



**Certified Arborist Assessment
1405 & 1425 Marseille Dr, Miami Beach, Florida
NLE Project No. 50524001**

New Leaf Environmental, LLC (NLE) is providing this report as a record of our assessment of the trees within the above referenced property. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 1 (Limited Visual) Assessment. This assessment is not intended to serve for purposes other than tree permitting for site redevelopment. Trees on the site were identified and assessed in May of 2024 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log. Canopies and tree critical root zones of specimen trees, including onsite portions of critical root zones and canopies of offsite specimen trees and canopies, were drawn onto the attached site map. Offsite trees within 10 feet of the property are identified (or characterized based on visibility), with approximate measurements provided.

This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment does not cover trees other than those listed on the tree table. Trees on site that are exempt from permitting (by classification of species) and woody plants that do not meet the size requirements to be classified as a tree are not typically included with this assessment, but selected individuals may be included to avoid confusion/clarify regulatory status and to provide consistency with survey data.

Project Background & General Site Description

Development activities are being proposed within this property. The current evaluation of trees onsite is intended to assist with identification of trees to be retained, removed, or relocated as part of proposed property improvements. The adjacent aerial depicts an overhead view of the property, with approximate property boundaries.



Condition Ratings

Assigned condition ratings follow the categories described in the 10th edition for Plant Appraisal:

Excellent – nearly perfect vigor and health, free of defects.

Good - no significant damage, normal vigor, any defects or health problems are minor/affect only small branches. Function and aesthetics not compromised.

Fair – reduced vigor, significant damage/defects in up to 50% of the crown though the defects are unlikely to be fatal. Function and aesthetics are compromised.

Poor – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be defected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.

Very Poor – tree is effectively dead, though some living foliage may be present. Little to no function.

Dead - tree completely dead. Stumps are recorded when observed and appear to have been cut/tree fallen within the last 3-6 months.

Special Classification

In addition to the condition ratings, the following special classification is noted as applicable:

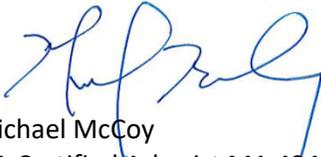
Non-viable trees are identified as trees which do not currently qualify as High Risk but may be considered as “dead” or effectively destroyed for regulatory purposes - they cannot continue to grow to a reasonably typical form in their current location/condition, and cannot be restored or relocated. Examples are trees with a fatal, non-treatable pathogen, trees that have fallen over but continue to grow, and trees growing overtop of infrastructure elements where their removal is required to comply with mandatory infrastructure maintenance and relocation is infeasible.

Measurements were recorded as follows:

Heights were measured using a digital range finder/hypsometer when a clear line of site was available, and otherwise visually approximated. Heights were recorded to the nearest foot up to 20 feet, and in five-foot increments above 20 feet. The height of a canopy was considered the top of the main contiguous area of leaves, and does not include solitary branches that may protrude above this level. Diameter at breast height (DBH) was measured using a diameter tape (where possible), and rounded to the nearest inch, except when rounding up or down would change the regulatory status of the tree. Trees with multiple stems at 4.5 feet are measured with a single diameter at caliper height (6 inches) where possible, and otherwise are calculated by the sum of the squares for the diameter of each stem at 4.5 feet. Canopy width measurements are approximated based on field observations and aerial photography, and intended to demonstrate the average diameter of the canopy. Critical root zones were calculated as eight inches in radius from the trunk for each inch in DBH, with a minimum calculated radius of 10 feet. Critical root zones unless otherwise indicated are drawn for planning purposes and may be adjusted based on field observations to reflect observed roots or root barriers.

Sincerely,

New Leaf Environmental, LLC



Michael McCoy

ISA Certified Arborist MA 4243A, TRAQ Qualified

LIAF Certified Landscape Inspector

Attachments: tree table, photo log, tree map

Tree 1 coconut palm
(*Cocos nucifera*)
17 inch DBH, Good condition
25 foot height, 18 foot spread



5'c.t.

