



Patrick Hannah ISA CA FL-6275 A
PHCA LLC.
3052825051

AUGUST 2ND, 2024
11901 SW 63RD AVE. LEVEL 1 ASSESSMENT
Tree Locations and Disposition Arborist Report

Attn:
MR. ALBERT MILO
C/O
SVD DESIGNS INC.
tsosa@svdesigninc.com

RE: 11901 SW 63RD AVE. PINECREST, FL 33156

Dear Stakeholders of this Property and The Village of Pinecrest,

I visited the above-mentioned property on October 3rd, 2024, to perform a level 1 assessment for +/- 62 trees onsite or close to site on adjacent properties. I verified condition/location and measurements, photo documentation, and Identification. This assessment is for proposed Construction on this property.

Please see the data collected in the field including species, condition, height, width, diameter at breast height (DBH), Tree Protection Zones data.

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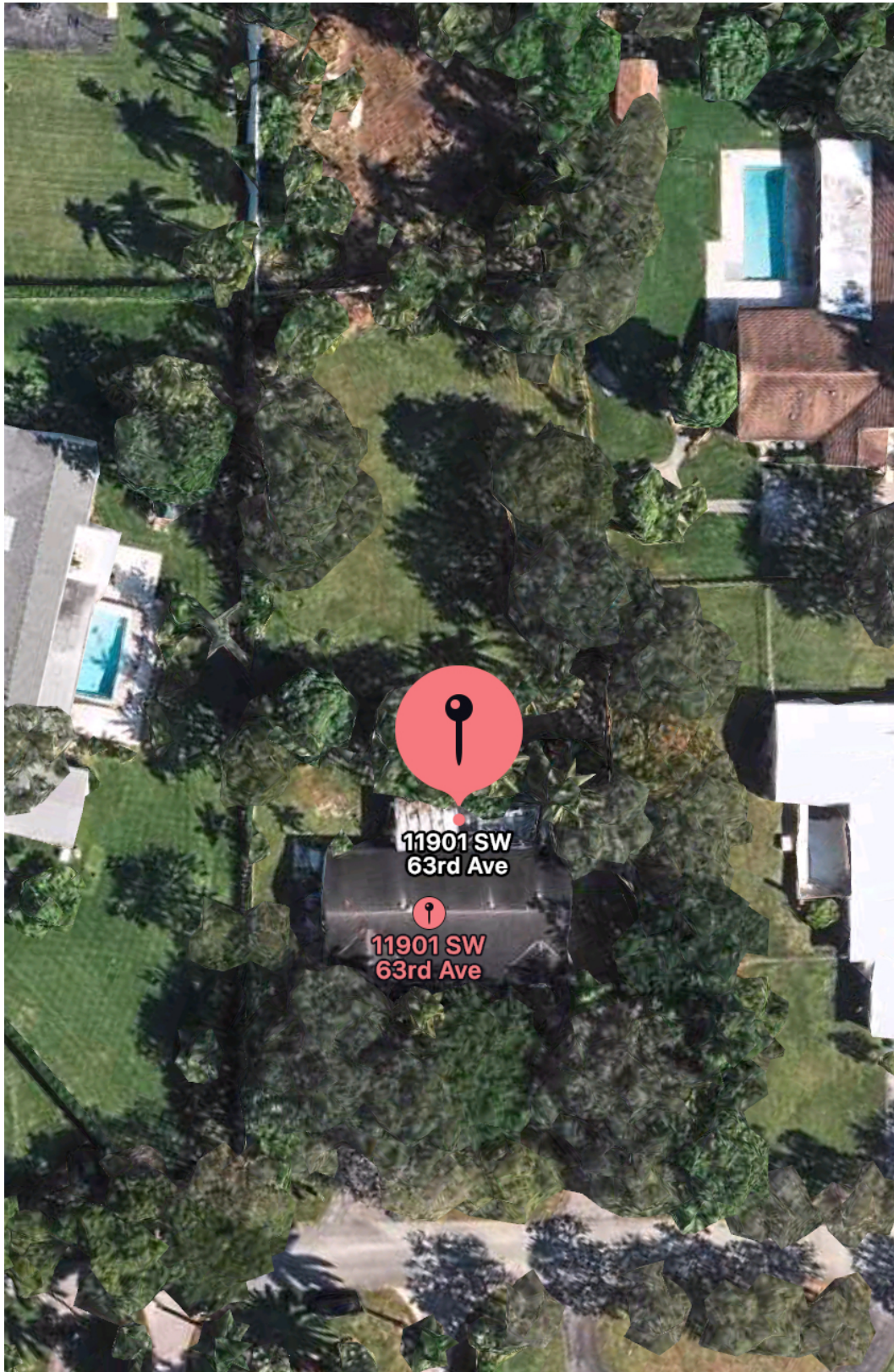
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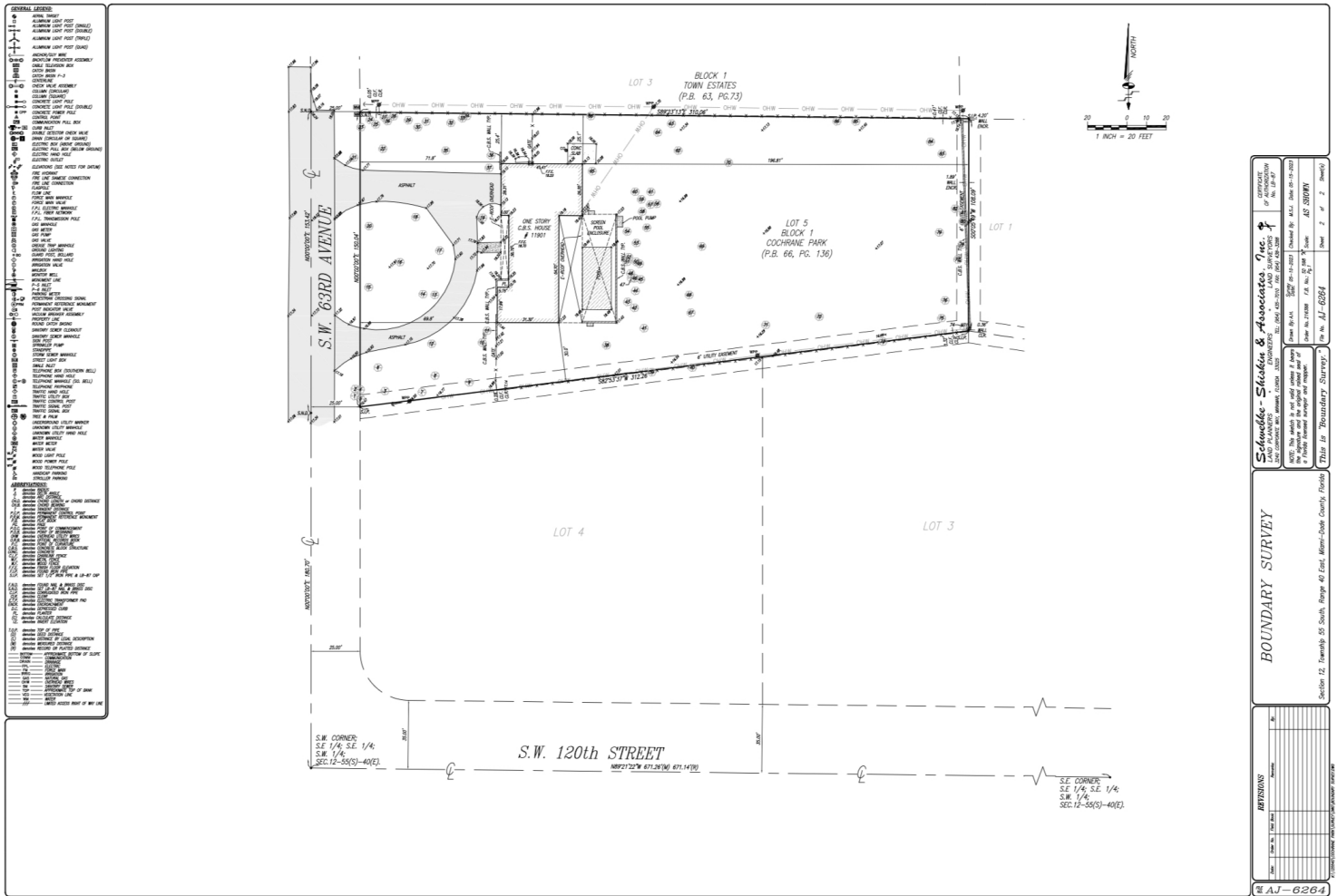
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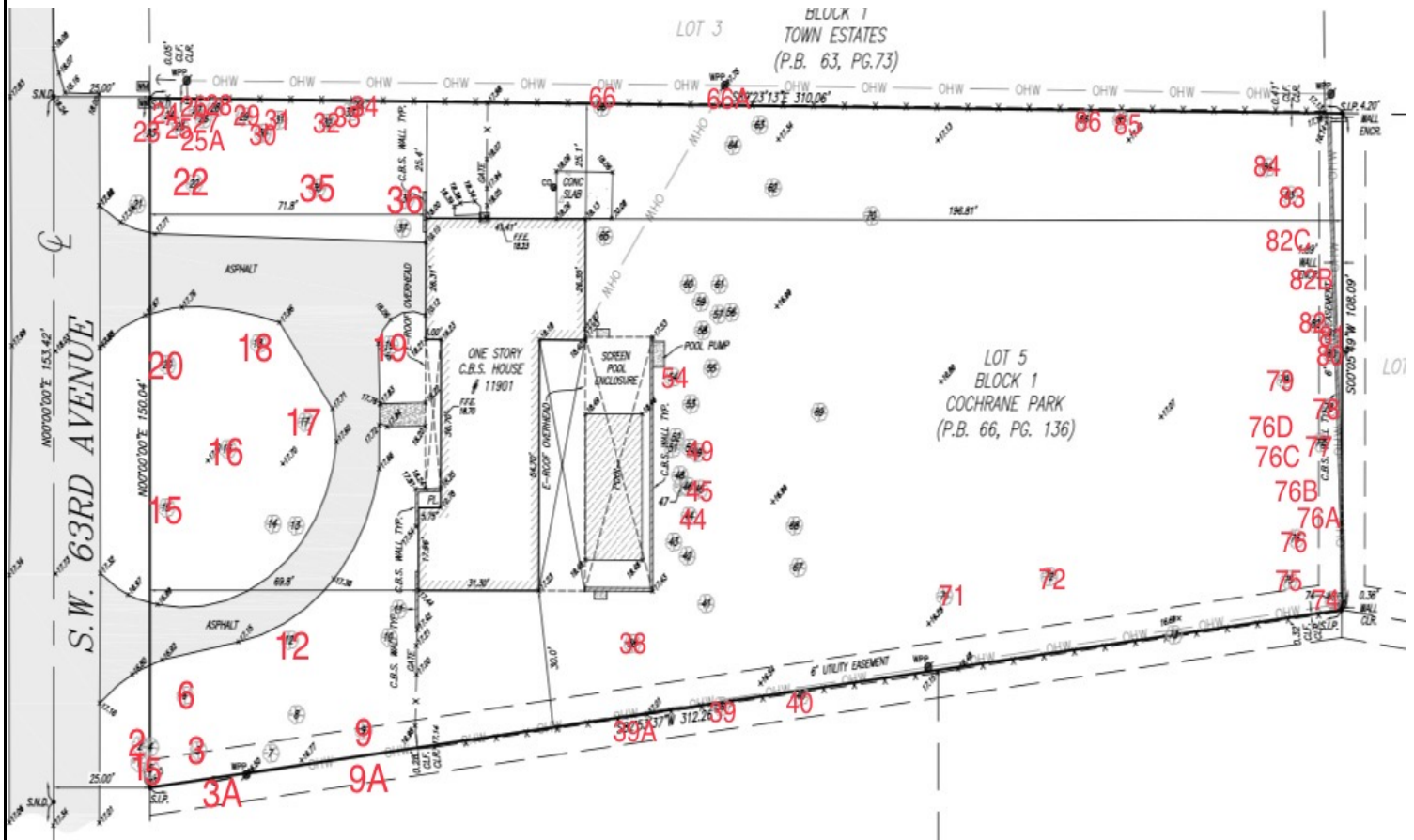
AERIAL VIEW OF PROPERTY



