

Pinecrest Building and Planning  
12645 Pinecrest Pkwy  
Pinecrest, FL 33156

Clever Construction  
1319 North University Drive, #192  
Coral Springs, FL 33071

**RE: PERMIT NO. PZ2025-0183. Response to Review Comments issued by Dianella Reboso on 12 June 2025.**

Dear Ms. Reboso,

Please find below responses from our Landscape Architect, Gabriela Fojt to the review comments you issued on 12 June 2025. The revised Tree Removal Plan referenced in the responses below will be uploaded to Permit No. PZ2025-0183 via ETrakit alongside this response letter but is also attached here for convenience.

Gabriela's contact information, should you need it, is as follows:

- Email Address: [gabriela@themirrorofparadise.com](mailto:gabriela@themirrorofparadise.com)
- Phone: 954.478.3064

## REVIEW COMMENT RESPONSES

**Dianella Reboso (DR):** Please update plans to include the trees that were removed. Refer to tree survey for information. Copy may be obtained from demolition permit.

**Gabriela Fojt (GF):** The removed trees have been added [to the Tree Removal Plan] and all information that could have been gathered from google, images, and survey added.

**(DR):** Also make sure to upload tree survey to this process. Please update the diameter of all trees. Site inspection revealed that the diameter of most trees were unrepresented by several inches.

**(GF):** As per our email – they have been all measured personally by me.

**(DR):** T03 is misidentified. This is an avocado tree.

**(GF):** I understand the mistake (initially I had the same idea) but looking closely at leaves, it's not a Mango.

**(DR):** T31 is misidentified. This is a tamarind.

**(GF):** Very tall tree – easy to mistake the 2 species, but due to the presence of a big Royal poinciana and other volunteers in proximity, I tend to stick to my evaluation. However, since it doesn't change anything in terms of removal/permit, please, we can change.

**(DR):** Missing codominant poinciana along east property line. Located midway between T09 and T19.

**(GF):** Poinciana has been added with a number 43.

**(DR):** Provided tree risk assessment conducted and signed by an ISA certified arborist for all trees over 18" in diameter that are not within the building footprint. Need qualifying reason for removal.

**(GF):** Proposed development outline has been added to show its impact. The only tree with dbh bigger than 18" proposed for removal is the Mahogany in ROW. The tree is in conflict with the new sidewalk required by the City. However, even if it wasn't, it's a tree in poor conditions and leaning toward the street that, in quality of a certified arborist, I recommend the client to remove.