Tree 2 coconut palm
(*Cocos nucifera*)
17 inch DBH Good condition
25 foot height, 18 foot spread



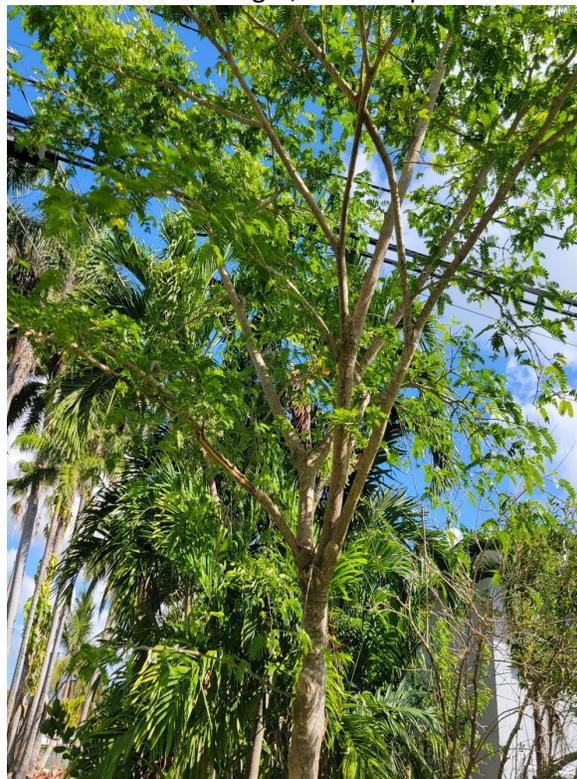
5'c.t.

Tree 3 Alexander palm
(*Archontophoenix alexandrae*)
cluster inch DBH, Good condition
25 foot height, 10 foot spread



8 x 4" trunks

Tree 4 verawood
(*Bulnesia arboria*)
4 inch DBH Good condition
20 foot height, 15 foot spread



Tree 5 fiddlewood
(Citharexylum fruticosum)
3 inch DBH, Poor condition
12 foot height, 10 foot spread



large bush

Tree 6 Alexander palm
(Archontophoenix alexandrae)
cluster inch DBH Good condition
25 foot height, 10 foot spread



4 x 6" + 2 x 4" trunks

Tree 7 Ochrosia
(Ochrosia elliptica)
9 inch DBH, Good condition
20 foot height, 18 foot spread



Tree 8 screw pine
(Pandanus utilis)
5 inch DBH Good condition
22 foot height, 10 foot spread

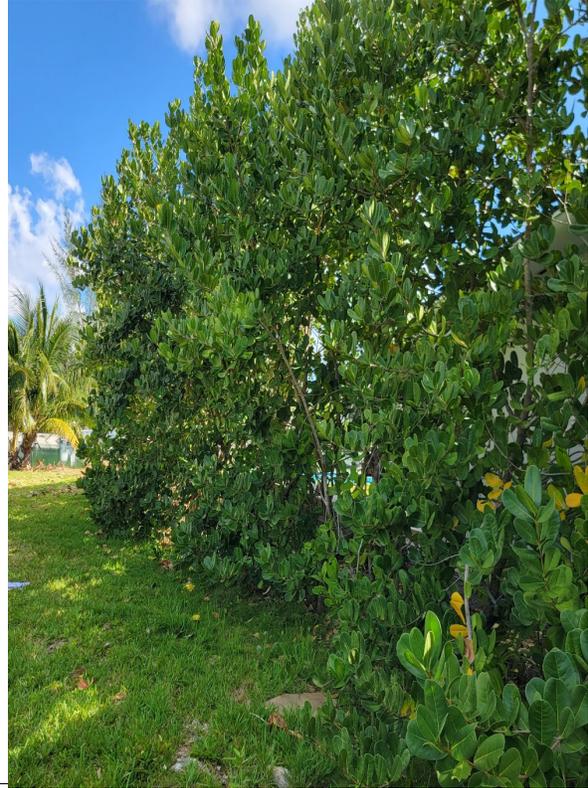


Tree 9 Alexander palm
(*Archontophoenix alexandrae*)
4 inch DBH, Good condition
25 foot height, 8 foot spread



