4880 PINE TREE DRIVE

LANDSCAPE SET

CONTINUANCE SUBMITTAL

MARCH 9, 2020



LANDSCAPE DRAWING LIST

L0	TITLE SHEET
L1	TREE SURVEY 1 OF 2
L2	TREE SURVEY 2 OF 2
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN FOR UNDERSTOR
L5	LANDSCAPE LEGEND
L6	TREE DISPOSITION PLAN

EXHIBIT - ARBORIST REPORT



AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS PLORIDA CERCEPCATE OF ALCEHORISATION No. DE NAME (6000 DEFINAD COURT MEDIAL (FLORIDA 21 NS PARKET AFRICORRELLSOUTHART 781: 705-274-0388 PE -306-465-0789

THE LEGEND 1 Guson Palm D-0,70°, H-20°, SP-50° 2 Ciristmas Palm D-0,80°, H-20°, SP-6 5 Queon Palm D-0,35°, H-10°, SP-5 4 Palm D-0.70', H-20', 87-6' 5. Palm D-0.80', H-25', 57-15' 6 Pain D-080', H-25', SP-15 7. Palm D-0.80', H-25', SP-15' 8. Palm D-0.80', H-25', SP-15' 9 Palm D-080' H-05' 57-15 10. Flore D-0.65, H-90', SP-90' 1. Outen Palm D-0.65, H-90', 6P-90' 12. Flow D-0.80', H-29', SP-20' 13. Flow D-0.80', H-29', SP-20' M. Civistres Pain D-10', H-20', SP-65 15. Christmas Palm D-0.60*, H-17, SP-10 15. Outen Palm D-0.40*, H-10*, SP-10* 77, Picus D-0.507, 11-207, 57-107 B: Coconut Palm D-017, 14-05, 57-307 B: Green Palm D-0.35, H-107, 67-107 Christman Palm D-0.30°, FH-0°, SPH0°
 Christman Palm D-0.70°, IH-29°, SPH0°
 Christman Palm D-0.40°, IH-29°, SPH0°
 Christman Palm D-0.40°, IH-20°, SPH0°
 Christman Palm D-0.40°, IH-30°, SPH0°
 Christman Palm D-0.80°, IH-35°, SPH0°
 Christman Palm D-0.80°, IH-35°, SPH0° 26. Christmas Path D-0.80", H-05", SP-20" 26. Christmas Path D-0.80", H-05" SP-20" 27. Christmas Path D-0.80", H-05", SP-20" 28. Christmas Path D-0.80", H-05", SP-20" 28. Christmas Path D-0.80", H-05", SP-20" 29 Circletona Pato D-QAD, H-05, SP-201 30. Civisimas Patri D-0.80°, H-96°, SP-20° 31 Plose D-13°, H-96°, SP-96° 31 Plaza D-55, PH-55, SP-55 32. Plaza D-407, H-35, SP-35 33. Plaza D-655, H-30, SP-35 34. Plaza D-655, H-30, SP-35 35. Christynas Plain D-105, H-307, SP-35 36. Queen Paire, D-107, H-35, SP-35 57, Feun D-070, H-37, 87-45 58. O'rielmas Fath D-0.70', H-20', SP-12' 39. Christmas Path D-0.80', H-37', SP-12' 40. Flous D-17, H-30', 59-10' 41. Flous D-17, H-30', 59-10' 42. Christmas Pain D-070', H-30', 59-15' 43. Christman Palm D-0.70°, H-30°, 69°45° 44 Outen Pain D-035, HHC, 87-5 45. Ctristmes Pain D-0.60', H-50', SP-10'

48. Christmas Pelin D-0707, H-507, SH-57 47. Christmas Pelin D-0707, H-207, SH-57 48. Christmas Pelin D-0707, H-207, SH-67 49. Cusen Pelin D-0307, H-107, SH-67 50. Plous D-0707, H-157, SH-67 50: Rose D-O/O, IH-95, SP-90'
51: Christmas Paim D-OSO, IH-95, SP-10'
52: Christmas Paim D-OSO, IH-95, SP-10'
53: Christmas Paim D-OSO, IH-95, SP-10'
54: Christmas Paim D-OSO, IH-95, SP-10'
55: Christmas Paim D-OSO, IH-95, SP-10'
57: Christmas Paim D-OSO, IH-95, SP-10'
57: Christmas Paim D-OSO, IH-95, SP-10'
57: Christmas Paim D-OSO, IH-95, SP-10'
58: Christmas Paim D-OSO, IH-95, SP-10'
59: Christmas Paim D-OSO, IH-95, SP-10'
50: Christmas Pa 58, Christmas Paim D-0.50", H-35", SP-10" 98, Christmas Paim D-0.50", H-25", SP-10" 90, Christmas Paim D-0.50", H-25", SP-10" 61. Christmas Patri D-0.50°, H-25°, SP-10° 62. Coccoul Patri D-10°, H-25°, SP-16° 63. Avocado D-0.70, H-29, SP-30 64. Guson Pain D-080, H-25, SP-30 65. Queen Pain D-080, H-25, SP-30 85. Coconut Palm D=10", H=39", 87=30" 67. Coconut Palm D=10", H=39", 97=30" 68. Flow D=0.40", H=30", 59=46" 68. House D-0.40; H-30; SP-69 90. Christman Palm D-0.30; H-25; SP-69 70. House D-10; H-00; SP-10 71. Coccrut Palm D-0.70; H-06; SP-69 72. Christman Palm D-0.80; H-25; SP-60 73. Christman Palm D-0.80; H-25; SP-60 74. Christmas Palm D-030, PHSF, SP-10' 74. Christmas Palm D-035, H-25', SP-10' 75. Christmas Palm D-035', H-25', SP-6' 77. Christmas Palm D-030', H-25', SP-6' 77. Christmas Palm D-030', H-25', SP-6' 78. Christmas Path D-0.60", H-25", SF-6" 79. Christmas Path D-0.60", H-9", SF-6" 80. Margo D-0.70", H-9", SP-6" 50. sarge 0-0.77, H-97, 50-97 51. Christmas Patrn D-0.67, H-20, 50-67 52. Christmas Patrn D-0.67, H-27, 57-67 53. Lemon D-0.67, H-97, 57-67 54. Christmas Patrn D-0.67, H-97, 57-97 55. Ctristmas Patrn D-0.67, H-97, 57-97 80. Christman Palm D-0.00, H-95. SP-10 87. Reca D-0.50, H-95. SP-10 85. Flour D-0.50, H-95, SP-10 89. Ficus D-0.50', H-15', SP-10'

