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April 01, 2023

This report was prepared for Bay Drive Reality LLC. Property address, 1120 Bay Drive Miami Beach, Florida 33141. The owner proposes to remove the existing dwelling and redevelop the site. The development of this site as proposed would necessitate the removal of all trees and palms. These trees will either be within the footprint of the proposed development or proposed earthworks works. Their removal will be necessary to facilitate the development as proposed.

All trees and palms were assessed by me on Saturday, April 01, 2023. The purpose of this report was to inspect and document the size, specie and provide an Arborist's assessment as to the overall condition of the trees and palms. I rated the trees and palms good, fair or poor.

Photographs were taken using a digital camera; no enhancements were made to any photographs used in this report. Assessment did not include soil testing, root inspection, aerial inspection or any other investigative inspection methods

During this assessment, all observations were taken from the ground; there was no technical equipment used or the assistance of laboratory analysis sought.

All tree and palm numbers correspond with numbers on the attached survey by Colliers Engineering and Design.

## Definitions

DBH = Diameter at Breast Height, Breast height is defined as 4.5 feet (1.37m) above the ground.

H = Height, C = Canopy

1. **Persea americana, Avocado tree.** 16.5" DBH, 30' H with a 20' C. This tree is in poor condition. There is a 10" hole in the trunk with decay extending down to the heartwood.
2. **Coccoloba uvifera Seagrape tree,** this tree has three main leaders. 28", 21" and 18" DBH, 30' H with a 60' C. This tree is in poor condition and uprooting from a possible rock base or severely compacted subgrade. The tree was broke or cut back severely some years ago. Foliage consists mostly of older epicormic re-growth on the southern most leader. There is also a lot of deadwood and decay present.
3. **Vietchia merrillis, Christmas palm:** 6" DBH average each, 18' H, 15' C. This triple palm is in fair condition.
4. **Vietchia merrillis, Christmas palm:** 6.75" DBH, 25' H, 12' C. This single palm is in fair condition.
5. **Vietchia merrillis, Christmas palm:** 6.25" DBH, 22' H, 12' C. This single palm is in fair condition.
6. **Vietchia merrillis, Christmas palm:** 6" DBH, 25' H, 12' C. This single palm is in fair condition.
7. **Vietchia merrillis, Christmas palm:** 6.25" DBH, 25' H, 12' C. This single palm is in fair condition.
8. **Vietchia merrillis, Christmas palm:** 5.75" DBH, 25' H, 12' C. This single palm is in fair condition.
9. **Vietchia merrillis, Christmas palm:** 6" DBH, 25' H, 12' C. This single palm is in fair condition.
10. **Vietchia merrillis, Christmas palm:** 7" DBH average each, 22' H, 18' C. This triple palm is in fair condition.

11. **Vietchia merrillis, Christmas palm:** 6.75" DBH, 20' H, 12' C. This single palm is in fair condition.
12. **Ptychosperma elegans, Alexander palm:** 3.50" DBH average each, 20' H, 15' C. This triple palm is in fair condition.
13. **Ptychosperma elegans, Alexander palm:** 3.75" DBH average each, 25' H, 15' C. This triple palm is in fair condition.
14. **Dypsis lutescens, Areca palm:** 3.25" DBH average each, 14' H, 10' C. This palm cluster is in poor condition.
15. **Vietchia merrillis, Christmas palm:** 7" DBH average each, 25' H, 20' C. This quintuple palm cluster palm is in fair condition.
16. **Dypsis lutescens, Areca palm:** 3.5" DBH average each, 14' H, 12' C. This palm cluster is in poor condition.
17. **Ptychosperma elegans, Alexander palm:** 3.75" DBH, 16' H, 12' C. This palm is in fair condition.
18. **Mangifera indica, Mango tree:** this tree has two main leaders, 16.5" and 17.75" DBH, 25' H with a 30' C. This tree is in fair condition. There are several holes in the main leaders due to branches being cut, decay set in before the tree could recover. Two of the holes have decay extending down to the heartwood.
19. **Dypsis lutescens, Areca palm:** 3.25" DBH average each, 14' H, 15' C. This palm cluster is in poor condition.
20. **Vietchia merrillis, Christmas palm:** 3.75" DBH, 10' H, 8' C. This single palm is in fair condition.
21. **Vietchia merrillis, Christmas palm:** 5" DBH average each, 22' H, 15' C. This quadruple palm cluster palm is in fair condition.
22. **Vietchia merrillis, Christmas palm:** 5.50" DBH, 18' H, 12' C. This single palm is in fair condition.
23. **Dypsis lutescens, Areca palm:** 3.50" DBH average each, 22' H, 18' C. This palm cluster is in poor condition.
24. **Vietchia merrillis, Christmas palm:** 4" DBH, 25' H, 12' C. This single palm is in fair condition.
25. **Vietchia merrillis, Christmas palm:** 5.75" DBH, 20' H, 8' C. This single palm is in fair condition.