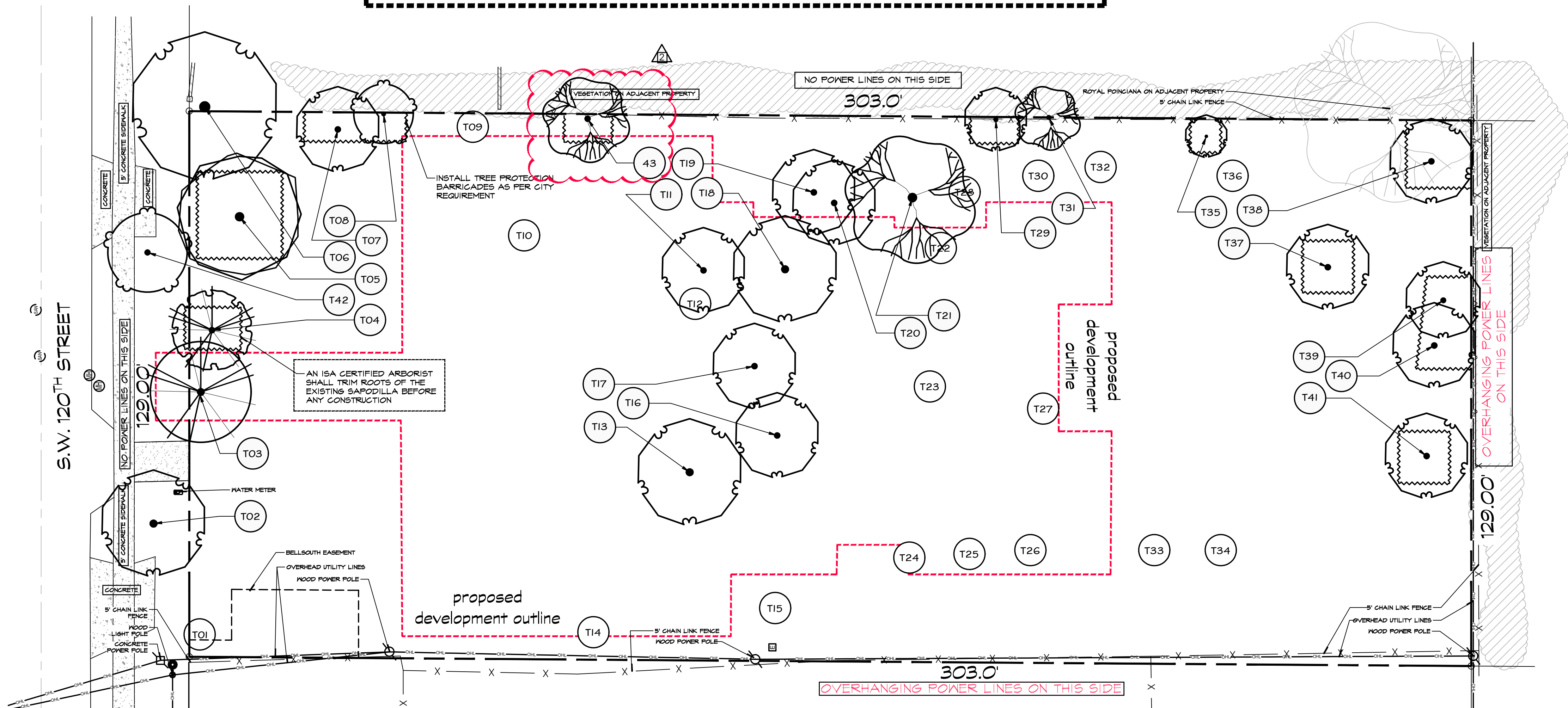
Warmest Regards,



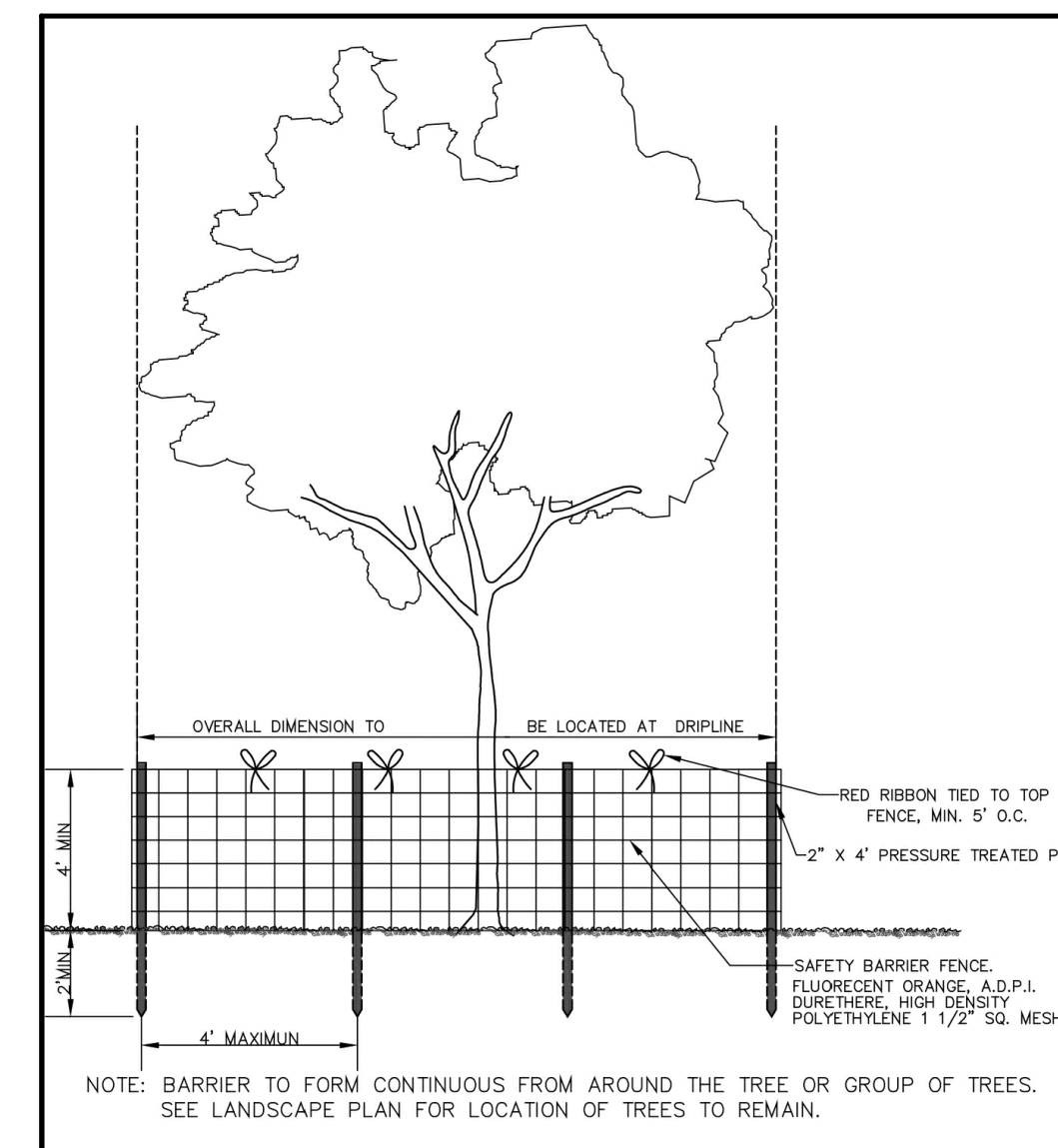
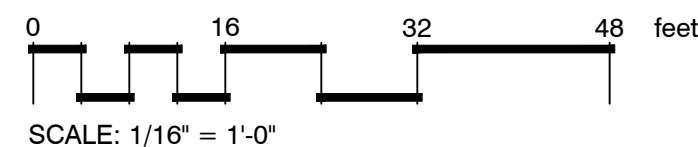
Michael Toth, CEO  
Engineer (EI), General Contractor  