below regulatory size threshold

Tree 10 Madagascar olive
(*Noronhia emarginata*)
hedge inch DBH Good condition
20 foot height, 40 foot spread



not regulated as a tree

Tree 11 coconut palm
(*Cocos nucifera*)
0 inch DBH, Good condition
18 foot height, 16 foot spread

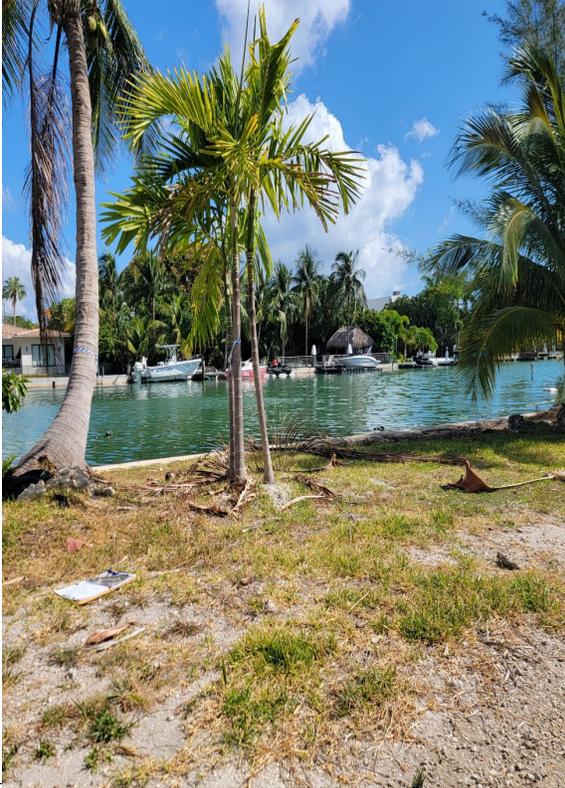


below regulatory size threshold

Tree 12 Australian pine
(*Casuarina equisetifolia*)
4 inch DBH Good condition
25 foot height, 15 foot spread



Tree 13 Alexander palm
(*Archontophoenix alexandrae*)
2,2,2 inch DBH, Good condition
10 foot height, 8 foot spread



below regulatory size threshold

Tree 14 coconut palm
(*Cocos nucifera*)
12 inch DBH Good condition
25 foot height, 16 foot spread



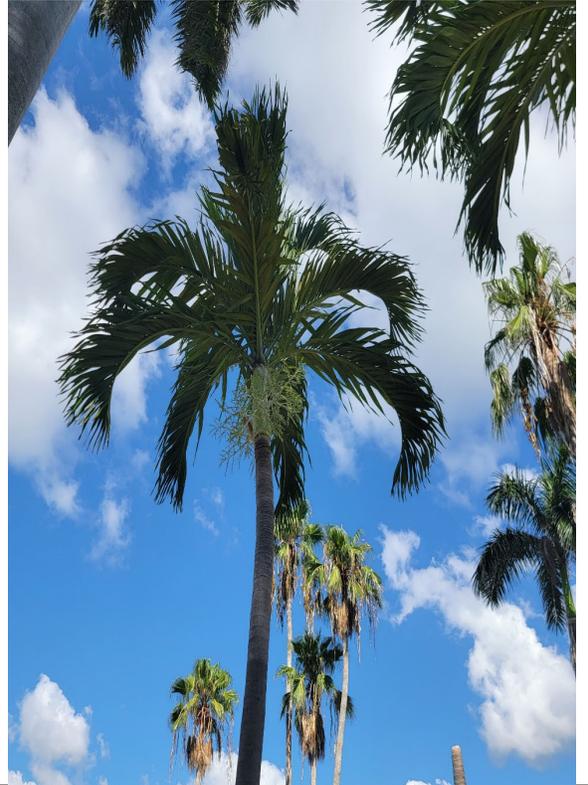
7'c.t.

