317 NE 168 St., North Miami Beach, FL 33162

TREAGE LLC
Tree and Garden Experts

April 24, 2023

Dear Ari,

Enclosed please find the Certified Arborist Report for the property located at 317 NE 168 St. in North Miami Beach, FL conducted on April 20, 2023.

Please do not hesitate to contact me if you have any further questions or needs.

Thank you,

Alison Walker
ISA FL-9317A, ISA TRAQ
Owner, Treage LLC

ARBORIST REPORT
317 NE 168 St.
North Miami Beach, FL 33162

Report prepared by:

Treage LLC ~ Tree and Garden Experts
www.treage.com ~ info@treage.com ~ 786.525.7883

Assignment/Overview

Treage LLC was contacted by Ari Sklar of Sklarchitecture in April 2023 to do a Certified Arborist Report at 317 NE 168 St. in North Miami Beach, FL.

The site consists of a vacant lot that is planned for new construction. There are 29 trees located on the property, plus 2 trees located offsite that are referenced below.

Site Visit

A site visit was conducted on April 20, 2023. A Level 2 visual inspection of all trees was conducted and documented with photographs. Measurements of DBH, height, and canopy were taken and recorded, and the condition of each tree was noted. Tree measurements were taken as follows: DBH was recorded with a metal Spencer ProTape; height and canopy were estimated from the ground; and overall condition (rated as Good, Fair, Moderate, or Poor) was done by visual inspection. Critical Root Zone (CRZ) and Tree Protection Zone (TPZ) were determined based on ANSI A-300 Standards for the *Management of Trees and Shrubs During Site Planning, Site Development and Site Construction*.

Disposition Table

NOTE: final disposition information will be included in the Landscape Plans.

See Disposition Table on following page.

Disposition Table

317 NE 168 St., North Miami Beach, FL								
	BOTANICAL NAME	**COMMON NAME**	**DBH (inch)**	**HEIGHT (ft)**	**SPREAD (ft)**	**Condition**	**CRZ/TPZ (ft)**	**Notes**
1	*Quercus virginiana*	Live Oak	14.3	30	25	Mod-Fair	12	
2	*Schinus terebinthifolia*	Brazilian Pepper	17.7	25	25	Poor	NA	Prohibited Species
3	*Schinus terebinthifolia*	Brazilian Pepper	35	25	25	Poor	NA	Prohibited Species
4	*Sabal palmetto*	Sabal Palm	no CT	10	12	Fair	3	Under regulation size
5	*Quercus virginiana*	Live Oak	14	30	30	Moderate	15	
6	*Platycladus orientalis*	Arborvitae	~40	15	18	Moderate	5	Overgrown shrub
7	*Schinus terebinthifolia*	Brazilian Pepper	~15	30	25	Poor	NA	Prohibited Species
8	*Pseudobombax ellipticum*	Shaving Brush Tree	13.7	25	18	Poor	10	
9	*Schinus terebinthifolia*	Brazilian Pepper	13	25	20	Poor	NA	Prohibited Species
10	*Schinus terebinthifolia*	Brazilian Pepper	11	10	8	Poor	NA	Prohibited Species
11	*Quercus virginiana*	Live Oak	~40	40	40	Fair	20	ROW
12	*Pseudobombax ellipticum*	Shaving Brush Tree	9.8	25	15	Poor	8	
13	*Melaleuca quinquenervia*	Cajeput	7+9.6	25	10	Poor	NA	Prohibited Species
14	*Coccoloba uvifera*	Seagrape	11+12*	30	30	Moderate	15	*plus sprouts
15	*Coccoloba uvifera*	Seagrape	12+8+6+6	30	25	Moderate	15	
16	*Coccoloba uvifera*	Seagrape	~12+12	18	12	Poor	NA	Uprooted/Tipped Over
17	*Schinus terebinthifolia*	Brazilian Pepper	5	15	12	Poor	NA	Prohibited Species
18	*Sabal palmetto*	Sabal Palm	no CT	10	10	Fair	3	Under regulation size
19-20	*Schefflera actinophylla*	Umbrella Tree	~50	25	30	Moderate	NA	Prohibited Species
21	*Schefflera actinophylla*	Umbrella Tree	~36	15	15	Poor	NA	Prohibited Species
22	*Sabal palmetto*	Sabal Palm	~10*	20	12	Fair	3	*with boots
23	*Schinus terebinthifolia*	Brazilian Pepper	~30	20	30	Poor	NA	Prohibited Species
24	*Quercus virginiana*	Live Oak	13.8	30	25	Mod-Poor	10	
25	*Mangifera indica*	Mango	5+7	20	25	Poor	10	
26	*Sabal palmetto*	Sabal Palm	~14*	25	12	Fair	3	*with boots
27	*Sabal palmetto*	Sabal Palm	13.1	35	12	Fair	3	
28	*Sabal palmetto*	Sabal Palm	~14*	30	12	Fair	3	*with boots
29	*Quercus virginiana*	Live Oak	15.8	35	30	Moderate	12	
NA	*Persea americana*	Avocado	~24	30	25	Moderate	12	Offsite (north)
NA	*Sabal palmetto/ Ficus aurea*	Sabal Palm/ Strangler Fig	~20 oa	20/30	25 oa	Moderate	8	Offsite (east)

