



June 7, 2020

**Certified Arborist Assessment  
2138 Bay Ave, Miami Beach, Florida  
NLE Project No. 18220001**

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 June of 2020 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log.

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 proposed property improvements. The adjacent aerial depicts an overhead view of the property, with approximate property boundaries.

The property is within a residential neighborhood and is bordered by residential properties to the north and south, Bay Ave to the east, and Biscayne Bay to the west.

### Condition Ratings

Assigned condition ratings follow the categories described in the 10<sup>th</sup> 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, though some living foliage may be present. 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 Classification

In addition to the condition ratings, the following special classification is noted as applicable:

**Non-viable** trees are identified as trees which do not currently qualify as High Risk but may be considered as “dead” or effectively destroyed for regulatory purposes - they cannot continue to grow to a reasonably typical form in their current location/condition, 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.

Measurements were recorded as follows:

Heights were measured using a digital range finder/hypsometer when a clear line of sight 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.

Sincerely,

New Leaf Environmental, LLC



Michael McCoy

ISA Certified Arborist MA 4243A, TRAQ Qualified

LIAF Certified Landscape Inspector

Attachments: tree table, photo log, site map







Tree Table 2138 Bay Ave

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Height (feet)	Spread (feet)	Prohibited?	Specimen?	Exempt?
1	pygmy date palm	<i>Phoenix roebelinii</i>	3	Good	10	6	No		Yes
2A	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	8	6	No		Yes
2B	pygmy date palm	<i>Phoenix roebelinii</i>	2	Fair	6	6	No		Yes
3	pygmy date palm	<i>Phoenix roebelinii</i>	3	Good	8	6	No		Yes
4	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	8	6	No		Yes
5	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	10	8	No		Yes
6	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	8	8	No		Yes
7	mango	<i>Mangifera indica</i>	12	Good	30	25	No	Yes	
8	montgomery palm	<i>Veitchia arecina</i>	4	Dead	18	5	No		
9	montgomery palm	<i>Veitchia arecina</i>	6	Good	20	8	No		
10	pygmy date palm	<i>Phoenix roebelinii</i>	3	Good	10	6	No		
11	pygmy date palm	<i>Phoenix roebelinii</i>	5	Good	20	8	No		
12A	papaya	<i>Carica papaya</i>	4	Good	15	8	No		
12B	papaya	<i>Carica papaya</i>	3	Fair	25	8	No		
12C	papaya	<i>Carica papaya</i>	9	Good	25	20	No		
12D	glaucus cassia	<i>Senna surattensis</i>	4	Very Poor	10	6	No		
13	Canary island date palm	<i>Phoenix canariensis</i>	36	Good	25	20	No	Yes	
14	seagrape	<i>Coccoloba uvifera</i>	21	Good	25	20	No	Yes	
15	areca palm	<i>Dypsis lutescens</i>	cluster	Good	30	20	No	Yes	
16	silver buttonwood	<i>Conocarpus erectus var. sericeus</i>	13	Poor	20	20	No	Yes	
17	montgomery palm	<i>Veitchia arecina</i>	4	Good	25	8	No		
18*	mango	<i>Mangifera indica</i>	20	Good	25	30	No	Yes	
19*	coconut palm	<i>Cocos nucifera</i>	11	Good	25	20	No		
20*	coconut palm	<i>Cocos nucifera</i>	11	Good	20	20	No		
21*	montgomery palm	<i>Veitchia arecina</i>	6	Good	30	12	No		
22*	montgomery palm	<i>Veitchia arecina</i>	6	Good	20	12	No		
23A	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	9	6	No		Yes
23B	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	9	6	No		Yes
24A	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	9	6	No		Yes
24B	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	9	6	No		Yes


Tree Table 2138 Bay Ave

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Height (feet)	Spread (feet)	Prohibited?	Specimen?	Exempt?
25A	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	5	8	No		Yes
25B	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	5	8	No		Yes
25C	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	8	8	No		Yes
25D	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	10	8	No		Yes
25E	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	10	8	No		Yes
26	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	9	8	No		Yes
27	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	9	8	No		Yes
28	areca palm	<i>Dypsis lutescens</i>	cluster	Good	10	10	No		Yes
29	weeping fig	<i>Ficus benjamina</i>	8	Non-viable	30	15	No		
Tree numbers followed by an asterisk are located offsite, abutting the property									









<p>Tree 1 pygmy date palm (Phoenix roebelinii) 3 inch DBH, Good condition 10 foot height, 6 foot spread</p> 	<p>Tree 2A pygmy date palm (Phoenix roebelinii) 4 inch DBH Good condition 8 foot height, 6 foot spread</p> 	<p>Tree 2B pygmy date palm (Phoenix roebelinii) 2 inch DBH Fair condition 6 foot height, 6 foot spread</p> 
<p>Tree 3 pygmy date palm (Phoenix roebelinii) 3 inch DBH, Good condition 8 foot height, 6 foot spread</p> 	<p>Tree 4 pygmy date palm (Phoenix roebelinii) 4 inch DBH Good condition 8 foot height, 6 foot spread</p> 	<p>Tree 5 pygmy date palm (Phoenix roebelinii) 4 inch DBH Good condition 10 foot height, 8 foot spread</p> 









<p>Tree 6 pygmy date palm (Phoenix roebelinii) 4 inch DBH, Good condition 8 foot height, 8 foot spread</p>	<p>Tree 7 mango (Mangifera indica) 12 inch DBH Good condition 30 foot height, 25 foot spread</p>	<p>Tree 8 montgomery palm (Veitchia arecina) 4 inch DBH Dead condition 18 foot height, 5 foot spread</p>
		
