

December 2, 2025

Cristina Suarez, Esq.
City Attorney
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida

**Re: 110 Phoenetia Avenue Coral Gables, Florida / Special Master Hearing /
Notification of Expert Witnesses**

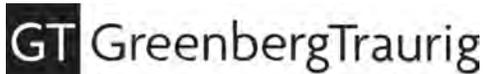
Dear Madam City Attorney:

Pursuant to Section 15-104(C) of the City of Coral Gables Zoning Code, we respectfully advise that the professionals listed below may testify on behalf of the above referenced matter before the panel of Special Masters on December 8, 2025 or in any subsequent hearings in this matter. The qualifications and summary of testimony for each expert, including the substance and basis of their testimony, are provided below. Documents prepared or relied upon by the experts, and which may be offered into evidence, are enclosed herein. Please include this letter and all attachments in the official hearing record in this matter. We reserve the right to modify or expand our expert filings in accordance with the Code.

Albert M. Cordoves
Corwil Architects, Inc.
4210 Laguna Street.
Coral Gables, Fl. 33146
Corwilarchitects.com

Mr. Cordoves is the President of Corwil Architects in Miami, Florida, an architectural firm established in 1992 and based in Coral Gables that has designed numerous mixed-use projects throughout South Florida, including in the City of Coral Gables such as the Alexan Crafts, Ponce Tower, Ofizina, and Century Living projects. He is a graduate of the University of Miami School of Architecture and has over 34 years of experience in the aesthetic and architectural design of buildings, including extensive work ensuring compliance with the City of Coral Gables' Mediterranean Bonus standards.

Mr. Cordoves' testimony will address the architectural design, site-plan layout, and defining features of the proposed project. He will explain how the project's design elements - both individually and collectively - satisfy the City's applicable Mediterranean design criteria and embody the traditional architectural character the standards are intended to promote.



Michael McCoy
Vice President/Sr. Biologist
New Leaf Environmental, LLC
57 Silver Springs Dr.
Key Largo, FL 33037
mmccoy@newleaf.expert

Michael McCoy is a professional arborist with specialized expertise in South Florida urban tree resources. He is a principal of New Leaf Environmental, LLC., an environmental consulting firm that has conducted tree surveys, tree risk assessments, impact evaluations and tree relocation planning for over 25 years. Mr. McCoy holds degrees in Natural Resources and Ecological Design and is a Board Certified Master Arborist. Mr. McCoy is recognized as an industry leader in South Florida, having written the municipal tree preservation codes for two municipalities, served as a consultant tree permit reviewer for four municipalities, and has personally provided specifications and field oversight for the relocation of dozens of specimen trees in South Florida.

Mr. McCoy's testimony will address on-site tree resources, including the species present, their estimated age, overall condition, and ecological and economic value. Mr. McCoy will also testify as to the feasibility and suitability of relocating specific trees consistent with industry standard practices. His testimony will explain how the project's tree-relocation plans conform to arboricultural best practices and relevant municipal standards governing tree preservation, relocation, and mitigation.

David Bryan
Tropical Falls, Inc.
29975 SW 208 Avenue
Homestead, FL 33030

David Bryan is the President of Tropical Falls Landscaping, Inc., and has over 40 years experience with relocating large specimen trees throughout Miami-Dade County and is familiar with local standards and industry best practices for tree preservation, relocation, and mitigation.

Mr. Bryan will testify regarding the feasibility of successfully relocating the on-site specimen trees proposed as part of the project. His testimony will address the condition, size, species, and root structure of the trees, as well as the methodologies involved and the likelihood of achieving a successful relocation in accordance with applicable municipal requirements and industry standards.

Sincerely,

GREENBERG TRAUIG

A handwritten signature in blue ink, appearing to read "Jorge L. Navarro".

Jorge L. Navarro



ALBERTO M. CORDOVES
Corwil Architects, Inc.
President

Experience Summary Principal Designer with extensive experience leading the conceptual and schematic design of architectural projects across residential, commercial, mixed-use, and institutional sectors. Recognized for combining strong design vision with practical technical knowledge, Albert strives to deliver projects that contribute positively to the urban fabric of our neighborhoods.

Experience
1992-Present

President and founding member of Corwil Architects, Inc. In this capacity, he is responsible for setting the vision and goals of the firm. He also heads our client relations, design charrettes and is our lead presenter at public presentations. A talented architectural designer, Albert consistently delivers innovative and functional solutions tailored to each project's unique requirements. His proficiency in collaborating with clients, consultants, and contractors ensures seamless communication and alignment throughout the design and construction phases. From concept to completion, Albert is dedicated to achieving excellence in community driven design solutions, sustainability, and client satisfaction. Beyond design, Albert also oversees practice management wherein he fosters a collaborative work environment.

Under his leadership the company has completed over 12,000 residential units. With projects ranging from waterfront residential developments to affordable housing units, Albert ensures that each project is developed with the utmost care incorporating the foreseeable needs of the end user as well as meeting the Owner's program requirements. On the commercial side, under Albert's leadership, the company has completed notable projects like the Fairchild Butterfly Pavillion, the Exhibit's gateway Café as well as adjacent Science Building. Other notable projects include Carrollton's Wellness Center which provides for interior basketball/volleyball court, walking/jogging track as well training areas; and Beth Am's The Hub, a multi-use assembly state-of-the-art facility housing basketball court, meeting rooms, lounge area and reading rooms. In addition, Albert has led the company through the successful completion of various other commercial projects to include Class A Office Buildings, Clubhouses and Senior Living Facilities.

Education

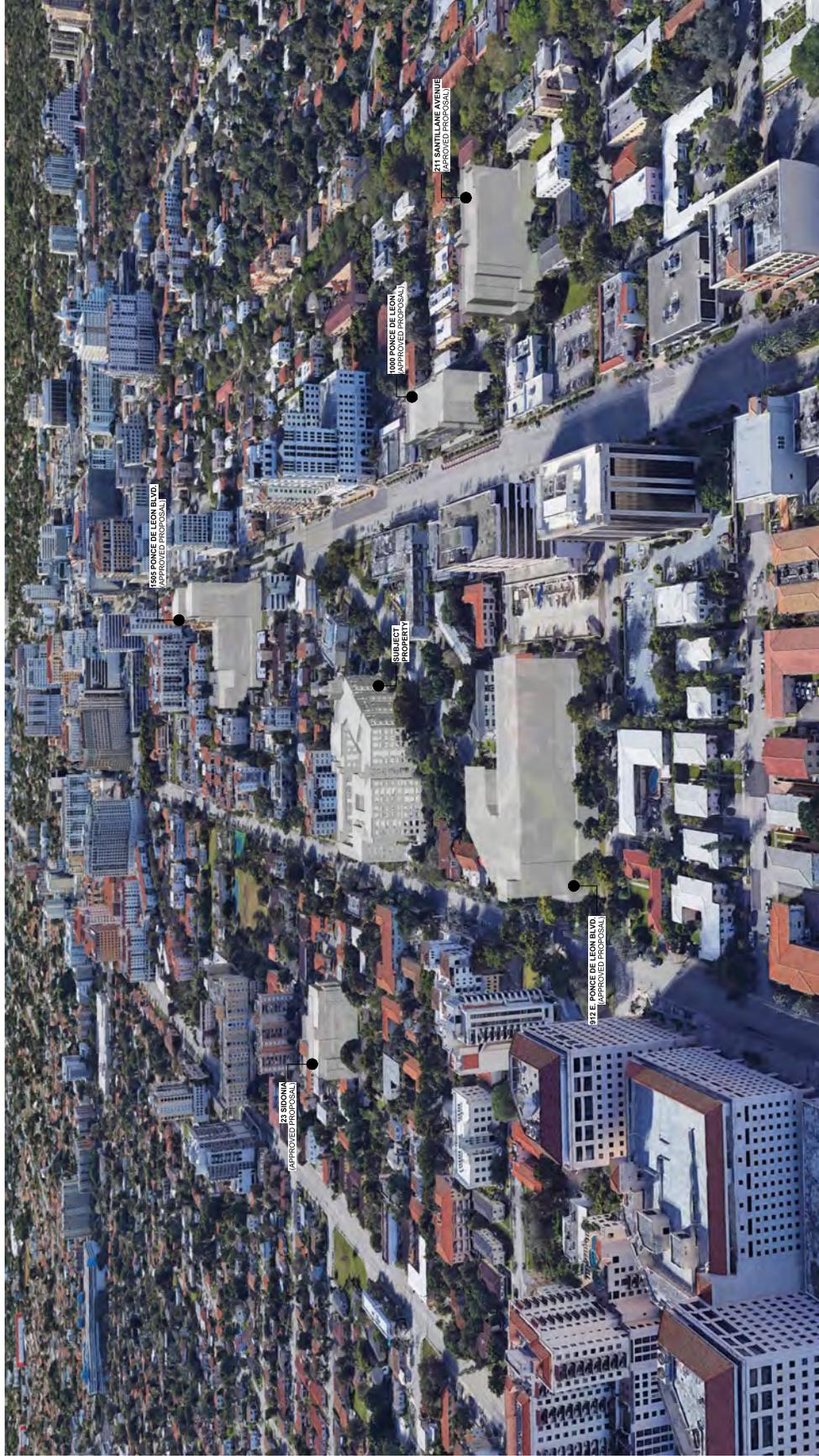
1985 Bachelors in Architecture
University of Miami, Florida



PROJECT:
CRYSTAL
 1101 E PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

DEVELOPERS:
CENTURY CRYSTAL
GROUP/LLC
 1801 E PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

MASSING AERIAL CONTEXT



NORTH VIEW
 SCALE: 1/2" = 1'-0"

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CORWIL ARCHITECTS, INC.

DATE: 11/12/2025
PROJECT NO.: 2021-08
DRAWN BY: ANC/MC
APPROVED BY: ANC/MC
PRINTED: 11/12/2025 4:37:00 PM

SHEET NUMBER:

A-0.08

PHASE:
BOA SUBMITTAL

REVISIONS	
Revision #	Description / Date





PROJECT:
CRYSTAL
 1101 E. PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134
 DEVELOPERS:

CENTURY CRYSTAL
GROUP/LLC
 1801 PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

MEDITERRANEAN BONUS COMPLIANCE

PHASE:
BOA SUBMITTAL

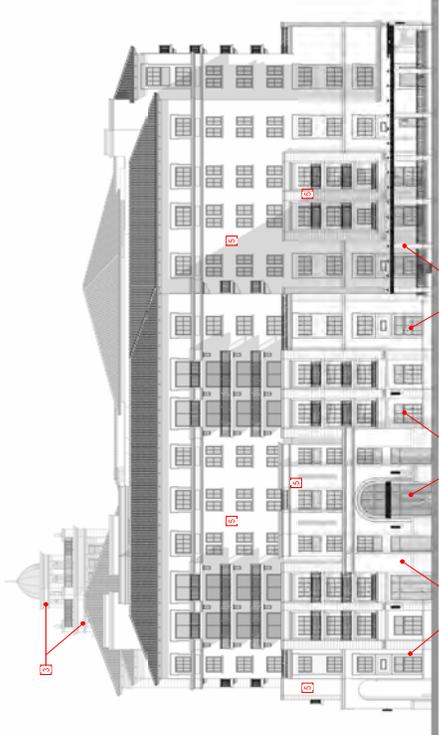
REVISIONS		
Revision #	Description	Date

SEAL:

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CORWIL ARCHITECTS, INC. IS STRICTLY PROHIBITED.
 DATE: 11/12/2023
 DRAWN BY: MCKENNA
 CHECKED BY: MCKENNA
 APPROVED BY: A.M.C.
 ENGINEER: 11/12/2023 4:56:55 PM

SHEET NUMBER:

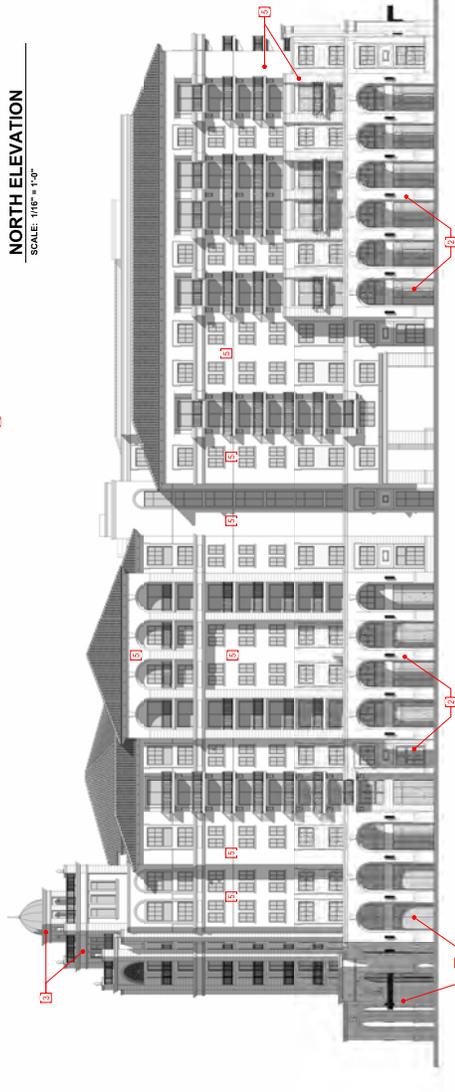
A-1.04C



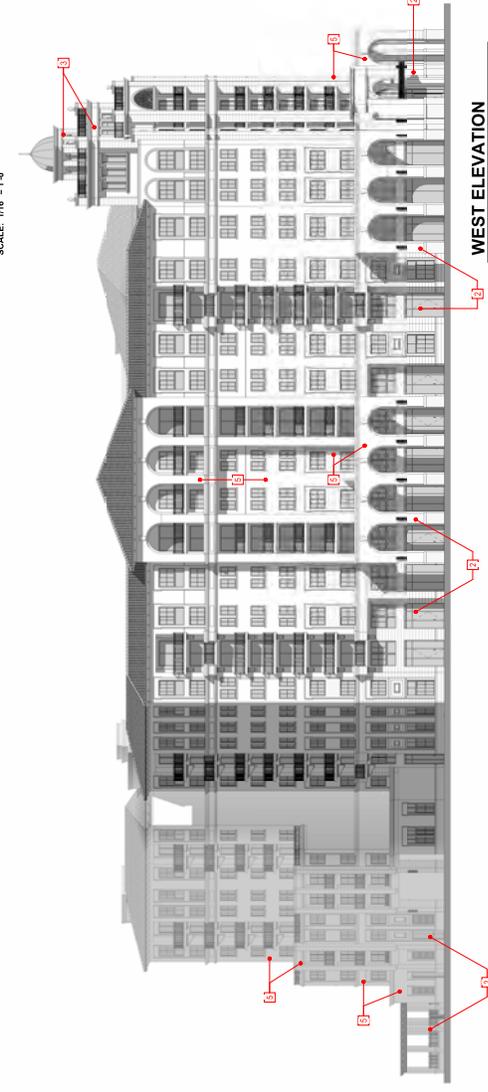
EAST ELEVATION
 SCALE: 1/16" = 1'-0"



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

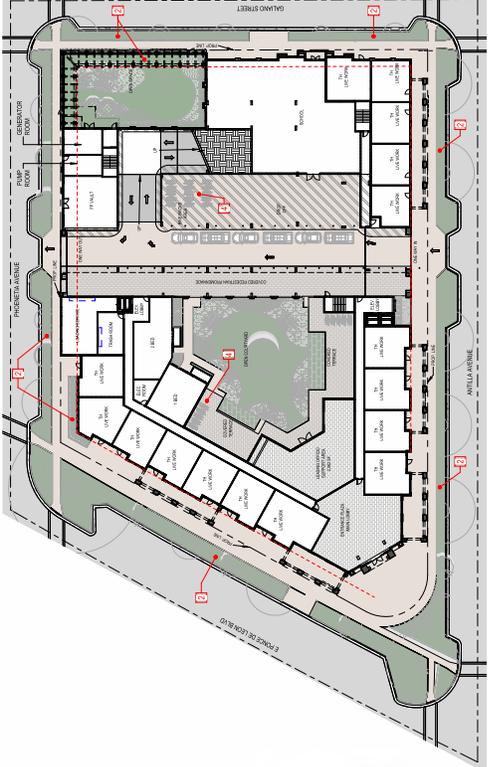


WEST ELEVATION
 SCALE: 1/16" = 1'-0"

TABLE 1

1	<input checked="" type="checkbox"/>	Architectural elements of building facade.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No work shall be permitted on building facade. All exterior architectural treatments shall be compatible with building or structures that occupy the same property and/or street.
2	<input checked="" type="checkbox"/>	Architectural relief elements at street level.	On any building facade facing streets, where an adjoining protection sidewalk is located, one (1) or more of the following shall be provided: a. Landscaping and/or b. Lightly finished wall or railing area.
3	<input checked="" type="checkbox"/>	Architectural elements of building facade.	The project facade landscaping and architectural relief elements on the majority of the ground floor. Please see adjacent elevations and plans.
4	<input checked="" type="checkbox"/>	Bicycle storage.	On any building facade facing streets, where an adjoining protection sidewalk is located, one (1) or more of the following shall be provided: a. Landscaping and/or b. Lightly finished wall or railing area.
5	<input checked="" type="checkbox"/>	Building facades.	For facades in excess of one hundred and fifty (150) feet in length that incorporate vertical breaks, windows or variations in building materials, please see elevations and diagram.
6	<input checked="" type="checkbox"/>	Building lot coverage.	No minimum or maximum building lot coverage is required.

