

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 UNDERSTORY
L5	LANDSCAPE LEGEND
L6	TREE DISPOSITION PLAN

EXHIBIT - ARBORIST REPORT



Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 18149
13050 S.W. 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: afaco@bellsouth.net
TEL: (305) 234-0588
FAX: (305) 495-0778

Location Sketch



TREE LEGEND:

1. Queen Palm D=0.70', H=20', SP=10'
2. Christmas Palm D=0.80', H=20', SP=10'
3. Queen Palm D=0.30', H=10', SP=5'
4. Palm D=0.70', H=20', SP=10'
5. Palm D=0.80', H=20', SP=10'
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9. Palm D=0.80', H=20', SP=10'
10. Ficus D=0.80', H=20', SP=10'
11. Queen Palm D=0.80', H=20', SP=10'
12. Ficus D=0.80', H=20', SP=10'
13. Ficus D=0.80', H=20', SP=10'
14. Christmas Palm D=0.70', H=20', SP=10'
15. Christmas Palm D=0.80', H=20', SP=10'
16. Queen Palm D=0.80', H=20', SP=10'
17. Ficus D=0.80', H=20', SP=10'
18. Coconut Palm D=1.0', H=30', SP=20'
19. Queen Palm D=0.80', H=20', SP=10'
20. Christmas Palm D=0.70', H=20', SP=10'
21. Christmas Palm D=0.80', H=20', SP=10'
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34. Ficus D=0.80', H=20', SP=10'
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36. Queen Palm D=0.80', H=20', SP=10'
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41. Ficus D=0.80', H=20', SP=10'
42. Christmas Palm D=0.70', H=20', SP=10'
43. Christmas Palm D=0.70', H=20', SP=10'
44. Queen Palm D=0.80', H=20', SP=10'
45. Christmas Palm D=0.80', H=20', SP=10'

46. Christmas Palm D=0.70', H=20', SP=10'
47. Christmas Palm D=0.70', H=20', SP=10'
48. Christmas Palm D=0.70', H=20', SP=10'
49. Queen Palm D=0.80', H=20', SP=10'
50. Ficus D=0.80', H=20', SP=10'
51. Christmas Palm D=0.80', H=20', SP=10'
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59. Christmas Palm D=0.80', H=20', SP=10'
60. Christmas Palm D=0.80', H=20', SP=10'
61. Christmas Palm D=0.80', H=20', SP=10'
62. Coconut Palm D=1.0', H=30', SP=20'
63. Avocado D=0.70', H=20', SP=10'
64. Queen Palm D=0.80', H=20', SP=10'
65. Queen Palm D=0.80', H=20', SP=10'
66. Coconut Palm D=1.0', H=30', SP=20'
67. Coconut Palm D=1.0', H=30', SP=20'
68. Ficus D=0.80', H=20', SP=10'
69. Christmas Palm D=0.80', H=20', SP=10'
70. Ficus D=0.80', H=20', SP=10'
71. Coconut Palm D=0.70', H=20', SP=10'
72. Christmas Palm D=0.80', H=20', SP=10'
73. Christmas Palm D=0.80', H=20', SP=10'
74. Christmas Palm D=0.80', H=20', SP=10'
75. Christmas Palm D=0.80', H=20', SP=10'
76. Christmas Palm D=0.80', H=20', SP=10'
77. Christmas Palm D=0.80', H=20', SP=10'
78. Christmas Palm D=0.80', H=20', SP=10'
79. Christmas Palm D=0.80', H=20', SP=10'
80. Mango D=0.70', H=20', SP=10'
81. Christmas Palm D=0.80', H=20', SP=10'
82. Christmas Palm D=0.80', H=20', SP=10'
83. Lemon D=0.80', H=20', SP=10'
84. Christmas Palm D=0.80', H=20', SP=10'
85. Christmas Palm D=0.80', H=20', SP=10'
86. Christmas Palm D=0.80', H=20', SP=10'
87. Ficus D=0.80', H=20', SP=10'
88. Ficus D=0.80', H=20', SP=10'
89. Ficus D=0.80', H=20', 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
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 8.00'
F.Floor Elev. 6.52'
Garage Elev. 5.06'
Suffix: "L"
Elev. Reference to NGVD 1929

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

Surveyors Notes:

