

# 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. LB 7498  
 13050 SW 133RD COURT  
 MIAMI, FLORIDA 33186  
 E-MAIL: AFACO@BELLSOUTH.NET  
 PH: 305-234-0588  
 FX: 206-495-0778

# 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:**

- #1 Land Shown Hereon were not abstracted for Easement and for Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. N/A
- #3 Bearings as Shown hereon are Based upon West 47th Street, N90°00'00"E
- #4 Please See Abbreviations
- #5 Drawn By: A. Torres
- #6 Date: 7-26-18; 10-5-18; 11-8-19
- #7 Completed Survey Field Date: 7-25-18; 10-1-18; 11-8-19
- #8 Disc No 2019, Station Surveying Season
- #9 Last Revised:
- #10 Zoned 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

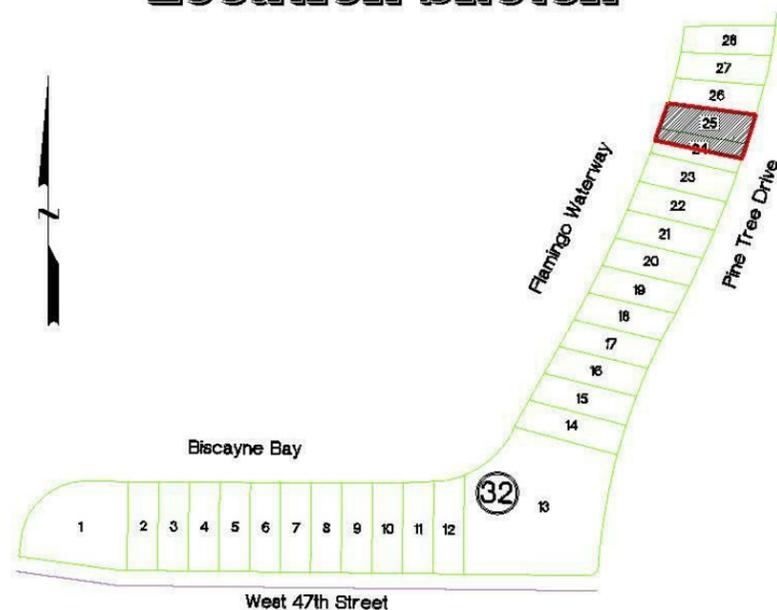
**Surveyor's Notes:**

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED
- #13 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.
- #14 Accuracy:  
 The expected use of land, as classified in the Standards of Practice (5J-17.052), 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 measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 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.
- #19 Ownership subject to Opinion of Title.

This certifies that the survey of the property described hereon 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 5J-17.052 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 my knowledge and Belief, subject to notes and notations shown hereon.

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

## Location Sketch



- TREE LEGEND:**
- 1. Queen Palm D-0.70', H-20', SP-10'
  - 2. Christmas Palm D-0.80', H-20', SP-8'
  - 3. Queen Palm D-0.35', H-10', SP-5'
  - 4. Palm D-0.70', H-20', SP-8'
  - 5. Palm D-0.80', H-25', SP-15'
  - 6. Palm D-0.80', 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-0.80', H-25', SP-15'
  - 10. Ficus D-0.85', H-30', SP-20'
  - 11. Queen Palm D-0.85', H-30', SP-20'
  - 12. Ficus D-0.80', H-25', SP-20'
  - 13. Ficus D-0.80', H-25', SP-20'
  - 14. Christmas Palm D-1.0', H-20', SP-15'
  - 15. Christmas Palm D-0.80', H-10', SP-10'
  - 16. Queen Palm D-0.40', H-10', SP-10'
  - 17. Ficus D-0.50', H-20', SP-10'
  - 18. Coconut Palm D-1.1', H-35', SP-20'
  - 19. Queen Palm D-0.35', H-10', SP-10'
  - 20. Christmas Palm D-0.70', H-25', SP-10'
  - 21. Christmas Palm D-0.80', H-25', SP-10'
  - 22. Christmas Palm D-0.40', H-20', SP-10'
  - 23. Christmas Palm D-0.40', H-20', SP-10'
  - 24. Christmas Palm D-0.80', H-35', SP-20'
  - 25. Christmas Palm D-0.80', H-35', SP-20'
  - 26. Christmas Palm D-0.80', H-35', SP-20'
  - 27. Christmas Palm D-0.80', H-35', SP-20'
  - 28. Christmas Palm D-0.80', H-35', SP-20'
  - 29. Christmas Palm D-0.80', H-35', SP-20'
  - 30. Christmas Palm D-0.80', H-35', SP-20'
  - 31. Ficus D-1.3', H-15', SP-15'
  - 32. Ficus D-2.3', H-25', SP-20'
  - 33. Ficus D-4.0', H-35', SP-35'
  - 34. Ficus D-0.55', H-20', SP-10'
  - 35. Christmas Palm D-0.85', H-20', SP-15'
  - 36. Queen Palm D-1.0', H-25', SP-15'
  - 37. Ficus D-0.70', H-20', SP-15'
  - 38. Christmas Palm D-0.70', H-20', SP-12'
  - 39. Christmas Palm D-0.80', H-15', SP-12'
  - 40. Ficus D-1.1', H-20', SP-10'
  - 41. Ficus D-1.1', H-20', SP-10'
  - 42. Christmas Palm D-0.70', H-30', SP-15'
  - 43. Christmas Palm D-0.70', H-30', SP-15'
  - 44. Queen Palm D-0.35', H-10', SP-5'
  - 45. Christmas Palm D-0.80', H-30', SP-10'