Property Information

PROPERTY ADDRESS:

4880 Pine Tree Drive Miami Beach, Florida 33140

CERTIFIED ONLY TO:

Deva Finger

LEGAL DESCRIPTION:

Lots 24 and 25, Less the Southerly 1/2 of Lot 24, Block 32, of: "LAKE VIEW SUBDIVISION", according to the Plat Thereof as Recorded in Plat Book 14, Page 42, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION National Flood Insurance Program FEMA Elev. Reference to NGVD 1929

Comm Panel 120651 Panel # 0309 "AE" Firm Zone: Date of Firm: 09-11-2009 8.00 Base Flood Eley. F.Floor Elev. 6.52 5.06 Garage Elev. "L" Suffix: Elev. Reference to NGVD 1929

JOB#	19-1223
DATE	11-08-2019
PB	14-42

Surveyors Notes:

40 Land Shown Horson were not abstracted for Eastenant and for Fright of Way Records. The Eastmooth! Right of Way. Show on Survey are as per plat of escord unless otherwises noted #2 Banchmark: Miami Oade County Public Works Dep.

80 Bearings as Shown herein are Based upon West 47th Street, NSG 90'00'S W House See Abbreviations

65 Down By: A Toron

86 Date: 7-26-12; ID-3-12; II-5-19

#7 Completed Survey Field Date: 7-25-18; 10-1-12; 11-8-19 ## Due No 2019, Status Surveying Scient

#10 Zoned Building setback line not determined

Surveyor's Notes:

#11 The benefit captioned Property uses managed and described based on the Loyal Description Provided by Client #12 The Certification is Only for the lands as Described, it is not a

certification of Title, Zoning Especially, or Freedom of encountrieness, ASSTRACT NOT REVIEWED.

#13 There may be additional Restrictions and Shown on this survey. that many be found in the Public Records of Said County Emerateation of ABSTRACT OF TITLE will have to be made to between the seconded statements, if any affecting that property.

#14 Acousains The expected use of land, as dessified in the Standards of Prestrict (SS-17 DSD), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 feet to 10,000.00 feet the accuracy obtained by measurement and olicidation of a glored association figure was found to exceed

this requirement: #15 Foundation and I or flooling that may cross beyond the boundary lines of the parcel berein described are not disson hereon

#15 Not valid nathout the algorithm and original and of a Floods. Licensed Surveyor and Mapper, additions as deletions to survey maps or reports by other than the arguing party or parties.

MT Contact the appropriate withinity prior to any design work on the herein described pseud for building and nating information. #13 Underground Dalines are not depicted between, contact the appropriate authority prior to any design work or construction on the property berein described. Surveyor shall be not find

as to any deveation from somewhere shown hereon. #UF Demenship subject to Opinion of Title

Company, Inc. Land

Professional Surveyors & Mappers LB 7498 13050 S.W. 133rd Court Miami Florida, 33186 E-mail: afaco@bellsouth.net Ph: (305) 234-0588 Fax: (206) 495-0778

This pertities that the survey of the property described hereon was made under my super vision & that the survey meets the Standards of Practice set forth by the Florida. Board of Professional Land Surveyors & Mappers in Chapter 5J-17 852 of Florida Administrative Code, pursuant to Section. 472.027, Florida Statutes. & That the Sketch hereon is a true and accurate representation thereof to the best of any knowledge and E-tiref, subject to notes

and Surveyor & Supper 85526 State of Florida Not Valid seeless Signed & Stamped with Embouned Seed

Location Sketch

Discayne Bay 2 3 4 5 6 7 8 9 10 11 12

West 47th Street

MTTR MGMT 291 NE 61ST ST | MIAMI FL | 33137 www.ma77er.com

LANDSCAPE ARCHITECT BRUCE E. CUMMINGS P.A. LAUDERDALE-BY-THE-SEA, FL 954/771-8184

DEVA FINGER 4880 PINE TREE DR | MIAMI BEACH| FL | 33140 **PINE TREE**

TREE SURVEY 1 OF 2

DRAWING #

03 30 2020

1804

Sheet 2 of 2

Boundary Survey

Graphic Scale 1" = 20'



Abbreviations of Legend

A	- ARC DOSTANCE
AVE	-#0000EVE
ARS	-AJRHALT
	- ACPUSED WINE
	- AR COSTITUORE
	-EXTLOCATO
	-BLOCK CORKER
CB	*CATCE BASIS
	*CHAIN LINE PROCE
COORC	+COOSCRETE
	+COLUMBE
	-CONCRETE UTILITY POLK
	+COORCRETE LIGHT POLK
-	- CONTRACTOR BUT TO THE

CME -CAPAL MADE TO ANCE

PROPERIORAL LAND STRUCKORS AND MAPPERS

	EXIDORYT
	+DERECTE OF
D/W	-DRIVEWAY
DME	*COADIANE # MADITEDIANCE EASEMENT
TO SC	+90FCEOACEMBET
ETP.	-BLECTRIC TRANSPORMER FAC
FPL	*PLORIDA PIWER AND LIGHT
TE.	-PERS INVOGANT
TIP.	-PRINCE CONTRACT
TT.	*PSGEET, 00 P.
208.W	*BUTTED DIETT ROTE
FF.	-FULLID RICEAR
22	+0/3/3/8D D ESC
370	+90/000 NAIL
24.	+GROOM RESIDENCE

1 *-LEGGET
1 ME *-LEGGET CANDER CATEGORY
1 PF *-LOUIS FLOOR ELECTRICS
1 PF *-LOUIS FLOOR ELECTRICS
1 PF *-LOUIS FLOOR ELECTRICS
MR *-SEAR FORE
MS *-COLING
04 *-COLING
05 *-CO

P. OL ACTES

9.0.0 - POLIT OT CHANDS CHARGET

9.0.0 - POLIT OT CHANDS CHARGET

8. ORACIOS

9. ORACIOS TOTAL STREET TO STREET TO



19-1223

JOB # DATE 11-08-2019 PB 14-42

The doetch hereon is a true and Accurate representation thereof to the best of my knowledge and belief. Subject to notes

Armondo F. Albana Professional Surveyor & Magnet #5526 State of Florida Not Valid unless Signed & Stanged with Endossed Seal

