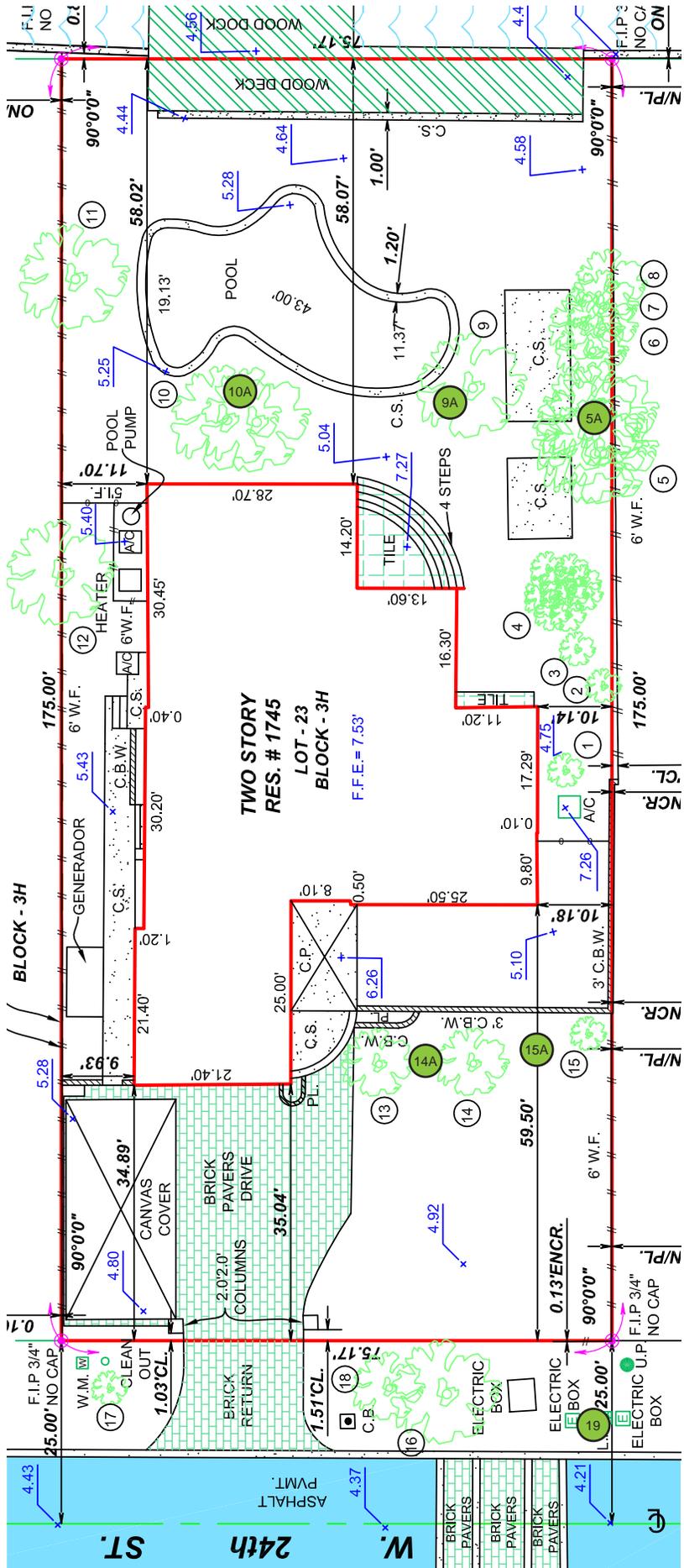
Property Location -
1745 W 24th Street
Miami Beach, FL 33140

Clients -
Miguel Yoma, myoma@py.cl
Francisco Pérez Yoma, fperez@py.cl

Tree Location Diagram

Approximate Location of Additional Site or Street Tree

NOT TO SCALE



Tree #1

Common Name -
Christmas Palm (triple)

DBH (in) - 6, 6, 6
Height (ft) - 16

Condition -
Good

Native? -
No

Scientific Name -
Adonidia merrillii

Canopy Spread (ft) - 12

Disposition -
Remove



Tree #1 is a triple Christmas Palm located on the south side of the house. It is in good condition with healthy fronds. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #2