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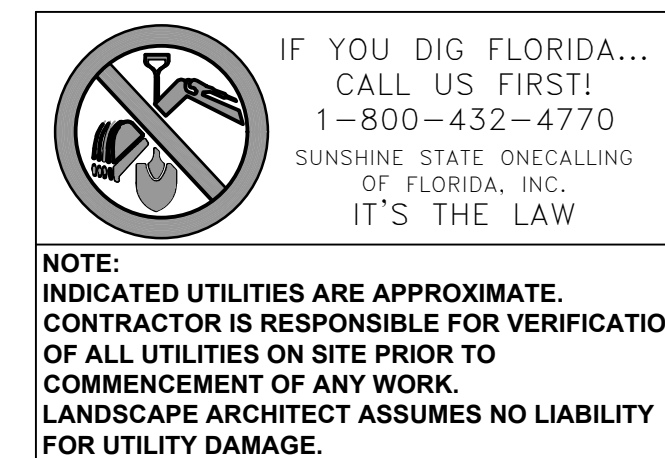
NUMBERS IN CIRCLES SHOW TREES NOTED ON TREE SURVEY BUT REMOVED BEFORE THE LA'S SITE VISIT.  
THE SPECIES & DIMENSIONS OF REMOVED TREES COULD NOT BE DETERMINED



