Erin Santiago
Arborist FL-5705A | LIAF Inspector #2018-0214
The Santiago Group LLC
thesantiagogroupllc@gmail.com
(954) 947-1087

June 9, 2021

ISA Certified Arborist Report
The following is an arborist report for the project located at 6444 Allison Road in Miami Beach, Florida. The purpose of this report is to inventory and evaluate the trees on site.

This report is not a risk assessment on a Level 1, 2 or 3 as described by the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9: Tree, shrub, and Other Woody Plant Management – Standard Practices. The Santiago Group LLC cannot be held liable for damage to the tree or damage caused by the tree.

Methods:
An on-site visual inspection at ground level was made on May 28 and June 2, 2021 to observe the trees. The size of each tree was measured as diameter at breast height (DBH), breast height being 4.5 feet above ground utilizing diameter measure tape. Canopy spread diameters were determined utilizing a distance measuring wheel where possible. Tree heights were estimated in feet. Some DBH measurements were estimated when access to the tree or tree parts could not be obtained. This report describes all trees on site that will be affected by this project and includes pictures and protection specifications. Refer to the Tree Disposition Plan for proposed actions.

The condition rating of each tree is described as Good, Moderate, or Poor. Please refer to ANSI A300 (Part 5)-2012: Management - Annex A-2 for an explanation of non-numeric condition ratings used herein.

Appendixes:
Please see Appendix A for Tree Locations, Appendix B for Tree Inventory and Condition, Appendix C for Photographs, and Appendix D for Tree Protection Specifications.

Respectfully submitted,



Erin Santiago
ISA Certified Arborist FL-5705A | LIAF Inspector #2018-0214

Appendix A: Tree Locations



Note: Not to Scale • Tree locations approximate • Tree Disposition Plan locations take precedence

Appendix B: Tree Inventory and Condition

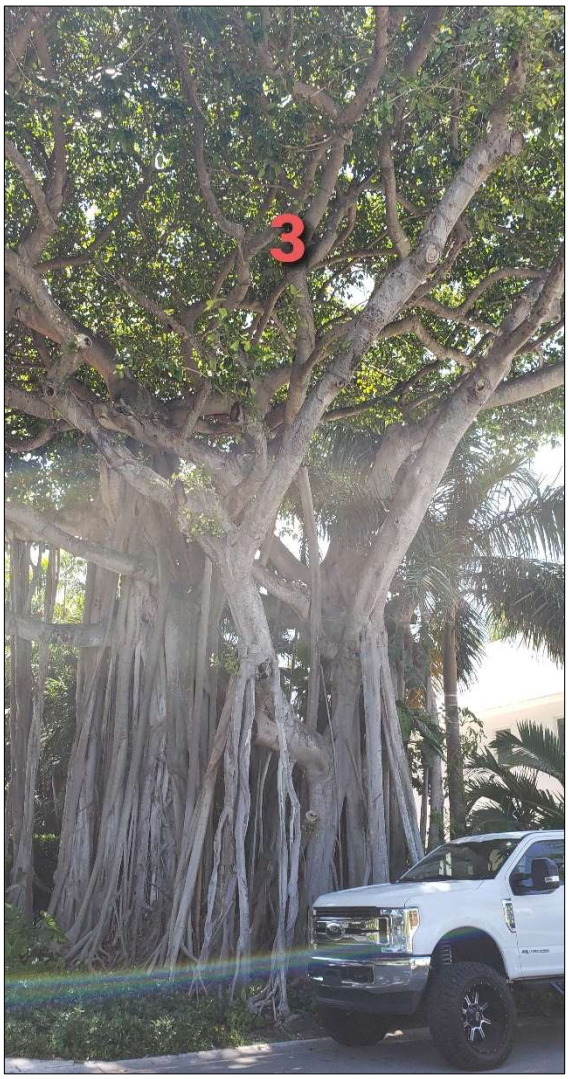
Tree #	Common Name *Botanical Name*	DBH (inches)	Height (feet)	SPR (feet)	Condition	ANSI TPZ Factor	ANSI TPZ Radius (feet)	Notes
1	Spindle Palm (triple) *Hyophorbe verschafeltii*	30	8CT 11OA	11	Good	6	15	
2	Royal Palm *Roystonea regia*	15	18CT 26OA	20	Moderate	6	8	Nutrient deficient
3	Ficus Benghalensis *Ficus benghalensis*	15ft	40	80	Moderate	10	N/A	Neighbor's tree has grown into subject property; mediocre wound response with cavity development; TPZ not indicative of real life circumstances; protect to dripline; tree will likely sustain construction impact as long as key structural roots are maintained; DBH is an estimate due to lack of access
4	Pandanus *Pandanus spp*	6	24	17	Good	10	5	
5	Pandanus *Pandanus spp*	7	25	15	Good	10	6	
6	Pandanus *Pandanus spp*	7	15	12	Poor	10	6	Significant browning; monitor
7	Japanese Fern Tree *Filicium decipiens*	10	18	10	Poor	10	8	Severe codominance; dieback
8	Solitaire Palm (triple) *Ptychosperma elegans*	8	18CT 23OA	14	Good	6	4	
9	Adonidia Palm (multi) *Veitchia merrillii*	15	20CT 24OA	14	Good	6	8	
10	Adonidia Palm (multi) *Veitchia merrillii*	12	20CT 24OA	12	Good	6	6	
11	Coconut Palm *Cocos nucifera*	11	15CT 26OA	21	Good	6	6	Normal; mild wind impact and nutrient deficiency
12	Spindle Palm (double) *Hyophorbe verschafeltii*	30	10CT 16OA	8	Good	6	15	
13	Spindle Palm (double) *Hyophorbe verschafeltii*	10	10CT 16OA	8	Good	6	5	
14	Montgomery Palm (multi) *Veitchia arecina*	15	21CT 28OA	14	Good	6	8	
15	Paurotis Palm *Acoelorrhaphe wrightii*	15	23CT 25OA	17	Good	6	8	
16	Montgomery Palm (multi) *Veitchia arecina*	15	21CT 28OA	14	Good	6	8	
17	Adonidia Palm *Veitchia merrillii*	6	23CT 27OA	14	Moderate	6	3	Close proximity to gutter
18	Adonidia Palm *Veitchia merrillii*	6	23CT 27OA	14	Good	6	3	Crown is over neighbor's property
19	Adonidia Palm (double) *Veitchia merrillii*	11	26CT 31OA	17	Good	6	6	
20	Montgomery Palm (multi) *Veitchia arecina*	11	26CT 31OA	17	Good	6	6	
21	Adonidia Palm (double) *Veitchia merrillii*	11	26CT 31OA	17	Good	6	6	
22	Japanese Fern Tree *Filicium decipiens*	9	27	20	Poor	10	8	Severe codominance; structure impacted by competition
23	Adonidia Palm *Veitchia merrillii*	6	23CT 27OA	14	Good	6	3	
24	Japanese Fern Tree *Filicium decipiens*	3	21	9	Moderate	10	3	Structure impacted by competition
25	Japanese Fern Tree *Filicium decipiens*	6	20	17	Moderate	10	5	Codominance in lower half
26	Adonidia Palm (triple) *Veitchia merrillii*	14	25CT 30OA	21	Good	6	7	