- 01 Land Shown Herein was not obstructed for Easement and for Right of Way Records. The Easement / Right of Way Shown on Survey are as per plat of record unless otherwise noted.
- 02 Benchmark: Miami-Dade County Public Works Dep. N/A.
- 03 Bearings as Shown Herein are Based upon West 47th Street, N86°00'00"E.
- 04 Please See Abbreviations.
- 05 Drawn By: A. Torres.
- 06 Date: 7-25-18; 10-5-18; 11-8-18.
- 07 Completed Survey Field Date: 7-25-18; 10-1-18; 11-8-18.
- 08 Date: No 2019, Station Surveying Season.
- 09 Last Revised.
- 10 Second Building setback line not determined.



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

Surveyor's Notes:

- 01 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- 02 The Certification is Only for the lands as Described. It is not a certification of Title, Zoning, Easements, or Frontages of encroachments. ABSTRACT NOT REVIEWED.
- 03 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of said County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 04 Accuracy:
The expected use of land, as disclosed in the Standards of Practice (S-P 010), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00 feet. The accuracy obtained by means of modern and old methods of a closed geodetic figure was found to exceed this requirement.
- 05 Foundation and / or footing that may cross beyond the boundary line of the parcel herein described are not shown herein.
- 06 Not valid without the signatures and original seal of a Florida Licensed Surveyor and Mapper, addressee is defendant to survey maps or reports by other than the signing party or parties.
- 07 Consult the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- 08 Underground Utilities are not depicted herein. Contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown herein.
- 09 Consenting subject to Opinion of Title.

This certifies that the survey of the property described herein was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 55-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. & That the Sketch herein is a true and accurate representation thereof to the best of my knowledge and belief, subject to notes and variations shown herein.

Armando P. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

ARCHITECT

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

CONSULTANT

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

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

TREE SURVEY 1 OF 2
03.30.2020

DRAWING #

L1



Graphic Scale 1" = 20'

[illegible][illegible]

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

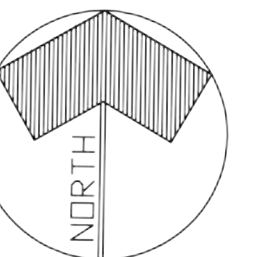
JOB #	19-1223
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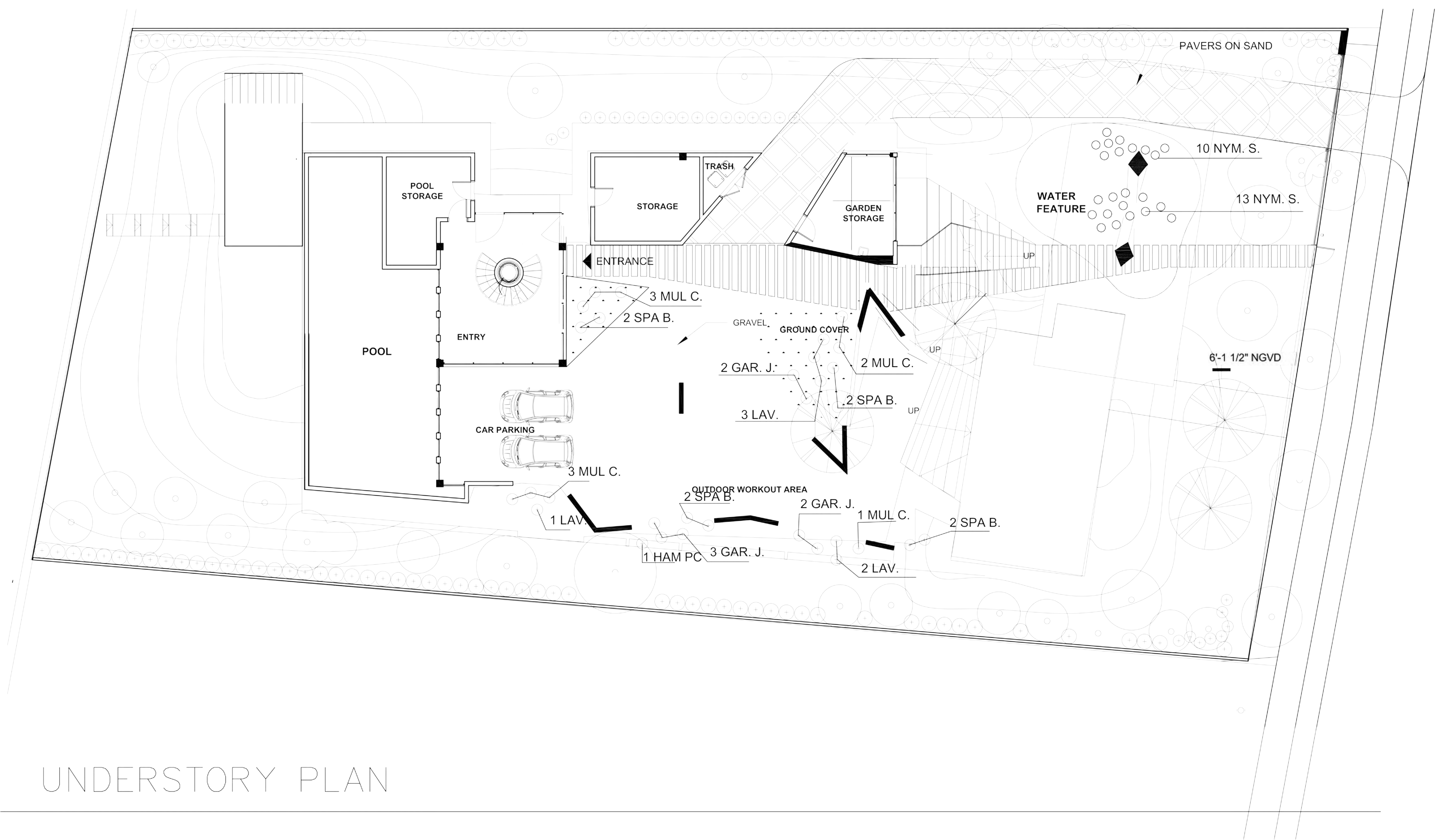