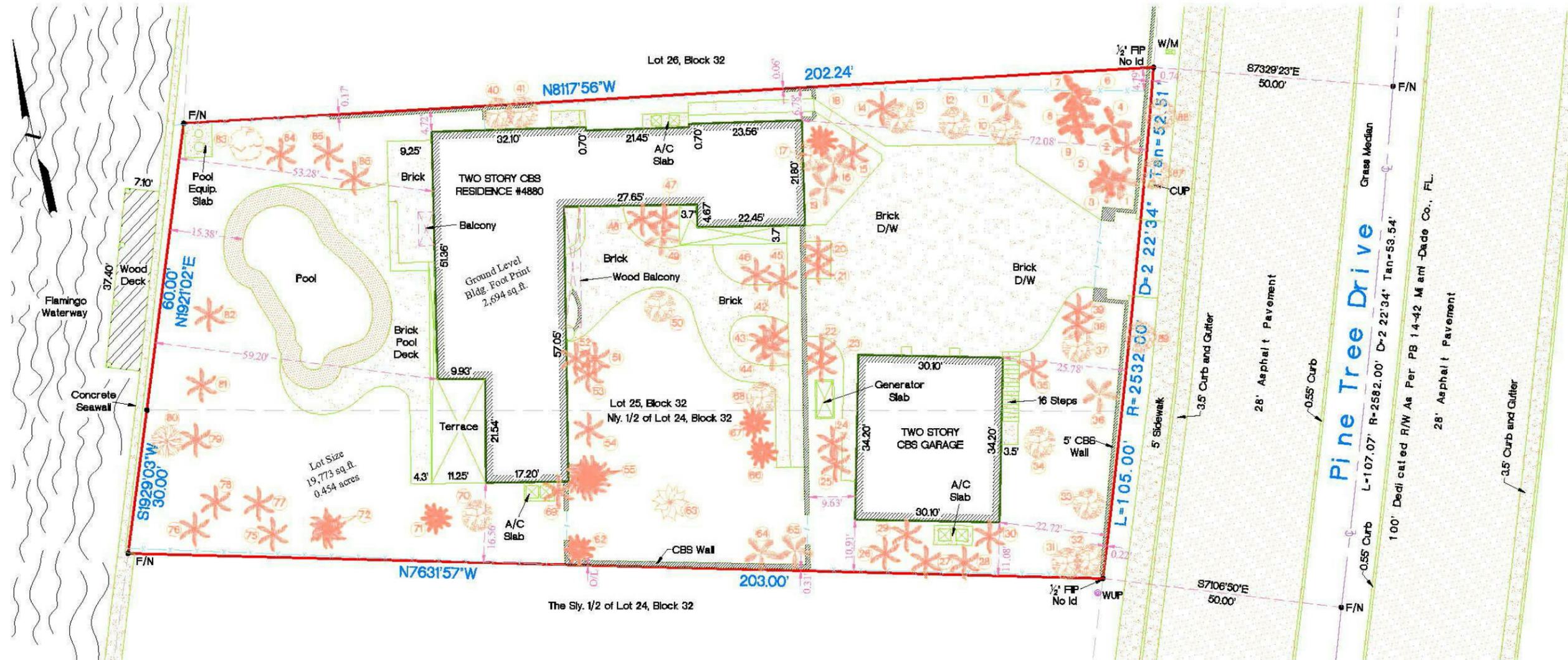
- 46. Christmas Palm D-0.70', H-30', SP-15'
- 47. Christmas Palm D-0.70', H-20', SP-10'
- 48. Christmas Palm D-0.70', H-20', SP-10'
- 49. Queen Palm D-0.35', H-10', SP-5'
- 50. Ficus D-0.70', H-15', SP-10'
- 51. Christmas Palm D-0.50', H-25', SP-10'
- 52. Christmas Palm D-0.50', H-25', SP-10'
- 53. Christmas Palm D-0.50', H-25', SP-10'
- 54. Christmas Palm D-0.50', H-25', SP-10'
- 55. Christmas Palm D-0.50', H-25', SP-10'
- 56. Christmas Palm D-0.50', H-25', SP-10'
- 57. Christmas Palm D-0.50', H-25', SP-10'
- 58. Christmas Palm D-0.50', H-25', SP-10'
- 59. Christmas Palm D-0.50', H-25', SP-10'
- 60. Christmas Palm D-0.50', H-25', SP-10'
- 61. Christmas Palm D-0.50', H-25', SP-10'
- 62. Coconut Palm D-1.0', H-25', SP-15'
- 63. Avocado D-0.70', H-25', SP-20'
- 64. Queen Palm D-0.80', H-25', SP-20'
- 65. Queen Palm D-0.80', H-25', SP-20'
- 66. Coconut Palm D-1.0', H-35', SP-20'
- 67. Coconut Palm D-1.0', H-35', SP-20'
- 68. Ficus D-0.40', H-20', SP-15'
- 69. Christmas Palm D-0.35', H-25', SP-10'
- 70. Ficus D-1.0', H-30', SP-10'
- 71. Coconut Palm D-0.70', H-35', SP-25'
- 72. Christmas Palm D-0.80', H-25', SP-10'
- 73. Christmas Palm D-0.80', H-25', SP-10'
- 74. Christmas Palm D-0.80', H-25', SP-10'
- 75. Christmas Palm D-0.25', H-25', SP-8'
- 76. Christmas Palm D-0.60', H-25', SP-8'
- 77. Christmas Palm D-0.60', H-25', SP-8'
- 78. Christmas Palm D-0.60', H-25', SP-8'
- 79. Christmas Palm D-0.60', H-15', SP-8'
- 80. Mango D-0.70', H-15', SP-15'
- 81. Christmas Palm D-0.60', H-20', SP-8'
- 82. Christmas Palm D-0.60', H-20', SP-8'
- 83. Lemon D-0.40', H-10', SP-10'
- 84. Christmas Palm D-0.60', H-20', SP-10'
- 85. Christmas Palm D-0.60', H-30', SP-10'
- 86. Christmas Palm D-0.60', H-15', SP-10'
- 87. Ficus D-0.50', H-15', SP-10'
- 88. Ficus D-0.50', H-15', SP-10'
- 89. Ficus D-0.50', H-15', SP-10'