Requirement Satisfied



SITE GROUND FLOOR PLAN
 SCALE: 1" = 30'-0"



PROJECT:
CRYSTAL
 1101 E. PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134
 DEVELOPERS:

CENTURY CRYSTAL
GROUP/LLC
 1801 PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134



EAST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

MEDITERRANEAN BONUS COMPLIANCE

TABLE 2	Inclusion of park treatments is all of the following loadcases:
91	<ul style="list-style-type: none"> a. Driveway entrances minimum of ten (10%) percent of total parking surface. b. Sidewalks: Minimum of twenty-five (25%) percent of total ground level parking surface. c. The type of paving shall be subject to Public Works Department review and approval. Paved concrete color shall be Coral Gables Design Palette. d. Public art shall be provided for the project. Public art shall be subject to the City of Coral Gables design criteria. Please see landscaping plans for information.
	Requirement Satisfied
10	<ul style="list-style-type: none"> a. Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: <ul style="list-style-type: none"> i. Benches. ii. Sidewalk widths beyond the property line. iii. Public art. iv. Public art. v. Public art.
	Requirement Satisfied
11	<ul style="list-style-type: none"> a. Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet of fraction thereof of building footage provided on site shall provide a minimum of one (1) pass-through. The pass-through shall be subject to the following: <ul style="list-style-type: none"> i. Minimum of ten (10) feet in width. ii. Includes pedestrian amenities as defined herein. b. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building footage, two (2) pass-throughs of five (5) feet in width every two hundred and fifty (250) feet of building footage may be provided.
	Requirement Satisfied

The project shall make use of public art, benches, waste receptacles, planter boxes consistent with overall landscaping design, and water features. Please see landscaping and support floor plans for layout.

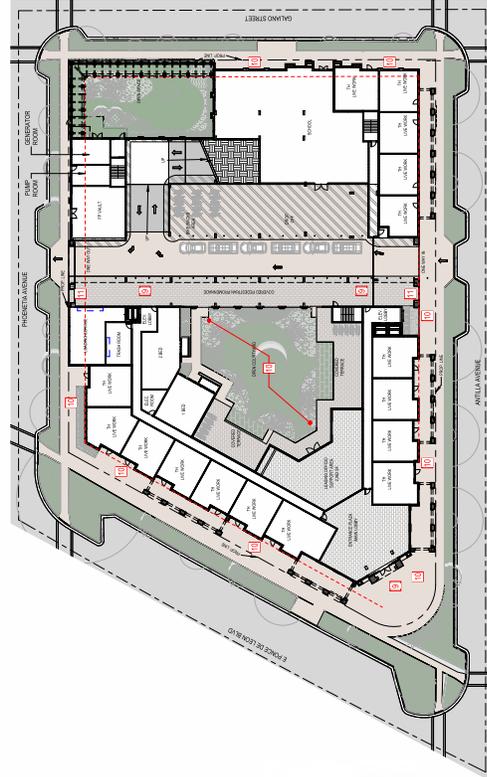
REVISIONS		
Revision #	Description	Date



THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CORWIL ARCHITECTS, INC.

DATE: 11/12/2025
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 APPROVED BY: JACOB
 ENGINEER: 11/12/2025 5:02:43 PM

SHEET NUMBER:
A-1.04F



SITE GROUND FLOOR PLAN

SCALE: 1" = 30'-0"













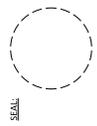
PROJECT:
CRYSTAL GROUP/LLC
 1101 E. PINKIE DE LEON BLVD
 CORAL GABLES, FL 33134

DEVELOPER:
CRYSTAL GROUP/LLC
 1801 PONCE DE LEON BLVD
 CORAL GABLES, FL 33134

MEDITERRANEAN BONUS COMPLIANCE

BOA SUBMITTAL

Revision #	Description	Date



THIS DRAWING IS THE PROPERTY OF CORWILL ARCHITECTS, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CORWILL ARCHITECTS, INC.

DATE: 11/12/2025
 DRAWN BY: ZACHARY
 CHECKED BY: BOA
 APPROVED BY: ANCM/AC
 ENGINEER: 11/12/2025 5:03:07 PM

SHEET NUMBER:
A-4.11



TABLE 1

Item #	Requirement	Compliance
1	Architectural elements on building facades	100%
2	Architectural elements on building facades	100%
3	Architectural elements on building facades	100%
4	Architectural elements on building facades	100%
5	Architectural elements on building facades	100%
6	Architectural elements on building facades	100%
7	Architectural elements on building facades	100%
8	Architectural elements on building facades	100%
9	Architectural elements on building facades	100%
10	Architectural elements on building facades	100%
11	Architectural elements on building facades	100%
12	Architectural elements on building facades	100%
13	Architectural elements on building facades	100%
14	Architectural elements on building facades	100%
15	Architectural elements on building facades	100%

Item #	Requirement	Compliance
1	Architectural elements on building facades	100%
2	Architectural elements on building facades	100%
3	Architectural elements on building facades	100%
4	Architectural elements on building facades	100%
5	Architectural elements on building facades	100%
6	Architectural elements on building facades	100%
7	Architectural elements on building facades	100%
8	Architectural elements on building facades	100%
9	Architectural elements on building facades	100%
10	Architectural elements on building facades	100%
11	Architectural elements on building facades	100%
12	Architectural elements on building facades	100%
13	Architectural elements on building facades	100%
14	Architectural elements on building facades	100%
15	Architectural elements on building facades	100%

REVISIONS

Revision #	Description	Date

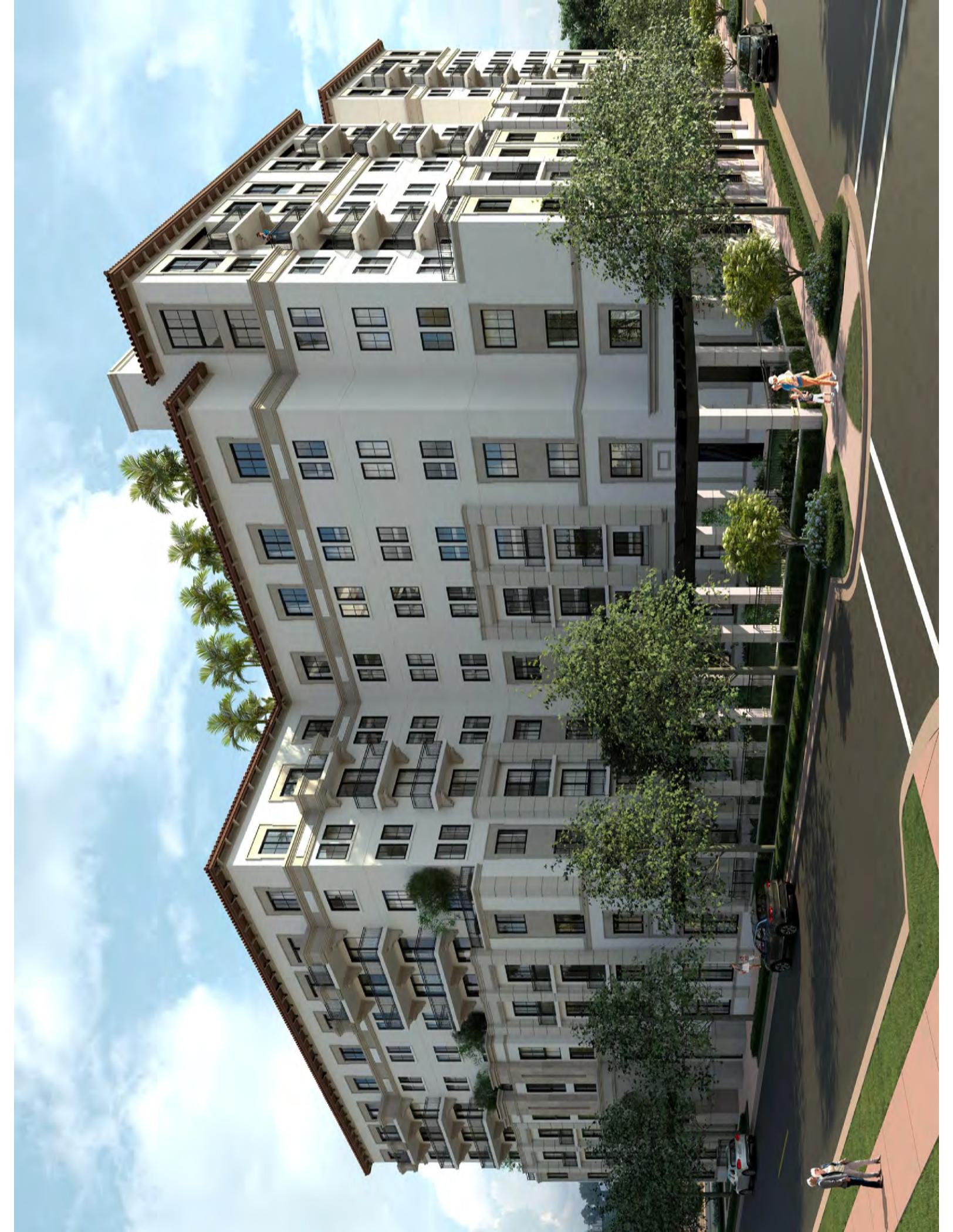
TABLE 1

Item #	Requirement	Compliance
1	Architectural elements on building facades	100%
2	Architectural elements on building facades	100%
3	Architectural elements on building facades	100%
4	Architectural elements on building facades	100%
5	Architectural elements on building facades	100%
6	Architectural elements on building facades	100%
7	Architectural elements on building facades	100%
8	Architectural elements on building facades	100%
9	Architectural elements on building facades	100%
10	Architectural elements on building facades	100%
11	Architectural elements on building facades	100%
12	Architectural elements on building facades	100%
13	Architectural elements on building facades	100%
14	Architectural elements on building facades	100%
15	Architectural elements on building facades	100%

Item #	Requirement	Compliance
1	Architectural elements on building facades	100%
2	Architectural elements on building facades	100%
3	Architectural elements on building facades	100%
4	Architectural elements on building facades	100%
5	Architectural elements on building facades	100%
6	Architectural elements on building facades	100%
7	Architectural elements on building facades	100%
8	Architectural elements on building facades	100%
9	Architectural elements on building facades	100%
10	Architectural elements on building facades	100%
11	Architectural elements on building facades	100%
12	Architectural elements on building facades	100%
13	Architectural elements on building facades	100%
14	Architectural elements on building facades	100%
15	Architectural elements on building facades	100%

Item #	Requirement	Compliance
9	Public treatments	100%
10	Public treatments	100%
11	Public treatments	100%

Item #	Requirement	Compliance
1	Architectural elements on building facades	100%
2	Architectural elements on building facades	100%
3	Architectural elements on building facades	100%
4	Architectural elements on building facades	100%
5	Architectural elements on building facades	100%
6	Architectural elements on building facades	100%
7	Architectural elements on building facades	100%
8	Architectural elements on building facades	100%
9	Architectural elements on building facades	100%
10	Architectural elements on building facades	100%
11	Architectural elements on building facades	100%
12	Architectural elements on building facades	100%
13	Architectural elements on building facades	100%
14	Architectural elements on building facades	100%
15	Architectural elements on building facades	100%





PROJECT:
CRYSTAL
 1101 E PONCE DE LEON BLVD.
 Coral Gables, FL 33134

DEVELOPERS:
CENTURY CRYSTAL
GROUP/LLC
 1801 PONCE DE LEON BLVD.
 CORAL GABLES, FL. 33134

MEDITERRANEAN BONUS APPROVED PROJECTS

PHASE:
BOA SUBMITTAL

REVISIONS		
Revision #	Description	Date

SEAL:

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CORWIL ARCHITECTS, INC.

DATE: 11/12/2025
DRAWN BY: J. M. M.
APPROVED BY: J. M. M.
PRINTED: 11/12/2025 5:03:07 PM

SHEET NUMBER:
A-6.01



912-921 E PONCE WAY
12 FLOORS | 130 FT | 151-UNIT RESIDENTIAL MIXED-USE
DATE OF APPROVAL: JUNE 20th, 2018



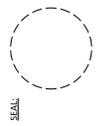
PROJECT:
CRYSTAL
 1101 E. PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

DEVELOPERS:
CENTURY CRYSTAL
GROUP/LLC
 1801 PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

MEDITERRANEAN BONUS APPROVED PROJECTS

PHASE:
BOA SUBMITTAL

REVISIONS		
Revision #	Description	Date



SEAL:

THIS DRAWING IS THE PROPERTY OF CORWILL ARCHITECTS, INC. NO PART OF THIS DRAWING OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CORWILL ARCHITECTS, INC.

DATE: 11/12/2023
PROJECT NO.: 2023-04
DRAWN BY: [Name]
APPROVED BY: Approver
PRINTED: 11/12/2023 5:03:09 PM

SHEET NUMBER:
A-6.02



33 ALHAMBRA CIR
 8 FLOORS | 97 FT | 78-UNIT RESIDENTIAL MIXED-USE
 DATE OF APPROVAL: AUGUST 1ST, 2024



PROJECT: **CRYSTAL**
 1101 E. PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

DEVELOPERS:
CENTURY CRYSTAL GROUP/LLC
 1801 PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

MEDITERRANEAN BONUS APPROVED PROJECTS

PHASE: **BOA SUBMITTAL**

REVISIONS		
Revision #	Description	Date

SEAL:

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CORWIL ARCHITECTS.

DATE: 11/12/2025
 DRAWN BY: J. M. M.
 CHECKED BY: J. M. M.
 APPROVED BY: J. M. M.
 PRINTED: 11/12/2025 5:05:12 PM

SHEET NUMBER:
A-6.04



299 MINORCA AVE
 8 FLOORS | 97 FT | 45-UNIT RESIDENTIAL MIXED-USE
 DATE OF APPROVAL: SEPTEMBER 17th, 2024



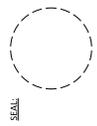
PROJECT:
CRYSTAL
 1101 E. PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

DEVELOPERS:
CENTURY CRYSTAL
GROUP/LLC
 1801 PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

MEDITERRANEAN BONUS APPROVED PROJECTS

PHASE:
BOA SUBMITTAL

REVISIONS		
Revision #	Description	Date



THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING OR INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF CORWIL ARCHITECTS IS STRICTLY PROHIBITED.