**A** GENERAL LAYOUT  
scale 1/16" = 1'-0"



**B** TREE PROTECTION DETAIL  
not to scale



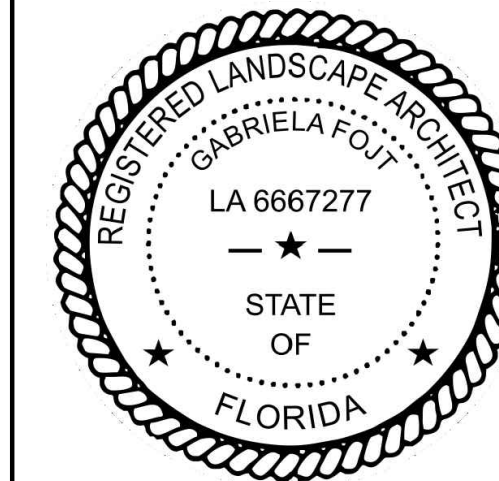
#### PLANT\_SCHEDULE

| CODE  | BOTANICAL NAME     | COMMON NAME                  | DBH                               | HEIGHT/CT | CANOPY  | CONDITION      | NOTES                                | ACTION    |
|-------|--------------------|------------------------------|-----------------------------------|-----------|---------|----------------|--------------------------------------|-----------|
| TREES |                    |                              |                                   |           |         |                |                                      |           |
| 43    | Delonix regia      | Royal Poinciana double trunk | 4"+4"                             | 30' OA    | 20'     | VOLUNTEER/poor |                                      | TO REMAIN |
| T01*  | Cocos nucifera     | Coconut palm                 | N/A                               | 7' CT     | 18'     |                |                                      | REMOVED   |
| T02   | Quercus virginiana | Live Oak                     | 14"                               | 28' OA    | 25'     | Poor/Fair      | IN CONFLICT WITH NEW SIDEWALK        | REMOVE    |
| T03   | Bischofia javanica | Bishopwood dbl               | 12"+14"                           | 28' OA    | 25'     | Poor           |                                      | REMOVE    |
| T04   | Manilkara zapota   | Sapodilla                    | 26"                               | 30'       | 20'     | Poor           |                                      | TO REMAIN |
| T05   | Bucida buceras     | Black Olive                  | 28"                               | 35' OA    | 30'     | Poor           |                                      | TO REMAIN |
| T06   | Quercus virginiana | Live Oak                     | N/A                               | N/A       | N/A     |                | OUT OF PROP. LINE                    | TO REMAIN |
| T07   | Quercus virginiana | Live Oak                     | not accessible                    | 25' OA    | 20'     |                |                                      | TO REMAIN |
| T08   | Swietenia mahagoni | West Indian Mahogany         | not accessible                    | 25' OA    | 15'     | Poor           |                                      | TO REMAIN |
| T09*  | Clumping Palm      | Palm                         | N/A                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T10*  | Dyopsis lutescence | Areca palm                   | N/A                               | +/-18'OA  | unknown |                |                                      | REMOVED   |
| T11   | Quercus virginiana | Live Oak                     | 17"+18", low crotch, double trunk | 20' OA    | 20'     | Poor           | unbalanced                           | REMOVE    |
| T12*  | Palm               | Palm                         | N/A                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T13   | Quercus virginiana | Live Oak                     | 30"                               | 28' OA    | 25'     | Fair/poor      | polypores/mushrooms growing on trunk | REMOVE    |
| T14*  | Palm               | Palm                         | N/A                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T15*  | Tree (Oak)         | Tree                         | 13"                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T16   | Quercus virginiana | Live Oak                     | 15"                               | 25' OA    | 20'     | Fair           |                                      | REMOVE    |
| T17   | Quercus virginiana | Live Oak                     | 14"+18", low crotch, double trunk | 25' OA    | 20'     | Poor           | unbalanced                           | REMOVE    |
| T18   | Quercus virginiana | Live Oak                     | 20"                               | 25' OA    | 25'     | Fair           | unbalanced                           | REMOVE    |
| T19   | Quercus virginiana | Live Oak                     | 21"                               | 28' OA    | 20'     | Fair           | unbalanced                           | REMOVE    |
| T20   | Quercus virginiana | Live Oak                     | 12"                               | 25' OA    | 20'     | Poor           | unbalanced, leaning                  | REMOVE    |
| T21   | Delonix regia      | Royal Poinciana              | 23"                               | 30' OA    | 30'     | Poor           | damaged trunk                        | REMOVE    |
| T22*  | Mangifera indica   | Mango                        | 12"                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T23*  | Mangifera indica   | Mango                        | 7"                                | unknown   | unknown | unknown        |                                      | REMOVED   |
| T24*  | Mangifera indica   | Mango                        | 19"                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T25*  | Mangifera indica   | Mango                        | 15"                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T26*  | Mangifera indica   | Mango                        | 25"                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T27*  | Mangifera indica   | Mango                        | 10"                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T28*  | Mangifera indica   | Mango                        | 17"                               | unknown   | unknown | unknown        |                                      | REMOVED   |
| T29   | Quercus virginiana | Live Oak                     | 9"                                | 24' OA    | 15'     | Poor           | on property line                     | TO REMAIN |