Tree 15 Chinese fan palm
(*Livistona chinensis*)
16 inch DBH, Good condition
55 foot height, 16 foot spread



18'c.t

Tree 16 Alexander palm
(*Archontophoenix alexandrae*)
5 inch DBH Good condition
25 foot height, 10 foot spread



below regulatory size threshold

Tree 17 Alexander palm
(*Archontophoenix alexandrae*)
5 inch DBH, Good condition
25 foot height, 10 foot spread



below regulatory size threshold

Tree 18 coconut palm
(*Cocos nucifera*)
11 inch DBH Good condition
40 foot height, 16 foot spread



18'c.t.

Tree 19 royal palm
(*Roystonea regia*)
15 inch DBH, Good condition
55 foot height, 18 foot spread



40'c.t.

Tree 20 royal palm
(*Roystonea regia*)
17 inch DBH Good condition
55 foot height, 18 foot spread



40'c.t.

Tree 21 royal palm
(Roystonea regia)
15 inch DBH, Good condition
55 foot height, 18 foot spread



40'c.t.

Tree 22 royal palm
(Roystonea regia)
5 stems inch DBH Good condition
50 foot height, 16 foot spread



33'c.t., 4 x 12"+ 1 x 15" trunks from central point

Tree 23 royal palm
(Roystonea regia)
19 inch DBH, Good condition
55 foot height, 18 foot spread



40'c.t.

Tree 24 royal palm
(Roystonea regia)
14 inch DBH DEAD condition
45 foot height, 0 foot spread



no crownshaft

Tree 25 royal palm
(*Roystonea regia*)
18 inch DBH, Good condition



40'c.t.

Tree 26 royal palm
(*Roystonea regia*)
14 inch DBH Good condition



40'c.t.