DATE: 11/12/2025
DATE PLOTTED: 2025/11/18
DRAWN BY: AN/AMC
APPROVED BY: AN/AMC
PRINTED: 11/12/2025 5:05:13 PM

SHEET NUMBER:
A-6.05



719 BILTMORE WAY
12 FLOORS | 130 FT | 9-UNIT RESIDENTIAL
 DATE OF APPROVAL: JULY 7TH, 2022



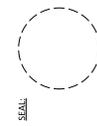
PROJECT:
CRYSTAL
 1101 E. PONCE DE LEON BLVD.
 Coral Gables, FL 33134

DEVELOPERS:
CENTURY CRYSTAL
GROUP/LLC
 1801 PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

MEDITERRANEAN BONUS APPROVED PROJECTS

PHASE:
BOA SUBMITTAL

REVISIONS	
Revision #	Description / Date



DATE: 11/12/2023
DATE PLOTTED: 11/12/2023 08:00:00
DRAWN BY: [Name]
APPROVED BY: [Name]
PRINTED: 11/12/2023 5:03:15 PM

SHEET NUMBER:
A-6.06



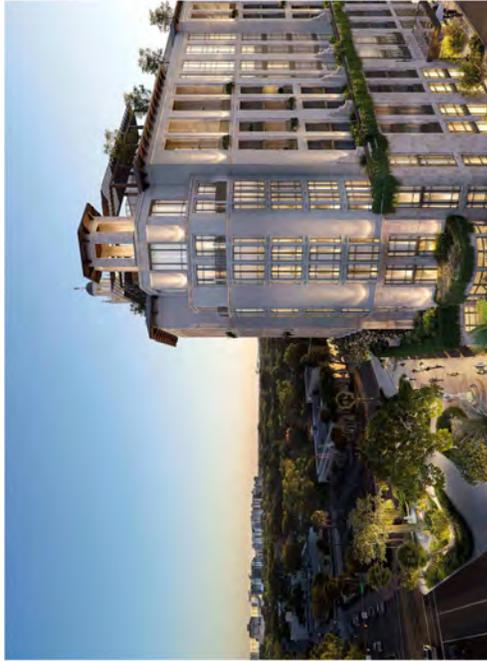
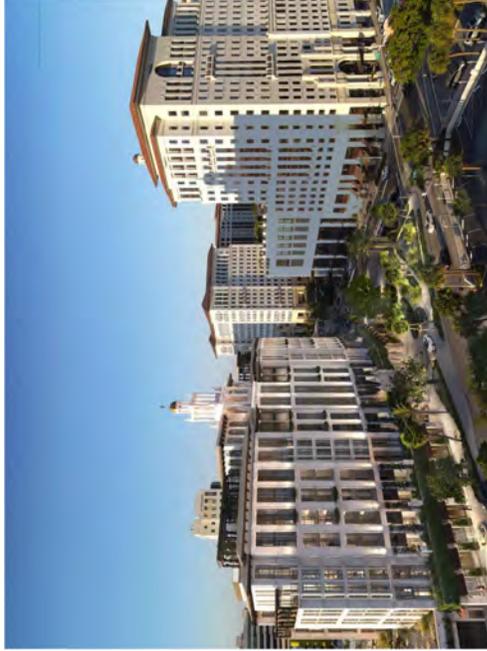
1250 DIXIE HWY
8 FLOORS | 97 FT | 393-UNIT RESIDENTIAL MIXED-USE
 DATE OF APPROVAL: OCTOBER 5TH, 2023



PROJECT:
CRYSTAL
 1101 E PONCE DE LEON BLVD.
 Coral Gables, FL 33134

DEVELOPERS:
CENTURY CRYSTAL
GROUP/LLC
 1801 PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

MEDITERRANEAN BONUS APPROVED PROJECTS



BOA SUBMITTAL

REVISIONS	
Revision #	Description / Date

SEAL:

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CORWIL ARCHITECTS, INC. IS STRICTLY PROHIBITED.
DATE: 11/12/2025
DRAWN BY: J. M. M.
APPROVED BY: J. M. M.
PRINTED: 11/12/2025 5:03:18 PM

SHEET NUMBER:

A-6.08

3000 PONCE
 9 FLOORS | 115 FT | 57-UNIT RESIDENTIAL MIXED-USE
 DATE OF APPROVAL: AUGUST 17TH, 2023



PROJECT:
CRYSTAL
 1101 E PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

DEVELOPERS:
CENTURY CRYSTAL
GROUP/LLC
 1801 PONCE DE LEON BLVD.
 CORAL GABLES, FL 33134

MEDITERRANEAN BONUS APPROVED PROJECTS

PHASE:
BOA SUBMITTAL

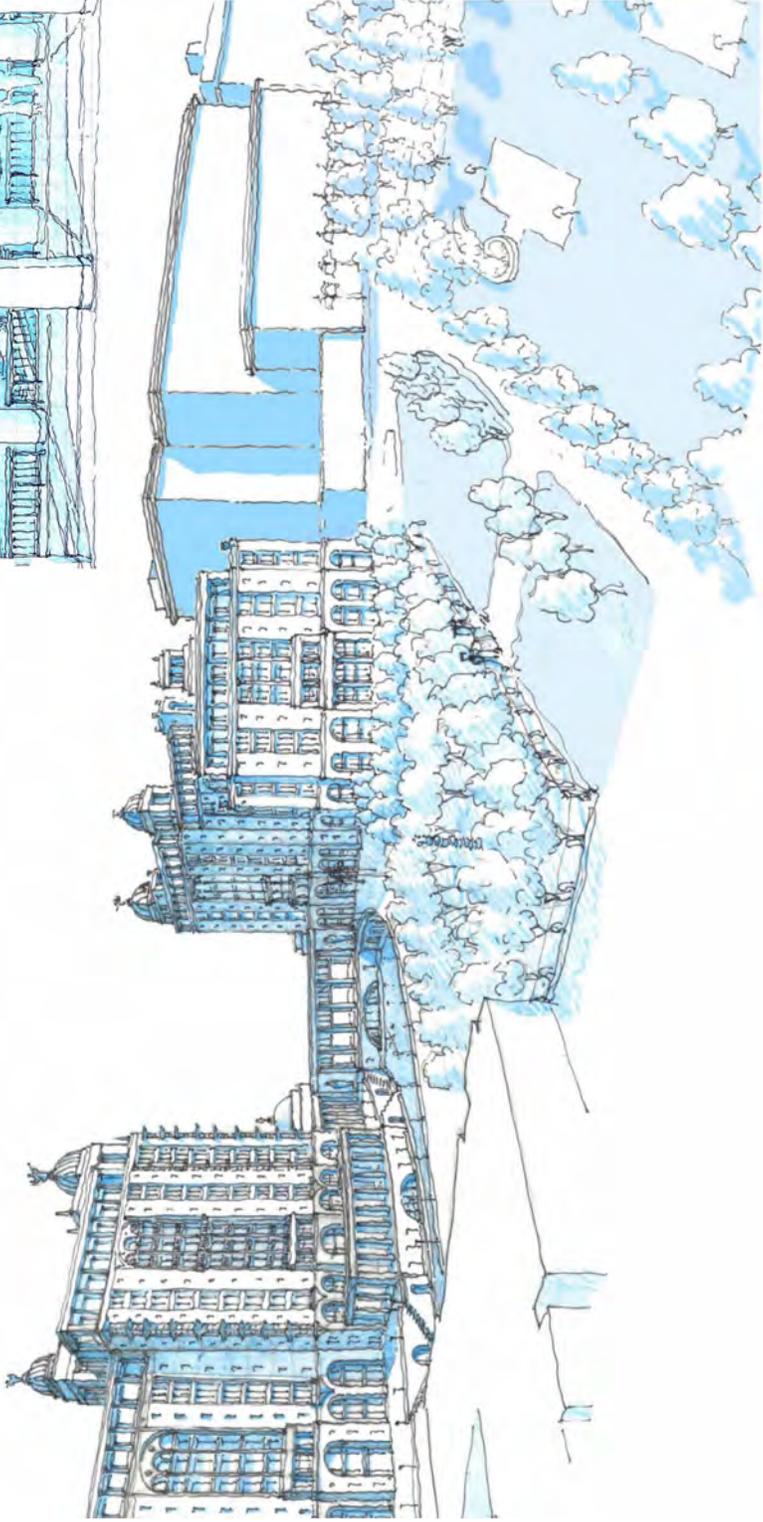
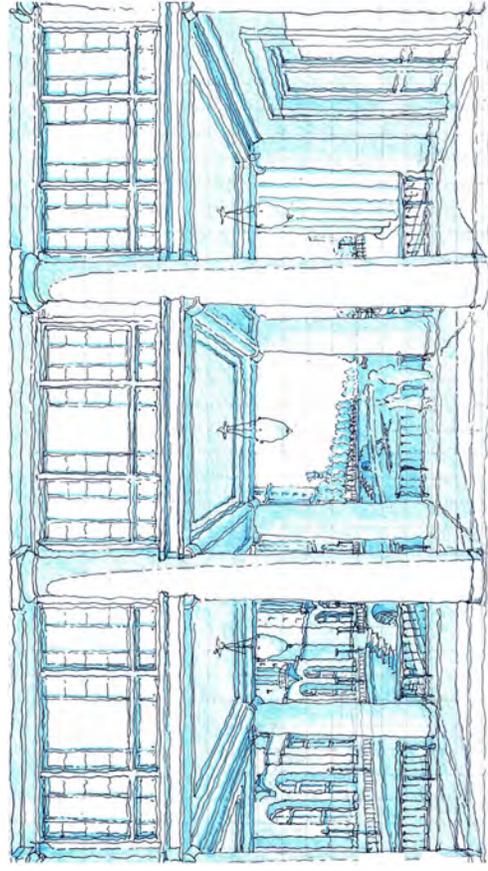
REVISIONS	
Revision #	Description / Date

SEAL:

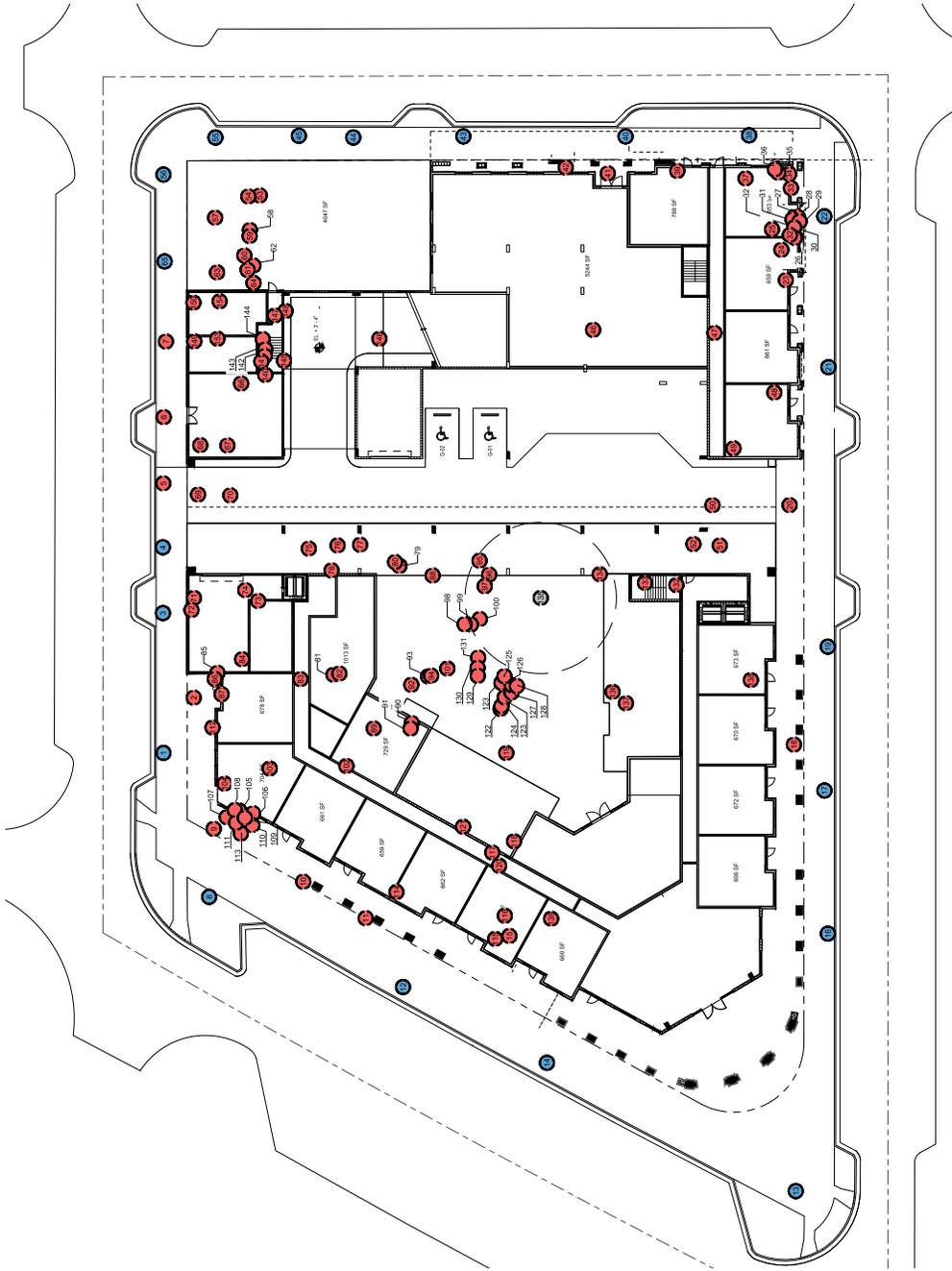
THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CORWIL ARCHITECTS, INC.