Observations

Tree #1 – *Quercus virginiana*, Live Oak – this tree is located in the NW corner of the property next to the north fence line. It is overgrown with vines and crowded by the adjacent trees on this and the neighboring property. It has moderate deadwood present, as well as a sparse lower/interior canopy. This tree is in borderline fair condition. It will require a permit and mitigation if it is removed, or protection during construction per measures below if it remains.

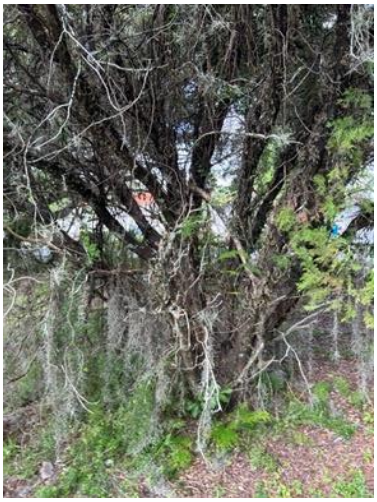
Tree #2 – *Schinus terebinthifolia*, Braziliian Pepper – this tree is located approximately 8' southwest of Tree #1. It is very crowded and overgrown with significant deadwood. Overall, it is in poor condition. This is a Prohibited Species that is exempt from regulation, and therefore should be eligible for removal without a permit or mitigation.

Tree #3 – *Schinus terebinthifolia*, Braziliian Pepper – this tree is located southwest of Trees #1 and #2 near the current entrance to the property. It is crowded and overgrown with significant deadwood. Overall, it is in poor condition. This is a Prohibited Species that is exempt from regulation, and therefore should be eligible for removal without a permit or mitigation.

Tree #4 – *Sabal palmetto*, Sabal Palm – this palm is located along the west fence line south of Tree #3. It has no clear trunk and is under regulation height. Therefore, this palm should be eligible for removal without a permit if necessary. It is also a good candidate to remain due to its small TPZ and location near the fence line, or as an alternative it could be relocated.

Tree #5 – *Quercus virginiana*, Live Oak – this tree is located along the west fence line south of Tree #4. It is growing against the fence and has portions of the chain link fence embedded in its trunk tissue. It is crowded and overgrown with vines. It has a somewhat poor branching structure and moderate deadwood present. Overall, this tree is in moderate condition. It will require a permit if it is to be removed, or protection per measures below during all work activities if it remains.

Tree #6 - *Platycladus orientalis*, Arborvitae – this plant is located slightly east of Tree #5. It consists of several trunks and is more of an overgrown shrub than a tree. It has significant deadwood and is in moderate condition. The County will confirm if a permit and mitigation is required for the removal of this plant.



Tree #7 – *Schinus terebinthifolia*, Braziliian Pepper – this tree is located on the north side of a large cluster of vegetation near the southwest corner of the property. It is crowded and overgrown with significant deadwood and decay; there appears to be possible termite damage present. Overall, it is in poor condition. This is a Prohibited Species that is exempt from regulation, and therefore should be eligible for removal without a permit or mitigation.