SURVEY PROVIDED BY THE CLIENT



TREE LOCATIONS



TREE DISPOSITION TABLE

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ DIA (ft)	TPZ RADIUS(ft)	Condition %	Disposition	Comments
1	MONTGOMERY PALM	Veitchia montgomeryana	6	30	10	6	3	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
2	MONTGOMERY PALM	Veitchia montgomeryana	4	20	8	6	3	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
3	COCONUT PALM	Cocos nucifera	7	32	20	6	3	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
3A	AVOCADO TREE	Persea americana	17	38	35	18	9	MODERATE 70%	EXISTING/	NON NATIVE, ADJACENT PROPERTY
5	MAJESTY PALM	Ravenea rivularis	3	6	8	6	3	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM, NOT OF SIZE
6	LIVE OAK TREE	Quercus virginiana	16	35	35	16	8	MODERATE 70%	EXISTING/	NATIVE, ASYMMETRICAL CANOPY
9	THATCH PALM	Thrinax radiata	3	23	5	4	2	FAIR 80%	EXISTING/	NATIVE, SINGLE PALM
9A	AVOCADO TREE	Persea americana	18	40	40	18	9	MODERATE 70%	EXISTING/	NON NATIVE, ADJACENT PROPERTY
12	LIVE OAK TREE	Quercus virginiana	29	45	50	30	15	MODERATE 70%	EXISTING/	NATIVE, SPECIMEN SIZE, CODOMINANT/ BARK INCLUSION IN STEM
15	LIVE OAK TREE	Quercus virginiana	15	35	35	16	8	MODERATE 70%	EXISTING/	NATIVE, CHLOROTIC
16	BLUE LATAN PALM	Latania loddigesii	8	15	16	10	5	FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
17	SHADY LADY TREE	Bucida buceras	26	40	50	26	13	FAIR 80%	EXISTING/	NON NATIVE, SPECIMEN SIZE
18	LIVE OAK TREE	Quercus virginiana	17	35	40	18	9	MODERATE 70%	EXISTING/	NATIVE, LOW LIVE CROWN RATIO
19	COCONUT PALM	Cocos nucifera	9	30	18	6	3	MODERATE 70%	EXISTING/	NON NATIVE, SINGLE PALM
20	LIVE OAK TREE	Quercus virginiana	15	35	35	16	8	MODERATE 70%	EXISTING/	NATIVE, LOW LIVE CROWN RATIO
22	LIVE OAK TREE	Quercus virginiana	11	26	25	12	6	MODERATE 60%	EXISTING/	NATIVE, LOW LIVE CROWN RATIO, CHLOROTIC