DATE: 11/12/2025
TIME: 2:01:54
DRAWN BY: [Name]
APPROVED BY: [Name]
PRINTED: 11/12/2025 5:05:21 PM

SHEET NUMBER:
A-6.10

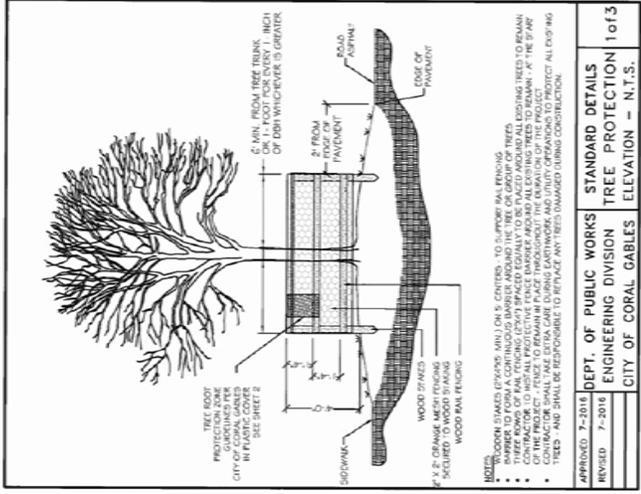


6100 CABALLERO BLVD
12 FLOORS | 140 FT | 251-UNIT RESIDENTIAL
DATE OF APPROVAL: OCTOBER 24TH 2024



- Tree to Remove
- Tree to Relocate
- Tree to Remain

DISPOSITION PLAN NORTH
 Scale: 1"=20'



TREE PROTECTION BARRIER DETAIL (TYP)

Canopy Replacement Calculations

Tree / Palm	Quantity	Credit	Total Credits
1.0 - 1.5' DBH - 10' - 15' TALL - 10' - 15' SPREAD - 10' - 15' CANOPY	5	500	500
1.5 - 2.0' DBH - 15' - 20' TALL - 15' - 20' SPREAD - 15' - 20' CANOPY	4	200	200
2.0 - 2.5' DBH - 20' - 25' TALL - 20' - 25' SPREAD - 20' - 25' CANOPY	5	300	300
2.5 - 3.0' DBH - 25' - 30' TALL - 25' - 30' SPREAD - 25' - 30' CANOPY	3	200	200
3.0 - 3.5' DBH - 30' - 35' TALL - 30' - 35' SPREAD - 30' - 35' CANOPY	3	200	200
3.5 - 4.0' DBH - 35' - 40' TALL - 35' - 40' SPREAD - 35' - 40' CANOPY	3	200	200
TOTAL CREDITS PROVIDED			13,500
TOTAL PALM			40
TOTAL MATURE TREES			3
TOTAL MATING TREES			7%

SHORTFALL OF 11,035 CREDITS TO BE PAID INTO THE CITY TREASURY

WIKIN HULLS PARTNERS
 307 North 21st Avenue, Fort Lauderdale, FL 33304
 Phone: 954.522.1888 | Fax: 954.522.1889
 www.wikinhulls.com

CRYSTAL
 110 PHOENIXA AVE., CORAL GABLES, FL 33134
 TREE DISPOSITION PLAN

Project	CRYSTAL
Location	110 PHOENIXA AVE., CORAL GABLES, FL 33134
Drawn by	DA
Checked by	DA
Scale	1"=20'

Lic. # LP 0000000
 State of Florida
 Professional Engineer

Drawing: Tree Disposition Plan
 Date: 06/23/2022
 Scale: See List
 Drawn by: DA
 Sheet Number:
TD-1
 Cad Id: 2022-002

Michael McCoy

Senior Consulting Arborist/Landscape Inspector



PROFESSIONAL OVERVIEW

Mr. McCoy is the Senior Consulting Arborist for and Vice President of New Leaf Environmental, LLC with technical expertise in tree risk assessment, plant appraisal, landscape installation inspections, landscape maintenance planning and oversight, municipal (plan review and permitting) support services, and dispute resolution for landscape and tree issues including installation, maintenance, and code compliance. Mr. McCoy is a former member of the Board of Directors for the International Society of Arboriculture Florida Chapter as well as the Landscape Inspector's Association of Florida, where he helped lead instruction and testing for the LIAF certification program.

CERTIFICATIONS

ISA Board Certified Master Arborist # MA4243B

ISA Tree Risk Assessment Qualified, Prescription Pruning Qualified

LIAF Certified Landscape Inspector 2008-0057

EDUCATION

M.S. Ecological Design, Robert Gordon University, Scotland 1999

BS Natural Resources, North Carolina State University, 1997

PROFESSIONAL HISTORY

Director of Environmental Services

Prior to starting New Leaf Environmental in 2017, Mr. McCoy was the Director of Environmental Services for Metric Engineering in Miami. Beginning this role in 2010, he created the Environmental Services Department for the company, growing it to a staff of nine over three offices by the time of his departure in 2017. In his capacity as Environmental Services Director, Mr. McCoy was in charge of multiple large scale consulting arborist and landscape inspection services contracts, as well as other biological/ecological services work.

Senior Environmental Scientist

From 2012 to 2017, Mr. McCoy served as a Senior Environmental Scientist for E Sciences in Ft. Lauderdale. In this capacity, Mr. McCoy oversaw all (10) staff members of the company's Ft. Lauderdale office. Notable accomplishments included managing numerous environmental contracts and beginning the company's consulting arborist/urban forestry service line.

Prior to working at E Sciences, Mr. McCoy worked for the State of Maryland Department of the Environment, the US Bureau of Land Management, and the US Environmental Protection Agency.

REPRESENTATIVE PROJECTS

Mr. McCoy has served as the consulting arborist for over 425 properties since he founded New Leaf Environmental in 2017, with typical work involving tree inventories, assessments of tree quality, permitting of removals and relocations, agency coordination, tree risk assessments, and construction impact analysis. A summary of his experience with New Leaf and relevant projects with prior positions is as follows:

EXPERT WITNESS SERVICES

Confidential Client, Parkland FL – this project involved providing expert services for a legal dispute between a homeowner's association and their landscape architect regarding maintenance specifications for the property which contains over 2,000 trees. McCoy's scope of work involved conducting field assessments of trees, analysis of maintenance records, developing written professional opinions for submittal and being deposed by opposing council. A settlement was reached in this case whereby McCoy's client paid approximately 5% of the original ask.

Confidential Client, Coral Gables, FL – this project involved providing expert services regarding the planting specifications, installation and maintenance of high-value palm trees as part of a new development. McCoy's scope of work included a field examination of the health and condition of the palms, written reports, and participation in a mediated meeting whereby McCoy's client was found to be in compliance with all industry standards and the case dismissed.

MUNICIPAL CODE WRITING FOR TREE PRESERVATION AND LANDSCAPING

Mr. McCoy has taken a leadership role in authoring municipal code sections pertaining to trees and landscaping including the *entire* tree preservation and landscape ordinances (sec) for the City of Dania Beach and the *entire* tree preservation and landscape ordinances for the City of Miami Gardens. In addition to these, Mr. McCoy has authored selected tree preservation code updates for the City of Miami and the City of South Miami.

LANDSCAPE MAINTENANCE PLANNING

Mr. McCoy has developed a detailed approach for landscape maintenance planning, producing maintenance plans for large sites with specifications based on geographic area, species, land uses, viewsheds and by maintenance practice including trimming, irrigation, pest control, plant replacement, fertilization and inspection. Plans include maps to identify treatment practice areas, text narratives covering operations, details and specifications, and photographic guides for trimming and related practices based on specific uses/areas. Mr. McCoy has produced landscape maintenance plans for numerous properties including the **Baker's Cay Hotel and Resort, the Playa Largo Hotel and Resort, the Municipal Campus of Miami Gardens, the Standard Landscape Maintenance Plan for all Miami Gardens permitted landscape sites, the Oasis at Doral, City of Doral City-wide Rights of Way, MSC cruise line's Ocean Cay, and eight large residential homeowner's associations in Miami-Dade, Broward and Monroe counties.**

MUNICIPAL IN-HOUSE CONSULTING SERVICES

City of Miami Gardens, Landscape Consultant – work for this project is performed under a continuing services contract and consists of administering the Tree Impact Permitting program on behalf of the City, as well as serving as the City's landscape reviewer for all projects within the site plan review process. At the start of this scope of work, Mr. McCoy authored all of the Tree Preservation Code and the Landscaping code sections for the City, subsequently obtaining County and municipal approval. Ongoing services include field inspections of sites proposing tree removals, inspecting and approving new landscape installations, providing support for the City's code compliance staff regarding tree violations, review of tree impact applications, review of and comments on proposed landscape plans, coordinating with applicants and contractors, training City inspectors and planners regarding tree issues, and providing in-house support for municipal projects with landscape components.

Landscape Inspector/Consulting Arborist, City of Dania Beach - work for this project was performed under a continuing services contract and consisted of reviewing landscape plans for new proposed developments and

infrastructure for compliance with the City's Tree Preservation code, reviewing and authorizing tree removal licenses, providing technical support to the Code Compliance Unit for violations of the City's Tree Protection ordinance, conducting field landscape inspections of newly installed vegetation, identifying hazardous trees and coordinating tree maintenance activities with the Public Services. Work also included numerous special projects including training City staff on conducting landscape inspections, creating an online GIS-based landscape plan tracking tool, obtaining grant funding, authoring an update of the entire Tree Preservation and Landscaping sections of the City's code, tree relocations, inspecting City plantings, and creating a landscape management plan for the City's Oceanfront Park.

City of Miami, Landscape Consultant – work performed under multiple continuing services contracts and consisted of reviewing and responding to applicant submittals for tree removal permits including arborist submittals for tree inventories, tree health and risk assessments, and tree management plans for trimming, preserving, and relocating trees. Provided all permitting documentation and recommendations and issued permit approvals and denials. Ongoing work consists of providing consulting arborist services to the City's Capital Improvements Program and Parks Department, to facilitate infrastructure improvement projects.

Statewide Arborist Services for Vegetation Management Permitting, FDOT Central Office, Project Manager - Provided support to the FDOT Central Office for the statewide vegetation management permitting program, pertaining to over 300 outdoor advertising locations on state roadways throughout Florida. Field inspection work conducted by Mr. McCoy and by the arborists he supervised statewide included evaluations of vegetation management for compliance with FDOT regulations, appraisals of trees proposed for removal, evaluation of proposed vegetation mitigation plans and providing recommendations to FDOT for right of way vegetation management permits, as well as maintaining a GIS database of all sign and permit locations and view zones.

City of Parkland Landscape Consultant Services, Project Manager - Providing arborist/landscape guidance for the creation of professional landscape initiatives for the City, primarily the establishment of a new GPS/GIS City-wide tree inventory and management tool. Scope of work includes training City staff on GPS equipment use, selecting and defining tree observation and management parameters, developing a GIS-based management database, and providing training on the use of tree inventory assessment tools including iTree.

City of Doral, Landscape Consultant Services, Landscape Consultant - Providing miscellaneous landscape support services for the City through a continuing services contract, including developing a conceptual City Street Tree Maintenance Plan, and developing an RFP for the procurement of a Citywide landscape management company to enact the plan. Additional landscape services provided for the City through individual authorizations include: **Morgan Levy Park Tree Inventory** - Conducting an inventory of landscape trees on this City park site including GPS location, ID of species, size and health and included production of GIS layers and reference maps. **Doral Meadows Park Tree Inventory** - Conducting an inventory of landscape trees on this City park site including GPS location, ID of species, size and health and included production of GIS layers and reference maps.

FIELD OVERSIGHT OF TREE TRIMMING & LANDSCAPE MAINTENANCE

Mr. McCoy has provided oversight for tree trimming and landscape maintenance activities across a large number of private properties where maintenance activities require strict adherence to specifications due to property requirements. Work included directing trimming locations and extents, providing guidance on corresponding regulatory requirements, serving as primary point of communication between property owners and maintenance staff, and inspection/reporting to document compliance with contract specifications. In

addition to dozens of smaller private sector development sites, Mr. McCoy has provided this service for the **Moors, Jacaranda, Jacaranda Master, Quatrain V, Chatham Towne, the Ridges, and Waterford Courtyards** homeowners associations, **Baker's Cay Resort**.

SELECTED PRESENTATIONS AND PUBLICATIONS

Report Writing for Consulting Arborists – Presenter in expert panel for LIAF instruction seminar in July of 2025

Landscape Maintenance Planning – Solo presentation for over 100 attendees on behalf of LIAF, April 2025

Tree Protection and Preservation – Chapter Revision to 2009 Update to Florida's Stormwater, Sediment and Erosion Control Manual, Florida Department of Environmental Protections

Mangroves A to Z - Organizer and speaker of educational symposium hosted by SFAEP

Valuation of Environmental Functions of Trees – Speaking series including presentations to Keep America Beautiful, LIAF, City of Plantation, International Society of Arboriculture Trees Florida Conference

Champion Tree Hunting in Central America - Article published in ISA's Arborist News, April 2005 Edition

Conducting GPS Tree Inventories - April 2015 Training seminar for the Florida Urban Forestry Council

Billboards through the Trees - Article published in FUFC's 2015 Issue 1 of the Council Quarterly publication

Planning for Sustainable Landscapes - March 2012 Seminar for the ISA Florida Chapter

Appraising Trees for Public Values - March 2013 presentation at the FUFC Urban Forestry Institute



October 2, 2025

**Certified Arborist Supplemental Assessment
110 Phoenetia Ave, Coral Gables, Florida
NLE Project No. 61025001**

New Leaf Environmental, LLC (NLE) is providing this report as a supplement to our relocation analysis for Tree No. 135, a 55" DBH live oak tree. The design team for the proposed redevelopment project requested an approximation of the age of the tree for general (posterity) information about the site and for consideration regarding relocation of the tree.

The primary means for conclusively dating the age of a tree is to take a core sample from the middle of the trunk near the bottom (via drilling) and to count the rings. This is obviously an invasive technique so it is not recommended for trees where preservation of health is a primary concern. In lieu of this technique, an analysis of current and historic aerial photos can provide important information that can be used to make inferences about a tree's age.

NLE obtained current and historic aerial photos for this exercise, one from 2025 and one from 1951 (available from FDOT's archive, the Aerial Photo Lookup System/APLUS). Using an overlay of the photos NLE identified the current and historic tree canopy. Currently the canopy measures approximately 80 feet in width in a west-east direction. In 1951 the canopy measured approximately 26 feet in a west-east direction. The existence of what appears to be the tree in that photo puts its age at least at 74 years of age. A canopy width of 25 feet, assuming normal conditions, would be typical for an oak tree ranging from 10 to 25 years of age. The age estimation is likely more toward the younger end of this range since a tree of 25 years in age (or beyond) would typically have a larger canopy. It is possible for a canopy to be kept smaller than typical due to aggressive pruning or storm damage. However, since this tree was in the middle of an open field with other larger trees around, aggressive pruning is unlikely. The lack of storm damage to other trees in the photo and the lack of signs of historic storm damage in the canopy also make that scenario unlikely. This approximation of age in 1951 is further supported by the level growth of the canopy since 1951 – from a canopy spread of 25 feet to a canopy spread of 80 feet. Rapid expansion of a canopy is only typical for younger trees, with most live oak trees expanding their canopy little (if any) past an age of around 75-100 years. Past that point, even after storm damage or heavy pruning, mature trees typically do not restore their previous canopy size but recover and re-establish a smaller canopy through a process termed *retrenchment*. Mature trees will however continue to add to the diameter of their trunk throughout their life. Accordingly, NLE estimates the age of the tree to be between 84 and 99 years.