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 13030 SW 132ND COURT  
 MIAMI, FLORIDA 33186  
 E-MAIL: AFAC@BELL-SOUTH.NET  
 PH: 305-224-2088  
 FX: 305-493-0178

# Boundary Survey

Graphic Scale 1" = 20'



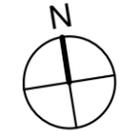
## Abbreviations of Legend

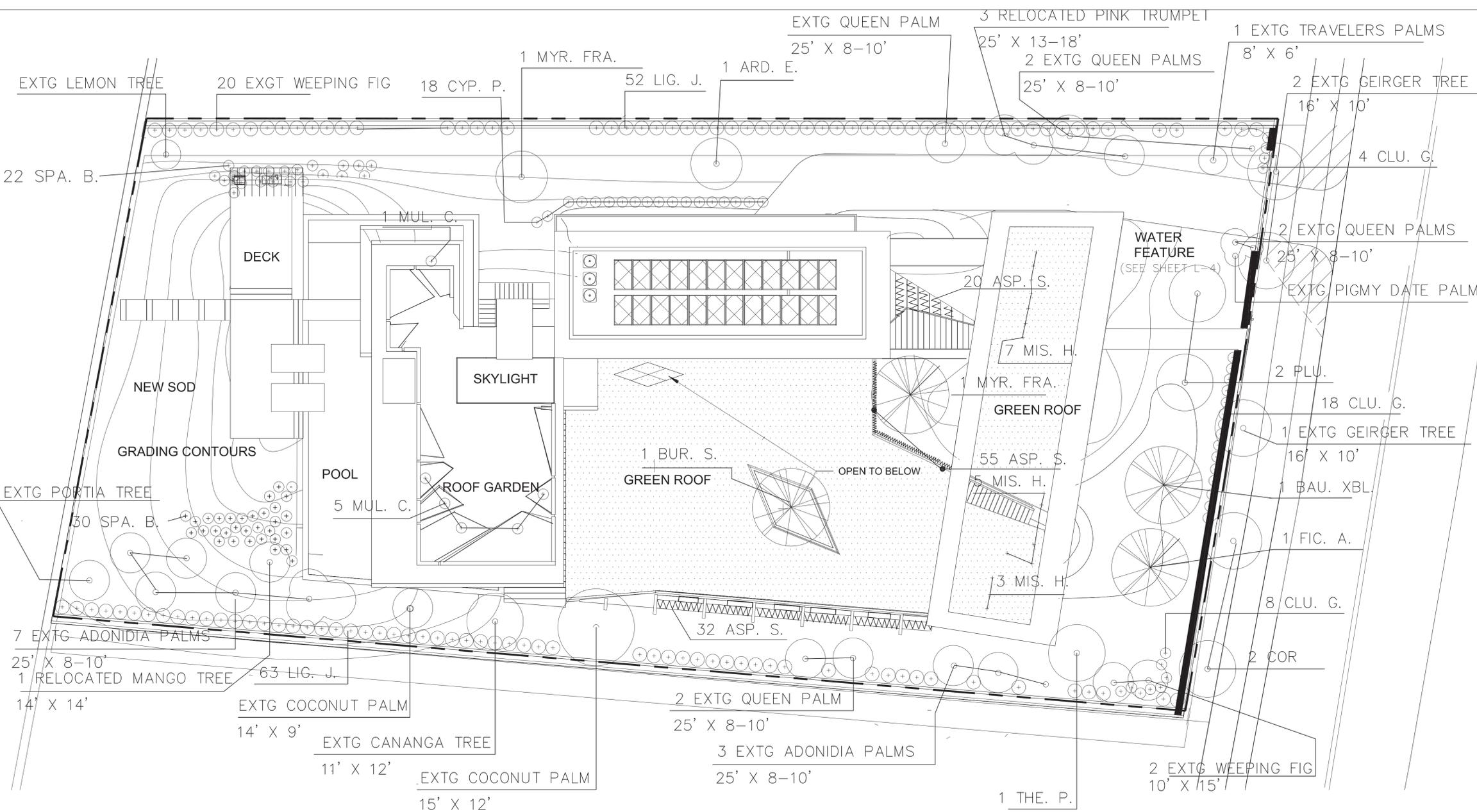
A = ARCDISTANCE	D = EASEMENT	L = LENGTH	PL = PLANTER	— — — — —	= IRON FENCE
AVE = AVENUE	D.W. = DIRECTION	L.M.E. = LAKE MAINTENANCE EASEMENT	P.O.C. = POINT OF COMMENCEMENT	— — — — —	= CHAIN LINK FENCE
ASPH = ASPHALT	D.W.E. = DRIVEWAY	L.F.E. = LOWEST FLOOR ELEVATION	P.O.B. = POINT OF BEGINNING	— — — — —	= WOOD FENCE
A.W. = ANCHORED WIRE	D.M.E. = DRAINAGE & MAINTENANCE EASEMENT	L.P. = LIGHT POLE	R = RADIUS	— — — — —	= CBS WALL
A/C = AIR CONDITIONER	ENC. = ENCROACHMENT	MEAS. = MEASURED	RES = RESIDENCE	— — — — —	= OVERHEAD ELEC.
BLDG = BUILDING	ETP. = ELECTRIC TRANSFORMER PAD	M.H. = MAN HOLE	R/W = RIGHT OF WAY	— — — — —	= CENTER LINE
B.COR. = BLOCK CORNER	F.P.L. = FLORIDA POWER AND LIGHT	M.L. = MONUMENT LINE	S.D.H. = SET DRILL HOLE	— — — — —	= EASEMENT
CB. = CATCH BASIN	F.H. = FREE HYDRANT	N.G.V.G. = NATIONAL GEODETIC VERTICAL DATUM	S.I.P. = SET IRON PIPE	— — — — —	= DEMOS ELEVATIONS
CL.F. = CHAIN LINK FENCE	F.H. = FOUND IRON PIPE	N.T.S. = NOT TO SCALE	SN. = SET NAIL	— — — — —	= BUILDING
CONC. = CONCRETE	FF. = FINISH FLOOR	O.E. = OVERHEAD ELECTRIC LINE	SD.WLK. = SIDEWALK	— — — — —	= DISTANCE
COL. = COLUMN	D.H.F. = FOUND DRILL HOLE	O.L. = ON LINE	T. = TANGENT	— — — — —	= CATCH BASIN
C.U.P. = CONCRETE UTILITY POLE	FR. = FOUND REBAR	P.C.P. = PERMANENT CONTROL POINT	U.E. = UTILITY EASEMENT	— — — — —	= WATER METER
C.L.P. = CONCRETE LIGHT POLE	FD. = FOUND DISC	P.M. = PARKING METER	W.F. = WOOD FENCE	— — — — —	= W.U.P.
CBS. = CONCRETE BLOCK STRUCTURE	FN. = FOUND NAIL	P.C. = POINT OF CURVATURE	W.V. = WATER VALVE	— — — — —	= STATE ROAD
C.M.E. = CANAL MAINTENANCE	IF. = IRON FENCE	P/W. = PARKWAY	W.U.P. = WOOD UTILITY POLE	— — — — —	= US HIGHWAY
			WALK. = WALKWAY	— — — — —	= INTERSTATE
				— — — — —	= MONITORY WELL