Tree Table

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Critical Root Zone Radius*	Prohibited?	Specimen?	Comments
1	coconut palm	<i>Cocos nucifera</i>	17	Good	1	25	18	11		Yes	5'c.t.
2	coconut palm	<i>Cocos nucifera</i>	17	Good	1	25	18	11		Yes	5'c.t.
3	Alexander palm	<i>Archontophoenix alexandrae</i>	cluster	Good	1	25	10	10		Yes	8 x 4" trunks
4	verawood	<i>Bulnesia arborea</i>	4	Good	1	20	15	10			
5	fiddlewood	<i>Citharexylum fruticosum</i>	3	Poor	4	12	10	10			large bush
6	Alexander palm	<i>Archontophoenix alexandrae</i>	cluster	Good	1	25	10	10			4 x 6" + 2 x 4" trunks
7	Ochrosia	<i>Ochrosia elliptica</i>	9	Good	4	20	18	10			
8	screw pine	<i>Pandanus utilis</i>	5	Good	1	22	10	10			
9	Alexander palm	<i>Archontophoenix alexandrae</i>	4	Good	1	25	8	10			below regulatory size threshold
10	Madagascar olive	<i>Noronhia emarginata</i>	hedge	Good	1	20	40	N/A			not regulated as a tree
11	coconut palm	<i>Cocos nucifera</i>	0	Good	1	18	16	10			below regulatory size threshold
12	Australian pine	<i>Casuarina equisetifolia</i>	4	Good	1	25	15	N/A	YES		
13	Alexander palm	<i>Archontophoenix alexandrae</i>	2,2,2	Good	1	10	8	10			below regulatory size threshold
14	coconut palm	<i>Cocos nucifera</i>	12	Good	1	25	16	10		Yes	7'c.t.
15	Chinese fan palm	<i>Livistona chinensis</i>	16	Good	1	55	16	11		Yes	18'c.t
16	Alexander palm	<i>Archontophoenix alexandrae</i>	5	Good	1	25	10	10			below regulatory size threshold
17	Alexander palm	<i>Archontophoenix alexandrae</i>	5	Good	1	25	10	10			below regulatory size threshold
18	coconut palm	<i>Cocos nucifera</i>	11	Good	1	40	16	10			18'c.t.
19	royal palm	<i>Roystonea regia</i>	15	Good	1	55	18	10		Yes	40'c.t.
20	royal palm	<i>Roystonea regia</i>	17	Good	1	55	18	11		Yes	40'c.t.
21	royal palm	<i>Roystonea regia</i>	15	Good	1	55	18	10		Yes	40'c.t.
22	royal palm	<i>Roystonea regia</i>	5 stems	Good	5	50	16	10		Yes	33'c.t., 4 x 12" + 1 x 15" trunks
23	royal palm	<i>Roystonea regia</i>	19	Good	1	55	18	13		Yes	40'c.t.
24	royal palm	<i>Roystonea regia</i>	14	DEAD	1	45	0	N/A			no crownshaft
25	royal palm	<i>Roystonea regia</i>	18	Good	1	55	18	12		Yes	40'c.t.
26	royal palm	<i>Roystonea regia</i>	14	Good	1	55	18	10		Yes	40'c.t.
27	silver buttonwood	<i>Conocarpus erectus var. sericeus</i>	5	Good	1	18	16	10			
28	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	15	16	10			no DBH
29	coconut palm	<i>Cocos nucifera</i>	7	Good	1	25	18	10			5'c.t.
30	Alexander palm	<i>Archontophoenix alexandrae</i>	5	Good	1	18	12	N/A			below regulatory size threshold
31	strangler fig	<i>Ficus aurea</i>	22	Good	1	30	35	15		Yes	
32	ochrosia	<i>Ochrosia elliptica</i>	6	Good	1	22	22	10			
33	Alexander palm	<i>Archontophoenix alexandrae</i>	cluster	Good	1	25	12	10			3 x 5", 4 x 4 trunks, 16'c.t.
34	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	35	8	N/A			below regulatory size threshold
35	Senegal date palm	<i>Phoenix reclinata</i>	7	Good	1	42	12	10			25'c.t.
36	coconut palm	<i>Cocos nucifera</i>	13	Good	1	42	16	10		Yes	25'c.t.
37	coconut palm	<i>Cocos nucifera</i>	16	Good	1	60	18	11		Yes	48'c.t.