Sincerely,
New Leaf Environmental, LLC

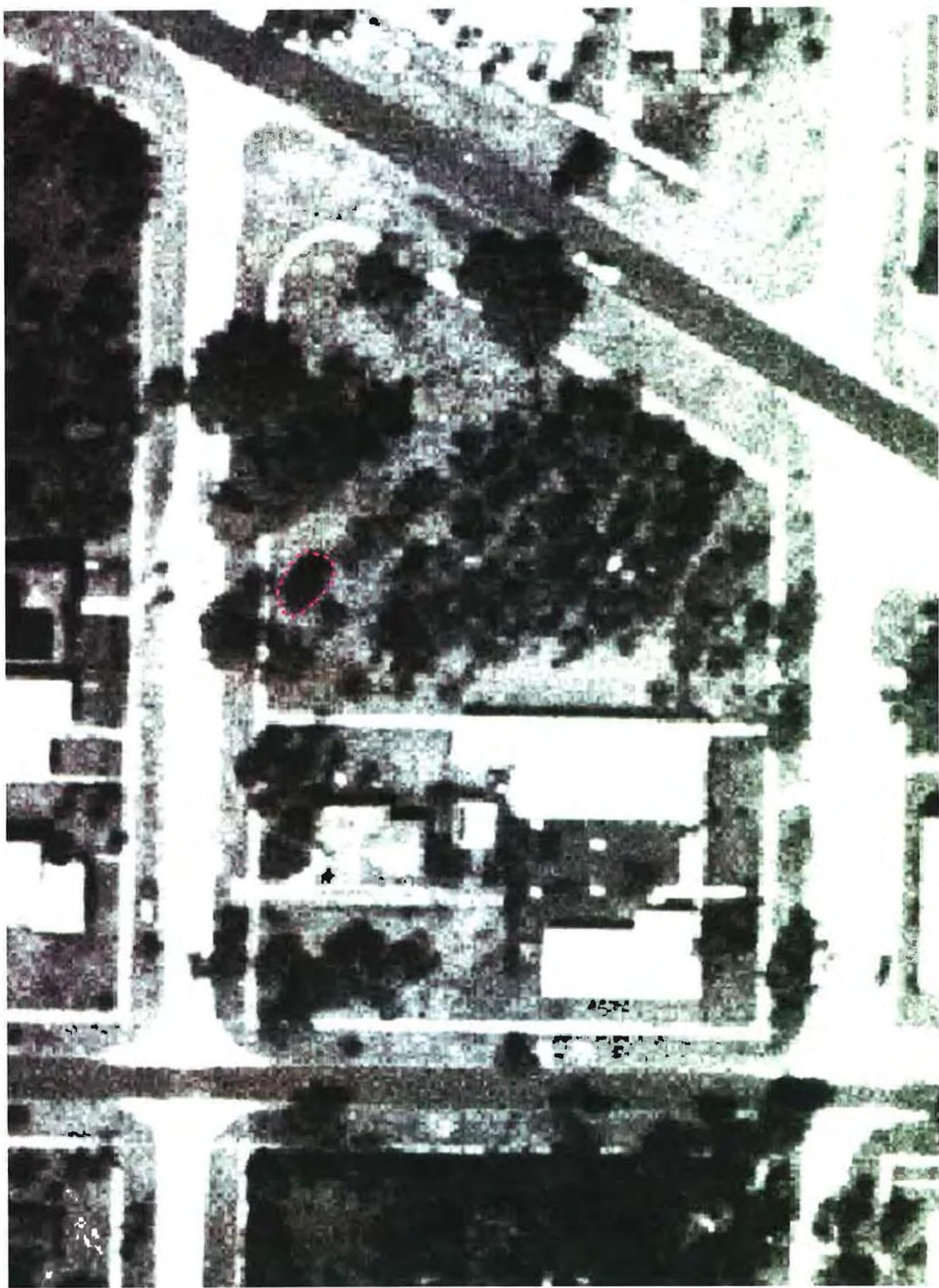
Michael McCoy
ISA Board Certified Master Arborist MA 4243B, TRAQ, PPQ

Attachments: Aerial photos

110 Phoenetia, aerial photo from 2025, Tree No. 135 canopy outlined



110 Phoenetia, aerial photo from 1951, Tree No. 135 canopy outlined



110 Phoenetia, overlay of aerial photos from 2025 and 1951, Tree No. 135 canopies outlined





September 22, 2025

Tree Relocation Assessment
110 Phoenetia Ave, Coral Gables, Florida
NLE Project No. 61025001

New Leaf Environmental, LLC (NLE) is providing this report as a summary of our assessment regarding the viability of relocating specimen Tree No. 135, a 55" DBH live oak (*Quercus virginiana*).

Observations and Findings

Evaluation of tree relocation potential has two key factors: 1) suitability of the tree for relocation, and 2) availability of a suitable destination location.

1) Relocation Suitability:

This tree is overall in good condition: the root flare, trunk and canopy branches are intact with no significant signs of decay, dieback, disease or insect infestation. Historic pruning cuts are almost all sealed over with new wood, which is a sign that the tree remains healthy and growing with enough vitality to be able to accommodate/recover from typical injuries. The canopy has ample foliage which appears dark green and healthy. There is one primary stem at the base. This stem does progress into two stems at a height of approximately six feet. These stems however are not considered codominant – there is no bark included inside along a seam, with one stem growing upright and the other outward. Beyond these general features, the structure of the root flare is a very positive indicator for suitability for relocation. The flare itself is very symmetrical, with a noticeable rise in the surrounding grade from the surface roots, and no observed girdling roots or flat sides. Based on experience with numerous similar scenarios, this feature indicates a strong, intact, and consolidated root mass under and surrounding the tree, which will help it to remain stable and maintain nutrient and water flow after being moved.

Accordingly, this tree qualifies as a suitable candidate for relocation.

Due to the size and age of the tree, relocation specifications must be followed which would reduce the stress on the tree, including root pruning conducted in stages with a minimum pruning wait time of six months, minimizing canopy pruning, obtaining a large root ball, and lifting using multiple points.

2) Availability of Suitable Destination Location:

For this tree, a key priority is the availability of a destination site without the need to travel a substantial distance offsite or cross a major roadway, since the canopy would not have sufficient space to utilize a roadway for transit and the root ball and canopy will need sufficient space to grow. The proposed project's design team has identified a destination location for this tree: green space at the northeast corner of E Ponce de Leon Blvd and Antilla Ave. The center point of the green space area has a minimum diameter of 40 feet in each direction, which is more than enough to accommodate the root ball. Branch clearance is required at this location for pedestrian

walkways, parking and the roadways. However, as Tree No. 135 already has increased clearance compared to the tree in this location, no pruning would be required to accommodate these clearance restrictions.

Based on this analysis, this location is a suitable destination site for Tree No. 135.

Several important issues are required to be addressed prior to the relocation: the existing tree (black olive) would require removal and the two segments of sidewalk which transect the area would need to be temporarily removed and subsequently reconstructed above grade, which would eliminate impacts to the relocated root ball. There is also a utility access panel just outside of the relocation site. Utility locations will be needed to ensure that the utilities do not transect the proposed destination site.

A photo log is attached which illustrates these observations.

Recommendations

In support of this relocation effort and due to the very specific care requirements for this tree, NLE has prepared recommended relocation specifications, attached. The proposed destination location also requires a utility locate, removal of the existing tree and reconstruction of the sidewalks. A construction detail for an example of an above-grade sidewalk is attached, which could be used or modified for use if approved by the project engineer of record.

Sincerely,

New Leaf Environmental, LLC



Michael McCoy

ISA Board Certified Master Arborist MA 4243B, TRAQ & PPQ Qualified

LIAF Certified Landscape Inspector

Attachments: Photo Log, Relocation Specifications, Example Sidewalk Construction Detail

PHOTO LOG

Photo 1. Overview of Tree 135 (composite photo)

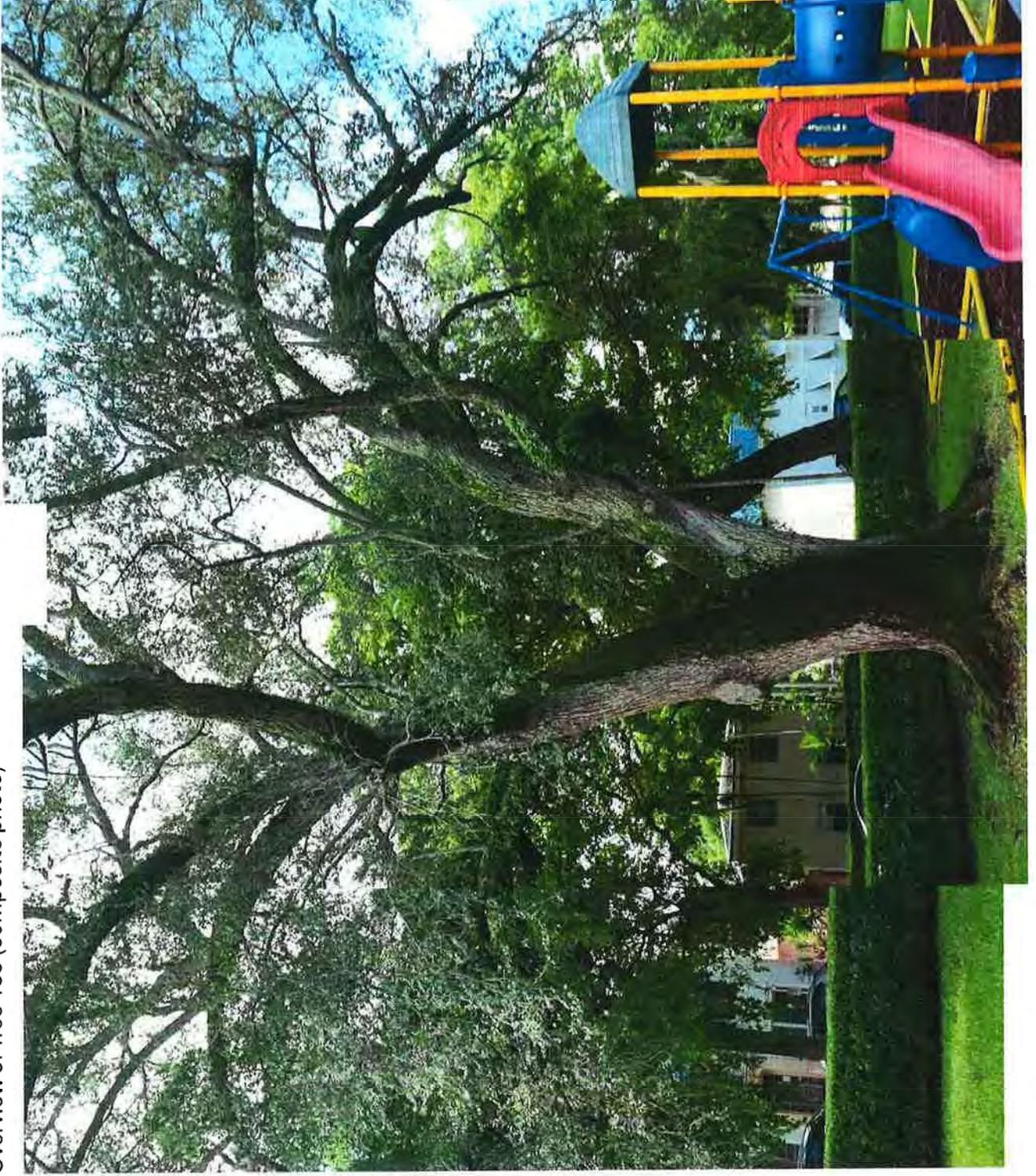


Photo 2. Root flare showing symmetrical roots, raised mound around the tree



Photo 3. Example of large (historic) pruning cuts that have sealed over with new wood



Photo 4. Destination site for Tree No. 135





NEW LEAF ENVIRONMENTAL

110 Phoenetia Ave, Coral Gables

Tree Relocation Specifications

Unless otherwise specified, all relocation activities shall be conducted in accordance with ANSI A300 Standards and associated best management practices.

Tree to be Relocated: Tree No. 135, live oak (*Quercus virginiana*), 55" DBH

Root Pruning/Relocation Preparation

- A Certified Arborist shall be on site to observe root pruning activities.
- The canopy of the tree to be relocated shall in general not be pruned except to remove dead or damaged branches. Pruning to accommodate vertical or horizontal clearance or crane access may be conducted, but is limited to 10% of the living foliage of the tree, with no cuts to branch locations larger than 3 inches in diameter unless specifically directed by a Certified Arborist as necessary to complete the relocation.
- Root ball dimensions: 12 feet in radius on each side of the tree. This dimension may be adjusted (in or out) in the field under direction of a Certified Arborist in order to account for actual presence of large roots (≥ 1 " diameter), which may result in an asymmetrical root ball. Regardless, the root ball in each radial direction shall be no less than nine feet, with a diameter in any direction of no less than 18 feet.
- Root pruning timeframe: The tree shall be root pruned in accordance with the following schedule:
 - 1/3 of roots pruned followed by 90-day wait period prior to next phase of root pruning
 - Second third of roots pruned followed by 90-day wait period prior to next phase of root pruning
 - Final third of roots pruned followed by (minimum) 90-day wait period prior to transplanting
- The root ball depth is to be a minimum of 36 inches.
- All cuts shall be made using a mechanical root pruner, reciprocating saw, or similar equipment that will result in clean cuts. Any torn or broken roots must be subsequently cut using a saw.
- After root pruning, the root pruning trench must be backfilled with sand on the same day.
- After root pruning, the tree must receive supplemental irrigation (inside of the root prune area) in the amount of a minimum of 50 gallons of water two days per week. This irrigation shall continue until the tree is transplanted. *This is a critical step in the process and the risk of failure greatly increases if inadequate irrigation is provided.*

Transplanting

- A Certified Arborist shall be on site to observe transplanting activities.
- The root ball must be freed by excavation on the outside of the root ball, isolating the bottom of the root ball from the ground, including chipping of rock substrate as appropriate.
- The primary equipment (single vehicle/machine) used to lift the tree must be a crawler crane rated *at minimum* as capable of lifting 100,000 lbs. at a radius of 20 feet. Additional smaller equipment should be used for balancing and guidance. This equipment must utilize rubber tires (as opposed to treads) to allow mobility over existing infrastructure and tree roots.
- Proper M.O.T. must be in place for any use of adjacent public roadways.

- When lifting a tree from the original location, any roots remaining intact (including under the root ball) must be mechanically cut – the force of the lift must not be used to break intact roots.
- After excavation/lifting from the original location, the tree must be replanted in the destination location on the same day.
- When lifted the tree is to be lifted by the trunk with strapping with a minimum width of 18" at each connection point and a minimum of three connection points. Drilling/pinning of the trunk is not permitted.
- The root ball shall be secured/kept intact during transplanting, utilizing straps or plastic wrapping as needed.
- The destination location shall be excavated at the time of transplanting, with the width at least three feet wider in diameter than the root ball.
- The relocated tree shall be placed in the destination location with the top of the root ball approximately 2 inches above the surrounding grade.
- After the tree is placed at the destination site, the planting put must be saturated and additional soil added to replace wash-out pits.
- The root ball shall receive a 3-inch layer of shredded hardwood mulch after transplanting, with no mulch within six inches of the stem.
- The relocated tree is not to be fertilized at the time of relocation.
- Upon completion of the tree relocation, a Certified Arborist shall inspect the tree to verify completion in accordance with the specifications and plans.

Post-Relocation Practices

- After relocation, tree protection fencing must be placed around the relocated tree one foot outside of the root ball until the completion of construction activities on site
- After relocation, the tree must receive supplemental irrigation as follows:
 - 30 gallons of water five days per week for the first four weeks
 - 30 gallons of water three days per week for the next eight weeks
 - 30 gallons of water one day per week for the next eight weeks

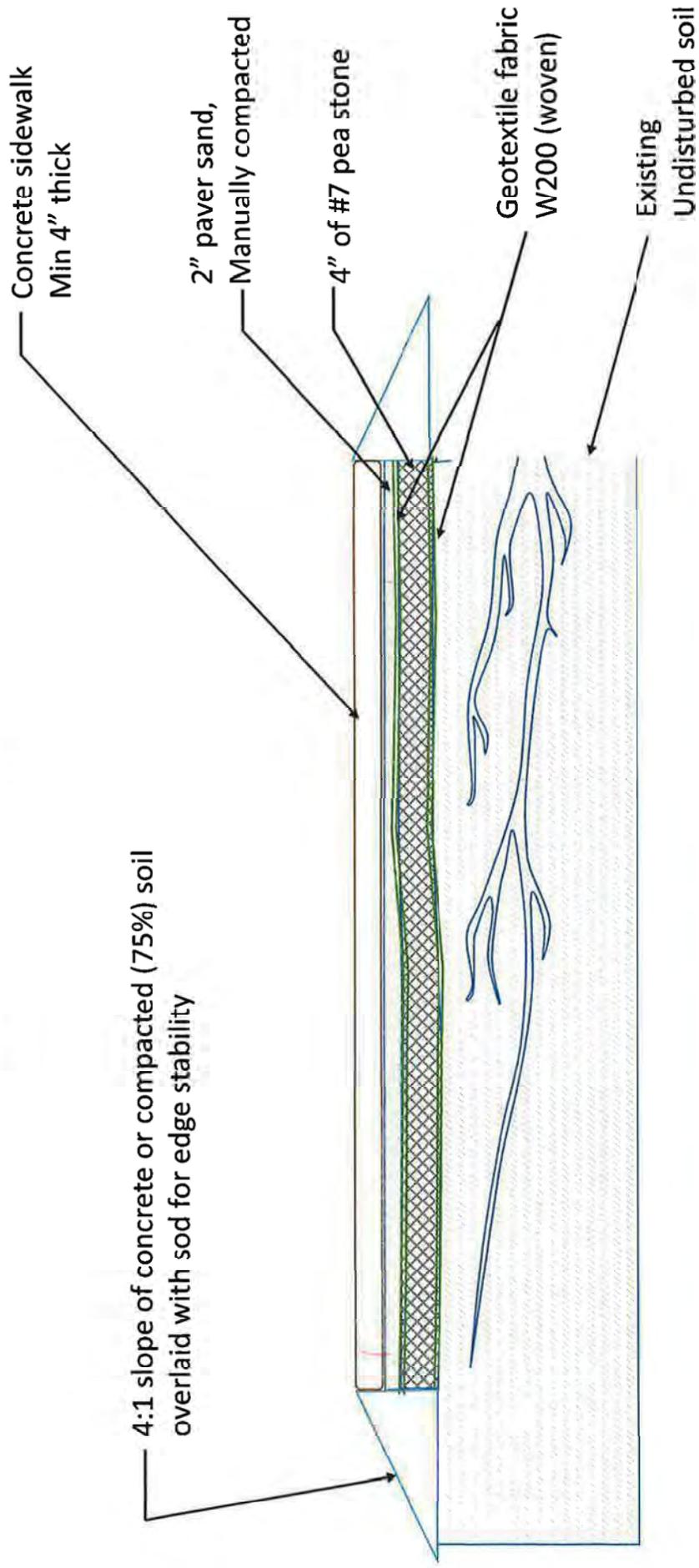
This is a critical step in the process and the risk of failure greatly increases if inadequate irrigation is provided.