Appendix B: Tree Inventory and Condition

Tree #	Common Name *Botanical Name*	DBH (inches)	Height (feet)	SPR (feet)	Condition	ANSI TPZ Factor	ANSI TPZ Radius (feet)	Notes
27	Adonidia Palm (double) *Veitchia merrillii*	7	22CT 26OA	8	Good	6	4	Bulge at 3' off grade
28	Adonidia Palm (triple) *Veitchia merrillii*	13	25CT 30OA	17	Good	6	7	
29	Adonidia Palm (triple) *Veitchia merrillii*	12	25CT 30OA	16	Good	6	6	
30	Adonidia Palm (triple) *Veitchia merrillii*	13	25CT 30OA	18	Good	6	7	
31	Adonidia Palm (triple) *Veitchia merrillii*	13	25CT 30OA	18	Good	6	7	
32	Adonidia Palm (double) *Veitchia merrillii*	9	25CT 30OA	14	Good	6	5	
33	Adonidia Palm (triple) *Veitchia merrillii*	11	25CT 30OA	16	Good	6	6	
34	Adonidia Palm (triple) *Veitchia merrillii*	14	25CT 30OA	17	Good	6	7	
35	Adonidia Palm (triple) *Veitchia merrillii*	16	25CT 30OA	20	Good	6	8	
36	Adonidia Palm (triple) *Veitchia merrillii*	17	25CT 30OA	20	Good	6	9	
37	Adonidia Palm (triple) *Veitchia merrillii*	17	25CT 30OA	17	Good	6	9	
38	Adonidia Palm *Veitchia merrillii*	6	18CT 24OA	9	Good	6	3	
39	Adonidia Palm (triple) *Veitchia merrillii*	11	19CT 22OA	11	Good	6	6	
40	Adonidia Palm (double) *Veitchia merrillii*	5	15CT 20OA	9	Good	6	3	
41	Chinese Fan Palm (double) *Livistona chinesis*	12	17CT 23OA	14	Good	6	6	
42	Chinese Fan Palm *Livistona chinesis*	8	17CT 23OA	12	Good	6	4	
43	Chinese Fan Palm (double) *Livistona chinesis*							Juvenile