Common Name -
Veitchia Palm (double)

DBH (in) - 6, 8
Height (ft) - 30

Condition -
Fair

Native? -
No

Scientific Name -
Veitchia arecina

Canopy Spread (ft) - 15

Disposition -
Remove



Tree #2 is a double Veitchia Palm located on the south side of the property. It is in fair condition with some fronds that are chlorotic. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #3

Common Name -
Veitchia Palm (double)

DBH (in) - 7, 8
Height (ft) - 35

Condition -
Good

Native? -
No

Scientific Name -
Veitchia arecina

Canopy Spread (ft) - 15

Disposition -
Remove



Tree #3 is a double Veitchia Palm located on the south side of the property. It is in good condition with a healthy green canopy. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #4

Common Name -
Veitchia Palms (10)

DBH (in) - 8 each
Height (ft) - 40

Condition -
Fair

Native? -
No

Scientific Name -
Veitchia arecina

Canopy Spread (ft) - 20

Disposition -
Remove



Tree #4 is a cluster of ten Veitchia Palms located on the south side of the backyard. Overall they are in fair condition. These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #5

Common Name -
Royal Palm (double)

DBH (in) - 13, 15
Height (ft) - 40

Condition -
Good

Native? -
Yes

Scientific Name -
Roystonea regia

Canopy Spread (ft) - 20

Disposition -
Remain - 10ft radius TPZ



Tree #5 is a double Royal Palm located on the south side of the backyard. It is in good condition with healthy green fronds and straight trunks.

This tree is to remain and protective barriers shall be placed 10ft from the tree trunk. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department 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 materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

Tree #5A

Common Name -
Veitchia Palm (triple)

DBH (in) - 7, 8, 8
Height (ft) - 40

Condition -
Good

Native? -
No

Scientific Name -
Veitchia arecina

Canopy Spread (ft) - 15

Disposition -
Remove/Remain - 10ft radius TPZ



Tree #5A is a triple Veitchia Palm located on the south side of the backyard. It is in good condition. This tree has not been included in the landscape plans. If this tree is to remain, protective barriers shall be placed 10ft from the tree trunk. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department 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 materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

Tree #6

Common Name -
Royal Palm

DBH (in) - 13
Height (ft) - 20

Condition -
Fair

Native? -
Yes

Scientific Name -
Roystonea regia

Canopy Spread (ft) - 16

Disposition -
Remain - 10ft radius TPZ



Tree #6 is a Royal Palm located on the south side of the backyard. It is small and in fair condition - the fronds are chlorotic and off-color.

This tree is to remain and protective barriers shall be placed 10ft from the tree trunk. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department 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 materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

Tree #7

Common Name -
Veitchia Palm (triple)

DBH (in) - 7, 8, 8
Height (ft) - 35

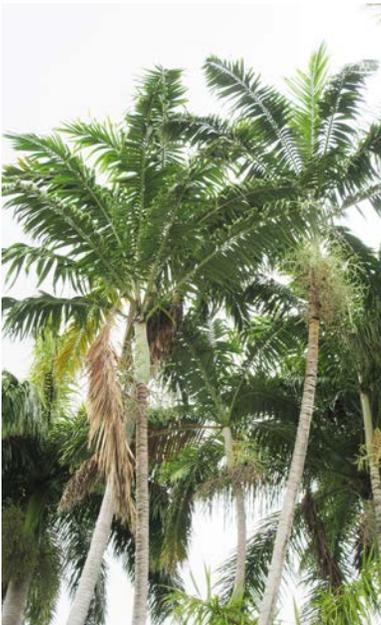
Condition -
Good

Native? -
No

Scientific Name -
Veitchia arecina

Canopy Spread (ft) - 18

Disposition -
Remove



Tree #7 is a triple Veitchia Palm located on the south side of the backyard. It is in good condition. There are some lower dead fronds.