1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO.1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, 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 AROUND 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 RDW 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



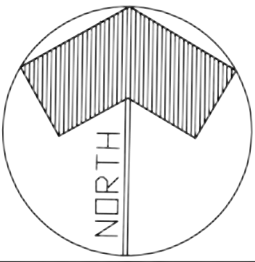


PLANT LIST

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

UNDERSTORY PLAN

LANDSCAPE PLAN



SCALE 1" = 10'

BRUCE E. CUMMINGS P.A.
LANDSCAPE ARCHITECT

LAUDERDALE BY THE SEA, FLA
954/771-8184



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LANDSCAPE ARCHITECT
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POMPANO BEACH, FL
954/771-8184

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

PINE TREE

LANDSCAPE FOR FIRST
FLOOR

L4

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-3 Lot Area 19,773 SF

Acres 0.45

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 19,773 s.f. x 50 % = 9,887 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces _____ x 10 s.f. parking space = _____
- C. Total square feet of landscaped open space required: A+B= _____

REQUIRED/
ALLOWED PROVIDED

9,887 SF _____

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required _____
- B. Maximum lawn area (sod) permitted= 50 % x 9,887 s.f. _____

9,887 SF _____
4,944 SF _____

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= _____
5 trees x 14 net lot acres - number of existing trees= _____
- B. % Natives required: Number of trees provided x 30% = _____
- C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50%= _____
- D. Street Trees (maximum average spacing of 20' o.c.)
_____ linear feet along street divided by 20'= _____
- E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
105 linear feet along street divided by 20'= _____

19 - 27 EX 39
12 12
20 39
3 EX 3 NEW 6

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12= _____
- B. % Native shrubs required: Number of shrubs provided x 50%= _____

91 _____
46 _____

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%= _____
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= _____