Appendix C: Photographs





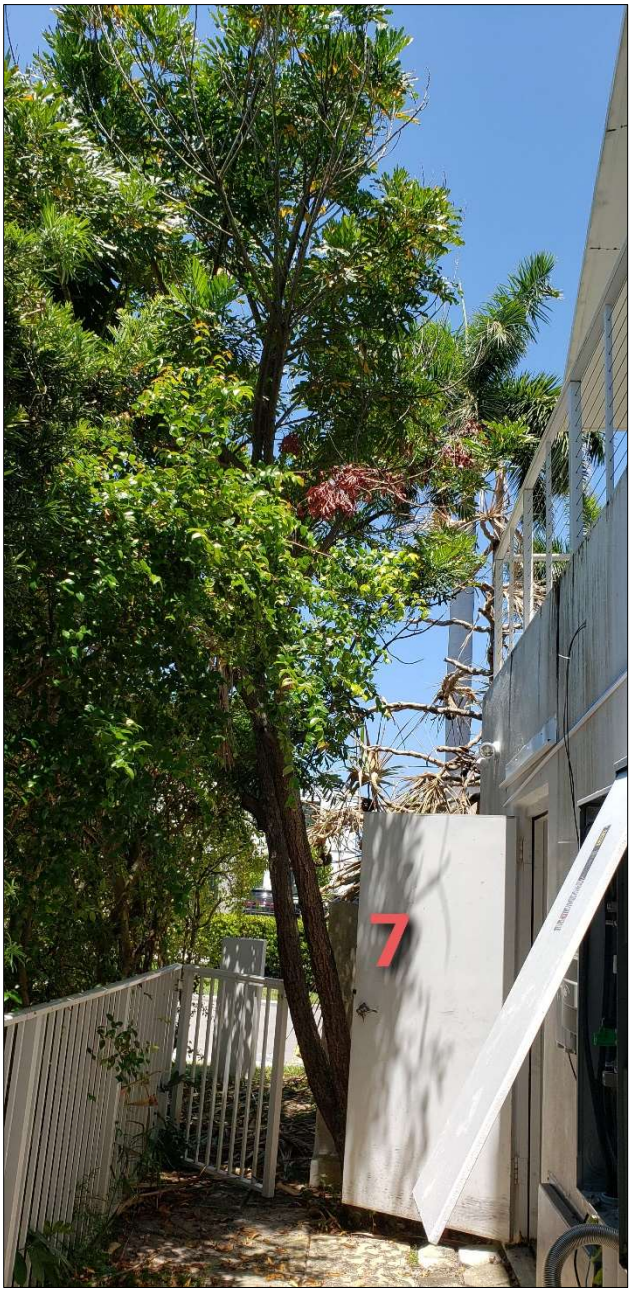


Appendix C: Photographs



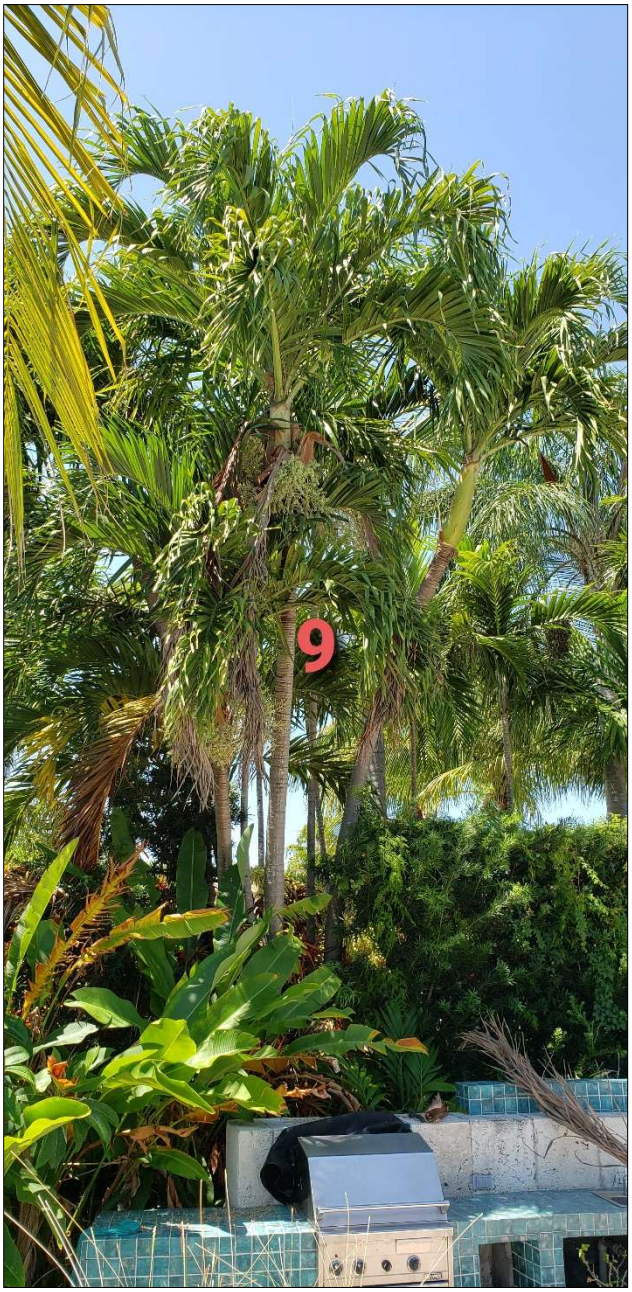


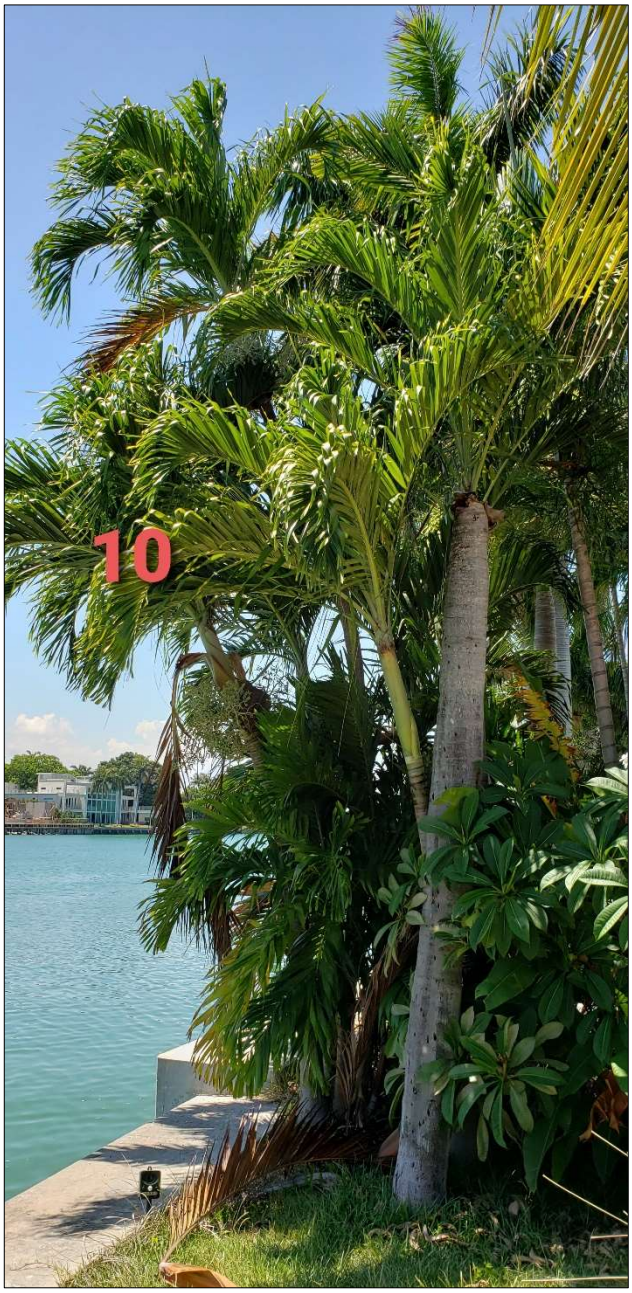
Appendix C: Photographs



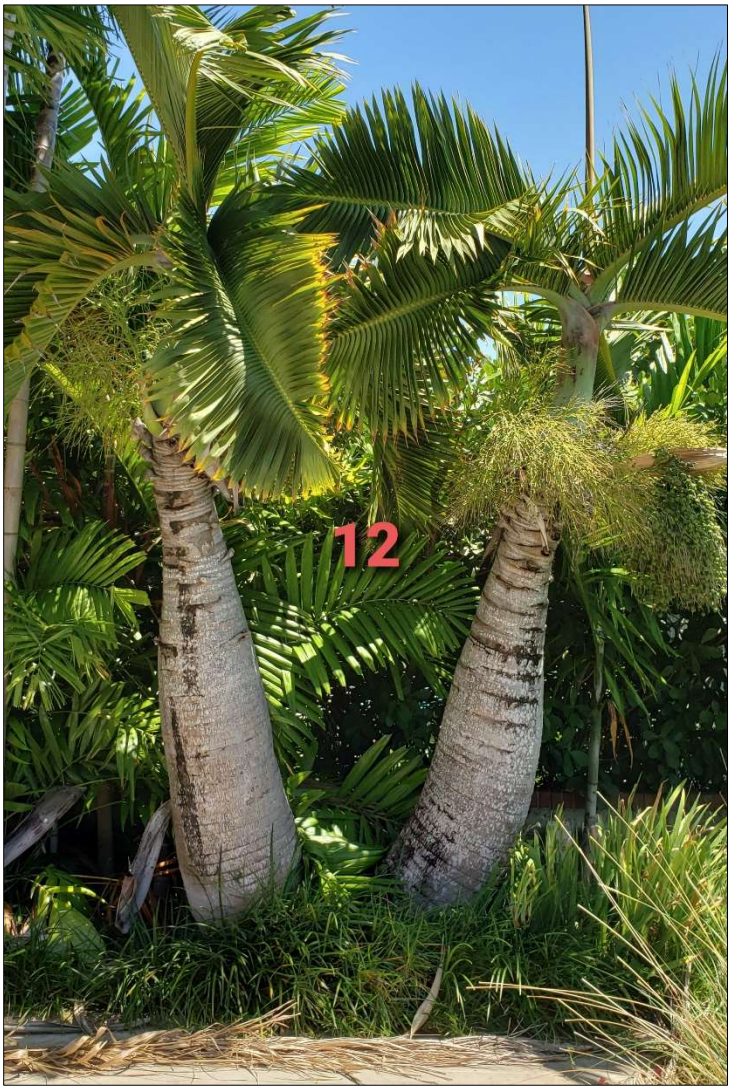


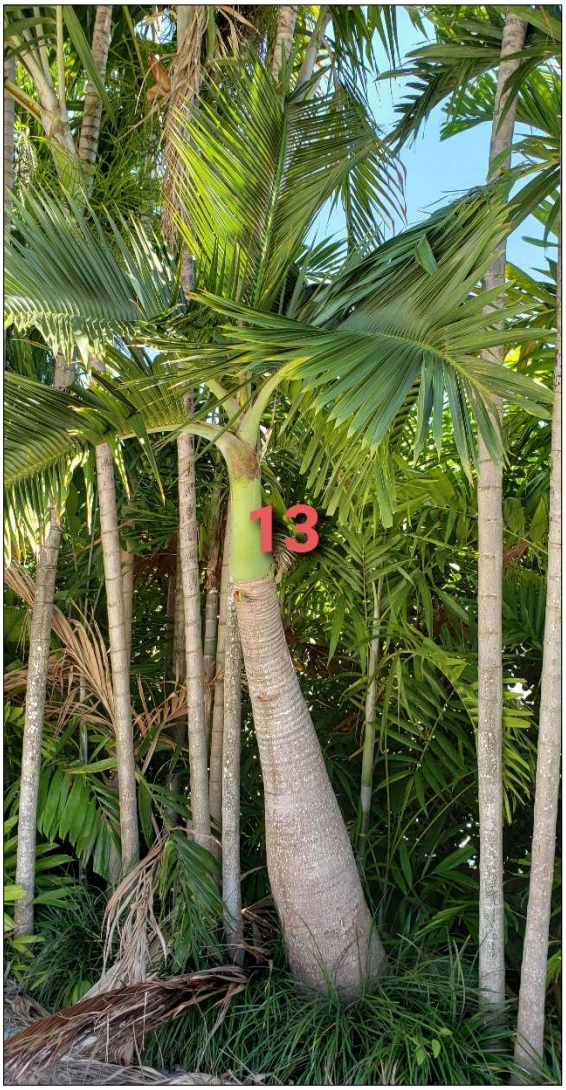
Appendix C: Photographs





Appendix C: Photographs





Appendix C: Photographs





Appendix C: Photographs





Appendix C: Photographs

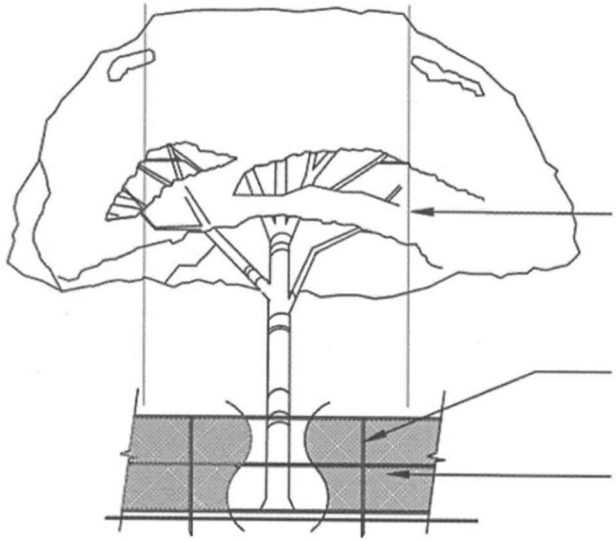




Appendix D: Tree Protection Detail

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE

CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

Erin Santiago
Arborist FL-5705A | LIAF Inspector #2018-0214
The Santiago Group LLC
thesantiagogroupllc@gmail.com
(954) 947-1087

February 17, 2023

ISA Certified Arborist Report
The following is an arborist report for 4650 Allison Road in Miami Beach, Florida. The purpose of this report is to evaluate the condition of the trees.