26. **Ficus benghalensis Banyan tree:** 53" DBH 40' H, 50 C. Prohibited species in Miami Dade County<sup>1</sup>. This species may not be sold, propagated or planted anywhere in Miami- Dade County. If present on a development or redevelopment site, they shall be removed prior to development or redevelopment.
27. **Coccoloba uvifera Seagrape tree:** this tree has two main leaders. 14" and 12" DBH, 25' H with a 30' C. This tree is in poor condition. This tree has damage from ants and or termites that have compromised the trees structural integrity. I used a small mallet to tap and the tree sounds hollow. I also used a metal rod and could insert four inches into the trunk easily in places.
28. **Vietchia merrilllis, Christmas palm:** 6.5" DBH average each, 20' H, 18' C. This triple palm cluster palm is in fair condition.
29. **Vietchia merrilllis, Christmas palm:** 6.50" DBH average each, 22' H, 18' C. This double palm cluster palm is in fair condition.
30. **Melaleuca quinquenervia, Melaleuca tree:** 17" DBH 20' H, 15 C. Prohibited species in Miami Dade County. This species may not be sold, propagated or planted anywhere in Miami- Dade County. If present on a development or redevelopment site, they shall be removed prior to development or redevelopment.
31. **Vietchia merrilllis, Christmas palm:** 6" DBH average each, 20' H, 18' C. This triple palm cluster palm is in fair condition.
32. **Ptychosperma elegans, Alexander palm:** 3.50" DBH average each, 18' H, 12' C. This double palm is in fair condition.
33. **Conocarpus erectus var. sericeus, Silver buttonwood tree:** this multi liter tree was cut to 7 feet and is now in the form of a hedge. 5" DBH average, 8' H with a 10' C. This tree is in poor condition.

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<sup>1</sup> <https://www.miamidade.gov/environment/library/guidelines/prohibited-plant-species.pdf>

## Limit of Observations

There are many factors that may contribute to limb or total tree and palm failure. Factors include, decay (in the trunk, crown or branch junctions), extensive damage to branches leading to decay, poor branch taper, included bark, root rot/decay. Not all these symptoms are visible i.e. internal decay; of these some external symptoms may indicate the presence of dead internal wood but not the existence or extent of decay.

The most solid looking piece of timber may be riddled with breaks in continuity of growth caused by insect damage or poor pruning practices many years previous. Trees do not heal; they simply box in the damaged area (**CODIT** Compartmentalization of Decay in Trees) and continue to expand in girth, completely disguising the fact that the branch or trunk has a hollow or decayed section. Having said this, not all areas of decay, past or present suggests a point of failure. Only sophisticated equipment i.e. Resitograph ® or Tomograph ® can detect the existence of decay or compartments within a trees' branch or trunk. The use of this highly technical equipment is expensive and is usually required when a dispute over the soundness of a tree part is made. Caution must be practice when using a Resitograph as the method requires drilling through boundary walls within the tree and may in fact contribute to the continuance of the decaying organism.

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## Certification of Performance

I, John Allred, certify that:

- I have inspected the tree(s)/palm(s) referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the tree(s)/palm(s) or the property that is the subject of this report and have no personal interest or bias with respect to the party or parties involved.
- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures, facts and 32 years in field experience.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of one party or any other party nor upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent events.
- Arborists are tree and palm specialists who use their education, knowledge, training and experience to examine, recommend measures to enhance the beauty and health of trees and palms, and attempt to reduce the risk of living near them. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice.
- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees/palms are living organisms that fail in ways we do not fully understand. Conditions are often hidden within, below ground or are not visible from the vantage point of standing on the ground. Arborists cannot guarantee that a tree/palm will be healthy, safe or adequately protected under all circumstances or for a specified period of time. Likewise, remedial, protective and mitigating treatments and recommendations cannot be guaranteed.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and am an ISA Certified Arborist, FL-1252A



John W. Allred Consulting Arborist ISA, Certified Arborist # FL1252A





























