- No construction activities *including landscape plantings* may occur within the area of the transplanted root ball, unless specifically agreed to by the City and overseen in the field by a Certified Arborist.
- After relocation, the tree shall be inspected after 30, 60, and 90 days. Any decline in health shall immediately be addressed by the tree relocation contractor in consultation with the Certified Arborist, and the county shall be notified.

RELOCATION SPECIFICATIONS PREPARED BY MICHAEL MCCOY, ISA BOARD CERTIFIED MASTER ARBORIST
MA-4243B



Above-grade Sidewalk



David Bryan

**Relevant Project Experience
&
Peer Recognition**



MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT • 275 N.W. 2nd STREET, MIAMI, FLORIDA 33128

27 June 2008

To: Whom it May Concern

From: Karen Cheney
Florida #LA666682B
Landscape Architect

A handwritten signature in black ink, appearing to read "Karen Cheney", is written over the printed name and title.

Re: David Bryan, Arborist and Landscape Contractor

I had the pleasure of working with David Bryan for the first time in 1995 when he won a bid to relocate over two-hundred mature fruit trees within the Redland Fruit and Spice Park. He came to this job highly recommended by another Landscape Architect and did not fail to meet and exceed all expectations.

Mr. Bryan and his crew relocated these valuable specimens in a timely manner with less than a two percent mortality rate for the entire project. This was an incredible feat due to the soil conditions at the site (very little top-soil overlaying oolitic limestone), the size of most of the trees, and the circumstance that these trees can be more subject to damage because they are growing out of their native range and habitat (in terms of climate, soil conditions, altitude and hydrology). Mr. Bryan delivered a quality product, as low bidder, on time and within the budget.

I subsequently recommended Mr. Bryan for jobs to other municipalities and agencies and have had nothing but favorable comments about both his methods of working and the final product he delivered. He is very knowledgeable and creative in his work, and will always go the extra mile to ensure that his projects are successful.

I highly recommend Mr. Bryan and am happy to discuss his work if you have further questions.



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

July 11, 2008

To Whom It May Concern,

I would like to take an opportunity to offer a formal recommendation for David Bryan of Tropical Falls Landscaping. As a landscape architect I have know Mr. Bryan for about fourteen years and feel that he provides unique expertise in the field of large specimen tree/palm relocation.

I first met Mr. Bryan during relocation work in my town home community where I serves on the board. Since that time we have worked on several large scale projects together where the survivability of the trees and palms has been astounding. He has always demonstrated an incredible initiative and a strong dedication to successful relocation efforts. With his commitment, he has always made special efforts to take the necessary mean to assure survivability in all projects we worked on. Mr. Bryan takes a personal interest in the welfare of maintaining the fullest canopy possible on the large trees, but he spares no extra expense to ensure that he has the best possible equipment to get the job done right.

I have entrusted Mr. Bryan with rare specimen fruit trees, magnificent Live Oaks and unique varieties where no previous expertise existed with relocating certain specimens. In all cases there was nearly 100% survivability.

Mr. Bryan is a special contractor always taking special care to provide the best possible methods to nurture the trees he relocates. He often loses sleep as his concern goes beyond the process simply being a job.

I highly recommend Tropical Falls Landscaping for your tree and relocation needs.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Tammy D. Cook
Associate of Landscape Architecture

Projects he has provided relocation services for:
Calusa Point Town homes
Redlands Fruit and Spice Park
Deering Estate at Cutler
Grimaldi Residence

Engineering
Construction Engineering
& Inspection
Municipal Engineering
Transportation Planning
& Traffic Engineering
Surveying & Mapping
Planning
Landscape Architecture
& Environmental Services
Construction Services
Indoor Air Quality
Data Technologies
& Development
Emergency Management
Services
Building Code Services

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807
www.calvin-giordano.com

Biltmore

CORAL GABLES - MIAMI

March 6, 2008

To Whom It May Concern:

I have had a business relationship with David Bryan since 2003. During this time Dave has worked on several tree relocation and new plantings projects for me.

At Riviera Country Club, Coral Gables, Florida, Dave successfully relocated over 50 large palm trees during the Golf Course renovation project of 2003. Dave also planted 65 new trees thru out the course.

After Hurricane Katrina 2005, Dave was able to re-right over 90 trees with an over 95% success rate. With Dave's specialized equipment he was able to right very large trees with minimal impact to the turf. With his special equipment Dave's able to plant or relocate very large trees that no other tree company can do, with as little impact to surrounding area.

During the summer 2007, I was involved in a major renovation at The Biltmore Hotel & Golf Course. Coral Gables, Florida. Dave relocated 40 very large 25-35 foot palms with 100% success rate and very little impact to existing turf.

Dave is an expert in his field and I would highly recommend him for any new tree planting or for relocating large trees. Please call me to further discuss David Bryan's qualifications.

Sincerely,



Bryan E. Singleton, GCSAA
Golf Course Superintendent
The Biltmore Hotel & Golf Course
305.586.1620



To whom it may concern:

David Bryan, of Tropical Falls, has done extensive work at Deering Bay Yacht & Country Club over the last several years. His company has done work after hurricanes re-settling and relocating trees. Many of these trees are delicate and require the utmost of care. He has moved hundreds of trees and we have not lost any trees that he has transplanted or re-set. His professionalism and attention to details are unparalleled. Do not hesitate to contact me.

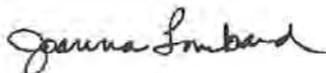
Robert Wethy
Golf Course Superintendent

Joanna Lombard, Architect
Florida # 9701

20 June 2008

To: Whom it May Concern

From: Joanna Lombard



Re: David Bryan, Arborist and Landscape Contractor

I have worked with David Bryan since 2005 when he joined the team on a 1-acre garden project. His work initially focused on surgical removals of invasive materials but as the scope of work on the project expanded, we turned to him for a wide range of work that involved moving and planting mature trees, as well as consultation on, and implantation of major design strategies including lakeside stabilization.

During this same period of time Miami was hit with both Hurricanes Katrina and Wilma. While working on the project, Mr. Bryan also assisted throughout Miami-Dade County in tree rescue operations, including moving trees from damaged sites and replanting them in original, or in some cases, new locations. The results of his work can be seen in the extensive number of major trees that not only survived that process, but now are flourishing. His success rate is impressive, as is his careful and deliberative method of working.

Having worked with various arborists and landscape contractors on tree relocations and installations over the last twenty years, I have never worked with anyone as knowledgeable and thorough as Mr. Bryan. Faced with moving or even diagnosing the best course of action on a significant tree, he is the first person I call. In addition to his accomplishment working in his own areas of expertise, Mr. Bryan is also an able member of the design team. He willingly participates in project team meetings and his insight has significantly improved the projects on which he and I have worked together.

I highly recommend Mr. Bryan and you may contact me if you have any further questions.

3621 Bayview Road, Miami, Florida 33133
305 444 8158 / joanna.lombard@gmail.com



February 6, 1995

To whom it may concern:

David Bryan has relocated over 130 mature trees on our property, including oak, cypress, and mahogany trees. His work has been featured in The Miami Herald, showcasing our property.

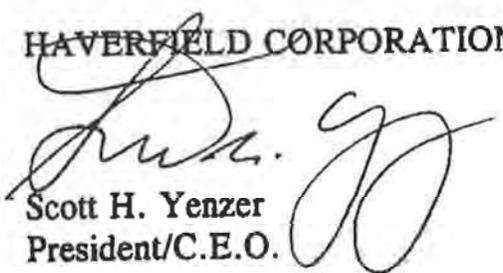
We initially had contracts with three of the largest and what we thought were the most "reputable" landscape companies in Miami. Due to their negligence and lack of knowledge, we would have lost most of our trees, were it not for Mr. Bryan's expertise as he intervened, saving the trees. Both Mr. Bryan and his employees of Tropical Falls Landscaping, are highly skilled, extremely knowledgeable, reliable, and trustworthy.

David Bryan's knowledge of plants and trees native to South Florida is evident just by seeing our property. The work he has done for us has been fabulous - we've never been less than thoroughly satisfied.

If you have any further questions, don't hesitate to contact me.

Cordially,

HAVERFIELD CORPORATION


Scott H. Yenser
President/C.E.O.

SHY/kkc

Haverfield Corporation

3 South Biscayne Boulevard, Suite 5400
Miami, Florida USA 33131-5330
Telephone: (305) 358-5454 • Fax: (305) 358-8484



THE GREEN COMPANIES Executive Offices

Developers
Builders
Real Estate Brokers
Mortgage Brokers
Contractors
Property Management

February 9, 1995

Dade County Parks and
Recreation Department

RE: Letter of Recommendation and Verification

TO WHOM IT MAY CONCERN:

David Bryan of Tropical Falls Landscaping has performed major relocation services to our commercial and residential properties for the past two years with complete success.

All trees that were relocated did not require lead-stem trimming. Additionally, all trees were hand root/pruned and dug.

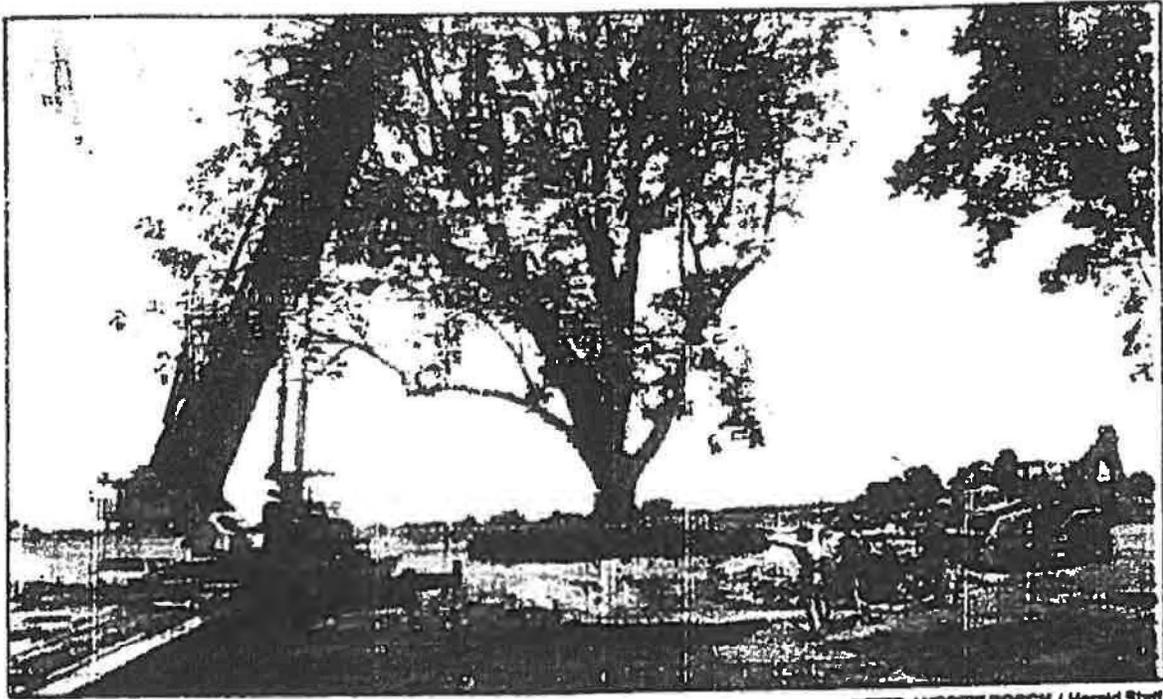
We would recommend the services of Tropical Falls Landscaping. They evidence dependability, performance and commitment.

Very truly yours,

THE GREEN COMPANIES

HERSCHEL V. GREEN
Chairman of the Board

HVG:mb



PETER ANDREW BOSCH / Herald Staff

SUNDAY, SEPTEMBER 10, 1995 116
THE HERALD

Hurricane Andrew-ravaged park gets some master plan landscaping

By GEORGIA TASKER
Herald Garden Writer

It has been pirouetting plums and flying fistulas for the past couple of weeks at the Fruit & Spice Park in the Redland as 116 of the park's trees were relocated according to the new master plan.

The Australian Burdikin plum, being moved in this photo, is about 45 feet tall with a root mat about 15 feet in diameter. David Bryan of Tropical Falls Landscaping moved the tree, weighing 15,000 to 18,000 pounds. Bryan root pruned it several weeks ago, then jackhammered the roots out of South Dade's limestone before lifting and replanting. Like the other trees moved, this one was out of the ground for only about

an hour. It will be watered every two days for six months.

Hurricane Andrew devastated the park of rare fruit trees and tropical vegetables, and some 750 trees had to be removed from the rubble. The park's recovery plan offered an opportunity to landscape instead of plunking trees down willy-nilly. That new master plan calls for creation of regional settings from which fruit trees originated.

The master plan added 10 acres to the 20 acre park, and Rollins said "many of these trees have gone into the new field, and this has really given the field character." About 1,000 new trees will be planted, most purchased with Federal Emergency Management Agency funds.

FROM THE COVER

Trees

Continued from page 1B

along the drives.

David Bryan, owner of Miami-based Tropical Falls Landscaping, is using the moving. At once flamboyant and mystical, Bryan expresses a Druid-like love of trees, especially really big trees.

He earned a reputation of being able to move almost any tree with his work in south Florida after Hurricane Andrew. Public areas, particularly parks, were devastated by the storm as trees were uprooted everywhere.

While other landscape contractors were "frantic with chain saws" as Bryan put it, he methodically began to put trees back in place. To move them around. More than 1,200 of them. Most of them lived.

"We knew he was the one," McDonald said of Bryan.

Bryan has already moved 13 oaks to the trade center site for a cost of about \$46,000. Sixteen more are due to be moved to the site over the coming weeks.

Of the original 13, one has died, probably from exposure to the very cold winds of a few weeks ago. Two have yet to bud. The rest are putting on new leaves and appear to be thriving so far.

McDonald said he knew that moving trees this large is a risk, but said the risk is worth it in this case for the value the trees will add to the trade center project.