This report is not a risk assessment on a Level 2 or 3 as described by the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9: Tree, shrub, and Other Woody Plant Management – Standard Practices. The Santiago Group LLC cannot be held liable for damage to the tree or damage caused by the trees.

Methods:
An on-site visual inspection at ground level was made on February 10,2023 to observe the trees. The size of each tree was measured as diameter at breast height (DBH), breast height being 4.5 feet above ground utilizing diameter measure tape. Canopy spread diameters and tree heights were estimated in feet. Some DBH measurements were estimated when access to the tree or tree parts could not be obtained. This report describes all trees on site and includes pictures. Refer to the Tree Disposition Plan for locations and proposed actions.

The condition rating of each tree is described as Good, Moderate, or Poor. Please refer to ANSI A300 (Part 5)-2012: Management - Annex A-2 for an explanation of non-numeric condition ratings used herein. The ANSI A300 (Part 5)-2012: Management 54.7.1.1 f formula to determine Tree Protection Zone (TPZ) was not applied to palms in this report.

Appendixes:
Please see Appendix A for Tree Inventory & Conditions, Appendix B for Photographs, and Appendix C for Tree Protection Specifications.

Respectfully submitted,



Erin Santiago
ISA Certified Arborist FL-5705A | LIAF Inspector #2018-0214

Appendix A: Tree Inventory & Conditions

Tree #	Common Name *Botanical Name*	DBH (inches)	Height (feet)	Diameter Canopy (feet)	TPZ Radius (feet)	Condition	Note
1	Live Oak *Quercus virginiana*	13	24	35	11	Moderate	Significant sprouting could indicate a stress response. Canopy void on east side. Dark areas on trunk, especially toward the base, could be the result of a possible issue. Monitor.
2	Orange Tree *Citrus spp.*	10	17	12	8	Poor	Moderate to low likelihood of surviving relocation. Possible citrus greening. Decay at base of codominant stems. Dieback on northern and western stems. Bracing likely from a previous failure.
3	Spindle Palm *Hyophorbe verschaffeltii*	14	10CT 15OA	8	3	Good	Mild nutrient deficiency
4	Solitaire Palm *Ptychosperma elegans*	3	19CT 21OA	5	3	Poor	Undersized per code.
5	Solitaire Palm (dbl) *Ptychosperma elegans*	4	23CT 25OA	4	3	Moderate	Undersized per code. Normal.
6	Solitaire Palm *Ptychosperma elegans*	3	18CT 22OA	5	3	Moderate	Undersized per code. Normal.
7	Solitaire Palm (dbl) *Ptychosperma elegans*	4	23CT 25OA	7	3	Moderate	Undersized per code. Normal.
8	Spindle Palm *Hyophorbe verschaffeltii*	15	11CT 15OA	8	3	Moderate	Mild nutrient deficiency
9	Solitaire Palm (tpl) *Ptychosperma elegans*	5	21CT 24OA	8	3	Moderate	Undersized per code. Normal.
10	Royal Palm *Roystonea regia*	20	32CT 45OA	22	5	Moderate	Nutrient deficiency
11	Royal Palm *Roystonea regia*	20	34CT 49OA	25	5	Moderate	Nutrient deficiency
12	Royal Palm *Roystonea regia*	9	18CT 22OA	8	5	Poor	Recommend removal. Diminutive and chlorotic crown.
13	Royal Palm *Roystonea regia*	22	32CT 45OA	25	5	Moderate	Nutrient deficiency
14	Magnolia *Magnolia grandiflora*	3	9	4	3	Poor	Defoliated. Multistem. Some twig dieback. Other twigs appear to be budding out. Monitor.
15	Royal Palm (dbl) *Roystonea regia*	37	32CT 45OA	35	5	Moderate	Northern stem is in conflict with roof.
16	Roebellini Palm (tpl) *Phoenix roegelenii*	11	8CT 13OA	17	5	Moderate	Adventitious roots likely a result of irrigation pattern. Diminutive third stem.
17	Coconut Palm *Cocos nucifera*	10	14CT 26OA	21	5	Moderate	Nutrient deficiency. Small fruit.
18	Coconut Palm *Cocos nucifera*	10	24CT 31OA	22	5	Moderate	Nutrient deficiency.
19	Frangipani *Plumeria rubra*	6	13	10	5	Good	Not a tree
20	Solitaire Palm (dbl) *Ptychosperma elegans*	5	22CT 26OA	10	3	Good	Undersized per code. Normal.
21	Coconut Palm *Cocos nucifera*	11	24CT 31OA	22	5	Moderate	Nutrient deficiency.