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

The sketch herein is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and Notations shown herein.

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





**PLANT LIST**

TREES & PALMS			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME SIZE
BAU. XBL.	1	BAUHIMIA X BLAKEANA	HONG KONG ORCHID 18-20' X 8-9' /MIN. 9' CT & 6" CAL.
BUR. S.	1	BURSEA SIMARUBA	GUMBO LIMBO 18-20' X 8-9' /MIN. 9' CT & 6" CAL.
FIC. A.	1	FICUS AUREAS	STRANGLER FIG 18-20' X 8-9' /MIN. 9' CT & 6" CAL.
THE. P.	1	THESPESIA POPULNEA	PORTIA TREE 18-20' X 8-9' /MIN. 9' CT & 6" CAL.
MYR. FRA.	2	MYRCIANTHES FRAGRANS	SIMPSON STOPPER 18-20' X 8-9' /MIN. 9' CT & 6" CAL.
PLU.	2	PLUMERIA	FRANGIPANI TREE 8-10' X 5-6' /MIN. 9' CT & 6" CAL.
CDR.	2	CORDIA SEBESTENA	WHITE GEIGER TREE 16-18' X 8-10' /MIN. 9' CT & 6" CAL.
ARD. E.	1	ARDISIA ESCALLONIIDES	MARLBERRY 15-25' X 8-10' /MIN. 9' CT & 6" CAL.
SHRUBS & GROUND COVERS			
ASP. S.	107	ASPARGUS SPRENGERII	ASPARAGUS 12-16" DA @ 12" DC.
CLU. G.	30	CLUSIA GUTTAIFERA	CLUSIA HEDGE 2-3' X 18"
CYP. P.	18	CYPRESS PAPYRUS	GIANT PAPYRUS 5-6' X 18"
JAS. V.	92	JASMINE VOLUBILE	WAX JASMINE 18-24" SPR @ 24" DC.
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	HERBS 8-10" HT X 6"
MUL. C.	6	MULENBERGIA CAPILLARIS	MUHLIY GRASS 18-24" SPR @ 24" DC.
SPA. B.	52	SPARTINA BAKERI	SAND CORN GRASS 2-3" DA < 3G

- LANDSCAPE NOTES**
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
  - CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
  - ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
  - PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
  - TREES & PALMS GUARANTEED FOR 180 DAYS- SHRUBS 90 DAYS.
  - APPLY 2" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
  - CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
  - 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.
  - ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORIDAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
  - 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.
  - TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.

FIRST FLOOR PLAN

LANDSCAPE PLAN

SCALE 1" = 10'

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 District RS-3 Lot Area 19,773 SF

Acres 0.45

**OPEN SPACE**

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>19,773</u> s.f. x <u>50</u> % = <u>9,887</u> s.f.	<u>9,887 SF</u>	_____
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=	_____	_____

**LAWN AREA CALCULATION**

A. Square feet of landscaped open space required	<u>9,887 SF</u>	_____
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>9,887</u> s.f.	<u>4,944 SF</u>	_____

**TREES**

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>5</u> trees x <u>14</u> net lot acres - number of existing trees=	<u>19 - 27 EX</u>	<u>39</u>
B. % Natives required: Number of trees provided x 30% =	<u>12</u>	<u>12</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>20</u>	<u>39</u>
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.): <u>105</u> linear feet along street divided by 20'=	<u>3 EX 3 NEW</u>	<u>6</u>