Tree #8 - *Pseudobombax ellipticum*, Shaving Brush Tree – this tree is growing in the cluster of vegetation just south of Tree #7. It is very crowded and overgrown and leaning significantly as a result. It has a poor branching structure and cuts and tears with decay and resprouting. Overall, this tree is in poor condition. It most likely will require removal with a permit due to its condition, as well as its growth potential.

Tree #9 – *Schinus terebinthifolia*, Braziliian Pepper – this tree is located in a large cluster of vegetation near the southwest corner of the property. It is crowded and overgrown with significant deadwood, decay and resprouting. Overall, it is in poor condition. This is a Prohibited Species that is exempt from regulation, and therefore should be eligible for removal without a permit or mitigation.

Tree #10 – *Schinus terebinthifolia*, Braziliian Pepper – this tree is located just east of Tree #9. It has significant deadwood and may not have any live foliage; it is difficult to confirm if it is dead because it is so overgrown. Overall, it is in poor condition. This is a Prohibited Species that is exempt from regulation, and therefore should be eligible for removal without a permit or mitigation.

There are 3 more small Brazilian pepper seedlings/volunteers in this overgrown cluster that were not assigned individual number due to their size. They are exempt from regulation and may be removed without a permit.

Tree #11 – *Quercus virginiana*, Live Oak – this tree is located in the ROW just outside of the southwest corner of the property. Its root flare is within 6" of the sidewalk, which appears to be slightly raised in this area, and there are no surface roots visible. It is crowded and overgrown with vines and there is minor deadwood present. There are some large cuts over the roadway with minor decay present. Overall, this tree is in fair to good condition for a large street tree. It is recommended to remain with careful protection per measures below during any work within its TPZ.

Tree #12 - *Pseudobombax ellipticum*, Shaving Brush Tree – this tree is located just east of the southwest corner of the property near the fence line. It is leaning significantly due to crowded, overgrown conditions. It has multiple tears with minor to moderate decay present. Overall, this tree is in poor condition and is recommended for removal due to its condition, as well as its growth potential.

Tree #13 - *Melaleuca quinquenervia,* Cajeput – this tree is growing along the south fence line east of Tree #12. It is very crowded and overgrown with vines. It splits into 2 trunks near ground level. There is moderate deadwood and minimal foliage present. Overall, this tree is in poor condition. It is a Prohibited Species that is exempt from regulation and can be removed without a permit.

Tree #14 – *Coccoloba uvifera*, Seagrape – this tree is located directly east of Tree #12 on the south fence line. It is very crowded and overgrown with significant deadwood and decay present. It splits into multiple trunks/sprouts at ground level. There are 2 Umbrella Tree volunteers growing with this tree that should be removed. Currently, this tree is in moderate condition, but it is recommended for canopy cleaning and then further assessment of the condition. It will require protection per measures below if it remains. Otherwise, a permit and mitigation will be required for its removal.

Tree #15 – *Coccoloba uvifera*, Seagrape – this tree is located approximately 8' east of Tree #14 next to the fence line. It is crowded and overgrown and in moderate condition. It splits into multiple trunks at ground level and has significant deadwood and decay present. This tree is recommended for canopy cleaning and further assessment if it is to remain. Otherwise, it will require a permit and mitigation if it is to be removed.

Tree #16 – *Coccoloba uvifera*, Seagrape – this tree is located near the southeast corner of the property. It has been uprooted and is completely tipped over but still growing upright. It is growing in a cluster with a non-regulation size Sabal Palm and non-regulation size Bird of Paradise; it is very crowded and overgrown. The likelihood of being able to stand this back up tree up and restore it with corrective pruning is slim, therefore this tree is recommended for removal without mitigation, to be confirmed by the County.

Tree #17 – *Schinus terebinthifolia*, Braziliian Pepper – this tree is growing on the east side of the property. It is crowded, overgrown, leaning, and in poor condition. It is a Prohibited Species that is exempt from regulation and must be removed with no permit necessary.

Tree #18 – *Sabal palmetto*, Sabal Palm – this palm is located just northeast of Tree #17 next to the east fence line. It has no clear trunk and is under regulation height. Therefore, it may be removed if necessary, but is also a decent candidate to remain or be relocated.