Tree #	Common Name *Botanical Name*	DBH (inches)	Height (feet)	Diameter Canopy (feet)	TPZ Radius (feet)	Condition	Note
22	Coconut Palm *Cocos nucifera*	9	16CT 27OA	22	5	Moderate	Nutrient deficiency.
23	Coconut Palm *Cocos nucifera*	8	15CT 24OA	20	5	Moderate	Trunk erosion at approximately 7 foot above grade. Monitor.
24	Royal Palm *Roystonea regia*	22	43CT 56OA	27	5	Moderate	Nutrient deficiency.
25	Queen Palm *Syagrus romanzoffiana*	10	24CT 30OA	22	5	Good	Normal
26	Solitaire Palm (dbl) *Ptychosperma elegans*	6	24CT 29OA	12	3	Good	Undersized per code. Normal.
27	Solitaire Palm *Ptychosperma elegans*	4	24CT 29OA	8	3	Good	Undersized per code. Normal.
28	Solitaire Palm *Ptychosperma elegans*	4	22CT 27OA	9	3	Good	Undersized per code. Normal.
29	Queen Palm *Syagrus romanzoffiana*	8	20CT 30OA	18	5	Good	Normal
30	Solitaire Palm (dbl) *Ptychosperma elegans*	4	16CT 21OA	11	3	Good	Undersized per code. Normal.
31	Queen Palm *Syagrus romanzoffiana*	8	23CT 30OA	10	5	Moderate	Trunk erosion
32	Solitaire Palm (dbl) *Ptychosperma elegans*	4	24CT 29OA	12	3	Good	Undersized per code. Normal.
33	Solitaire Palm (dbl) *Ptychosperma elegans*	4	20CT 24OA	10	3	Moderate	Undersized per code. Normal.
34	Solitaire Palm (sextuple) *Ptychosperma elegans*	8	24CT 29OA	12	5	Moderate	Undersized per code. Normal.
35	Solitaire Palm (dbl) *Ptychosperma elegans*	5	22CT 26OA	10	3	Good	Undersized per code. Normal.
36	Royal Palm *Roystonea regia*	18	33CT 39OA	21	5	Moderate	Upper fronds are small. Monitor.
37	Royal Palm *Roystonea regia*	18	26CT 28OA	8	5	Poor	Frizzle top and severe penciling. Recommend removal. Remediation not likely to restore palm to health.
38	Royal Palm *Roystonea regia*	14	34CT 40OA	20	5	Moderate	Nutrient deficiency. Possible wind impact.
39	Royal Palm *Roystonea regia*	17	39CT 48OA	23	5	Good	Normal
40	Royal Palm *Roystonea regia*	18	22CT 27OA	12	5	Moderate	Nutrient deficiency. Chlorosis.
41	Royal Palm *Roystonea regia*	17	35CT 44OA	22	5	Moderate	Nutrient deficiency. Chlorosis.
42	Royal Palm *Roystonea regia*	19	35CT 44OA	22	5	Moderate	Nutrient deficiency. Chlorosis.
43	Avocado *Persea americana*	14	23	30	12	Poor	Severe codominance at the base.
44	Fishtail Palm *Caryota mitis*	25	27	10	3	Moderate	Multistem clumping palm.
45	Jatropha *Jatrophia integerrima*	3	16	9	3	Moderate	Sparse.
46	Solitaire Palm *Ptychosperma elegans*	3	27CT 31OA	8	3	Good	Undersized per code. Normal.