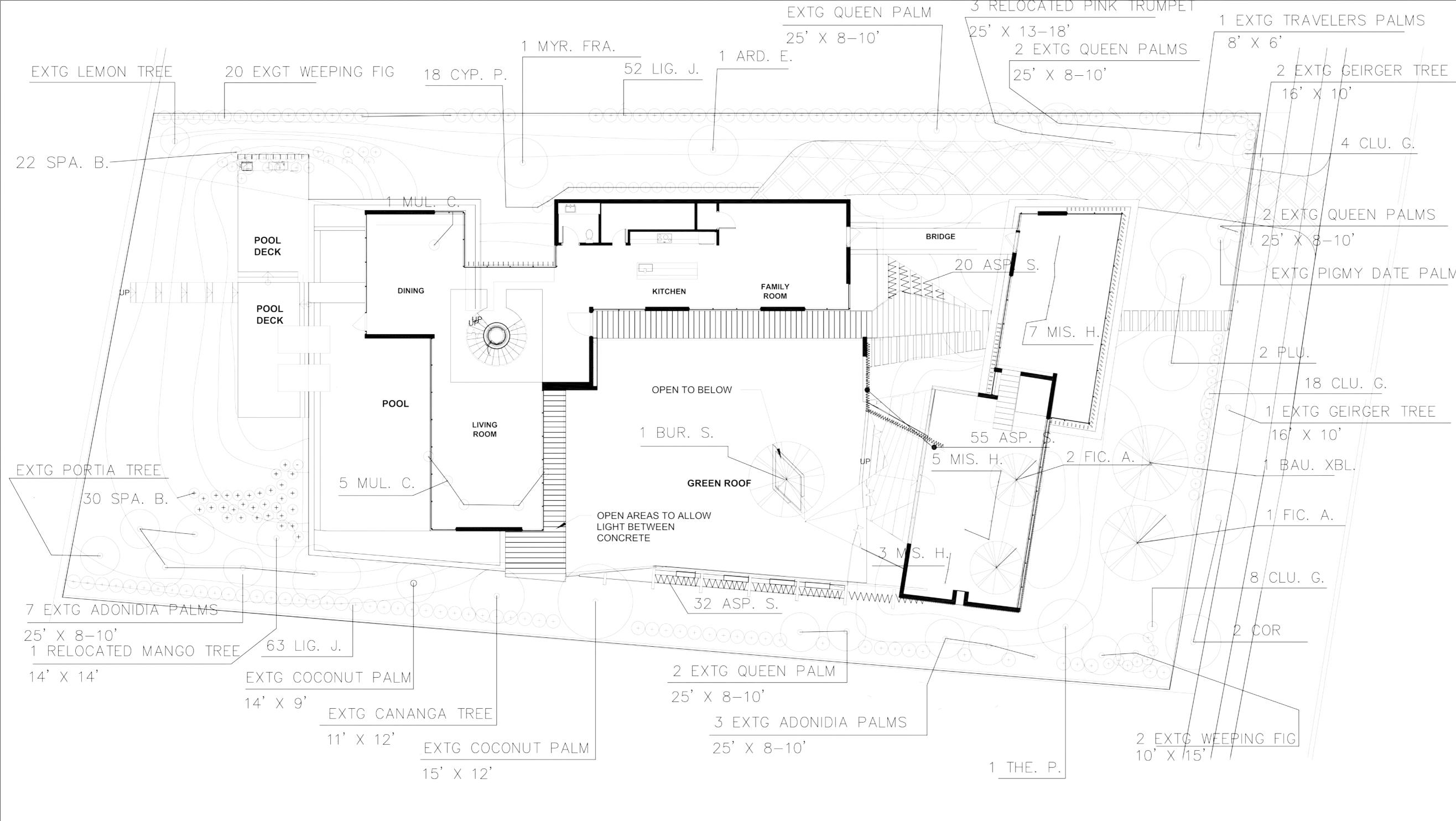


291 NE 61ST ST | MIAMI FL | 33137 www.ma77er.com

LANDSCAPE ARCHITECT BRUCE E. CUMMINGS P.A. LAUDERDALE-BY-THE-SEA, FL 954/771-8184

DEVA FINGER 4880 PINE TREE DR | MIAMI BEACH| FL | 33140 **PINE TREE**

TREE SURVEY 2 OF 2 03.30.2020



FIRST FLOOR PLAN

SHRUBS & GROUND COVERS

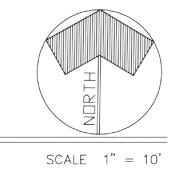
PLANT LIST TREES & PALMS COMMON NAME SIZE SYMBOL QTY BOTANICAL NAME BAU, XBL. 1 BAUHIMIA X BLAKEANA HONG KONG ORCHID18-20' X 8-9'/MIN. 9'CT & 6"CAL. BUR. S. 1 BURSEA SIMARUBA 18-20' X 8-9' /MIN, 9' CT & 6" CAL, FIC. A. 3 FICUS AUREAS STRANGLER FIG 18-20' X 8-9' /MIN. 9' CT & 6" CAL. THE. P. 1 THESPESIA POPULNEA 18-20' X 8-9' /MIN, 9' CT & 6" CAL MYR. FRA 1 MYRCIANTHES FRAGRANS FRANGIPANI TREE 8-10' X 5-6' /MIN, 9' CT & 6" CAL, 2 PLUMERIA 2 CORDIA SEBESTENA WHITE GEIGER TREE16-18'X 8-10'/MIN. 9'CT & 6"CAL ARD, E. 1 ARDISIA ESCALLONIDIDES 15-25' X 8-10'/MIN, 9' CT & 6" CAL.

ASP. S. 107 ASPARGUS SPRENGERII ASPARAGUS 12-16″□A. @ 12″□C. CLU. G. 30 CLUSIA GUTTAFERA CLUSIA HEDGE 2-3′ X18″ CYP. P. 18 CYPRESS PAPYRUS GIANT PAPYRUS 5-6' X18" JAS. V. 92 JASMINE VOLUBILE 18-24″SPR @ 24″OC. WAX JASMINE HAM. PC. 60 HAMELIA P. "COMPACTA" DWARF FIREBUSH 18-24" X 18-24" @ 24" DC. HIB. S. 5 HIBISCUS "STANDARD" HIBISCUS "AN. CREPE" 6-7' X 2-3' LIG. J. 115 LIGUSTRUM JAPONICIA LIGUSTRUM SHRUBS 12-15' X 2-3' MIS. H. 15 MISCELLANEOUS HERBS 8-10"HT X 6" 18-24″SPR @ 24″□C. MUL. C. 6 MULENBERGIA CAPILLARIS MUHLY GRASS SPA. B. 52 SPARTINA BAKERI SAND CORDGRASS 2-3' DA (3G)

LANDSCAPE NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- 2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL
- 3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
- 4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
- 5. TREES & PALMS GUARANTEED FOR 180 DAYS- SHRUBS 90 DAYS.
- 6. APPLY 2" MELALEUCA\EUCALYTUS MULCH ARDUND ALL PLANTS WITHIN 2 DAYS.
- 7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- 8. WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR * SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- 9. ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
- 10. ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- 11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.