**SHRUBS**

A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>91</u>	_____
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>46</u>	_____

**LARGE SHRUBS OR SMALL TREES**

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>10</u>	_____
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>5</u>	_____



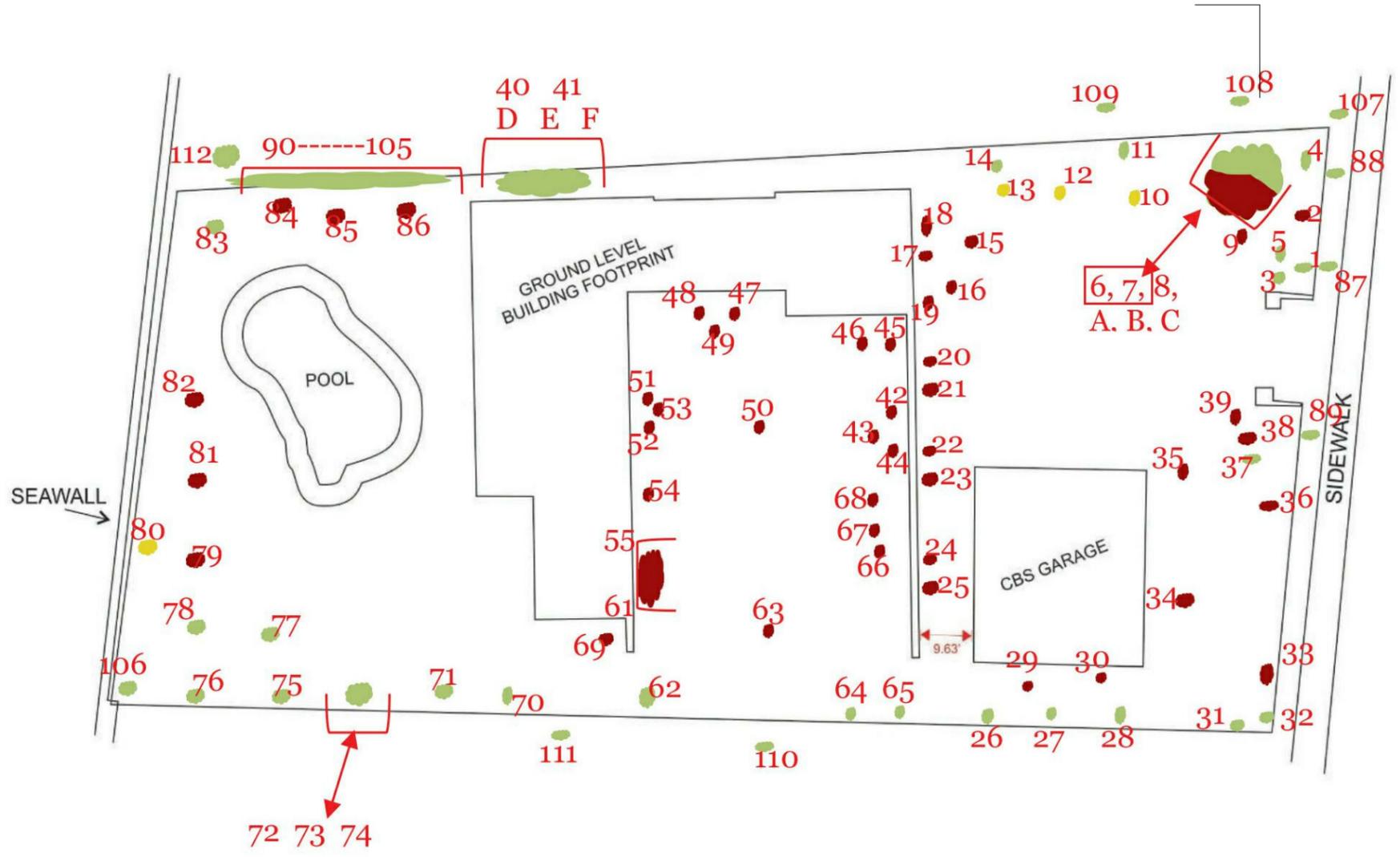
#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	
1	<i>Syagrus romanzoffiana</i>	Queen palm	11"	15'	8'	11'	Good	REMAN
2	<i>Syagrus romanzoffiana</i>	Queen palm	10"	14'	7'	10'	Good	REMAN
3	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
4	<i>Syagrus romanzoffiana</i>	Queen palm	8"	13'	7'	8'	Good	REMAN
5	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
6	<i>Ravensia madagascariensis</i>	Travelers palm	8"	12'	6'	8'	Good	REMAN
7	<i>Ravensia madagascariensis</i>	Travelers palm	10"	14'	6'	10'	Good	REMAN
8	<i>Ravensia madagascariensis</i>	Travelers palm	11"	14'	6'	11'	Good	REMAN
9	<i>Ravensia madagascariensis</i>	Travelers palm	9"	12'	6'	9'	Good	REMAN
10	<i>Ravensia madagascariensis</i>	Travelers palm	8"	13'	6'	8'	Good	REMAN
11	<i>Ravensia madagascariensis</i>	Travelers palm	8"	12'	6'	8'	Good	REMAN
12	<i>Ravensia madagascariensis</i>	Travelers palm	8"	12'	6'	8'	Good	REMAN
13	<i>Syagrus romanzoffiana</i>	Queen palm	12"	20'	14'	12"	Good	REMAN
14	<i>Adonia merillii</i>	Manila palm				Under-sized	REMAN	
15	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
16	<i>Ficus benjamina</i>	Weeping Fig	6"	16'	5'	6'	Good	REMAN
17	<i>Cocos nucifera</i>	Coconut palm	12"	20'	10'	12"	Far	REMAN
18	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
19	<i>Adonia merillii</i>	Manila palm	7.5"	25'	10'	8'	Good	REMAN
20	<i>Adonia merillii</i>	Manila palm	7"	25'	10'	7"	Good	REMAN
21	<i>Adonia merillii</i>	Manila palm	6"	23'	10'	6"	Good	REMAN
22	<i>Adonia merillii</i>	Manila palm	6"	23'	10'	6"	Good	REMAN
23	<i>Adonia merillii</i>	Manila palm	6"	23'	10'	6"	Good	REMAN
24	<i>Cocos nucifera</i>	Coconut palm	8"	28'	8'	8"	Good	REMAN
25	<i>Cocos nucifera</i>	Coconut palm	7"	28'	8'	7"	Good	REMAN
26	<i>Adonia merillii</i>	Manila palm	9"	32'	8'	9"	Good	REMAN
27	<i>Adonia merillii</i>	Manila palm	8.5"	32'	8'	8.5"	Good	REMAN
28	<i>Adonia merillii</i>	Manila palm	7"	30'	8'	7"	Good	REMAN
29	<i>Adonia merillii</i>	Manila palm	7"	30'	8'	7"	Good	REMAN
30	<i>Adonia merillii</i>	Manila palm	7.5"	30'	8'	7.5"	Good	REMAN

