

June 9, 2022

# Certified Arborist Assessment 1311 15 Terrace, Miami Beach, Florida NLE Project No. 14822003

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 2022 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.

## **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 defected 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. Little to no function.

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**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 no 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 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

Sincerely,

New Leaf Environmental, LLC

Michael McCoy

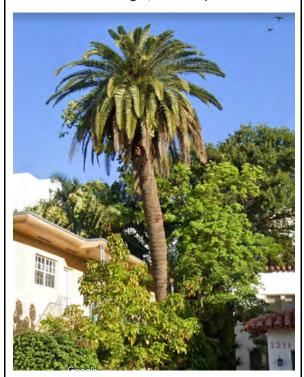
ISA Certified Arborist MA 4243A, TRAQ Qualified

LIAF Certified Landscape Inspector

Attachments: tree table, photo log, tree map

							Critical Root			
			DBH		11-1-64	C	Zone Radius*			
					_	Spread				
Tree #	Common Name	Scientific Name	(inches)	Condition	(feet)	(feet)	(feet)	Prohibited?	Specimen?	Comments
1	Canary Island date palm	Phoenix canariensis	29	Fair	55	20	19		YES	
2	solitaire palm	Ptychosperma elegans	4	Good	18	8	10			Below size threshold to be regulated as a tree
3	bishopwood	Bischofia javanica	12	Fair	45	25	10	YES		
4	strangler fig	Ficus aurea	72	Fair	60	40	48		YES	
5	sabal palm	Sabal palmetto	10	Good	12	12	10			
6	gumbo limbo	Bursera simaruba	3	Fair	16	8	10			
7	umbrella tree	Schefflera actinophylla	28	Fair	25	25	19	YES		
8	solitaire palm	Ptychosperma elegans	4	Good	16	12	10			Below size threshold to be regulated as a tree
9	Christmas palm	Adonidia merrellii	6	Good	20	12	10			
10	seagrape	Coccoloba uvifera	5	Fair	20	12	10			
11	pink trumpet tree	Tabebuia heterophylla	6	Fair	18	12	10			
12	umbrella tree	Schefflera actinophylla	10	Fair	16	16	10	YES		
13	gumbo limbo	Bursera simaruba	3	Fair	16	12	10			
14	strangler fig	Ficus aurea	11	Fair	20	16	10			
15	gumbo limbo	Bursera simaruba	3	Good	18	12	10			
16	areca palm	Dypsis lutescens	cluster	Good	15	15	5			
17	Brazilian pepper	Schinus terebinthifolius	10	Fair	20	12	10	YES		
18	strangler fig	Ficus aurea	15	Good	20	15	10		YES	
19	gumbo limbo	Bursera simaruba	7	Fair	5	8	10			
20	bishopwood	Bischofia javanica	15	Fair	20	12	10	YES		
CRZ is a planning estimate and may be adjusted based on field conditions										

Tree 1 Canary Island date palm (Phoenix canariensis) 29 inch DBH, Fair condition 55 foot height, 20 foot spread



Tree 2 solitaire palm (Ptychosperma elegans) 4 inch DBH Good condition 18 foot height, 8 foot spread



Tree 3 bishopwood (Bischofia javanica) 12 inch DBH, Fair condition 45 foot height, 25 foot spread



Tree 4 strangler fig
(Ficus aurea)
72 inch DBH Fair condition
60 foot height, 40 foot spread



Tree 5 sabal palm (Sabal palmetto) 10 inch DBH, Good condition 12 foot height, 12 foot spread



Tree 6 gumbo limbo (Bursera simaruba) 3 inch DBH Fair condition 16 foot height, 8 foot spread



Tree 7 umbrella tree (Schefflera actinophylla) 28 inch DBH, Fair condition 25 foot height, 25 foot spread



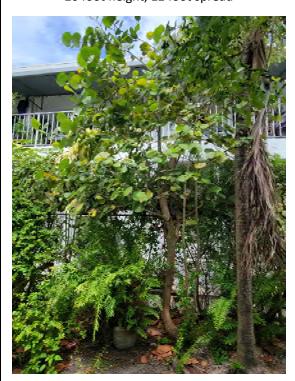
Tree 8 solitaire palm
(Ptychosperma elegans)
4 inch DBH Good condition
16 foot height, 12 foot spread



Tree 9 Christmas palm (Adonidia merrellii) 6 inch DBH, Good condition 20 foot height, 12 foot spread



Tree 10 seagrape (Coccoloba uvifera) 5 inch DBH Fair condition 20 foot height, 12 foot spread



Tree 11 pink trumpet tree (Tabebuia heterophylla) 6 inch DBH, Fair condition 18 foot height, 12 foot spread



Tree 12 umbrella tree (Schefflera actinophylla) 10 inch DBH Fair condition 16 foot height, 16 foot spread



Tree 13 gumbo limbo (Bursera simaruba) 3 inch DBH, Fair condition 16 foot height, 12 foot spread



Tree 14 strangler fig
(Ficus aurea)
11 inch DBH Fair condition
20 foot height, 16 foot spread