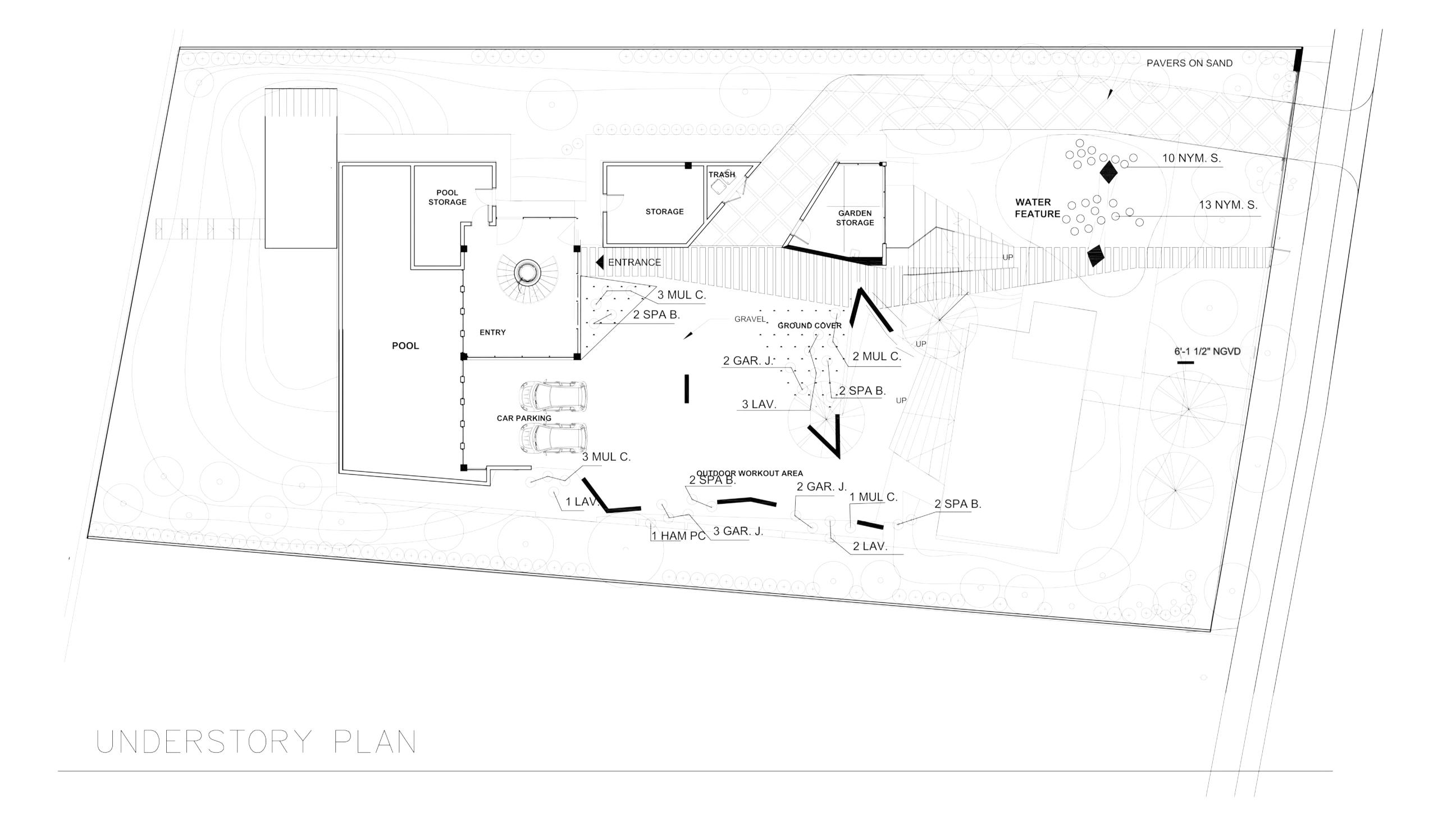
LANDSCAPE PLAN



BRUCE E. CUMMINGS P.A. LANDSCAPE ARCHITECT

LAUDERDALE BY THE SEA, FLA 954/771-8184

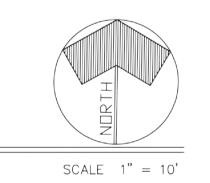




PLANT LIST

SHRUBS 8	& GROUND COVERS		
SYMBOL Q	TY BOTANICAL NAME	COMMON NAME	SIZE
NYM, S,	23 NYMPHAEA SPP.	WATER LILY'S	12-16"DA.@ AS SHDWN
MUL, C.	9 MULENBERGIA CAPILLARIS	MUHLY GRASS	18-24″SPR @ 24″□C.
SPA, B, LAV,	8 SPARTINA BAKERI 6 LAVANDULA	SAND CORDGRASS LAVENDER	2-3′DA (3G) 18-24″X 18-24″
GAR, J	7 GARDENIA JASMINDIDES	DWARF GARDENIA	18-24" X 18-24"

LANDSCAPE PLAN



BRUCE E. CUMMINGS P.A. LANDSCAPE ARCHITECT

LAUDERDALE BY THE SEA, FLA 954/771-8184



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

	INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS Zoning DistrictRS-3 Lot Area _19,773 SF Acre	s0.45	_
	OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
А	Square feet of required Open Space as Indicated on site plan: Lot Area = 19,773 s.f.x 50 % = 9,887 s.f.	9,887 SF	
В	Square feet of parking lot open space required as indicated on site plan:		
	Number of parking spaces x 10 s.f. parking space =		
С	. Total square feet of landscaped open space required: A+B=		
	LAWN AREA CALCULATION		
	Square feet of landscaped open space required	9,887 SF	
В	. Maximum lawn area (sod) permitted= <u>50</u> % x <u>9,887</u> s.f.	4,944 SF	
Α	TREES Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=		
	5 trees x <u>14</u> net lot acres - number of existing trees=	19 - 27 EX	39
	% Natives required: Number of trees provided x 30% =	12	12
. С	. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	30	20
D	Street Trees (maximum average spacing of 20' o.c.) linear feet along street divided by 20'=	20	39
Ē	 Street tree species allowed directly beneath power lines: (maximum average spacing of 20" o.c.): 		
	105 linear feet along street divided by 20'=	3 EX 3 NEW	6
	SHRUBS		
	Number of shrubs required: Sum of lot and street trees required x 12=		
	·	91	
. 15	% Native shrubs required: Number of shrubs provided x 50%=	46	
	LARGE SHRUBS OR SMALL TREES		
A	Number of large shrubs or small trees required: Number of required shrubs		
	x 10%=	10	
В	. % Native large shrubs or small trees required: Number of large shrubs or		
	small trees provided x 50%=	5	

ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #



*.1	Alexing seel	CONTROL NAME	164	(40)	LAR	, and	CONCINTOR
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RŤ	Allorita mentin	Monte pare	· Tr	27	15	10	See
ΒÌ	Signa triansfera	Sumi prin	W	18	W.	16	lives.
賍	Buries sesper	Sures salery		19.	18	4.	Seed
8)	Admin rendi	Name pare	- 9"	10	H	14	000
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Υŝ	From Swigations	Brown 's	MATERIA	18	4	N	Ord
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81	Frun benomme	Smarty's	- 1	18	7	T	- Design
97	Attends in city	Brook part	18	18	*	Y	Seed
RΤ	Annua semi	Rankspan.	- F	W.	17	4	Gue
श	Plants calend	Transplate per		Trape .	404		
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可	About share!	Neds.por	15	10	190	7	South
मो	Atomic sweet	- Noninger	MARIE	26	10	12	Gree
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МÌ	Atlenes purgly	Myris.pan.	F	15	*	4	Goal
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REM 40 41 DEF 90----105 ·13 · ¹² GROUND LEVEL BUILDING FOOTPRINT POOL 64 65

111

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	Huma resident	Poppy damping		linin	wind		
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	About twelly	North parts	457	-	19		1948
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	Abrasinens	Season		*	1		See
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1	Adverse present	Anna ann	55		100	. 8.	Great
4	Atolic renti-	femili paint	MATERI	er.	8.	W	Gust
	Advance married	Allered patrici		20	F	7	Shell
Œ.	Newphonesis.	Sing	But \$5.5	92	14.	×	Seel
(T	Annie melle	thick pile:	44	-	F	7	Great
	Admin comb	Seria pero	4.0	-	1	10	Over
	discount.	Liene		200	wind		
	Almin-service	Stock years	F	18		75	Sup
	Occupation.	Donal	- 1	28	100		Free
1	About section	Allows paint	-	16	*	7.	- Delta
4	Lette adminis	Dape too	, E	- 10	F		Great
ri-	Seda adminis	Days inc	- 8	-	100	7	See
4	Sorti advenue	Surper Name		-	-	*	Good

4.1	SOURCE WAR	COMMON MARK	044	MIT	089	000	CONDING
41"	Pro Ingerre	Managery Fig.	Will Dell'	w		1	Steel
10	Flori Empirese	Section 1.5	But Gull	0	16		Oneil
TF.	Pine beganne	Simpry Fg	49.54	0	0.	1.5	- Sont
BP.	The beginne	Timping Tip		ч	59	8.	Sout
er.	Prog Imporror	Street, Tal.	9A DO7	100	-0		Great
6	Fire Improve	Steeping Fig.	88 (N7	1	u	1.	Over
PC.	Fruit Nepteron	maps fy	MR-THE	-	11		Geed
66	Flor legams	Timery Fig.	98 (M.F.	=	10		Gest
RC.	Phys beganning	Steeping Fig.	- 2	187	H	4	046
er.	Fine teramine	Timpre 1 6	No per	19.	- 10		See
80	/hus terpretion	Steeping Fig.	But 00714	29	.00	9.	Coope
100	File beganne	Managing Ing.	WAR DOT	100	8	1	Own
8	Non-Septem	Wasping Fig.	MAR SOUT	47	-		Stoop
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66	Non-Imperior	Mesong Fg	MAR DOT	9	×	7	000
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TREE DISPOSITION LEGEND

110

TREES TO REMAIN - TOTAL OF 51

TREES TO REMOVE - TOTAL OF 51

TREES TO RELOCATE - TOTAL OF 4



DRAWING TITLE

72 73 74

291 NE 61ST ST | MIAMI FL | 33137 www.ma77er.com

LANDSCAPE ARCHITECT BRUCE E. CUMMINGS P.A. LAUDERDALE-BY-THE-SEA, FL 954/771-8184

DEVA FINGER 4880 PINE TREE DR | MIAMI BEACH| FL | 33140 **PINE TREE**

TREE DISPOSITION PLAN 03.30.2020

3/64" = 1'-0"

L6

1804

108

109

011



To:

Vera Teles MTTR MGMT vera@ma77er.com Off. (786) 409-3363

Subject:

Arborist Report 4880 Pine Tree Drive Miami Beach Fl. 33140-3139 Contract Manager: Vera Teles FOLLO: 02-3222-022-1770

FOLIO: 02-3222-022-1770

Property Jurisdiction: City of Miami Beach

Dear Ms. Teles,

Please find the enclosed Arborist Report for 4880 Pine Tree Drive, Miami Beach Florida. This Report identifies and documents trees and palms within the property boundary, right of way as well as shared or on adjacent property. The report contains all pertinent information required by the City of Miami Beach who has jurisdictional responsibility over the property and any permitting process.

Should you have any questions or comments regarding this document, please contact us.

Sincerely,

True Tree Service, LLC

Tom Wogan

Certified arborist;

ISA # FL-9146A

Tom Wagan

4880 Pine Tree Drive Arborist Report

Prepared For:

Vera Teles Project Manager for 4880 Pine Tree Drive MTTR MGMT

Email: vera@ma77er.com off. (786) 409-3363

Prepared By:

True Tree Service, LLC TomWogan ISA # FI-9146A



True Tree Service, LLC 305.842.3581 info@truetreeservice.com 1733 NW 21st Terrace Miami, FL 33142



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Summary

This Arborist Report provides documentation of existing trees or palms on site. Included in the report are species in the right of way, on adjacent property usually within 10 feet of the site boundary for root consideration and species that may overhang the primary site with significant canopy growth. Jurisdictional oversight and all permitting rests with the City of Miami Beach. The clients representative, Ms. Vera Teles (project manager) has provided documentation that will be used in the development of this report.