10 _____
5 _____

ARCHITECT

MTTR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com

CONSULTANT

OWNER

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

PROJECT

PINE TREE

DRAWING TITLE

LANDSCAPE LEGEND
03.30.2020

DRAWING #

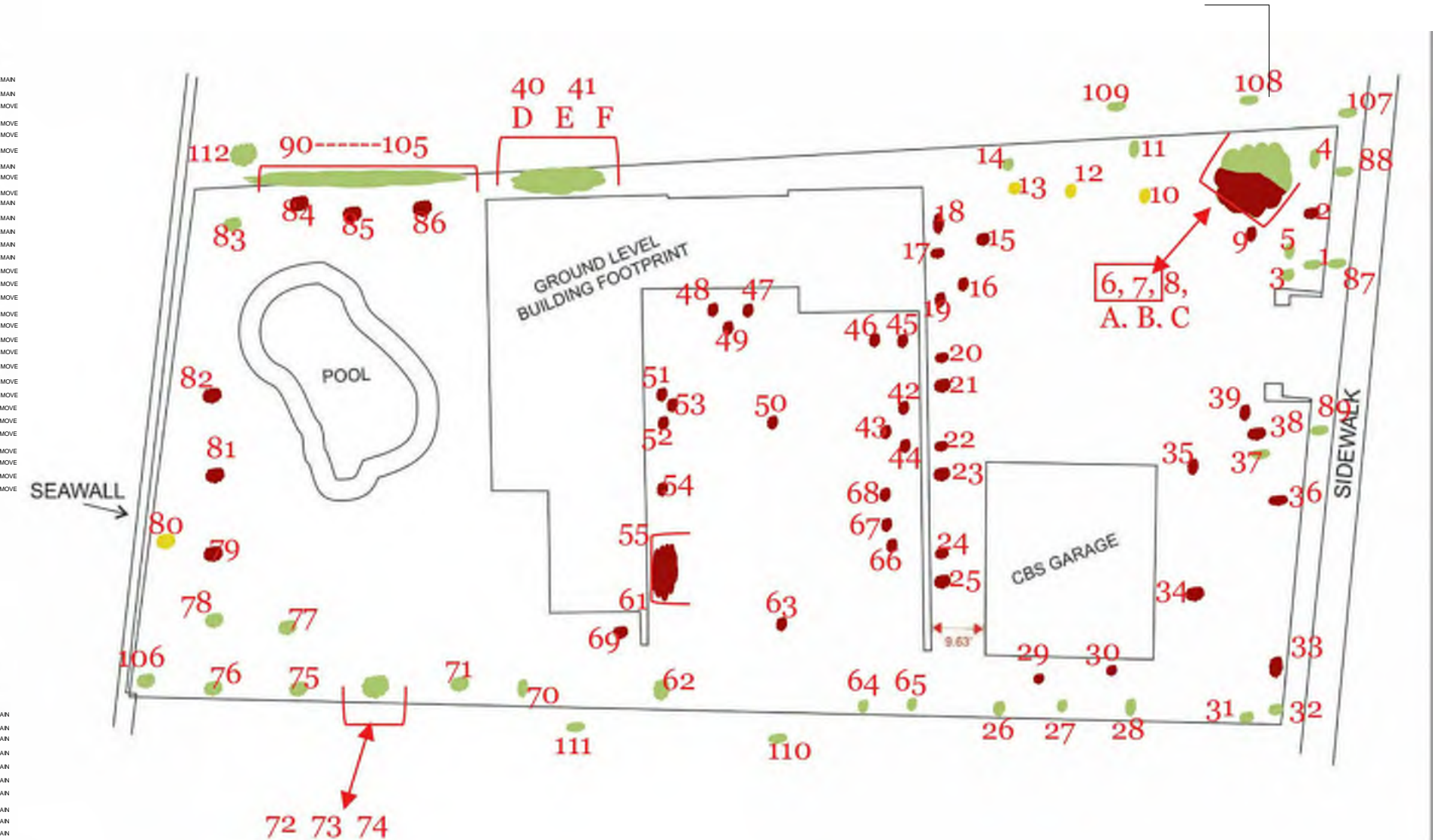
L5

Tree Disposition Table 1 (Left): Lists trees 1-38 with columns for Scientific Name, Common Name, DBH, HGT, DIA, and CONDITION. Includes actions like REMAN, REMOVE, and RELOCATE.

Tree Disposition Table 2 (Top Right): Lists trees 39-58 with columns for Scientific Name, Common Name, DBH, HGT, DIA, and CONDITION. Includes actions like REMAN, REMOVE, and RELOCATE.

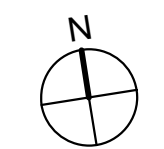
Tree Disposition Table 3 (Bottom Left): Lists trees 59-78 with columns for Scientific Name, Common Name, DBH, HGT, DIA, and CONDITION. Includes actions like REMAN, REMOVE, and RELOCATE.