Tree #19-20 – *Schefflera actinophylla*, Umbrella Tree – this refers to a large Umbrella Tree cluster; it is difficult to discern if it is one tree or multiple trees growing together. It has large tears with decay and sprouts and is in moderate condition. This is a Prohibited Species that must be removed but does not require a permit or mitigation.

Tree #21 – *Schefflera actinophylla*, Umbrella Tree – this tree is located just west of Tree #20. It is a small cluster that is overgrown with vines and has tears and decay present. It is in moderate condition. It is a Prohibited Species that must be removed but does not require a permit or mitigation.

Tree #22 – *Sabal palmetto*, Sabal Palm – this palm is located just north of Tree #20 on the east fence line. It is crowded but overall in fair condition. It has boots present but is over regulation size. It will require a permit and mitigation if removed. As an alternative, it can remain with protection during construction or be relocated.

Tree #23 – *Schinus terebinthifolia*, Braziliian Pepper – this is a large cluster of Brazilian Pepper located on the northeast side of the property. It has significant deadwood and is crowded, overgrown and leaning. This is a Prohibited Species that must be removed but does not require a permit or mitigation.

Tree #24 – *Quercus virginiana*, Live Oak – this tree is growing against the fence line just north of Tree #23. There are multiple portions of the chain link fence embedded in the trunk tissue. It is crowded and overgrown with vines. There are poor cuts, sprouts, moderate deadwood and minor decay present. Overall, this tree is in borderline poor condition. Most likely it will need to be removed with a permit and mitigation.

Tree #25 – *Mangifera indica*, Mango – this tree is growing next to the fence north of Tree #24. It is very crowded and overgrown. It splits into 2 trunks at approximately 3' height and has a weak structure. There is moderate deadwood and tears, and minimal foliage visible. Overall, this tree is in poor condition. Most likely it will need to be removed with a permit and mitigation, but it may also be cleaned/pruned per ANSI Standards and further evaluated. If it remains, it will require protection per measures below during all construction.

Trees #26-28 – *Sabal palmetto*, Sabal Palm – this refers to 3 Sabal Palms growing in a cluster on the north side of the property. They are very crowded and overgrown. Two of the palms still have boots present. Once the area is cleaned/cleared, it may be possible to keep one or all of these palms with protection during construction. Otherwise, if any of them are removed, they will require a permit and mitigation. As an alternative, they should be good candidates for relocation if necessary.

Tree #29 – *Quercus virginiana*, Live Oak – this tree is growing on the north fence line east of Tree #1. It has an uneven canopy due and poor branching structure due to crowding on 3 sides. There is moderate deadwood present as well as a sparse lower, interior canopy. Overall, this tree is in moderate condition. It will require a permit and mitigation if it is removed, or protection during construction, as well as maintenance pruning, if it remains.

Additional Trees Located Offsite

***Persea americana*, Avocado** – this tree is located just outside of the northwest corner of the property. It is overgrown/unmaintained and in moderate condition. Its TPZ does extend approximately 10' onto the property, so protection measures below must be adhered to during any work activities in this area, including staging and access.

***Sabal palmetto*, Sabal Palm** and ***Ficus aurea*, Strangler Fig** – these 2 trees are growing together outside of the southeast corner of the property. It appears that the Strangler Fig has grown on the Sabal Palm. The TPZ of the palm extends less than 1' onto the property. It is possible that roots of the Ficus may extend slightly further, so protection measures below must be adhered to during any work activities in this area.

Additional Views of the Property

Left: view looking north; Right: view looking south

Left: view looking east; Right: view looking west

Summary

There are 29 trees located onsite; of these, 11 are Prohibited Species and 2 are palms that are under regulation size. One of the trees, Tree #16, is completely uprooted and tipped over; therefore, it is recommended for removal without mitigation, to be confirmed by the County. Another tree, Tree #6, is more of an overgrown shrub than a trunked tree, so it may not require regulation/mitigation, also to be confirmed by the County.

Any regulation sized trees, other than those exempt as stated above, should require a permit and mitigation if they are to be removed. Final permitting and mitigation requirements will be confirmed by the County.