All species will be documented using ISA best management practices by species, common name, critical measurements, and condition as shown in Appendix A – Tree Inventory. Trees or palms that are inaccessible (conditions permitting) will be noted and measurements will be marked as an estimate. Color photos of pertinent resources and issues identified from site observations are provided in Appendix C – Photo Documentation. Comments, discussions, notes or recommendations follow all applicable tree or environmental ordinances in effect at the time of this report as well as ANSI-A300/ISA best management industry practices.

There are a total of 29 trees or palms added to this report that do not appear on the client supplied survey. These include 23 on the 4880 property and 6 on adjacent properties. These trees are added to provide the client with a comprehensive report that meets expectations from City of Miami Beach general ordinance chapter 46 article II section 46-59 (current as of 25 October 2019). These added trees are numbered or lettered such that the original survey numbering sequence is maintained.

TTS' will focus on direct communication with the authorized agent for this property, referencing this report. Information in this report may be used by the client or the City of Miami Beach in order to support activities that include but are not limited to permitting or mitigation and protection. Current City of Miami Beach Environmental Resource ordinances and actions have been reviewed (current as of 25 October 2019) for this report.

Observations

There are numerous trees and palms documented on site, and in the ROW. These trees and palms are shown on the Tree Survey found in Appendix B fig 1 - Tree Locations.

There are several trees on adjacent property that will be documented because of their proximity to the 4880 property. These trees are added due to interest from the jurisdictional body and the concern that future developmental activities may require protective measures for roots or canopies.

There are a several palms, that are considered "under-sized" and are labeled as such based on City of Miami Beach definitions for tree and palm sizes. They may be significant landscape features and have been included for the benefit of reviewers that prefer photos for all the numbered trees and palms to compare the sizes during their review. This is also in compliance with the requirement for "all" trees and palms to be included within the report.

Measurements for trees were taken with the use of a forestry DBH measuring tape, a measuring wheel, and clinometer. Trees were photographed and are included in Appendix C – Photo Documentation.

Appendix A – Tree/Palm Inventory documents trees and palms on site. Documentation includes: scientific name, common name, critical measurements (DBH, height, spread and CRZ) locations are shown in Appendix B fig 1 – Tree Locations.

Appendix A - Tree / Palm Inventory

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION
1	Syagrus romanzoffiana	Queen palm	11"	15'	8'	11'	Good
2	Syagrus romanzoffiana	Queen palm	10" 14'		7'	10'	Good
3	Phoenix roebelenii	Pygmy date palm		U	nder-si	zed	
4	Syagrus romanzoffiana	Queen palm	8"	13'	7'	8'	Good
5	Phoenix roebelenii	Pygmy date palm		U	nder-si	zed	
6	Ravenala madagascariensis	Travelers palm	8"	12'	6'	8'	Good
7	Ravenala madagascariensis	Travelers palm	10"	14'	6'	10'	Good
8	Ravenala madagascariensis	Travelers palm	11"	14'	6'	11'	Good
Α	Ravenala madagascariensis	Travelers palm	9"	12'	6'	9'	Good
В	Ravenala madagascariensis	Travelers palm	8"	13'	6'	8'	Good
С	Ravenala madagascariensis	Travelers palm	8"	12'	6'	8'	Good
9	Phoenix roebelenii	Pygmy date palm		U	nder-si	zed	<u> </u>
10	Tabebuia impetiginosa	Pink Trumpet	7.5"	25'	18'	8'	Good
11	Syagrus romanzoffiana	Queen palm	9"	16'	8'	9'	Good
12	Tabebuia impetiginosa	Pink Trumpet	7"	25'	16'	7'	Good
13	Tabebuia impetiginosa	Pink Trumpet	7"	23'	13'	7'	Good
14	Syagrus romanzoffiana	Queen palm	12"	20'	14'	12'	Good
15	Adonidia merrillii	Manila palm		U	nder-si	zed	<u> </u>
16	Phoenix roebelenii	Pygmy date palm		U	nder-si	zed	
17	Ficus benjamina	Weeping Fig	6"	16'	6'	6'	Good
18	Cocos nucifera	Coconut palm	13"	20'	10'	13'	Fair
19	Phoenix roebelenii	Pygmy date palm		U	nder-si	zed	<u> </u>
20	Adonidia merrillii	Manila palm	7.5"	25'	10'	8'	Good
21	Adonidia merrillii	Manila palm	7"	25'	10'	7'	Good
22	Adonidia merrillii	Manila palm	6"	23'	10'	6'	Good
23	Adonidia merrillii	Manila palm	6"	23'	8'	6'	Good
24	Cocos nucifera	Coconut palm	8"	28'	8'	8'	Good
25	Cocos nucifera	Coconut palm	7"	28'	8'	7'	Good
26	Adonidia merrillii	Manila palm	9" 32'		8'	9'	Good
27	Adonidia merrillii	Manila palm	8.5"	32'	8'	9'	Good
28	Adonidia merrillii	Manila palm	7"	30'	8'	7'	Good
29	Adonidia merrillii	Manila palm	7"	30'	8'	7'	Good
30	Adonidia merrillii	Manila palm	7.5"	30'	8'	8'	Good

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION
31	Ficus benjamina	Weeping Fig	5"	16"	10'	5'	Poor
32	Ficus benjamina	Weeping Fig	22"	20'	18'	15'	Poor
33	Coccoloba uvifera	Seagrape	Multi 20" / 21	35'	28'	41'	Poor
34	Bauhinia variegata	Bauhinia butterfly	6"	17'	10'	6'	Good
35	Adonidia merrillii	Manila palm	12"	20'	15'	12'	Good
36	Syagrus romanzoffiana	Queen palm	15"	15'	12'	15'	Good
37	Bauhinia variegata	Bauhinia butterfly	8"	13'	15'	8'	Good
38	Adonidia merrillii	Manila palm	10"	12'	10'	10'	Good
39	Adonidia merrillii	Manila palm	9"	12'	10'	9'	Good
40	Ficus benjamina	Weeping Fig	Multi (4x) 4"	18'	8'	16'	Good
41	Ficus benjamina	Weeping Fig	Multi (2x) 4"	17'	8'	8'	Good
D	Ficus benjamina	Weeping Fig	3"	16'	7'	3'	Good
E	Ficus benjamina	Weeping Fig	Multi 3" /5"	18'	8'	8'	Good
F	Ficus benjamina	Weeping Fig	Multi 3"/3.5"/3"	16'	8'	10'	Good
42	Adonidia merrillii	Manila palm	7.5"	25'	14'	8'	Good
43	Ficus benjamina	Weeping Fig	Multi 3" / 4"	22'	16'	7'	Good
44	Adonidia merrillii	Manila palm	4"	22'	12'	4'	Good
45	Cocos nucifera	Coconut	9"	26'	8'	9'	Good
46	Ficus benjamina	Weeping Fig	5"	25'	7'	5'	Good
47	Adonidia merrillii	Manila palm	8"	28'	7'	8'	Good
48	Adonidia merrillii	Manila palm	8"	27'	7	8'	Good
49	Phoenix roebelenii	Pygmy date palm		Under	-sized	l	
50	Ficus benjamina	Weeping Fig	Multi 7" /3"	14'	12'	10'	Good
51	Adonidia merrillii	Manila palm	6"	24'	10'	6'	Good
52	Adonidia merrillii	Manila palm	6.5"	23'	10'	7'	Good
53	Adonidia merrillii	Manila palm	6.5"	24'	10'	7'	Good
54	Adonidia merrillii	Manila palm	Multi 6" / 6"	25'	10'	12'	Good
55	Adonidia merrillii	Manila palm	6"	25'	9'	6'	Good
56	Adonidia merrillii	Manila palm	6"	25'	9'	6'	Good
57	Adonidia merrillii	Manila palm	6"	14'	8'	6'	Good
58	Adonidia merrillii	Manila palm	6"	17'	8'	6'	Good