Appendix B: Photographs






2
braced on south side


Decay at base of codominant stems
2


3-6

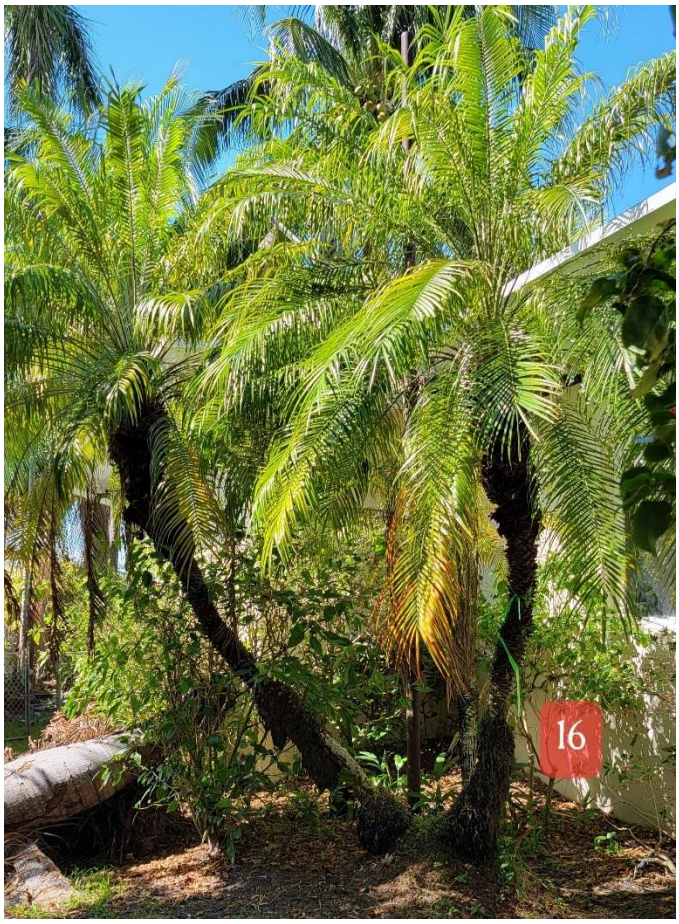

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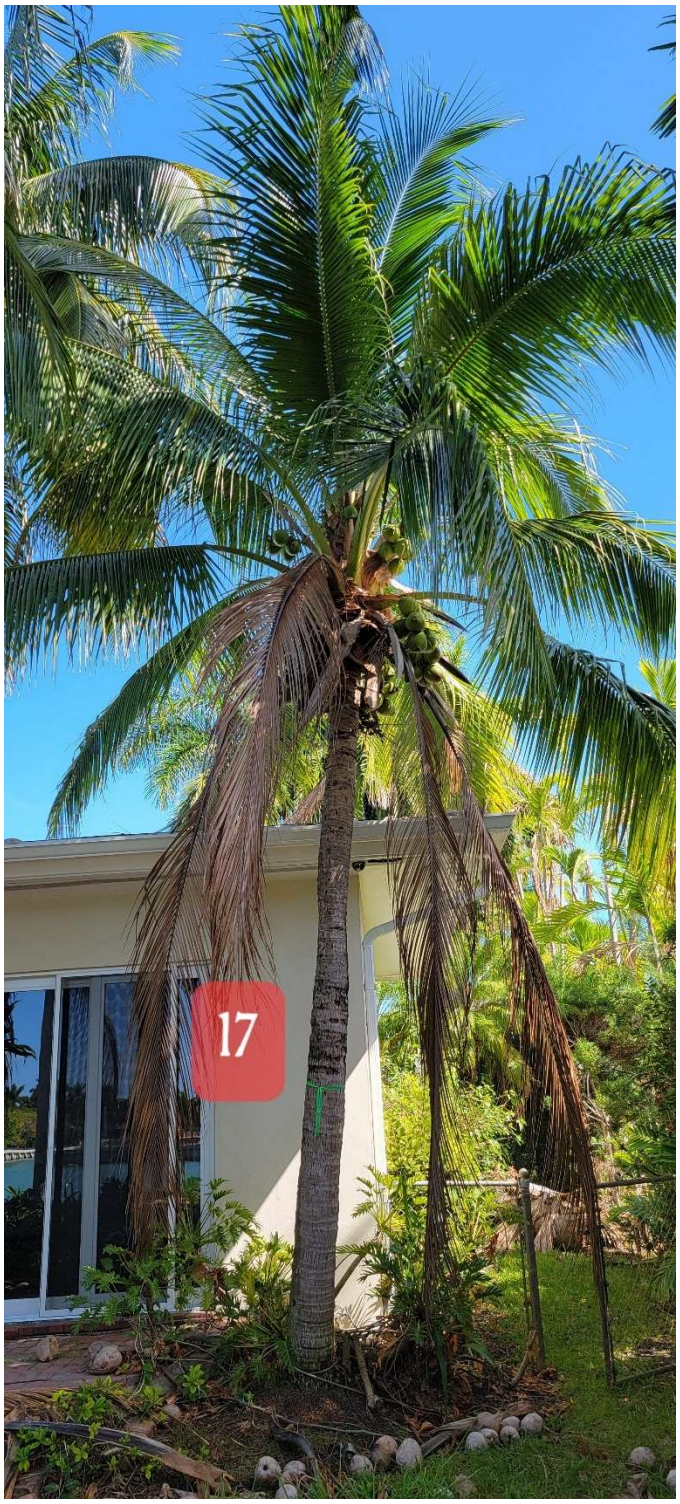

10-13


14


15


Conflict with roof
15


16


17

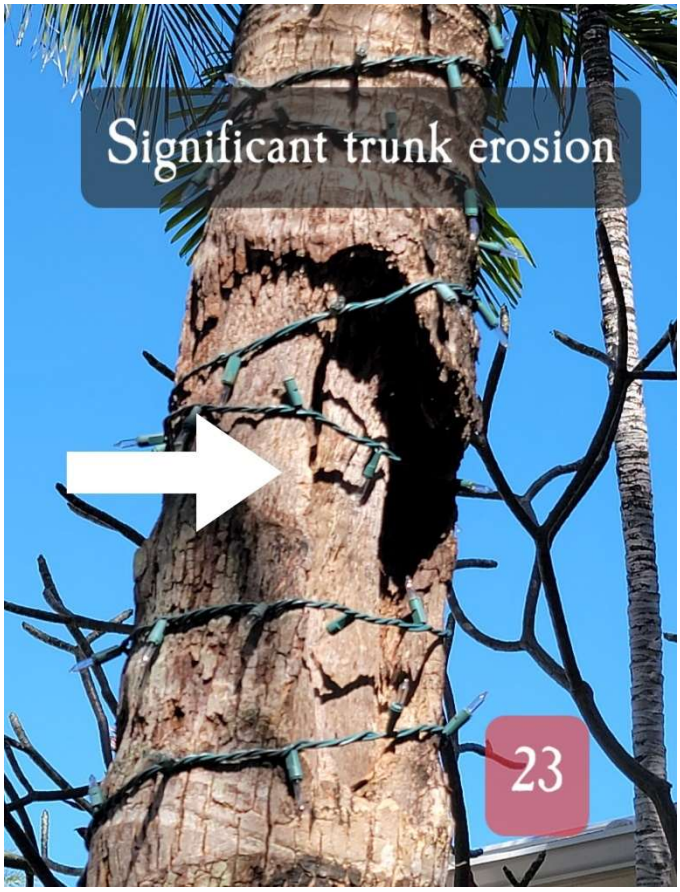

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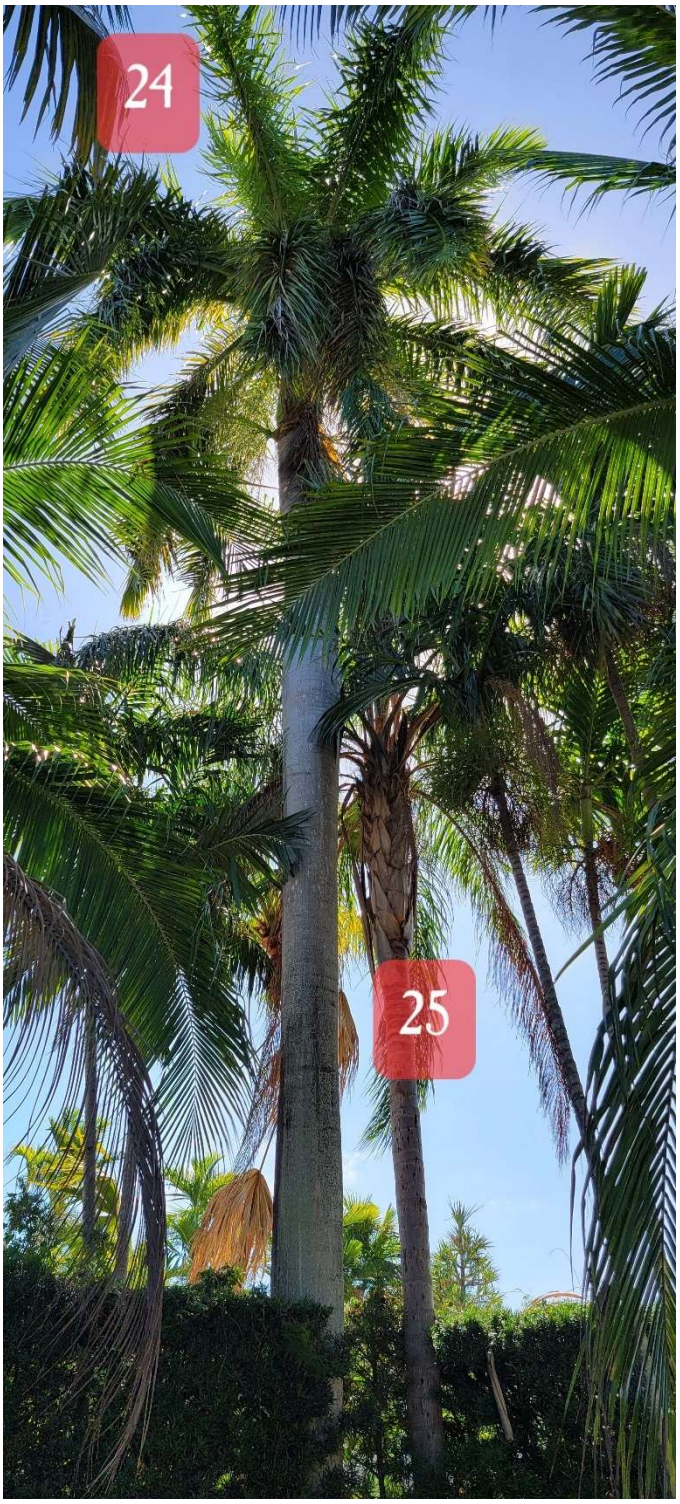