Any trees remaining onsite must be protected per measures below during any work activities within their TPZ, including staging and access. Tree #11, the Live Oak in the right of way, has the largest TPZ extending into the work area, so it will require careful protection per measures below. If any roots are encountered in the work

area, root pruning must be done in accordance with ANSI standards. See Root Pruning Specifications below.

Tree Protection During Demolition/Construction

Any trees remaining onsite in proximity of the proposed work area must be protected during all phases of construction per ANSI A-300 (Part 5): Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction).

Protection measures include, but are not necessarily limited to: 1) establishing Tree Protection Zones (TPZ) with proper fencing and signage, 2) protecting the Critical Root Zone (CRZ) with a temporary application of a minimum of 6" of mulch to disperse heavy loads in access routes, thereby reducing soil compaction and mechanical root damage, 3) ensuring that no grade changes occur in the Tree Protection Zone, and no storage or disposal of harmful substances occurs in Tree Protection Zone, 4) careful hand or air excavation within the TPZ of any trees near the work to identify and avoid major structural roots and 5) clean pruning cuts and avoiding cutting any roots greater than 2" or within 24" of the root initiation zone on palms. If any larger roots must be cut, cuts should be clean, as far toward the edge of the TPZ as possible, and proper cultural methods should be utilized to reduce shock and aid root regeneration (ie irrigation, soil aeration, mulching).

If the TPZ of any tree must be altered, one or more of the following additional measures may be taken to reduce any impacts to the tree: 1) increase the remaining TPZ wherever possible to compensate for the reduction of TPZ in one area; 2) temporarily reduce the TPZ while work is done in the immediate area and then re-establish the original size of the TPZ as soon as possible; 3) install trunk protective materials such as wood planks and foam pads to protect from mechanical injury to bark or vascular tissues; 4) utilize geotextile fabric or plywood on top of mulch layer per ANSI standards, 5) proper root pruning techniques per ANSI standards if necessary, and 6) supervision and/or monitoring by a Certified Arborist.

Additional details on protection during construction can be found in the ANSI A-300 standards referenced above, or by further consultation and oversight of construction activities by a certified arborist. See Tree Protection Details below.

Root Pruning Specifications

If any roots are encountered in the work area that must be cut, specifications below must be closely adhered to.

Irrigation must be present and applied effectively for two to four weeks prior to root pruning. Roots should be exposed using the least injurious excavation method, i.e., air or water excavation, prior to pruning.

Root cuts shall be made, at minimum, a distance from the trunk equivalent to three times the tree's trunk diameter at four and one-half feet above ground unless unavoidable because of sidewalks, pavement, or other infrastructure. Root cuts must be made at a distance from the trunk equivalent to five times the tree's DBH or greater in all other circumstances. The preferred minimum distance from the trunk to the closest root cut is 5 to 6 times the DBH. The cutting of roots with a diameter of two inches or larger is prohibited, unless there is no feasible alternative, as determined by the urban forester. No more than 30% of the roots should be removed.

Roots may not be torn off with power equipment, and cut roots shall not be left with ripped, ragged or shredded ends. Roots must be cleanly severed with sharp hand tools or power root saws. The final root cuts should result in a flat surface with adjacent bark firmly attached. Once exposed, roots must be covered within 8 hours. If roots will be left exposed for longer than 8 hours, they must be kept moist and covered with burlap or similar material.

