



March 9, 2019

Matthew Lewis, Design Director
LAND
2610 North Miami Avenue
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Via e-mail to: matt@land.design

RE: Certified Arborist Assessment
320 Hibiscus Drive, Lot 2, Miami Beach, Florida

New Leaf Environmental, LLC (NLE) is providing this report as a record of our assessment of the trees within the above referenced property. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 1 (Limited Visual) Assessment. This assessment is not intended to serve for purposes other than tree permitting for site redevelopment. Trees on the site were identified and assessed in March of 2019 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log. Offsite trees within 10 feet of the property are identified (or characterized based on visibility), with approximate measurements provided.

This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment does not cover trees other than those listed on the tree table. Trees on site that are exempt from permitting (by classification of species) and woody plants that do not meet the size requirements to be classified as a tree are not typically included with this assessment, but selected individuals may be included to avoid confusion/clarify regulatory status and to provide consistency with survey data.

Project Background & General Site Description

Development activities are being proposed within this property. The current evaluation of trees onsite is intended to assist with identification of trees to be retained, removed, or relocated as part of demolition and construction. The adjacent aerial depicts an overhead view of the property. The property is bordered by residential properties on the two sides, a roadway to the front, and Biscayne Bay to the rear of the lot.



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Condition Ratings

Assigned condition ratings follow the categories described in the 10th edition for Plant Appraisal:

Excellent – nearly perfect vigor and health, free of defects.

Good - no significant damage, normal vigor, any defects or health problems are minor/affect only small branches. Function and aesthetics not compromised.

Fair – reduced vigor, significant damage/defects in up to 50% of the crown though the defects are unlikely to be fatal. Function and aesthetics are compromised.

Poor – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be detected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.

Very Poor – tree is effectively dead, possibly with some living foliage. Provides little to no function.

Dead - tree completely dead. Stumps are recorded when observed and appear to have been cut/tree fallen within the last 3-6 months.

Special Classifications

In addition to the condition ratings, the following special classifications are noted as applicable:

Hazardous - trees are identified as those that pose a threat, either imminent or anticipated, to people or valuable property, which cannot be mitigated through proper arboricultural practices, or where accepted arboricultural practices would require their removal, regardless of property redevelopment.

Non-viable trees are identified as trees which are currently living and may or may not currently be in poor condition, but may be considered as “dead” or effectively destroyed for regulatory purposes - they cannot continue to grow and thrive in their current condition/location, and cannot be restored or relocated. Examples are trees with a fatal, non-treatable pathogen, trees that have fallen over but continue to grow, and trees growing overtop of infrastructure elements where their removal is required to comply with mandatory infrastructure maintenance and relocation is infeasible. These trees in general do not qualify as hazardous, and are not labeled as effectively destroyed since there was typically no single activity causing an impact to or destruction of the tree.

Measurements were recorded as follows:

Heights were measured using a digital range finder/hypsometer when a clear line of site was available, and otherwise visually approximated. Heights were recorded to the nearest foot up to 20 feet, and in five-foot increments above 20 feet. The height of a canopy was considered the top of the main contiguous area of leaves, and does not include solitary branches that may protrude above this level. Diameter at breast height (DBH) was measured using a diameter tape (where possible), and rounded to the nearest inch, except when rounding up or down would change the regulatory status of the tree. Canopy width measurements are approximated based on field observations and aerial photography, and intended to demonstrate the average diameter of the canopy. Critical root zones trees were calculated as eight inches in radius from the trunk for each inch in DBH, with a minimum calculated radius of 10 feet. Critical root zones unless otherwise indicated are drawn for planning purposes and may be adjusted based on field observations to reflect observed roots or root barriers.