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

#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	
59	<i>Adonia merillii</i>	Manila palm	8"	20'	8'	8"	Good	REMAN
60	<i>Adonia merillii</i>	Manila palm	8"	25'	10'	8"	Good	REMAN
61	<i>Phoenix roebelenii</i>	Pygmy date palm				Under-sized	REMAN	
62	<i>Cocos nucifera</i>	Coconut	12"	27'	15'	12"	Good	REMAN
63	<i>Persea americana</i>	Avocado	9"	18'	15'	9"	Good	REMAN
64	<i>Syagrus romanzoffiana</i>	Queen palm	10"	25'	18'	10"	Good	REMAN
65	<i>Syagrus romanzoffiana</i>	Queen palm	10"	23'	18'	10"	Good	REMAN
66	<i>Syagrus romanzoffiana</i>	Queen palm	9"	24'	15'	9"	Good	REMAN
67	<i>Syagrus romanzoffiana</i>	Queen palm	10"	24'	15'	10"	Good	REMAN
68	<i>Ficus benjamina</i>	Weeping Fig	Multi 3" / 6"	20'	15'	9"	Good	REMAN
69	<i>Adonia merillii</i>	Manila palm	4.5"	25'	10'	5"	Good	REMAN
70	<i>Cananga odorata</i>	Cananga tree	12"	30'	11'	12"	Fair	REMAN
71	<i>Cocos nucifera</i>	Coconut	9"	30'	14'	9"	Good	REMAN
72	<i>Adonia merillii</i>	Manila palm	9"	18'	8'	9"	Good	REMAN
73	<i>Adonia merillii</i>	Manila palm	9"	18'	8'	9"	Good	REMAN
74	<i>Adonia merillii</i>	Manila palm	9"	18'	8'	9"	Good	REMAN
75	<i>Adonia merillii</i>	Manila palm	4"	20'	6'	4"	Good	REMAN
76	<i>Adonia merillii</i>	Manila palm	Multi 4" / 5" / 6"	23'	8'	15"	Good	REMAN
77	<i>Adonia merillii</i>	Manila palm	5.5"	19'	6'	5"	Good	REMAN
78	<i>Adonia merillii</i>	Manila palm	Multi 6" / 5.5"	22'	8'	13"	Good	REMAN
79	<i>Adonia merillii</i>	Manila palm	7"	20'	8'	7"	Good	REMAN
80	<i>Mangifera indica</i>	Mango	Multi 8.5" / 5"	12'	14'	14"	Good	RELOCATE
81	<i>Adonia merillii</i>	Manila palm	6.5"	19'	7'	6"	Good	REMAN
82	<i>Adonia merillii</i>	Manila palm	6.5"	16'	7'	6"	Good	REMAN
83	<i>Citrus Limon</i>	Lemon				Under-sized	REMAN	
84	<i>Adonia merillii</i>	Manila palm	7"	18'	6'	7"	Good	REMAN
85	<i>Cocos nucifera</i>	Coconut	8"	25'	10'	8"	Poor	REMAN
86	<i>Adonia merillii</i>	Manila palm	7"	18'	6'	7"	Good	REMAN
87	<i>Cordia sebestena</i>	Geiger tree	6"	15'	8'	6"	Good	REMAN
88	<i>Cordia sebestena</i>	Geiger tree	6"	15'	10'	6"	Good	REMAN
89	<i>Cordia sebestena</i>	Geiger tree	6"	15'	10'	6"	Good	REMAN

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

\* trees were estimated due to limited access



**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](mailto: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  
MTR MGMT  
Email: [vera@ma77er.com](mailto:vera@ma77er.com)  
off. (786) 409-3363

### Prepared By:

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



True Tree Service, LLC  
305.842.3581  
[info@truetreeservice.com](mailto: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	<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	<b>Under-sized</b>					
4	<i>Syagrus romanzoffiana</i>	Queen palm	8"	13'	7'	8'	Good	
5	<i>Phoenix roebelenii</i>	Pygmy date palm	<b>Under-sized</b>					
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	<b>Under-sized</b>					
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	<b>Under-sized</b>					
16	<i>Phoenix roebelenii</i>	Pygmy date palm	<b>Under-sized</b>					
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	<b>Under-sized</b>					
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	