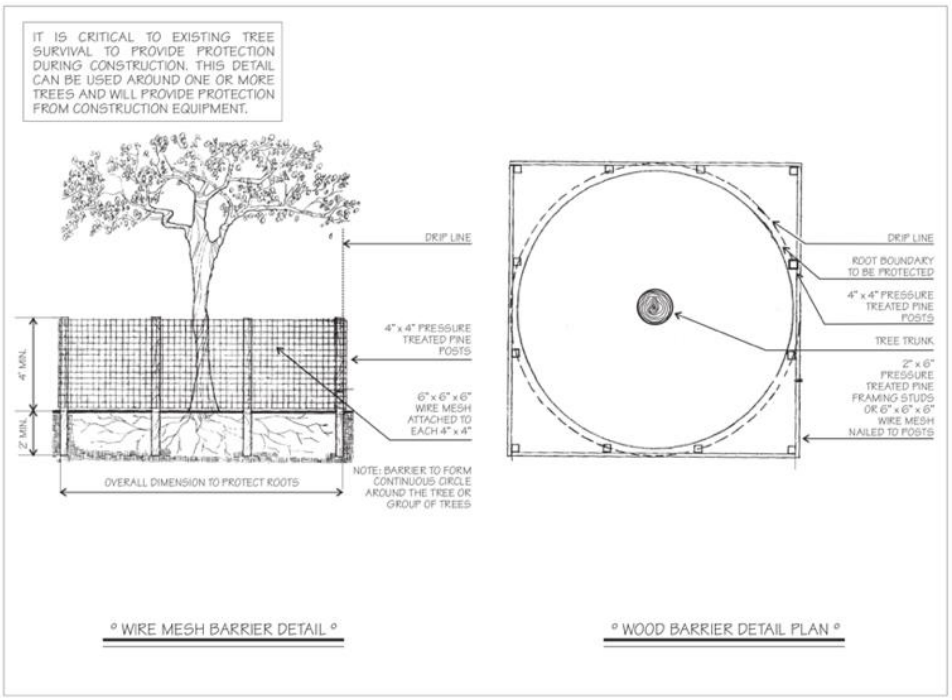
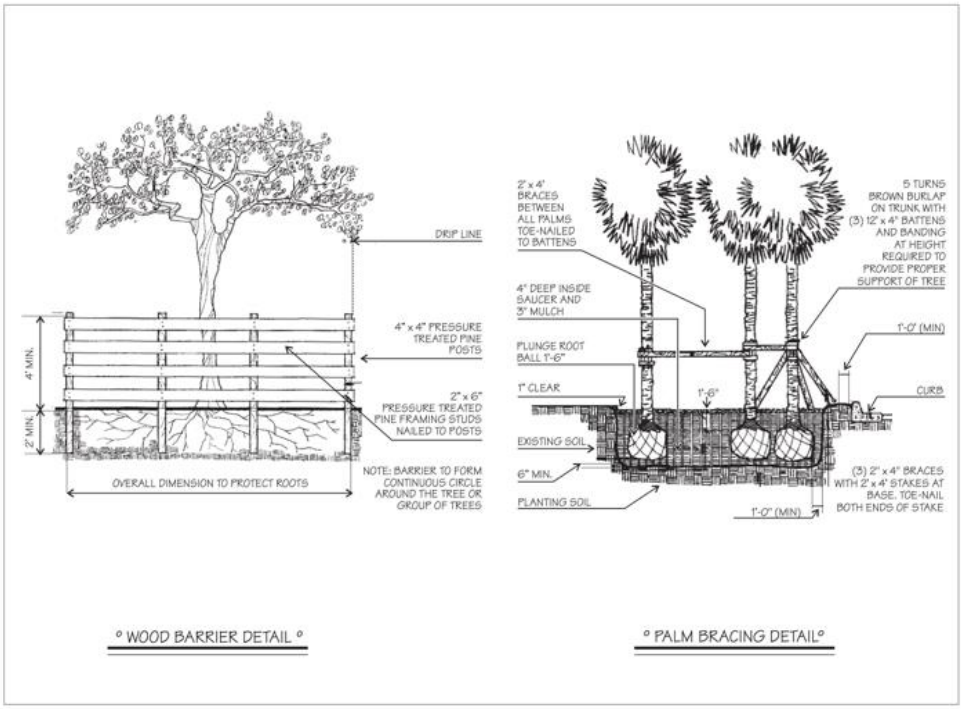
After root pruning, the area must be filled with quality topsoil and watered until thoroughly soaked. Irrigation must be applied after root pruning 2-3 times weekly (pending rainfall). Tree health should be monitored frequently following root pruning.

Please do not hesitate to contact me if you have any further questions.

Thank you,

Alison Walker
ISA FL-9317A, ISA TRAQ
Owner, Treage LLC

TREE PROTECTION AND SUPPORT



TREE PROTECTION AND SUPPORT