Tree Table

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Critical Root Zone Radius*	Prohibited?	Specimen?	Comments
38	coconut palm	<i>Cocos nucifera</i>	8	Fair	1	35	16	10			18'c.t.
39	royal palm	<i>Roystonea regia</i>	17	Fair	1	35	18	11		Yes	40'c.t., dieback
40	royal palm	<i>Roystonea regia</i>	17	Poor	1	25	0	11		Yes	
41	coconut palm	<i>Cocos nucifera</i>	7	Good	1	16	12	10			6'c.t.
42	Chinese fan palm	<i>Livistona chinensis</i>	14	Good	1	60	15	10		Yes	48'c.t.
43	coconut palm	<i>Cocos nucifera</i>	6	Poor	1	16	8	10			8'c.t.
44	coconut palm	<i>Cocos nucifera</i>	0	Poor	1	15	12	N/A			below regulatory size threshold
45	coconut palm	<i>Cocos nucifera</i>	0	Poor	1	15	12	N/A			below regulatory size threshold
46	seagrape	<i>Coccoloba uvifera</i>	3	Poor	2	10	10	10			
47	Madagascar olive	<i>Noronhia emarginata</i>	2	Poor	3	10	10	10			
48	coconut palm	<i>Cocos nucifera</i>	0	Poor	1	12	12	N/A			below regulatory size threshold
49	Montgomery palm	<i>Veitchia arecina</i>	4,4	Good	1	22	12	N/A			below regulatory size threshold
50	Montgomery palm	<i>Veitchia arecina</i>	3	Good	1	22	12	N/A			below regulatory size threshold
51	Montgomery palm	<i>Veitchia arecina</i>	3	Good	1	22	12	N/A			below regulatory size threshold
52	Montgomery palm	<i>Veitchia arecina</i>	3	Good	1	20	12	10			12'c.t.
53	mimusops	<i>Mimusops elengi</i>	7	Good	1	35	25	10			
54	Montgomery palm	<i>Veitchia arecina</i>	4	Good	1	25	12	N/A			below regulatory size threshold
55	Montgomery palm	<i>Veitchia arecina</i>	4	Good	1	25	12	N/A			below regulatory size threshold
56	royal palm	<i>Roystonea regia</i>	17	Good	1	60	18	11		Yes	42'c.t.
57	mimusops	<i>Mimusops elengi</i>	3	Good	1	22	10	10			
58	Alexander palm	<i>Archontophoenix alexandrae</i>	7	Good	1	35	12	10			26'c.t.
59	Alexander palm	<i>Archontophoenix alexandrae</i>	5	Good	1	28	12	10			18'c.t.
60	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	28	10	N/A			below regulatory size threshold
61	solitaire palm	<i>Ptychosperma elegans</i>	3,3,3	Good	1	28	10	10			20'c.t.
62	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	28	10	N/A			below regulatory size threshold
63	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	28	10	N/A			below regulatory size threshold
64	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	26	10	N/A			below regulatory size threshold
Tree numbers preceded by "ADJ" indicate offsite trees on neighboring/adjacent properties, measurements are approximated											
* CRZ is a planning estimate and may be updated based on certified arborist assessment and city concurrence											
**Tree protection zone (TPZ) for trees to remain should encompass critical root zones, except as noted in the Limitations to TPZ column											
Tree protection fencing is to be rectangular when installed											

Photo Log

Tree 27 silver buttonwood
(*Conocarpus erectus* var. *sericeus*)
5 inch DBH, Good condition
18 foot height, 16 foot spread



Tree 28 Senegal date palm
(*Phoenix reclinata*)
cluster inch DBH Good condition
15 foot height, 16 foot spread



no DBH

Tree 29 coconut palm
(*Cocos nucifera*)
7 inch DBH, Good condition
25 foot height, 18 foot spread



5'c.t.

Tree 30 Alexander palm
(*Archontophoenix alexandrae*)
5 inch DBH Good condition
18 foot height, 12 foot spread



below regulatory size threshold

Tree 31 strangler fig
(*Ficus aurea*)
22 inch DBH, Good condition
30 foot height, 35 foot spread



Tree 32 ochrosia
(*Ochrosia elliptica*)
6 inch DBH Good condition
22 foot height, 22 foot spread



Tree 33 Alexander palm
(*Archontophoenix alexandrae*)
cluster inch DBH, Good condition
25 foot height, 12 foot spread



3 x 5", 4 x 4 trunks, 16'c.t.

Tree 34 solitaire palm
(*Ptychosperma elegans*)
3 inch DBH Good condition
35 foot height, 8 foot spread



below regulatory size threshold

Tree 35 Senegal date palm
(Phoenix reclinata)
7 inch DBH, Good condition
42 foot height, 12 foot spread



25'c.t.

Tree 36 coconut palm
(Cocos nucifera)
13 inch DBH Good condition
42 foot height, 16 foot spread



25'c.t.

Tree 37 coconut palm
(Cocos nucifera)
16 inch DBH, Good condition
60 foot height, 18 foot spread



48'c.t.

Tree 38 coconut palm
(Cocos nucifera)
8 inch DBH Fair condition
35 foot height, 16 foot spread



18'c.t.

Tree 39 royal palm
(*Roystonea regia*)
17 inch DBH, Fair condition
35 foot height, 18 foot spread



40'c.t., dieback

Tree 40 royal palm
(*Roystonea regia*)
17 inch DBH Poor condition
25 foot height, 0 foot spread



Tree 41 coconut palm
(*Cocos nucifera*)
7 inch DBH, Good condition
16 foot height, 12 foot spread



6'c.t.