This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #8

Common Name -
Veitchia Palm

DBH (in) - 7
Height (ft) - 35

Condition -
Good

Native? -
No

Scientific Name -
Veitchia arecina

Canopy Spread (ft) - 12

Disposition -
Remove



Tree #8 is a Veitchia Palm located on the south side of the backyard. It is in good condition. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #9

Common Name -
Royal Palm

DBH (in) - 20
Height (ft) - 40

Condition -
Fair

Native? -
Yes

Scientific Name -
Roystonea regia

Canopy Spread (ft) - 17

Disposition -
Remove



Tree #9 is a Royal Palm located in the backyard. It is in fair condition - the fronds are chlorotic and frizzled and the trunk is pencil-like. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #9A

Common Name -
Royal Palm

DBH (in) - 15
Height (ft) - 20

Condition -
Dead

Native? -
Yes

Scientific Name -
Roystonea regia

Canopy Spread (ft) - 0

Disposition -
Remove



Tree #9A is a dead Royal Palm located in the backyard. This tree is dead and will need to be removed.

Tree #10

Common Name -
Royal Palm

DBH (in) - 18
Height (ft) - 40

Condition -
Good

Native? -
Yes

Scientific Name -
Roystonea regia

Canopy Spread (ft) - 20

Disposition -
Remove



Tree #10 is a Royal Palm located in the backyard. It is in good condition with a healthy green canopy. There are climbing spike injuries to the trunk. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #10A

Common Name -
Royal Palm

DBH (in) - 15
Height (ft) - 28

Condition -
Poor

Native? -
Yes

Scientific Name -
Roystonea regia

Canopy Spread (ft) - 12

Disposition -
Remove/Remain - 10ft radius TPZ



Tree #10A is a Royal Palm located in the backyard. It is in poor condition with a small, chlorotic canopy. This tree has not been included in the landscape plans. If this tree is to remain, protective barriers shall be placed 10ft from the tree trunk. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department 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 materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

Tree #11

Common Name -
Royal Palm

DBH (in) - 19
Height (ft) - 40

Condition -
Fair

Native? -
Yes

Scientific Name -
Roystonea regia

Canopy Spread (ft) - 18

Disposition -
Remain - 10ft radius TPZ



Tree #11 is a Royal Palm located on the north side of the backyard. It is in fair condition - there are numerous injuries to the trunk. Some of the fronds are chlorotic and frizzled and the trunk is pencilling. This tree is to remain and protective barriers shall be placed 10ft from the tree trunk. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department 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 materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

Tree #12

Common Name -
Royal Palm

DBH (in) - 19
Height (ft) - 40

Condition -
Fair

Native? -
Yes

Scientific Name -
Roystonea regia

Canopy Spread (ft) - 18

Disposition -
Remain - 10ft radius TPZ



Tree #12 is a Royal Palm located on the north side of the property. It is in fair condition - the trunk is pencilling and there are frizzled fronds.

This tree is to remain and protective barriers shall be placed 10ft from the tree trunk. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department 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 materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

Tree #13

Common Name -
Hurricane Palm (triple)

DBH (in) - 8, 8, 8
Height (ft) - 20

Condition -
Good

Native? -
No

Scientific Name -
Dictyosperma album

Canopy Spread (ft) - 15

Disposition -
Relocate - 7.5ft radius TPZ



Tree #13 is a triple Hurricane Palm located at the front of the house. It is in good condition.

This tree is to be relocated and root pruning shall occur a minimum of 4-6 weeks prior to digging the palm and shall be performed or supervised by Certified Arborist. Minimum rootball measurement shall be based upon the most recent *Florida Grades & Standards for Nursery Plants*. Prior to transplanting, the apical bud shall be protected by tying up palm fronds. Leaves shall be untied as soon as the palm is planted. When lifting the palm, a nylon sling with adequate padding shall be used and care shall be taken to not injure or compress the trunk. Plant at grade, with 2" of root initiation zone visible if applicable. Transplanting shall occur as soon as possible and no more than 24 hours after being dug for relocation. The backfill soil shall be irrigated during and following relocation. Wooden braces shall be installed to stabilize the tree. Following relocation, a 7.5ft radius TPZ shall be erected.