Sincerely,





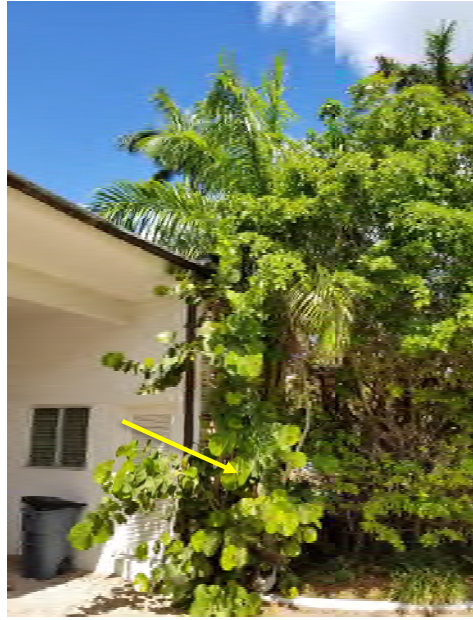

New Leaf Environmental, LLC



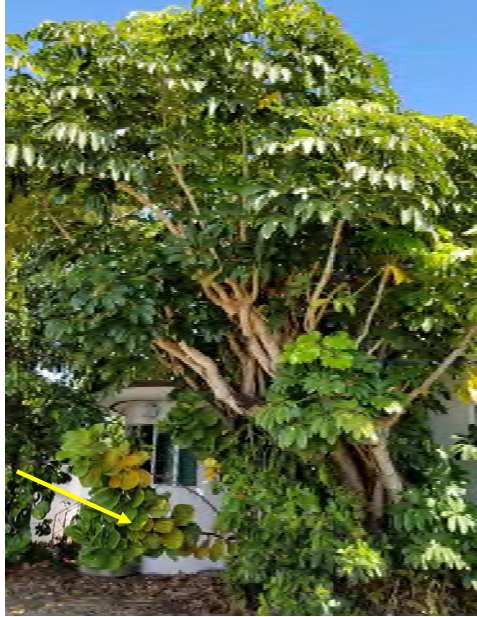


Michael McCoy, ISA Certified Arborist MA 4243A, TRAQ Qualified

Attachments: tree table, photo log, site map

Tree Table 320 Hibiscus Drive

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Height (feet)	Spread (feet)	Critical Root Zone Radius* (feet)	Canopy (square feet)	Prohibited?	Specimen?
15	royal palm	<i>Roystonea regia</i>	13	Fair	35	20	10	314	No	Yes
16	royal palm	<i>Roystonea regia</i>	11	Fair	35	15	10	177	No	No
17	laurel fig	<i>Ficus microcarpa</i>	cluster	Prohibited Species	20	10	N/A	79	Yes	No
18	royal palm	<i>Roystonea regia</i>	8	Good	20	5	10	20	No	No
19	seagrape	<i>Coccoloba uvifera</i>	2	Good	12	5	10	20	No	No
20	laurel fig	<i>Ficus microcarpa</i>	cluster	Prohibited Species	20	15	N/A	177	Yes	No
21	royal palm	<i>Roystonea regia</i>	10	Good	25	15	10	177	No	No
22	rubber tree	<i>Ficus elastica</i>	33	Good	35	20	22	314	No	Yes
23	fiddle leaf fig	<i>Ficus lyrata</i>	3	Fair	8	5	10	20	No	No
24	umbrella tree	<i>Schefflera actinophylla</i>	42	Prohibited Species	25	30	N/A	707	Yes	No
25	seagrape	<i>Coccoloba uvifera</i>	13	Fair	20	10	10	79	No	No
26	royal palm	<i>Roystonea regia</i>	14	Good	25	15	10	177	No	Yes
27	weeping fig	<i>Ficus benjamina</i>	10	Good	25	20	10	314	No	No
28	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	16	8	5	50	No	No
29	umbrella tree	<i>Schefflera actinophylla</i>	8	Prohibited Species	18	15	N/A	177	Yes	No
Numbering starts with 15 to avoid confusion with adjacent lot 1, which has trees numbered 1-14										

<p>Tree 15 royal palm (<i>Roystonea regia</i>) 13 inch DBH, Fair condition 35 foot height, 20 foot spread</p> 	<p>Tree 16 royal palm (<i>Roystonea regia</i>) 11 inch DBH Fair condition 35 foot height, 15 foot spread</p> 	<p>Tree 17 laurel fig (<i>Ficus microcarpa</i>) cluster inch DBH Prohibited Species condition 20 foot height, 10 foot spread</p> 
		Prohibited species
<p>Tree 18 royal palm (<i>Roystonea regia</i>) 8 inch DBH, Good condition 20 foot height, 5 foot spread</p> 	<p>Tree 19 seagrape (<i>Coccoloba uvifera</i>) 2 inch DBH Good condition 12 foot height, 5 foot spread</p> 	<p>Tree 20 laurel fig (<i>Ficus microcarpa</i>) cluster inch DBH Prohibited Species condition 20 foot height, 15 foot spread</p> 
		Prohibited species

<p>Tree 21 royal palm (<i>Roystonea regia</i>) 10 inch DBH, Good condition 25 foot height, 15 foot spread</p> 	<p>Tree 22 rubber tree (<i>Ficus elastica</i>) 33 inch DBH Good condition 35 foot height, 20 foot spread</p> 	<p>Tree 23 fiddle leaf fig (<i>Ficus lyrata</i>) 3 inch DBH Fair condition 8 foot height, 5 foot spread</p> 
<p>Tree 24 umbrella tree (<i>Schefflera actinophylla</i>) 42 inch DBH, Prohibited Species condition 25 foot height, 30 foot spread</p> 	<p>Tree 25 seagrape (<i>Coccoloba uvifera</i>) 13 inch DBH Fair condition 20 foot height, 10 foot spread</p>  <p>Trunk shared with neighboring property</p>	<p>Tree 26 royal palm (<i>Roystonea regia</i>) 14 inch DBH Good condition 25 foot height, 15 foot spread</p>  <p>Trunk shared with neighboring property</p>

<p>Tree 27 weeping fig (<i>Ficus benjamina</i>) 10 inch DBH, Good condition 25 foot height, 20 foot spread</p> 	<p>Tree 28 solitaire palm (<i>Ptychosperma elegans</i>) 3 inch DBH Good condition 16 foot height, 8 foot spread</p> 	<p>Tree 29 umbrella tree (<i>Schefflera actinophylla</i>) 8 inch DBH Prohibited Species condition 18 foot height, 15 foot spread</p> 
		<p>Prohibited species</p>




 = OVERHEAD UTILITY LINES
 = CONCRETE BLOCK WALL
 = CHAIN LINK FENCE
 = IRON FENCE
 = WOOD FENCE
 = BUILDING SETBACK LINE
 = UTILITY EASEMENT
 = LIMITED ACCESS R/W
 = NON-VEHICULAR ACCESS R/W
 = EXISTING ELEVATIONS