#### PLANT\_SCHEDULE

| CODE  | BOTANICAL NAME     | COMMON NAME          | DBH   | HEIGHT/CT | CANOPY  | CONDITION                               | NOTES                                                                                          | ACTION    |
|-------|--------------------|----------------------|-------|-----------|---------|-----------------------------------------|------------------------------------------------------------------------------------------------|-----------|
| TREES |                    |                      |       |           |         |                                         |                                                                                                |           |
| T30*  | Tree (Oak)         | Tree                 | 7"    | unknown   | unknown | unknown                                 |                                                                                                | REMOVED   |
| T31   | Delonix regia      | Royal Poinciana      | -     | 25' OA    | 15'     | need a closer evaluation after clearing | volunteer; in chain link fence                                                                 | REMOVE    |
| T32*  | Tree (Oak)         | Tree                 | 6"    | unknown   | unknown | unknown                                 |                                                                                                | REMOVED   |
| T33*  | Mangifera indica   | Mango                | 20"   | unknown   | unknown | unknown                                 |                                                                                                | REMOVED   |
| T34*  | Mangifera indica   | Mango                | 17"   | unknown   | unknown | unknown                                 |                                                                                                | REMOVED   |
| T35   | Quercus virginiana | Live Oak             | 8"    | 22' OA    | 10'     | Poor                                    | unbalanced, leaning                                                                            | REMOVE    |
| T36   | Tree (Oak)         | Tree                 | 14"   | unknown   | unknown | unknown                                 |                                                                                                | REMOVED   |
| T37   | Quercus virginiana | Live Oak             | 22"   | 28' OA    | 20'     | Fair                                    | unbalanced, leaning                                                                            | TO REMAIN |
| T38   | Quercus virginiana | Live Oak             | 17"   | 30' OA    | 20'     | Fair                                    |                                                                                                | TO REMAIN |
| T39   | Quercus virginiana | Live Oak             | 12"   | 24' OA    | 18'     | Fair                                    |                                                                                                | TO REMAIN |
| T40   | Quercus virginiana | Live Oak             | 18"   | 28' OA    | 20'     | Fair                                    |                                                                                                | TO REMAIN |
| T41   | Quercus virginiana | Live Oak             | 19.5" | 25' OA    | 20'     | Fair                                    |                                                                                                | TO REMAIN |
| T42   | Swietenia mahagoni | West Indian Mahogany | 20"   | 28' OA    | 20'     | Poor                                    | IN CONFLICT WITH NEW SIDEWALK leaning over street-potential hazard due to poor tree conditions | REMOVE    |

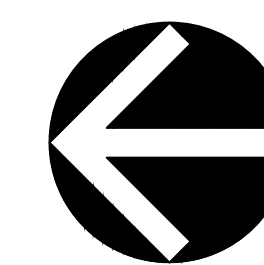
(\*) PARTIAL INFORMATION - OBTAINED FROM TREE SURVEY, TREE REMAINING STUMPS & HISTORICAL GOOGLE EARTH IMAGES



The Mirror of Paradise

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SCALE 1/16"=1'-0"  
DESIGNED BY GF  
DRAWN BY KM,GF  
CHECKED BY GF  
CAD DWG.  
DATE 01.21.2025  
REVISIONS  
per City comments 05.19.2025  
per City comments 06.26.2025

8100 S.W. 120th STREET  
PINECREST  
FL 33156

REMOVAL PLAN, EXISTING TREES LIST, TREE PROT. DETAIL