Tree 15 gumbo limbo (Bursera simaruba) 3 inch DBH, Good condition 18 foot height, 12 foot spread



Tree 16 areca palm (Dypsis lutescens) cluster inch DBH Good condition 15 foot height, 15 foot spread



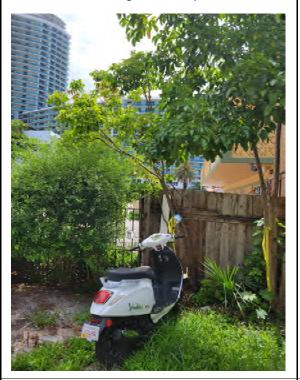
Tree 17 Brazilian pepper (Schinus terebinthifolius) 10 inch DBH, Fair condition 20 foot height, 12 foot spread



Tree 18 strangler fig
(Ficus aurea)
15 inch DBH Good condition
20 foot height, 15 foot spread

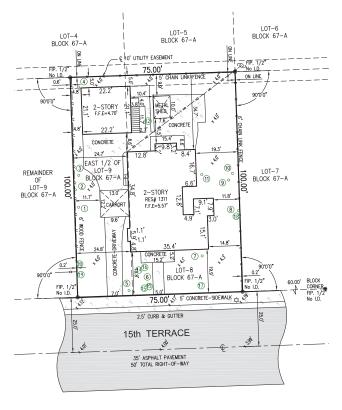


Tree 19 gumbo limbo (Bursera simaruba) 7 inch DBH, Fair condition 5 foot height, 8 foot spread



Tree 20 bishopwood (Bischofia javanica) 15 inch DBH Fair condition 20 foot height, 12 foot spread







IIIII - Inlet TV = Cable Tv Box EM = Flector Meter Box S = Traffic Signal Box 💆 = Gas Valve M = Montonng Valve

M = Maritole

- Catch Basin

(W) = Water Meter

🗭 = Electric Box

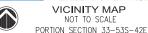
N = Sprinkler Pump

AC = Ar Conditioner
Conc. = Concrete Block + Stucco
(D. 5) = Concrete Block + Stucco
(D. 5) = Dead
D.E. = Drawage Sacement
D.M.E. = Drawage Sacement
D.M.E. = Drawage Martenance Ease
F.D.H. = Found Dni Hole
F.F.E. = Final Floor Elevation
F.F.F. = Found from Floor
F.F.F. = Found Floor
F.F.F. = Found Floor
H. = Hodgit
M.E. = Like Martenance Essenent = Wood Pole Conc. Pole D = Light Pole Water Valve L.M.E. = Lake Mantenance Easemen (M) = Measured (P) = Platted 

A/C = Air Conditioner

TREE MAP **OVERLAY OVER SITE SURVEY** JUNE 9, 2022 **NEW LEAF ENVIRONMENTAL** 





#### PROPERTY ADDRESS:

1311 15th TERRACE MIAMI BEACH, FL 33139 Folio# 02-3233-016-0050

#### LEGAL DESCRIPTION

LEGAR DESONIF I NO.

Let 8 and East 1/2 of Let 9, in Block 67-A, of "RESUBDIVISION OF BLOCKS 67 AND 79 ALTON
BEACH REALTY COS. BAY FRONT SUBDIVISION, according to the flat thereof, as recorded in Plat
Book 16, Page 1, of the Public Records of Mains-Dade County, Flonds.

### SURVEYOR'S NOTES:

- The Legal Description was provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of
- buildings, walls or fences, except as shown hereon, if any, 5- Underground utilities are not depicted hereon, 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 hereon. 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- Accuracy:
- The Horzontal positional accuracy of well-defined improvement on this survey is +/-0.2'. The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet. 10- Type of survey SKETCH OF SURVEY.
- II North arrow direction is based on an assumed mendian as shown on the aforementioned
- 12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 13- Benchmark Used: Miami-Dade County Benchmark #C-100, Elevation = +11.06'.
- 14- Flood Zone Data: Community/ Panel #120651/0317/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +8.0'
- 15-This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any <u>unnamed party:</u>
- OMBRETTA LLC

#### SURVEYOR'S CERTIFICATE:

That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Erm Royal Point Land Surveyors, Inc I B# 7282

- ☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
- □ PARIO I ALFONSO PROFESSIONAL SURVEYOR AND MAPPER IS# 5880. STATE OF FLORIDA

õ App. à . ģ FAX 305-827-9669

SURVE Ų \* Ō SKETCH

305-822-6062 ö Z S com info@RoyalPointLS.
MIAMI LAKES, FL. 33014 \*\*\* · 0 RVEY 5

L.B.# 7282

02

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321, SUITE  $\circ$ 

 $\exists$ NW 153rd STREET, FOR: OMBRETTA 6175

DRAWN: MEB. CHECKED: P.J.A.

SCALE: AS NOTED FIELD DATE: 05/05/2022

JOB No.: RP22-0730

SHEET:

OF 1 SHEET