Tree 42 Chinese fan palm
(*Livistona chinensis*)
14 inch DBH Good condition
60 foot height, 15 foot spread



48'c.t.

Tree 43 coconut palm
(Cocos nucifera)
6 inch DBH, Poor condition
16 foot height, 8 foot spread



8'c.t.

Tree 44 coconut palm
(Cocos nucifera)
0 inch DBH Poor condition
15 foot height, 12 foot spread



below regulatory size threshold

Tree 45 coconut palm
(Cocos nucifera)
0 inch DBH, Poor condition
15 foot height, 12 foot spread



below regulatory size threshold

Tree 46 seagrape
(Coccoloba uvifera)
3 inch DBH Poor condition
10 foot height, 10 foot spread



0

Tree 47 Madagascar olive
(*Noronhia emarginata*)
2 inch DBH, Poor condition
10 foot height, 10 foot spread



0

Tree 48 coconut palm
(*Cocos nucifera*)
0 inch DBH Poor condition
12 foot height, 12 foot spread



below regulatory size threshold

Tree 49 Montgomery palm
(*Veitchia arcina*)
4,4 inch DBH, Good condition
22 foot height, 12 foot spread



below regulatory size threshold

Tree 50 Montgomery palm
(*Veitchia arcina*)
3 inch DBH Good condition
22 foot height, 12 foot spread



below regulatory size threshold

Tree 51 Montgomery palm
(*Veitchia arecina*)
3 inch DBH, Good condition
22 foot height, 12 foot spread



below regulatory size threshold

Tree 52 Montgomery palm
(*Veitchia arecina*)
3 inch DBH Good condition
20 foot height, 12 foot spread



12'c.t.

Tree 53 mimusops
(*Mimusops elengi*)
7 inch DBH, Good condition
35 foot height, 25 foot spread



0

Tree 54 Montgomery palm
(*Veitchia arecina*)
4 inch DBH Good condition
25 foot height, 12 foot spread



below regulatory size threshold

Tree 55 Montgomery palm
(*Veitchia arecina*)
4 inch DBH, Good condition
25 foot height, 12 foot spread



below regulatory size threshold

Tree 56 royal palm
(*Roystonea regia*)
17 inch DBH Good condition
60 foot height, 18 foot spread



42'c.t.

Tree 57 mimusops
(*Mimusops elengi*)
3 inch DBH, Good condition
22 foot height, 10 foot spread



Tree 58 Alexander palm
(*Archontophoenix alexandrae*)
7 inch DBH Good condition
35 foot height, 12 foot spread



26'c.t.

Tree 59 Alexander palm
(*Archontophoenix alexandrae*)
5 inch DBH, Good condition
28 foot height, 12 foot spread



18'c.t.

Tree 60 solitaire palm
(*Ptychosperma elegans*)
3 inch DBH Good condition
28 foot height, 10 foot spread



below regulatory size threshold

Tree 61 solitaire palm
(*Ptychosperma elegans*)
3,3,3 inch DBH, Good condition
28 foot height, 10 foot spread



20'c.t.

Tree 62 solitaire palm
(*Ptychosperma elegans*)
3 inch DBH Good condition
28 foot height, 10 foot spread



below regulatory size threshold

Tree 63 solitaire palm
(*Ptychosperma elegans*)
4 inch DBH, Good condition
28 foot height, 10 foot spread