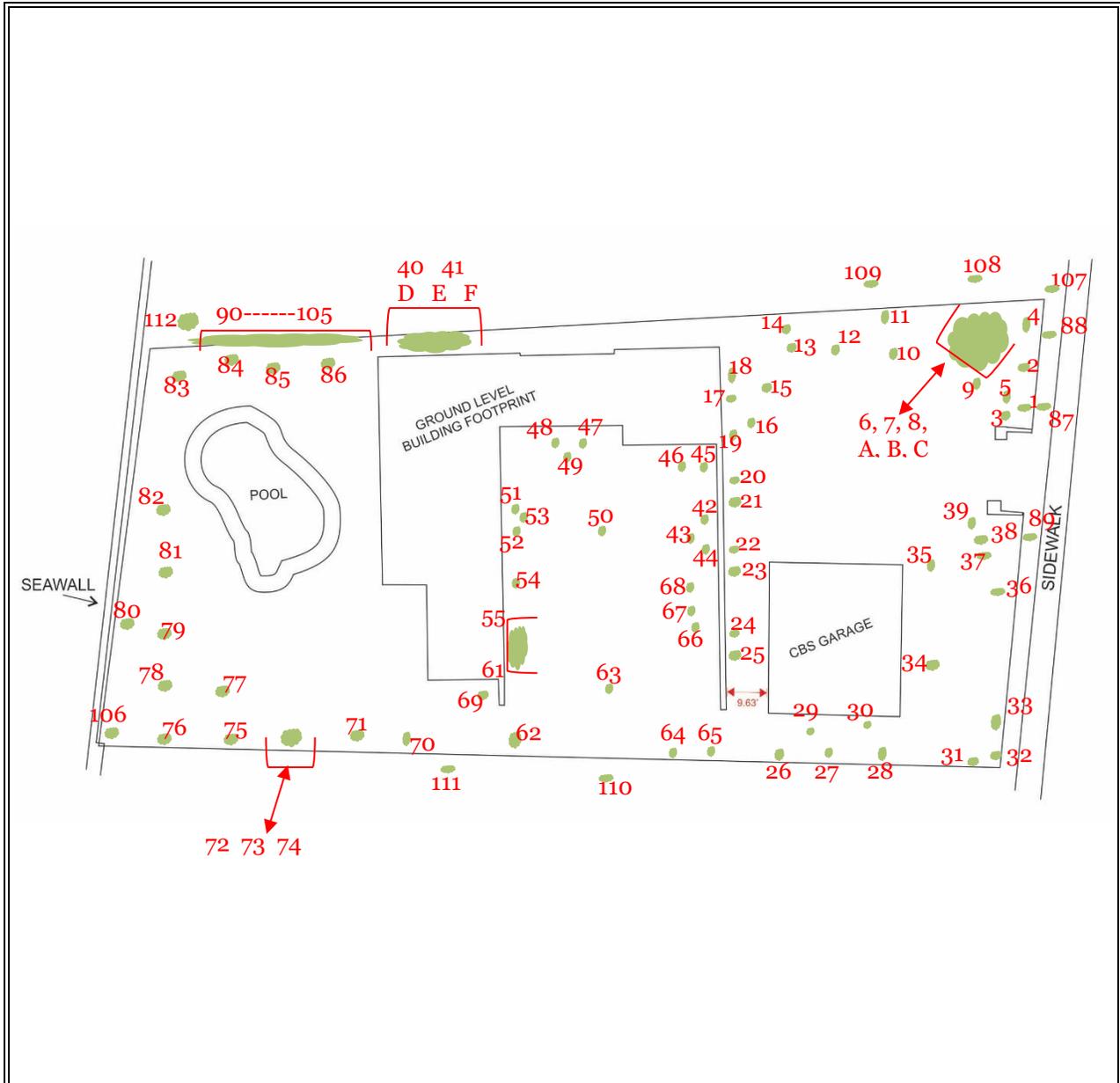
#	SCIENTIFIC NAME	COMMON NAME	DBH	HGT	CAN	CRZ	CONDITION	
31	<i>Ficus benjamina</i>	Weeping Fig	5"	16"	10'	5'	Poor	
32	<i>Ficus benjamina</i>	Weeping Fig	22"	20'	18'	15'	Poor	
33	<i>Coccoloba uvifera</i>	Seagrape	Multi 20" / 21	35'	28'	41'	Poor	
34	<i>Bauhinia variegata</i>	Bauhinia butterfly	6"	17'	10'	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	<b>Under-sized</b>					
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	<b>Under-sized</b>					
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 benjamina</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	<b>Under-sized</b>					
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	
<b>Trees on adjacent property</b>								
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>Dyopsis lutescens</i>	Areca	<b>Under-sized</b>					
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**