The biggest tree Bryan moved to the trade center was 54 feet tall and weighed 66,000 pounds. Most have been smaller — 30 to 40 feet, 6,000 to 20,000 pounds. They are big, but not on the scale of the grand trees such as the Telfair Oak — an ancient oak with a canopy spread of more than 100 feet near the corner of Drayton and Park Avenue. That tree has its own historic marker. Trees of that type should not be moved, Bryan said.

The trees Bryan is now moving were selected on the basis of their size, appearance and location on Hutchinson Island. Ease of getting in the necessary equipment to do the move was a prime consideration.

In October, the selected trees were root pruned. Bryan and his crew dug trenches around the trees, severing the support roots but encouraging growth of the tiny feeder roots that will do the real work of keeping the trees alive.

Now cranes and backhoes wrapped in hurlap so they do not injure the trees rock the oaks back and forth. As the rest of roots break free, the trees are lifted onto trucks and moved to the trade center. They are replanted within hours of being lifted.

The bigger trees actually do better than smaller trees, Bryan said. They have deep reserves of strength and stored food that they never use unless put under stress.

What happens next is not up to Bryan or the trees. Their survival in

the coming years depends on the care they get and caring for them won't be easy.

Don Gardner, former director of Savannah Park and Tree Department, said moving big trees is the easy part. Gardner now operates his own environmental consulting firm, Sensitive Site.

"The trees may look OK now, but they will need several years of very good, very consistent proper care to make sure they make it," Gardner said. "You just can't plop a big tree

like that in the ground and expect it to live."

Gardner did not witness the root pruning or moving process but said that even if the work was done as well as possible the trees are still at risk. Much of the root systems has been lost and the trees are under stress and shock, he said.

Those in charge of the trade center should expect to spend as much maintaining the moved trees over the coming years as they did moving them, Gardner said. That includes

watering, bracing, proper fertilization and other measures. The task will be made more critical by the continuing drought conditions that are expected to last through the summer.

It can take years for a tree's root system to be re-established, Gardner said, and until then the trees in Savannah's newest squares are at risk.

Environmental issues reporter Gail Krueger can be reached at 652-0331 or at gkrueger@savannahnow.com.



Organics News

Message from the Organics Committee Chair

By Jeff Rogers, Synagro dba Allgro Compost

The Organics Committee had their first conference call a few days after the RFT Annual Conference. We set up our committees for F.D.O.T maintenance division and Florida Water Management Districts. This is where we want to concentrate our efforts this year.

We also have several members soliciting vendors for equipment demonstrations at Composting in the Southeast Conference in October. We are committed to having a hospitality suite at the conference to attract new members.

Our next meeting will be August 28 at 10:00-12:00 at SWA Administration Building in West Palm Beach. Lunch will be served after the meeting. There will be a tour of the Amerigrow Recycling facility after lunch. Amerigrow will debut their new bagging operation. If you would like to attend, call Jeff Rogers at 561-252-3544, so we will have an accurate head count for lunch. Please join us.

Scholarship Award

By Denise Kirk, Collier County

Congratulations to Tiarra Myers, recipient of the Recycle Florida Today 2002 Paul Opry Scholarship for her efforts to promote recycling.

Tiarra is a junior at Lely High School in Naples and Scholar with the Take Stock in Children mentoring program through the Collier County Education Foundation. She lent her considerable talent and charisma to the Collier County Solid Waste Management Department's television commercial to inform residents of the expansion of the curbside recycling program and promote recycling and waste reduction. Tiarra not only appeared on the working face of the Naples Landfill and the more beautiful Naples beach, but also provided professional voice over for the commercial.

The purpose of RFT is to inform the public, law-making bodies and the business community of the economic significance and importance of recycling, and to demonstrate the high professional standards of those involved in the business of recycling, accomplished through sponsorship of educational meetings, research and publication of articles, reports, statistics, and other material.



Denise Kirk, Collier County presenting Tiarra Myers Scholarship.

Tiarra was not paid for appearing in the commercial but volunteered at the request of Denise Kirk, Recycling Coordinator with the SWMD, who also nominated her for the scholarship award and is her mentor with TSIC. The \$500 check is welcome assistance for Tiarra's education.

Parrot Jungle and Compost: A New Landscape

By Dr. Monica Ozores-Hampton, University of Miami

A new 18-acre tropical theme park is being built in Miami. It will be the new site of the original Parrot Jungle and Gardens which first opened in South Miami in 1936. Construction began in March 2001 and should be completed by spring of 2003.

Parrot Jungle and Gardens has been successful all these years by its various parrot and animal shows, animal exhibits, and the lush tropical landscaping. About 1,000 species of tropical plants are grown at the park. Many of these plants are grown at the onsite plant nursery and rotated into the park throughout the year. One of the reasons for the success of the horticultural program is the attention to detail, and the Integrated Pest Management Program (IPM).

The IPM program has many components including adherence to specific cultivation techniques such as selective pruning, closely monitored irrigation, the use of mulch, and our own (licensed by DERM) park-produced compost. The benefits of compost use in horticulture are well documented. The use of compost as potting soil in our plant nursery and as a top-dressing has been critical in maintaining the park without the use of restricted pesticides, miticides, nematicides, or fungicides.

The site where the new park is now being built is an 86 acre spoil island that was created early in the last century when the ship channels from the adjacent Port of Miami were being dug. When construction began, the site itself was only 6 to 8 feet above sea level and because the island is in a flood zone, the building pads needed to be raised to 12 feet. This was accomplished with over 26,000 tons of structural fill. It was decided to utilize the existing soil for the landscape and augment with compost from the park's composting operation.



David Bryan Tree Moving relocating 40,000 lb. Black Olive at new Parrot Jungl site.

Eighty trees, which were moved off the site so the land could be stripped, have since been permanently installed in the new landscape. Some of the large trees have been planted for over a year now and are in better condition than before the initial move. The 100% success rate with the trees is unusual especially with mature trees.

landscaping... by the addition of compost. Information provided by Jeff Shimonski, Director of Horticulture, Parrot Jungle & Gardens.

Neighbors restore pine hammock



BLANCA MESA

ON THE HOMEFRONT

The homeowners at the Townhouses at Killian Pines, a community in Kendall, have just completed the restoration of a pinelands hammock in their subdivision.

Getting the native look right took six months and \$15,000, including the cost of hiring Lisa Hammer, a horticultural consultant.

"We know we've done the right thing for the environment," said Laine Schwartz, a member of the

community's board of directors. "Now we see more butterflies. Before, it was the kind of place that you wouldn't want to go through."

Illegal dumping and overgrowth threatened the area, Schwartz said. Brazilian pepper trees and Burma reed grass, which had engulfed the pinelands, were removed by hand.

Now, swatches of slash pines and palmettos totaling about six acres can be seen interspersed among the 86 townhouse villas. The development, constructed in the mid-1970s, was built on top of a ridge of oolitic limestone, parts of which remain exposed.

"In the long run, we hope it will help the value of the homes," said Woody Westfall, president. Each homeowner was asked to pay \$140 for the cost of the project.

Still to come: landscaping the interior common areas with natives and other xeriscape plants that don't require much water or maintenance.

Driving West Kendall

Frustrated Kendall drivers can vent a little steam with county and state officials at the West Kendall Transportation Committee meeting Tuesday.

The committee, formed about four years ago by Rep. Art Simon, D-Kendall, will meet at 7:30 p.m. at the Crossings Clubhouse, 11578 SW 132nd Ave.

The North Kendall Drive widen-

ing will top the list of items discussed. Representatives from the Florida Department of Transportation will answer questions about the Southwest 120th Street exit of Florida's Turnpike.

County road projects, including the widening of Southwest 137th Avenue, and the Kendall Area Transit and Metro bus services are also on the agenda.

Simon said he blames the county's lack of orderly growth for the traffic woes in West Dade. He added, though, that extensive road improvements in the past four years have alleviated some traffic jams.

Kendall districting

The Kendall Federation of Homeowner Associations meets at 7:30 p.m. July 30 at the Winston Park Clubhouse, 8100 SW 132nd Ave.

There will be a final vote on whether to endorse charter reform. A pending motion to rescind an endorsement of district elections will be heard. The federation has previously voted to endorse a plan that allows for 10 single member districts, five regional districts and an at-large election of Metro's mayor.

"I think it will get heated," said Jose Rojas, president. "The lines as they are drawn now are not very good for Kendall."

The federation has been fighting for district elections almost since its inception more than a decade ago.



MCHELE KATZ / Miami Herald Staff
A TREE GROWS IN KILLIAN PINES: David Bryan of Tropical Falls Landscaping points out a pine growing at the Townhouses at Killian Pines to Hal Corson, Dorothy Lary and Doree Weglarz. Homeowners at the Kendall development have restored a pinelands hammock.

Yet the current district lines would carve Kendall into multiple districts and align it with very different communities such as Little Havana and Hialeah, Rojas said.

"You can't just look at the ethnic composition of a district," Rojas said. "You have to look at communities of interest." Kendall's concerns include growth, insufficient police and fire protection, overcrowded schools and inadequate transportation.

"Communities outside Kendall might not have the same priorities," he said.

What's new with your homeowner association? When are the membership and board meetings? When are the parties? What are the neighborhood issues? Concerned about traffic, development, schools?

Let Neighbors help spread the word to your neighbors. To get an item in the column, homeowner association officials should send meeting agendas, summaries of recent resolutions and other information to Blanca Mesa, Miami Herald Neighbors, 878C Red Rd., South Miami, Fla. 33143. Information can also be sent by fax at 663-2303, or call 663-2338.

NEIGHBORS

6760 Red Road
 South Miami, Fla. 33143
 Editor: 663-2323
 Retail ads: 663-2300
 Classified: 300-2222
 Fax: 993-3203

Susan Burnside
 Editor

Cheryl Methox Barry
 Assistant Editor

Joanne Fish
 Advertising Manager



A 60-ton crane was used to move this live oak (*Quercus virginiana*), in its first calico moccasins, six years ago in Miami. This tree and another similar sized live oak have doubled in trunk width since relocation. Photo by Jeff Shimonski

post-relocation care is as critical as the physical process of relocating the tree.

The last large-scale tree relocation project I worked on involved moving over 100 mature trees and palms—and many of them twice. This was done for the 18-acre (7.3 ha) site development of Parrot Jungle Island (now Jungle Island), a privately owned zoological theme park in Miami. The challenge was to create a mature canopy as rapidly as possible. Before development, there were 150 extant mature trees and palms.

The original development plan called for demolition of all trees because it was seen as being cost effective. I convinced the owners that mature trees could be relocated successfully and they allowed me to proceed. After selecting out the trees in poor condition (or those considered invasive), we had 80 trees remaining. These were all moved offsite to a holding area and

brought back onsite when construction allowed. This process took almost two years. There were also about 30 other mature trees and palms brought in from other sites or nurseries.

Now, more than 10 years later, all trees have thrived. Many have more than doubled their DBH. This project was done without the use of any commercial soil additives, fungicides, or commercial fertilizers. This sustainable project has been a success both ecologically and financially with no loss of trees due to issues associated with their relocation. Three of the largest trees were struck by lightning and are certain to have a limited life span. Several trees succumbed to windthrow during various hurricanes—but all were replanted and seem to be doing well.

—Jeff Shimonski, Director of Horticulture, Jungle Island, Miami, Florida



An 80-ton crane was needed to move this live tree (*Ficus religiosa*) in Jungle Island in Miami, Florida. The canopy had to be "topped" because the staff was unable to pass the three cables from the spreader bar through the dense foliage. The compression damage to the tree straps initiated aerial roots which were then guided down telephone poles to aid in supporting the tree in high winds. Photo by Jeff Shimonski

Building a New Jungle - Contouring the Site and Creating a Tree Canopy

Subtle changes in the topography of a site can be advantageous to a theme park or zoo setting for many reasons. First there is the aesthetic benefit. Low rises over which trails pass or vegetation grows will be much more visually interesting than a flat terrain. Also, visitors will tend to walk slower around curves and over rises. This is a great benefit to a small park that wants to retain its visitors for a longer period of time. Changes in terrain also will aid in sound and wind mitigation.



Initial site work on 3-2001 showing structural fill in foreground for the main building and the darker landscape fill in the background with newly planted trees

This new tropical theme park is being built on an 86 acre (35 hectares) manmade spoil island. It was created by the limestone fill that had been dredged out of the ship channels at the adjacent Port of Miami during the first half of the 1900's. The majority of the island is only six to eight feet above the saline water table.

Originally when this project was conceived in the mid 1990's, there were about 150 trees on the 16 acre (land-wise) Parrot Jungle site, all but 80 trees were demolished because of poor condition or were considered invasive exotics by the Miami-Dade County Department of Environmental Regulatory Management (DERM). The remaining trees were moved into a holding area offsite until the top four feet of fill could be striped off (and stored as landscape fill). The site was then contoured.

Over 26,760 tons of stabilizing fill was then brought in to raise the site. This limestone fill was used to create building pads and bases for trails and exhibits. All structural pads were raised to 12 feet. Many of the planting areas were created as berms or raised areas between trails. Some of these berms reach 17 feet above the water table. Once this had been accomplished, 60 of the largest canopy trees were brought back onto the site to create a "Jungle" canopy. The canopy tree replanting had to be closely coordinated with the site earth moving activity. This took place in two separate mobilizations over a period of six months.

One advantage of moving trees on such a large and unobstructed site was that they required minimal canopy pruning and could be "walked" upright with a 65 ton "All Terrain" hydraulic crane. The root balls on these trees averaged 25 feet in diameter and from four to eight feet in depth. The largest of the trees moved onsite was a Ficus religiosa, the Bo tree, which weighted about 80 tons.

The process of relocating large trees is a challenging one. From the initial preparations of root-pruning and canopy trimming to the rigging and actual moving of the tree; each tree presents a unique set of difficulties. Initially, all of the trees were root-pruned at least three months in advance of relocation (trees that were moved twice were not root-pruned a second time). Each species of tree has a typical branch architecture, bark thickness (which may or may not impart resistance to compaction by tree straps), wood strength, and root ball characteristics. All of these specifics have to be known beforehand otherwise moving large trees becomes an experiment that often is unsuccessful.

The success rate of the relocation of this first group of large trees is 100% after more than one year. Several of the taller Bucida buceras, Black Olive were struck by lightning before the project began and were pruned back to healthy branches and trunks. These also appear to be thriving.



David Bryan Tree Moving installing the 80,000 lb. Ficus religiosa at the main entrance into the park



Oguntoyinbo-Rashad, Quatisha <qoguntoyinbo@miamigov.com>

To: tropicalfalls, Mills, Elaine

Cc: Michael McCoy, DeLoach, David, Hargrove, Thomas, Jenkins, Kenneth, Lutton, Donald **and 1 more...**



Thu, Nov 29, 2018 at 12:04 PM 

Good Morning David,

Yesterday I was thrilled beyond words at the monumental success of the transplant. You and your team did an exceptional job with impeccable skills. We greatly appreciate you and your team's efforts to make this as successful and memorable as it will be. It's always a breath of fresh air when we encounter professionals such as yourself that dedicate themselves to immeasurable work especially when it comes to protecting and preserving our natural resources.

Thank you, Everyone, that took part in this effort. It really goes to show that team work makes the dream work. I'm looking forward to these continued efforts in the future.

Kind regards,



Quatisha Oguntoyinbo-Rashad, Chief
ISA Certified Arborist Municipal Specialist
Planning Department | Environmental Resources
Office: 305-416-2038
Visit us at www.miamigov.com/planning



Oguntoyinbo-Rashad, Quatisha <qoguntoyinbo@cityofmiami.com>



Wed, Nov 20, 2019 at 12:26 PM



To: tropicalfalls, Sunshine, Robert,
DeLoach, David
Cc: Brudzinski, Kyle, Melvin, Matthew,
Jensen, Ryan, Castellon, Thalya

Good Morning David,

Wow! Breathtaking! This is by far the most challenging undertaking that we've been a part of and you and the E.R. team appear to have accomplished it effortlessly (but I'm sure it wasn't). Through your skills, work and coordination, you continue to set the example of making the "impossible" possible. Thank you for your dedication to our common goals of natural resource preservation. It truly takes a village.