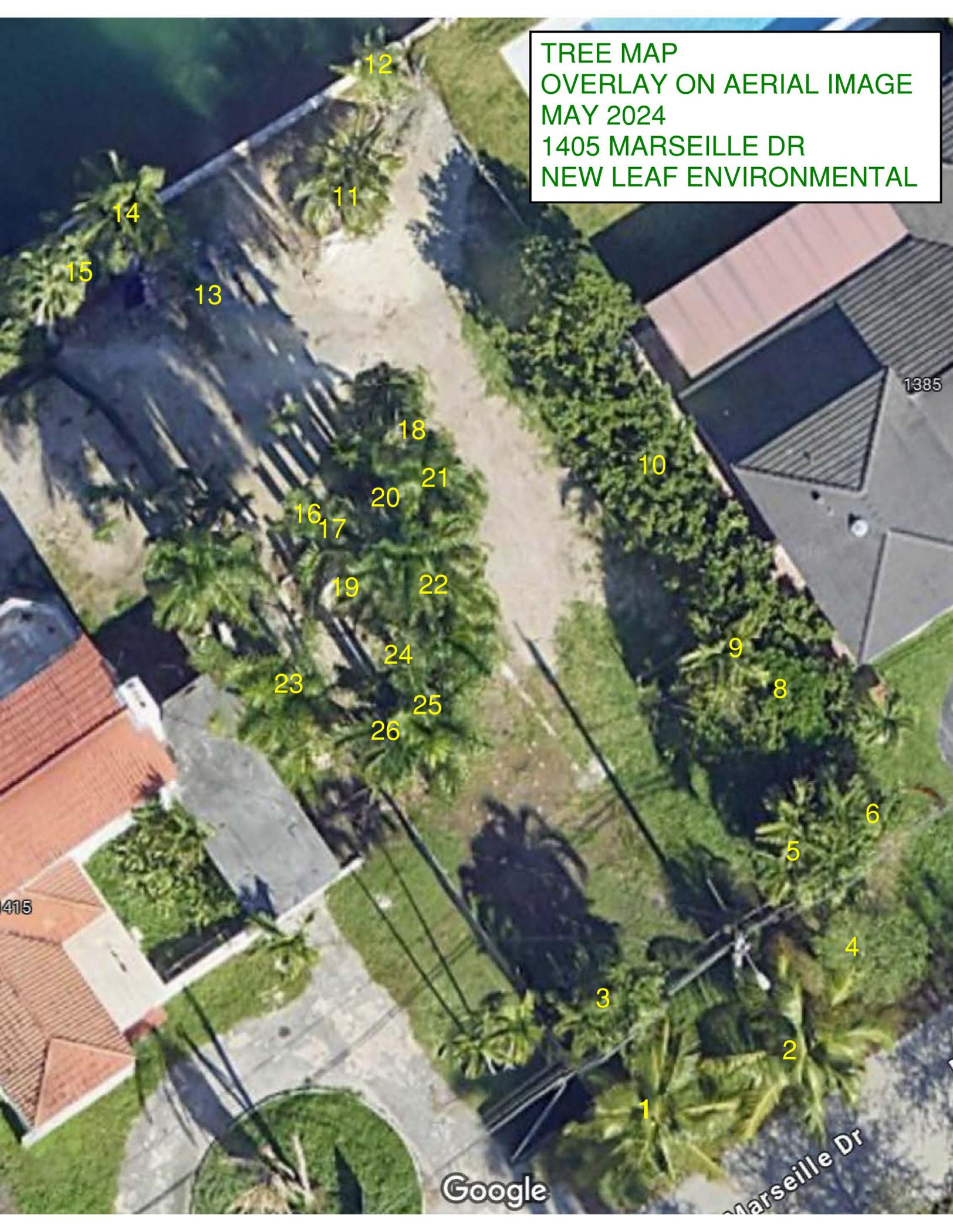
below regulatory size threshold

Tree 64 solitaire palm
(*Ptychosperma elegans*)
3 inch DBH Good condition
26 foot height, 10 foot spread



below regulatory size threshold

TREE MAP
OVERLAY ON AERIAL IMAGE
MAY 2024
1405 MARSEILLE DR
NEW LEAF ENVIRONMENTAL



1385

415

Google

Marseille Dr

TREE MAP
OVERLAY ON AERIAL IMAGE
MAY 2024
1425 MARSEILLE DR
NEW LEAF ENVIRONMENTAL



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