<p>Tree 9 montgomery palm (Veitchia arecina) 6 inch DBH, Good condition 20 foot height, 8 foot spread</p>	<p>Tree 10 pygmy date palm (Phoenix roebelinii) 3 inch DBH Good condition 10 foot height, 6 foot spread</p>	<p>Tree 11 pygmy date palm (Phoenix roebelinii) 5 inch DBH Good condition 20 foot height, 8 foot spread</p>
		



<p>Tree 12A papaya (<i>Carica papaya</i>) 4 inch DBH, Good condition 15 foot height, 8 foot spread</p> 	<p>Tree 12B papaya (<i>Carica papaya</i>) 3 inch DBH Fair condition 25 foot height, 8 foot spread</p> 	<p>Tree 12C papaya (<i>Carica papaya</i>) 9 inch DBH Good condition 25 foot height, 20 foot spread</p> 
<p>Tree 12D glaucous cassia (<i>Senna surattensis</i>) 4 inch DBH, Very Poor condition 10 foot height, 6 foot spread</p>  <p>four dead stems, one living, all leaves chlorotic, decay in all stems</p>	<p>Tree 13 Canary island date palm (<i>Phoenix canariensis</i>) 36 inch DBH Good condition 25 foot height, 20 foot spread</p> 	<p>Tree 14 seagrape (<i>Coccoloba uvifera</i>) 21 inch DBH Good condition 25 foot height, 20 foot spread</p> 



<p>Tree 15 areca palm (Dypsis lutescens) cluster inch DBH, Good condition 30 foot height, 20 foot spread</p>	<p>Tree 16 silver buttonwood (Conocarpus erectus var. sericeus) 13 inch DBH Poor condition 20 foot height, 20 foot spread</p>	<p>Tree 17 montgomery palm (Veitchia arecina) 4 inch DBH Good condition 25 foot height, 8 foot spread</p>
		
<p>Tree 18* mango (Mangifera indica) 20 inch DBH, Good condition 25 foot height, 30 foot spread</p>	<p>Tree previously fell, branches are regrowth</p> <p>Tree 19* coconut palm (Cocos nucifera) 11 inch DBH Good condition 25 foot height, 20 foot spread</p>	<p>Tree 20* coconut palm (Cocos nucifera) 11 inch DBH Good condition 20 foot height, 20 foot spread</p>
		



Tree 21\* montgomery palm  
(*Veitchia arecina*)  
6 inch DBH, Good condition  
30 foot height, 12 foot spread



Tree 22\* montgomery palm  
(*Veitchia arecina*)  
6 inch DBH Good condition  
20 foot height, 12 foot spread



Tree 23A pygmy date palm  
(*Phoenix roebelinii*)  
4 inch DBH Good condition  
9 foot height, 6 foot spread



Tree 23B pygmy date palm  
(*Phoenix roebelinii*)  
4 inch DBH, Good condition  
9 foot height, 6 foot spread



Tree 24A pygmy date palm  
(*Phoenix roebelinii*)  
4 inch DBH Good condition  
9 foot height, 6 foot spread



Tree 24B pygmy date palm  
(*Phoenix roebelinii*)  
4 inch DBH Good condition  
9 foot height, 6 foot spread





Tree 25A pygmy date palm  
(Phoenix roebelinii)  
4 inch DBH, Good condition  
5 foot height, 8 foot spread



Tree 25B pygmy date palm  
(Phoenix roebelinii)  
4 inch DBH Good condition  
5 foot height, 8 foot spread



Tree 25C pygmy date palm  
(Phoenix roebelinii)  
4 inch DBH Good condition  
8 foot height, 8 foot spread



Tree 25D pygmy date palm  
(Phoenix roebelinii)  
4 inch DBH, Good condition  
10 foot height, 8 foot spread







Tree 25E pygmy date palm  
(Phoenix roebelinii)  
4 inch DBH Good condition  
10 foot height, 8 foot spread



Tree 26 pygmy date palm  
(Phoenix roebelinii)  
4 inch DBH Good condition  
9 foot height, 8 foot spread

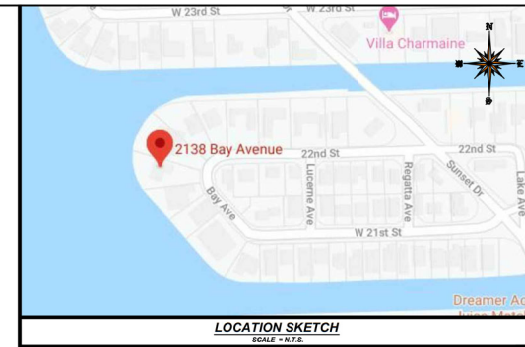




<p>Tree 27 pygmy date palm (Phoenix roebelinii) 4 inch DBH, Good condition 9 foot height, 8 foot spread</p>	<p>Tree 28 areca palm (Dypsis lutescens) cluster inch DBH Good condition 10 foot height, 10 foot spread</p>	<p>Tree 29 weeping fig (Ficus benjamina) 8 inch DBH Non-viable condition 30 foot height, 15 foot spread</p>
		
		<p>tree is growing by attaching to active utility pole</p>
<p>Tree 16 Additional Photo</p>		
		
<p>White rot visible at base, trunk laying on ground</p>		

**GRAPHIC SCALE**

(IN FEET)  
1 INCH = 20 FEET




**LEGAL DESCRIPTION:**  
LCT 21, BLOCK 4A, SUNSET ISLANDS- ISLAND NO. 4 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
2138 BAY AVENUE,  
MIAMI BEACH, FLORIDA, 33140

### ABBREVIATIONS

[illegible]

**LEGEND**


 = 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