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION		
59	Adonidia merrillii	Manila palm	6"	20'	8'	6'	Good		
60	Adonidia merrillii	Manila palm	6"	25'	10'	6'	Good		
61	Phoenix roebelenii	Pygmy date palm	Under-sized						
62	Cocos nucifera	Coconut	12"	27'	15'	12'	Good		
63	Persea americana	Avocado	9"	18'	15'	9'	Good		
64	Syagrus romanzoffiana	Queen palm	10"	25'	18'	10'	Good		
65	Syagrus romanzoffiana	Queen palm	10"	23'	18'	10'	Good		
66	Syagrus romanzoffiana	Queen palm	9"	24'	15'	9'	Good		
67	Syagrus romanzoffiana	Queen palm	10"	24'	15'	10'	Good		
68	Ficus benjamina	Weeping Fig	Multi 3" / 6"	20"	15'	9'	Good		
69	Adonidia merrillii	Manila palm	4.5"	25'	10'	5'	Good		
70	Cananga odorata	Cananga tree	12"	30'	11'	12'	Fair		
71	Cocos nucifera	Coconut	9"	30'	14'	9'	Good		
72	Adonidia merrillii	Manila palm	9"	18'	8'	9'	Good		
73	Adonidia merrillii	Manila palm	9"	18'	8'	9'	Good		
74	Adonidia merrillii	Manila palm	9"	18'	8'	9'	Good		
75	Adonidia merrillii	Manila palm	4"	20'	8'	4'	Good		
76	Adonidia merrillii	Manila palm	Multi 4" /5" /6"	23'	8'	15'	Good		
77	Adonidia merrillii	Manila palm	5.5"	16'	6'	6'	Good		
78	Adonidia merrillii	Manila palm	Multi 6" /6.5"	22"	8'	13'	Good		
79	Adonidia merrillii	Manila palm	7"	20'	8'	7'	Good		
80	Mangifera indica	Mango	Multi 8.5" / 5"	12'	14'	14'	Good		
81	Adonidia merrillii	Manila palm	6.5"	16'	7'	7'	Good		
82	Adonidia merrillii	Manila palm	6.5"	16'	7'	7'	Good		
83	Citrus Limon	Lemon	Under-sized						
84	Adonidia merrillii	Manila palm	7"	18'	6'	7'	Good		
85	Cocos nucifera	Coconut	8"	25'	10'	8'	Poor		
86	Adonidia merrillii	Manila palm	7"	18'	6'	7'	Good		
87	Cordia sebestena	Geiger tree	6"	16'	8'	6'	Good		
88	Cordia sebestena	Geiger tree	6"	16'	10'	6'	Good		
89	Cordia sebestena	Geiger tree	6"	16'	10'	6'	Good		

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION				
90*	Ficus benjamina	Weeping Fig	Multi (2x) 3"	16'	10	6'	Good				
91*	Ficus benjamina	Weeping Fig	Multi (3x) 3"	17'	10	9'	Good				
92*	Ficus benjamina	Weeping Fig	Multi 3" /4"	17'	10	7'	Good				
93*	Ficus benjamina	Weeping Fig	3"	16'	10	3'	Good				
94*	Ficus benjamina	Weeping Fig	Multi (2x) 3"	18'	10	6'	Good				
95*	Ficus benjamina	Weeping Fig	Multi (3x) 3"	18'	10	9'	Good				
96*	Ficus benjamina	Weeping Fig	Multi 3" / 4"	18'	10	7'	Good				
97*	Ficus benjamina	Weeping Fig	Multi (3x) 3"	18'	10	9'	Good				
98*	Ficus benjamina	Weeping Fig	4"	19'	10	4'	Good				
99*	Ficus benjamina	Weeping Fig	Multi (2x) 3"	18'	10	6'	Good				
100*	Ficus benjamina	Weeping Fig	Multi (2x) 3" / 4"	20'	10	10'	Good				
101*	Ficus benjamina	Weeping Fig	Multi (2x) 3"	18'	10	6'	Good				
102*	Ficus benjamina	Weeping Fig	Multi (2x) 3"	17'	10	6'	Good				
103*	Ficus benjamina	Weeping Fig	Multi 3" /4"	18'	10	7'	Good				
104*	Ficus benjamina	Weeping Fig	Multi (3x) 3"	19'	10	9'	Good				
105*	Ficus benjamina	Weeping Fig	Multi 5" /3"	21'	10	8'	Good				
106*	Thespesia populnea	Portia tree	Multi (5x) 3"	15'	15'	15'	Good				
Trees on adjacent property											
107*	Callistemon citrinus	Red bottlebush	4"	12'	4'	4'	Good				
108*	Roystonea regia	Royal palm	12"	16'	10'	12'	Good				
109*	Livingstona chinensis	Fountain palm	10"	15'	7'	10'	Good				
110*	Sabal palmetto	Cabbage palm	14"	23'	8'	14'	Good				
111*	Dypsis lutescens	Areca	Under-sized								
112*	Thespesia populnea	Portia tree	6"	16'	12'	8'	Good				