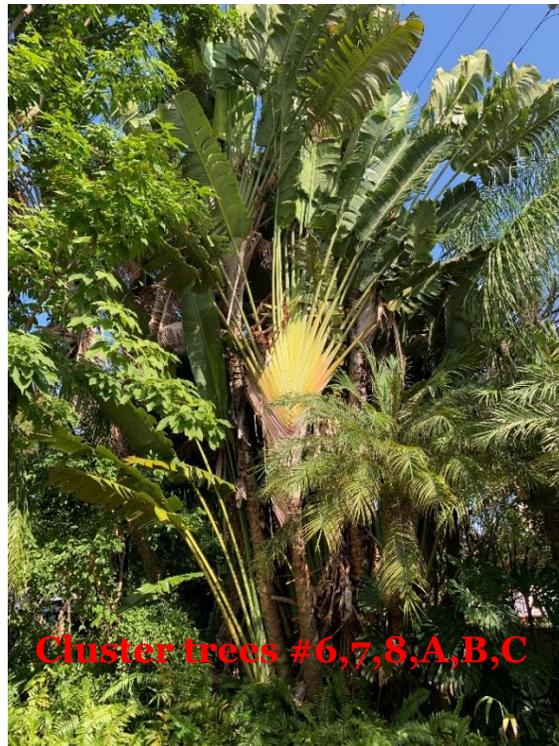
 <p>305.842.3581  <a href="mailto:info@truetreeservice.com">info@truetreeservice.com</a>        1733 NW 21st Terrace        Miami, FL 33142</p>	<p><b>4880 Pine Tree Project</b>  <b>4880 Pine Tree Dr.</b>  <b>Miami Beach, Fl. 33140</b></p>	<p>Tree Locations        Figure 1</p>	<p>Appendix  <b>B</b>        Page 1 of 1</p>
		<p>Prepared By: TW</p>	

## **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

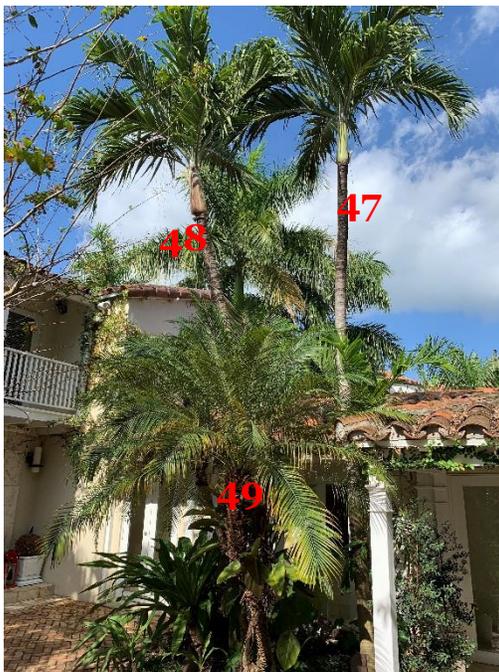


**Photo 12**  
Trees #42, 43  
& 44

**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**

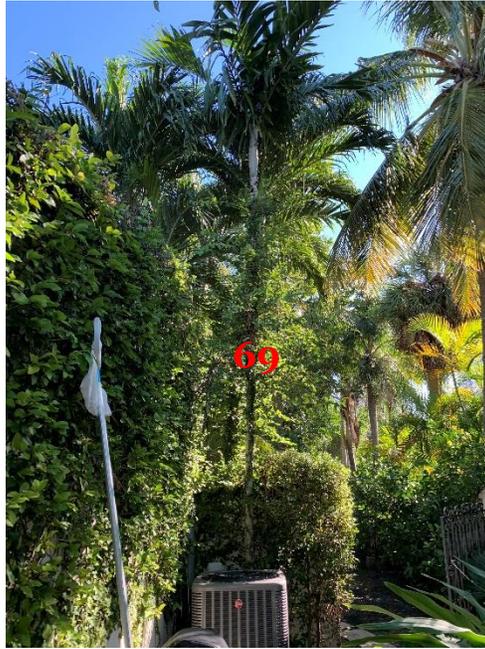


**Photo 19**  
Trees #64, 65 &  
109



**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**

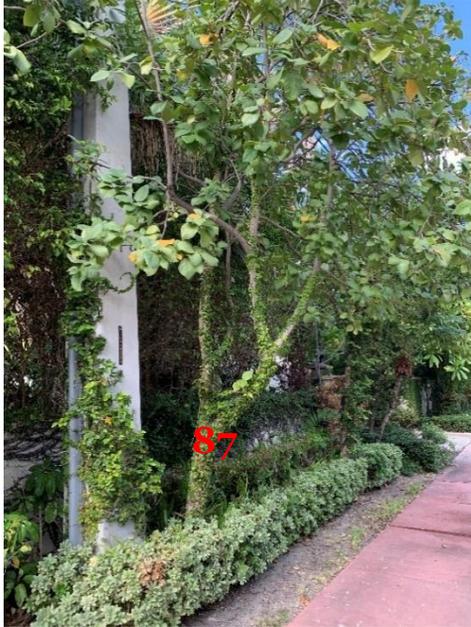


**Photo 25**  
Trees  
#79 through 82



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

**Photo Documentation**



**Photo 27**  
Tree #87

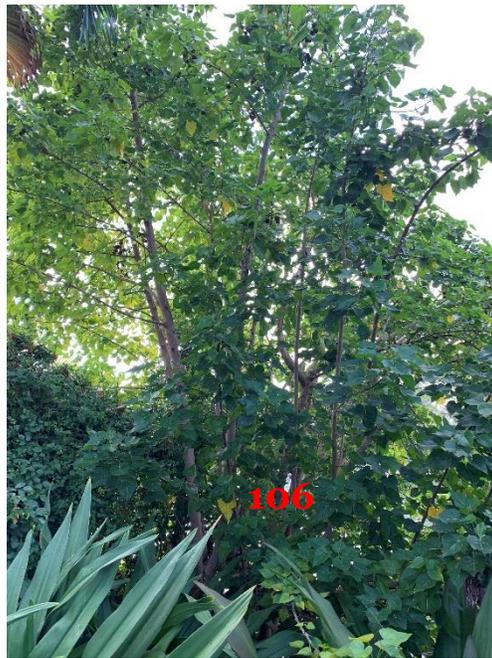


**Photo 28**  
Tree #88

**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-9146-A

06 December 2019