Tree #14

Common Name -
Sylvester Palm

DBH (in) - 12

Condition -
Fair

Native? -
No

Scientific Name -
Phoenix sylvestris

Canopy Spread (ft) - 16

Disposition -
Relocate - 8ft radius TPZ



Tree #14 is a Sylvester Palm located at the front of the house. It is in fair condition with many lower dead fronds. This tree is to be relocated and root pruning shall occur a minimum of 4-6 weeks prior to digging the palm and shall be performed or supervised by Certified Arborist. Minimum rootball measurement shall be based upon the most recent *Florida Grades & Standards for Nursery Plants*. Prior to transplanting, the apical bud shall be protected by tying up palm fronds. Leaves shall be untied as soon as the palm is planted. When lifting the palm, a nylon sling with adequate padding shall be used and care shall be taken to not injure or compress the trunk. Plant at grade, with 2" of root initiation zone visible if applicable. Transplanting shall occur as soon as possible and no more than 24 hours after being dug for relocation. The backfill soil shall be irrigated during and following relocation. Wooden braces shall be installed to stabilize the tree. Following relocation, an 8ft radius TPZ shall be erected.

Tree #14A

Common Name -
Dead Palm

DBH (in) - 12

Condition -
Dead

Native? -
-

Scientific Name -
-

Canopy Spread (ft) - 0

Disposition -
Remove



Tree #14A is a dead palm located at the front of the house. This tree will need to be removed.

Tree #15

Common Name -
Christmas Palm (4)

DBH (in) - 6 each

Condition -
Fair

Native? -
No

Scientific Name -
Adonidia merrillii

Canopy Spread (ft) - 15

Disposition -
Remove



Tree #15 is a cluster of four Christmas Palms located at the front of the house. They are in fair condition with some yellow spotting on the foliage. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #15A

Common Name -
Dead Palms (3)

DBH (in) - 12 each

Condition -
Dead

Native? -
-

Scientific Name -
-

Canopy Spread (ft) - 0

Disposition -
Remove



Tree #15A is a cluster of three dead palms located at the front of the house. These trees are dead and will need to be removed.

Tree #16

Common Name -
Royal Palm

DBH (in) - 16
Height (ft) - 40

Condition -
Poor

Native? -
Yes

Scientific Name -
Roystonea regia

Canopy Spread (ft) - 16

Disposition -
Remove



Tree #16 is a Royal Palm street tree located along W 24th Street. It is in poor condition with a pencilling trunk and chlorotic foliage. There are numerous injuries to the trunk (circled in red). Overhead wires are present. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #17

Common Name -
Canary Island Date Palm

DBH (in) - 22
Height (ft) - 25

Condition -
Fair

Native? -
No

Scientific Name -
Phoenix canariensis

Canopy Spread (ft) - 16

Disposition -
Remain - 10ft radius TPZ



Tree #17 is a Canary Island Date Palm street tree located along W 24th Street. It is in fair condition with some lower dead fronds and yellowing of the leaflets on the live fronds. Overhead wires are present.

This tree is to remain and protective barriers shall be placed 10ft from the tree trunk. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department 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 materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

Tree #18

Common Name -
Solitaire Palm

DBH (in) - 4
Height (ft) - 16

Condition -
Fair

Native? -
No

Scientific Name -
Ptychosperma elegans

Canopy Spread (ft) - 8

Disposition -
Remove



Tree #18 is a Solitaire Palm street tree located along W 24th Street. It is in fair condition. Overhead wires are present. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #19

Common Name -
Solitaire Palm

DBH (in) - 4
Height (ft) - 15
Canopy Spread (ft) - 10

Condition -
Poor

Native? -
No

Scientific Name -
Ptychosperma elegans

Disposition -
Remove



Tree #19 is a Solitaire Palm street tree located along W 24th Street. It is in poor condition with trunk injuries and cracks (circled in red). Overhead wires are present. This tree will need to be removed.

Notes - TPZ Calculations & Tree and Palm Relocation

Tree Protection Zone (TPZ) -

- For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater.
- For trees and palms that are relocated, protective barriers shall be placed at the dripline or 1 - 2ft outside the rootball, whichever is greater.

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.