Tree Disposition Table 4 (Bottom Right): Lists trees 79-98 with columns for Scientific Name, Common Name, DBH, HGT, DIA, and CONDITION. Includes actions like REMAN, REMOVE, and RELOCATE.



TREE DISPOSITION LEGEND

- TREES TO REMAIN - TOTAL OF 51
- TREES TO REMOVE - TOTAL OF 51
- TREES TO RELOCATE - TOTAL OF 4



True Tree Service, LLC
1733 NW 21st Terrace
Miami, FL 33142
305.842.3581



06 December 2019

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
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

X 
Tom Wogan
ISA cert. FL-9146-A

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
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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	<i>Syagrus romanzoffiana</i>	Queen palm	11"	15'	8'	11'	Good
2	<i>Syagrus romanzoffiana</i>	Queen palm	10"	14'	7'	10'	Good
3	<i>Phoenix roebelenii</i>	Pygmy date palm	Under-sized				
4	<i>Syagrus romanzoffiana</i>	Queen palm	8"	13'	7'	8'	Good
5	<i>Phoenix roebelenii</i>	Pygmy date palm	Under-sized				
6	<i>Ravenala madagascariensis</i>	Travelers palm	8"	12'	6'	8'	Good
7	<i>Ravenala madagascariensis</i>	Travelers palm	10"	14'	6'	10'	Good
8	<i>Ravenala madagascariensis</i>	Travelers palm	11"	14'	6'	11'	Good
A	<i>Ravenala madagascariensis</i>	Travelers palm	9"	12'	6'	9'	Good
B	<i>Ravenala madagascariensis</i>	Travelers palm	8"	13'	6'	8'	Good
C	<i>Ravenala madagascariensis</i>	Travelers palm	8"	12'	6'	8'	Good
9	<i>Phoenix roebelenii</i>	Pygmy date palm	Under-sized				
10	<i>Tabebuia impetiginosa</i>	Pink Trumpet	7.5"	25'	18'	8'	Good
11	<i>Syagrus romanzoffiana</i>	Queen palm	9"	16'	8'	9'	Good
12	<i>Tabebuia impetiginosa</i>	Pink Trumpet	7"	25'	16'	7'	Good
13	<i>Tabebuia impetiginosa</i>	Pink Trumpet	7"	23'	13'	7'	Good
14	<i>Syagrus romanzoffiana</i>	Queen palm	12"	20'	14'	12'	Good
15	<i>Adonidia merrillii</i>	Manila palm	Under-sized				
16	<i>Phoenix roebelenii</i>	Pygmy date palm	Under-sized				
17	<i>Ficus benjamina</i>	Weeping Fig	6"	16'	6'	6'	Good
18	<i>Cocos nucifera</i>	Coconut palm	13"	20'	10'	13'	Fair
19	<i>Phoenix roebelenii</i>	Pygmy date palm	Under-sized				
20	<i>Adonidia merrillii</i>	Manila palm	7.5"	25'	10'	8'	Good
21	<i>Adonidia merrillii</i>	Manila palm	7"	25'	10'	7'	Good
22	<i>Adonidia merrillii</i>	Manila palm	6"	23'	10'	6'	Good
23	<i>Adonidia merrillii</i>	Manila palm	6"	23'	8'	6'	Good
24	<i>Cocos nucifera</i>	Coconut palm	8"	28'	8'	8'	Good
25	<i>Cocos nucifera</i>	Coconut palm	7"	28'	8'	7'	Good
26	<i>Adonidia merrillii</i>	Manila palm	9"	32'	8'	9'	Good
27	<i>Adonidia merrillii</i>	Manila palm	8.5"	32'	8'	9'	Good
28	<i>Adonidia merrillii</i>	Manila palm	7"	30'	8'	7'	Good
29	<i>Adonidia merrillii</i>	Manila palm	7"	30'	8'	7'	Good
30	<i>Adonidia merrillii</i>	Manila palm	7.5"	30'	8'	8'	Good