Robert,

Thank you for your exemplary performance and due diligence throughout this process. Your efforts to tree preservation is to be commended.

Kind regards,



**Quatisha Oguntoyinbo- Rashad, Chief
Environmental Resources | Planning Department
ISA Certified Arborist Municipal Specialist
Office: (305) 416-2038
Visit us at: www.miamigov.com/planning**

July 30th, 2025

To whom it may concern,

I am writing a letter of recommendation for David Bryan, owner of Tropical Falls Inc. Landscaping.

I had the pleasure on multiple occasions working with Tropical Falls. David's first job was to landscape a historical residence in Coconut Grove, Florida. I purchased the William Jennings Bryan winter home and did extensive historic renovation. David along with my interior designer researched all plants and trees that were indigenous to South Florida and created a lush tropical garden all approved by the Historical Society of Miami. When I decided to renovate my main residence, he took a sloping boulder filled front lawn facing Biscayne bay and created a beautiful classic yard complimenting the existing pool and sweeping views of the bay.

There was one point when my designer wanted a large 2-ton oak tree moved to a different location not to block the view and David and his men with the help of a gigantic crane did it effortlessly!

David is a true professional, always there when needed and never says no! I highly recommend him for any project large or small.

A handwritten signature in black ink that reads "Adrienne Arsht". The signature is fluid and cursive, with the first name "Adrienne" and the last name "Arsht" clearly legible.

Adrienne Arsht





Award of Excellence

2016

City of Pompano Beach
Development Services Department
Urban Forestry Division

PRESENTED TO

Tropical Falls

PROJECT: POMPANO PIER PARKING GARAGE

for the contribution and improvement of
the City of Pompano Beach's urban tree canopy,
intended for the benefit and enjoyment
of our residents, visitors, and children;
for helping the community understand and
appreciate the importance of trees, their benefits, and
the best methods to grow and sustain
our urban forest.



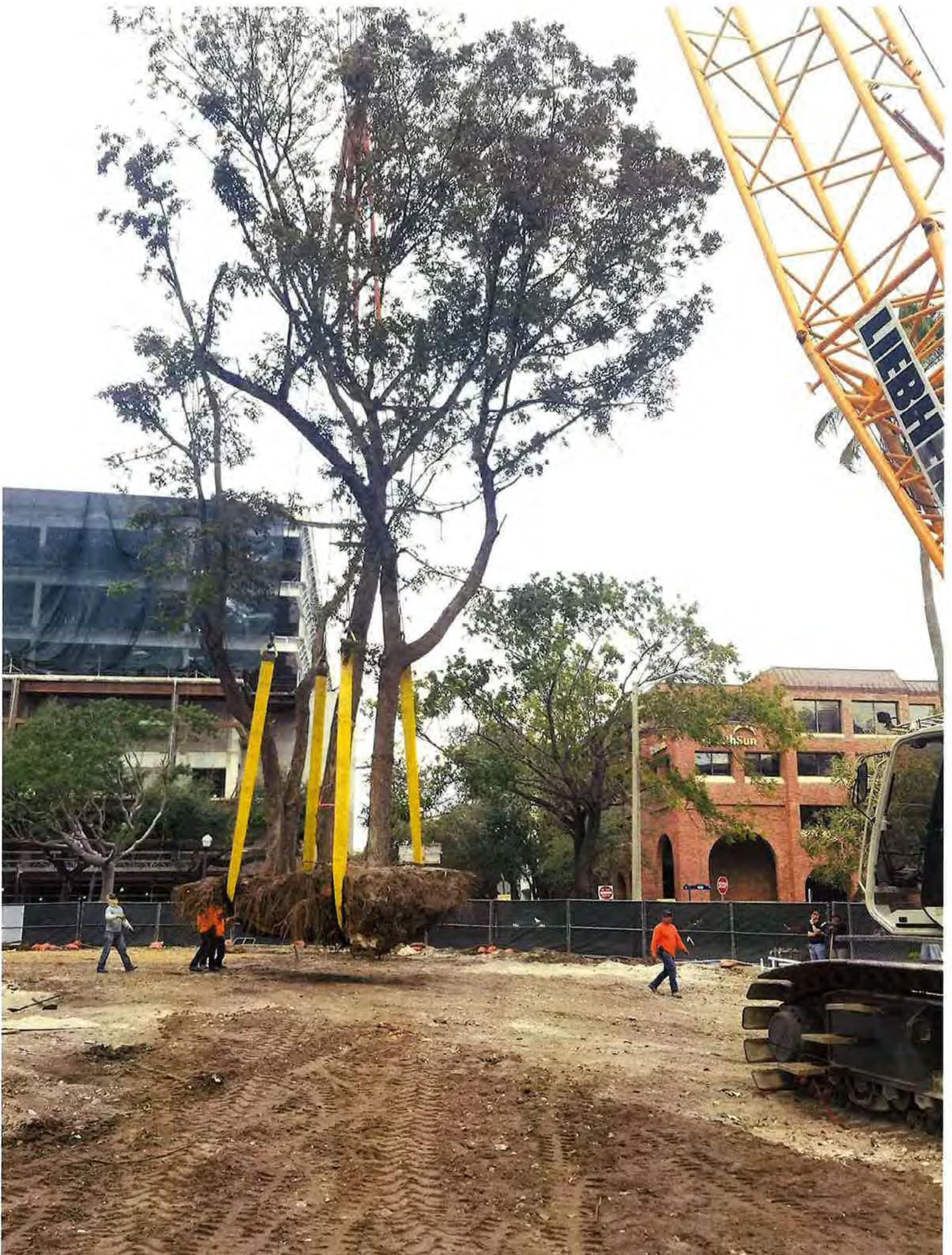
Wade Collum, Urban Forester



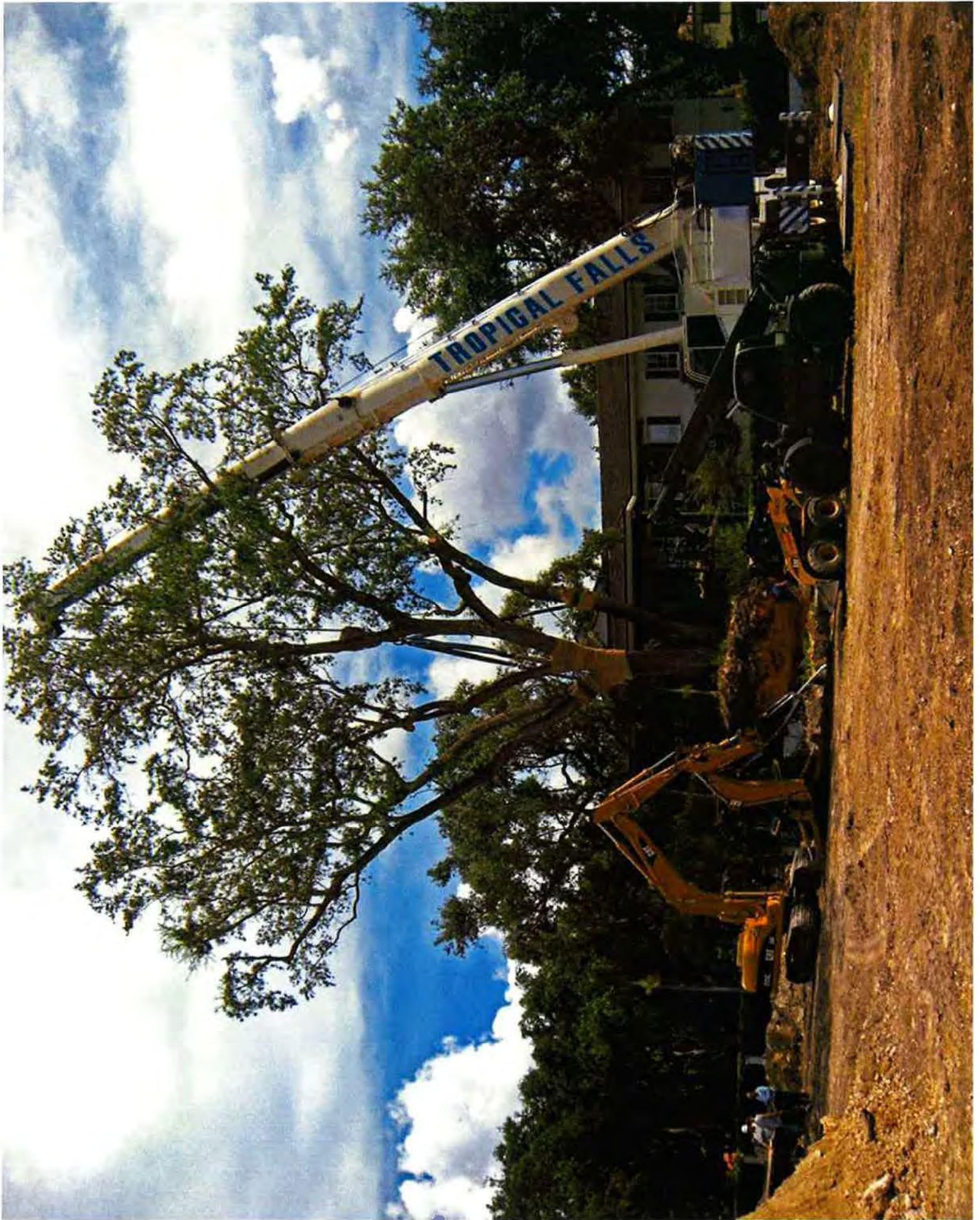


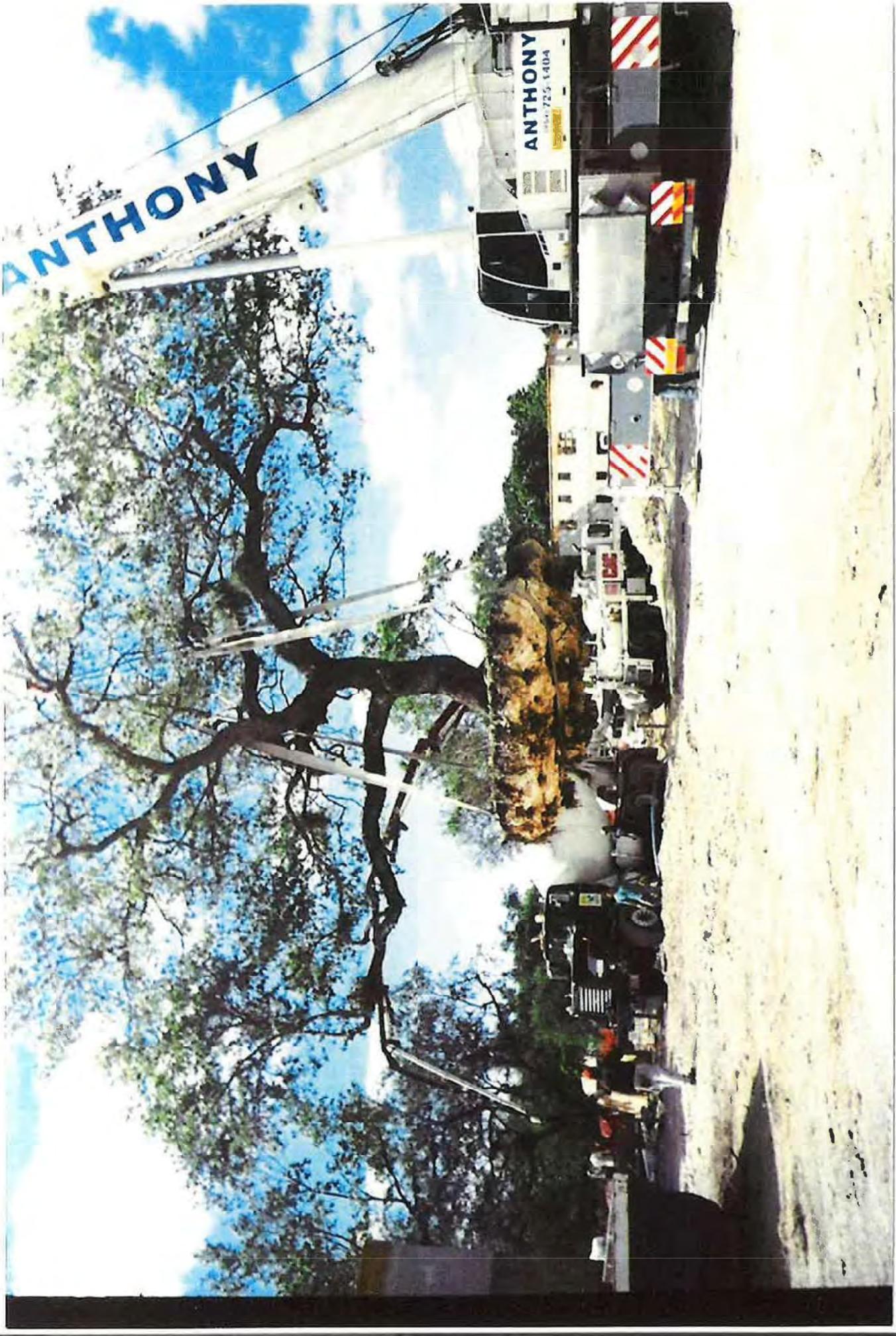


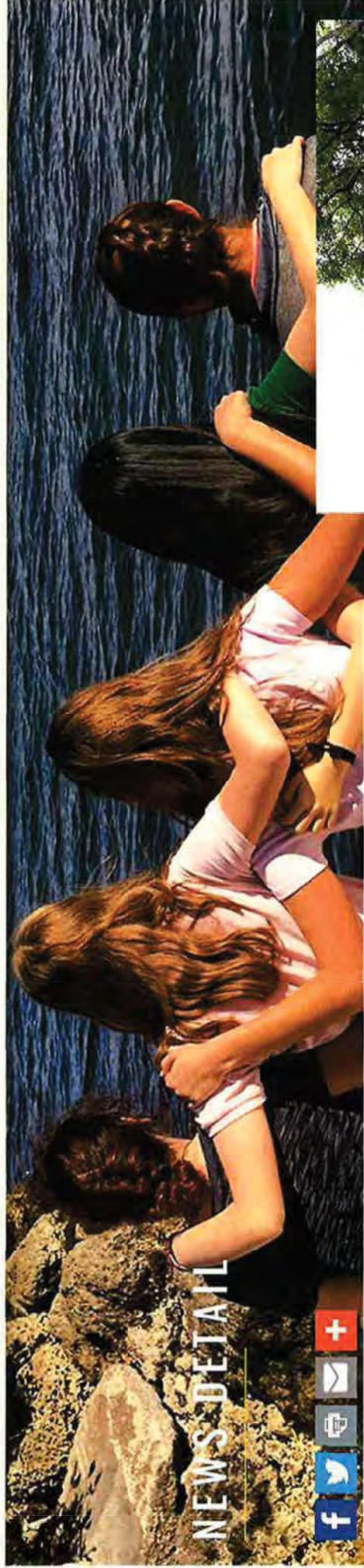












TAKING CARE OF OUR TREES

7/10/2018

Ransom Everglades has carefully relocated more than five dozen mature trees in preparation for the construction of the STEM Center. David Bryan of Tropical Falls has engineered the delicate operation, ensuring the preservation of each tree's canopy as his team maneuvers the trees into a temporary tree garden.

Most of the trees have been relocated to the La Brisa property. When the construction is complete, many will be moved back. Watch the video for a closer look.