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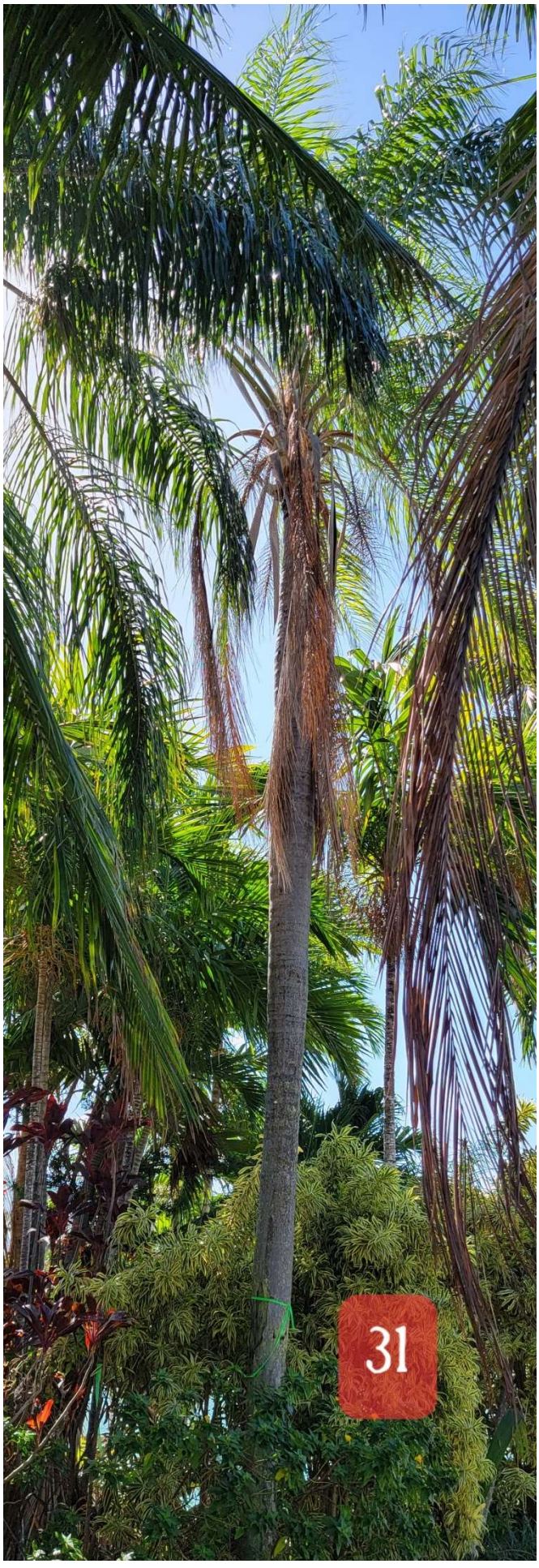

23


Significant trunk erosion
23


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26-29


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Pentair
INS Plus


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44-46


44-46

Appendix C: Tree Protection Specifications

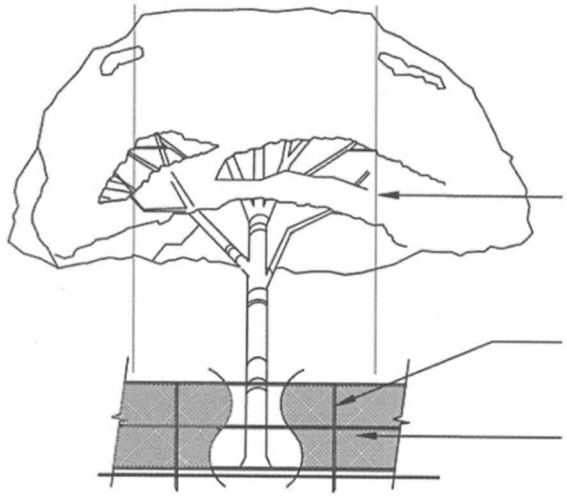
A. In instances where the recommended Tree Protection Zone extends over existing hardscape such as sidewalk or driveway, it may not be possible to fence the extent of the TPZ and an arborist's opinion of the extent of fencing should be sought.

B. There may be instances where site features are proposed to be installed within the TPZ. In instances where work must be performed within the TPZ, work shall be performed under supervision of the arborist or a landscape architect and determined to be safe for the tree due to position of structural roots and ensuring likelihood of proper availability of water and gas exchange. These features will be field located at time of installation to accommodate structural roots.

C. Recommended footage from base of trunk mentioned in matrices is an estimate only. Arborist should be consulted for direction on root pruning or protection zone changes if excavation reveals significant roots during the course of the project.

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

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In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE

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C.M.B. TREE / PALM PROTEC. DETAIL