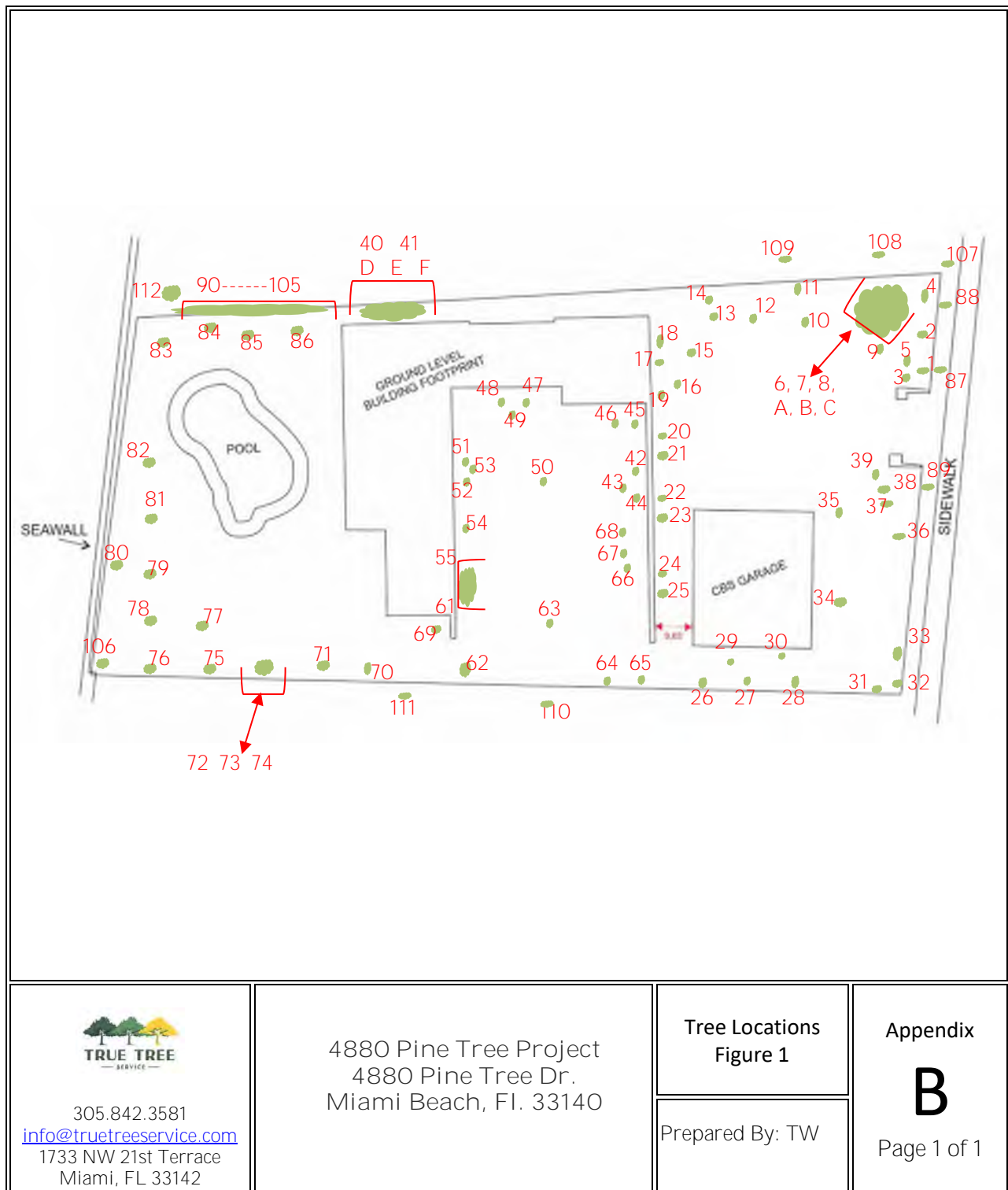
#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION
31	<i>Ficus benjamina</i>	Weeping Fig	5"	16"	10'	5'	Poor
32	<i>Ficus benjamina</i>	Weeping Fig	22"	20'	18'	15'	Poor
33	<i>Coccoloba uvifera</i>	Seagrape	Multi 20" / 21	35'	28'	41'	Poor
34	<i>Bauhinia variegata</i>	Bauhinia butterfly	6"	17'	10'	6'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