^{* =} trees were estimated due to limited access

Appendix B fig 1 – Tree Locations



TRUE TREE

305.842.3581 info@truetreeservice.com 1733 NW 21st Terrace Miami, FL 33142

4880 Pine Tree Project 4880 Pine Tree Dr. Miami Beach, Fl. 33140 Figure 1

Prepared By: TW

Page 1 of 1

Appendix C - Photo Documentation



Photo 1 Trees #1, 2 & 4



Photo 2 Trees #6, 7, 8, A, B & C

Photo Documentation Photo 3 Trees #11 through 14 Photo 4 Trees #17 & 18



Photo 5 Trees #20 through 23



Photo 6 Trees #24 & 25



Photo 7 Trees #26 through 30



Photo 8 Trees #31, 32 & 33



Photo 9 Tree #34



Photo 10 Trees #35 through 39

Photo Documentation Photo 11 Trees #40, 41, D, e & F Photo 12 Trees #42, 43 & 44



Photo 13 Trees #45 & 46



Photo 14 Trees 47, 48 & 49



Photo 15 Tree #50

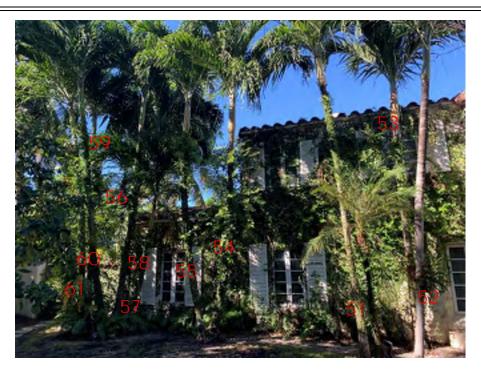


Photo 16 Trees #51 through 61

Photo Documentation Photo 17 Tree #62 Photo 18 Tree #63

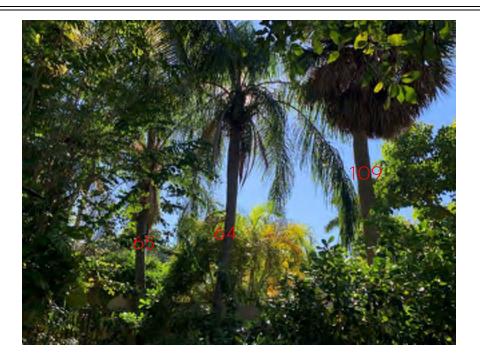


Photo 19 Trees #64, 65 & 109

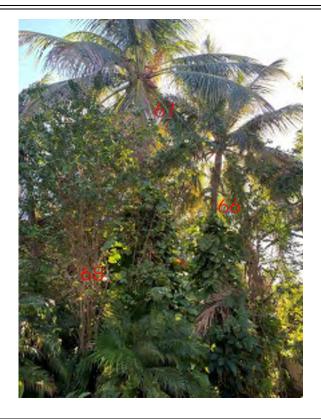


Photo 20 Trees # 66, 67 & 68

Photo Documentation Photo 21 Tree #69 Photo 22 Trees # 70 & 71



Photo 23 Trees #72 , 73 & 74



Photo 24 Trees #75 through 78



Photo 25 Trees #79 through 82



Photo 26
Trees #84, 85, 86, &
#90 through 105
(living fence)

Photo Documentation Photo 27 Tree #87 Photo 28 Tree #88

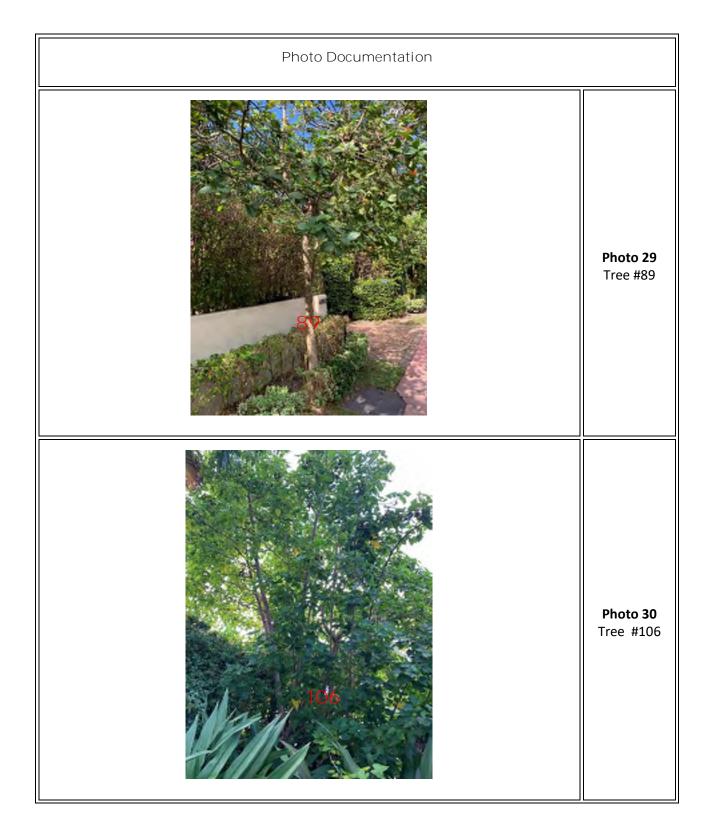


Photo Documentation Photo 31 Tree #107 Photo 32 Trees #108 & 109



Photo 33 Tree #112

Appendix D - Assumptions and Limiting Conditions

- 1. Any legal description provided to the True Tree Service is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.
- 2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, True Tree Service can neither guarantee nor be responsible for the accuracy of information provided by others.
- 3. True Tree Service shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 4. Loss or alteration of any part of this report invalidates the entire report.
- 5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is intended or permitting without the prior expressed written or verbal consent of True Tree Service.
- 6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of True Tree Service particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon True Tree Service as stated in the qualifications.
- 7. This report and values expressed herein represent the opinion of True Tree Service, and True Tree Service's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- 8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless otherwise specified.
- 9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plant or property in question may not arise in the future.

Appendix E - Certificate of Performance

I, Tom Wogan, certify that:

- 1. I have personally inspected the trees and the property referred to in this report on the date indicated and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.
- 2. I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.
- 3. The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- 4. My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- 5. No one provided significant professional assistance to me, except as indicated within the report.
- 6. My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- 7. I am a member in good standing of the International Society of Arboriculture as a certified arborist. I have been professionally involved in the field of arboriculture for a period of more than 5 years.

Jom Wogan
Tom Wogan
Cert. ISA # FL-9146A

X Jon Wagan

06 December 2019