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

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

* = trees were estimated due to limited access

Appendix B fig 1 – Tree Locations



Appendix C – Photo Documentation

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 Documentation



Photo 5
Trees
#20
through 23



Photo 6
Trees #24 &
25

Photo Documentation



Photo 7
Trees
#26 through
30



Photo 8
Trees
#31, 32 & 33

Photo Documentation



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 Documentation



Photo 13
Trees #45 &
46



Photo 14
Trees 47, 48
& 49

Photo Documentation



Photo 15
Tree #50



Photo 16
Trees
#51 through
61

Photo Documentation



Photo 17
Tree #62



Photo 18
Tree #63

Photo Documentation



Photo 19
Trees #64, 65 &
109



Photo 20
Trees # 66, 67 & 68

Photo Documentation



Photo 21
Tree #69



Photo 22
Trees # 70 &
71

Photo Documentation



Photo 23
Trees #72 , 73
& 74



Photo 24
Trees
#75 through
78

Photo Documentation



Photo 25
Trees
#79 through 82



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

Photo Documentation

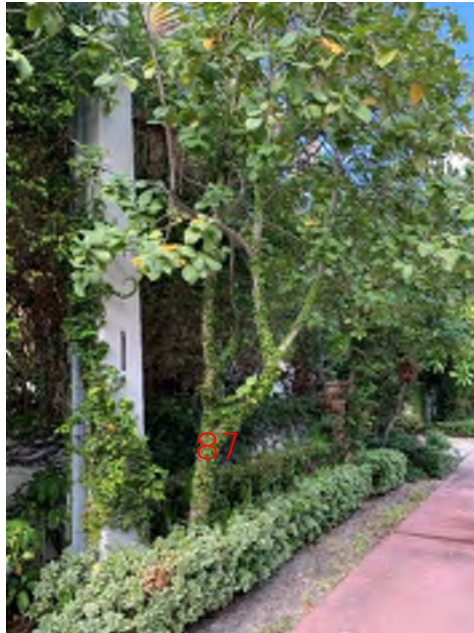


Photo 27
Tree #87

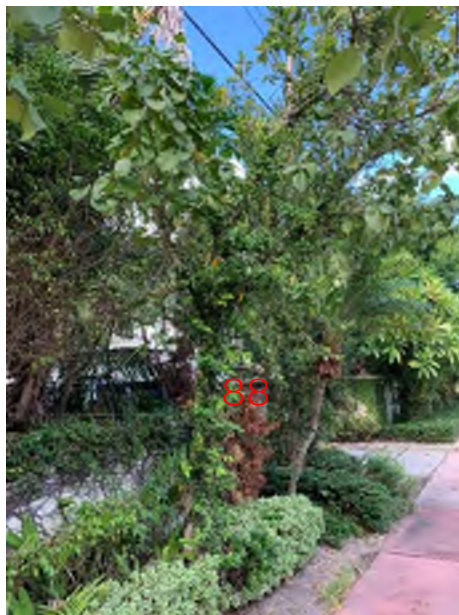


Photo 28
Tree #88

Photo Documentation



Photo 29
Tree #89

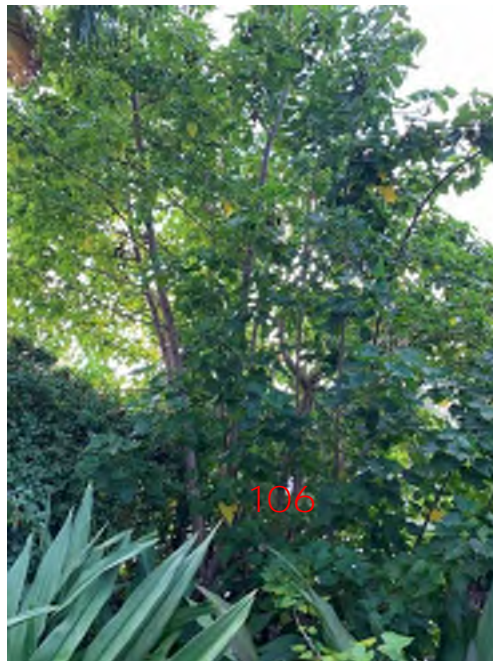


Photo 30
Tree #106

Photo Documentation



Photo 31
Tree #107



Photo 32
Trees #108 &
109

Photo Documentation



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.

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

x *Tom Wogan*
Tom Wogan
ISA cert. FL-9146A

06 December 2019