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ (ft) diameter	TPZ (ft) radius	Condition %	Disposition	Comments
23	SOLITAIRE PALM	Ptychosperma elegans		3	16	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
24	SOLITAIRE PALM	Ptychosperma elegans		3	16	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
25	SOLITAIRE PALM	Ptychosperma elegans		3	24	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
25A	OLD MAN PALM	Coccothrinax Crinita		4	5	9	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
26	SOLITAIRE PALM	Ptychosperma elegans		3	24	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
27	SOLITAIRE PALM	Ptychosperma elegans		3	24	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
28	SOLITAIRE PALM	Ptychosperma elegans		3	24	8	4	— FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
29	CHINESE FAN PALM	Livistona chinensis		16	24	18	8	4 FAIR 80%	EXISTING/	NON NATIVE, DOUBLE PALM
30	CHINESE FAN PALM	Livistona chinensis		16	24	18	8	4 FAIR 80%	EXISTING/	NON NATIVE, DOUBLE PALM
31	CHINESE FAN PALM	Livistona chinensis		16	24	18	8	4 FAIR 80%	EXISTING/	NON NATIVE, DOUBLE PALM
32	PYGMY DATE PALM	Phoenix roebelenii		6	8	10	6	3 FAIR 80%	EXISTING/	NON NATIVE, DOUBLE PALM, NOT OF SIZE
33	COCONUT PALM	Cocos nucifera		8	24	20	6	3 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
34	SOLITAIRE PALM	Ptychosperma elegans		3	22	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
35	LIVE OAK TREE	Quercus virginiana		23	38	42	24	12 FAIR 80%	EXISTING/	NATIVE, SPECIMEN SIZE
36	LIVE OAK TREE	Quercus virginiana		20	38	42	20	10 MODERATE 70%	EXISTING/	NATIVE, SPECIMEN SIZE
38	LIVE OAK TREE	Quercus virginiana		18	40	38	18	9 MODERATE 70%	EXISTING/	NATIVE, SPECIMEN SIZE, CONFLICT W/ POWERLINES
39	CIGARBOX TREE	Cedrela odorata		20	32	32	20	10 FAIR 80%	EXISTING/	INVASIVE SPECIES, ADJACENT PROPERTY
39A	LIVE OAK TREE	Quercus virginiana		18	30	35	18	9 MODERATE 70%	EXISTING/	NATIVE, ADJACENT PROPERTY
40	LIVE OAK TREE	Quercus virginiana		20	36	36	20	10 MODERATE 70%	EXISTING/	NATIVE, ADJACENT PROPERTY
44	COCONUT PALM	Cocos nucifera		8	40	24	6	3 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ (ft) diameter	TPZ (ft) radius	Condition %	Disposition	Comments
45	COCONUT PALM	Cocos nucifera		8	40	24	6	3 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
49	LIVE OAK TREE	Quercus virginiana		23	36	45	24	12 MODERATE 70%	EXISTING/	NATIVE, SPECIMEN SIZE, LOW LIVE CROWN RATIO
54	SOLITAIRE PALM	Ptychosperma elegans		3	18	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
66	GUMBO LIMBO TREE	Bursera simaruba		18	30	40	18	9 MODERATE 70%	EXISTING/	NATIVE, ADJACENT PROPERTY
66A	GUMBO LIMBO TREE	Bursera simaruba		16	30	40	16	8 FAIR 80%	EXISTING/	NATIVE, ADJACENT PROPERTY
71	LIVE OAK TREE	Quercus virginiana		20	40	50	20	10 FAIR 80%	EXISTING/	NATIVE, SPECIMEN SIZE
72	GUMBO LIMBO TREE	Bursera simaruba		23	35	38	24	12 FAIR 80%	EXISTING/	NATIVE, SPECIMEN SIZE
74	LIVE OAK TREE	Quercus virginiana		18	45	45	18	9 MODERATE 70%	EXISTING/	NATIVE, SPECIMEN SIZE, CONFLICT WITH POWERLINES
75	SENEGAL DATE PALM	Phoenix reclinata		40	30	40	20	10 FAIR 80%	EXISTING/	NON NATIVE, LARGE PALM CLUSTER
76	COCONUT PALM	Cocos nucifera		8	15	8	6	3 FAIR 80%	EXISTING/	NATIVE, SINGLE PALM
76A	COCONUT PALM	Cocos nucifera		8	34	24	6	3 FAIR 80%	EXISTING/	NATIVE, SINGLE PALM
76B	CHRISTMAS PALM	Adonidia merrillii		6	14	14	8	4 FAIR 80%	EXISTING/	NON NATIVE, DOUBLE PALM
76C	PONYTAIL PALM	Beaucarnea recurvata		2	5	4	6	3 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM, NOT OF SIZE
76D	OIL PALM	Elaeis oleifera		4	7	20	10	5 POOR 0%	EXISTING/	NON NATIVE, SINGLE PALM, NOT OF SIZE
77	SOLITAIRE PALM	Ptychosperma elegans		3	24	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
78	COCONUT PALM	Cocos nucifera		7	22	16	6	3 MODERATE 70%	EXISTING/	NON NATIVE, SINGLE PALM
79	OIL PALM	Elaeis oleifera		6	14	20	6	3 MODERATE 60%	EXISTING/	NON NATIVE, SINGLE PALM, NUTRIENT DEFICIENCY
80	CHRISTMAS PALM	Adonidia merrillii		3	20	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
81	CHRISTMAS PALM	Adonidia merrillii		3	20	8	4	2 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
82	COCONUT PALM	Cocos nucifera		7	24	16	6	3 FAIR 80%	EXISTING/	NON NATIVE, SINGLE PALM
82B	COCONUT PALM	Cocos nucifera		8	35	20	6	3 MODERATE 70%	EXISTING/	NON NATIVE, SINGLE PALM
82C	CHRISTMAS PALM	Adonidia merrillii		8	20	12	6	3 FAIR 80%	EXISTING/	NON NATIVE, DOUBLE PALM PALM
83	SENEGAL DATE PALM	Phoenix roebelenii		19	35	30	20	10 FAIR 80%	EXISTING/	NON NATIVE, LARGE PALM CLUSTER
84	SENEGAL DATE PALM	Phoenix roebelenii		21	25	28	20	10 FAIR 80%	EXISTING/	NON NATIVE, LARGE PALM CLUSTER
85	LIVE OAK TREE	Caryota mitis		29	50	45	30	15 FAIR 80%	EXISTING/	NATIVE, SPECIMEN SIZE
86	LIVE OAK TREE	Veitchia montgomeryana		29	40	52	30	15 FAIR 80%	EXISTING/	NATIVE, SPECIMEN SIZE

PHOTO DOCUMENTATION OF TREES ON SITE 10/03/2024

































































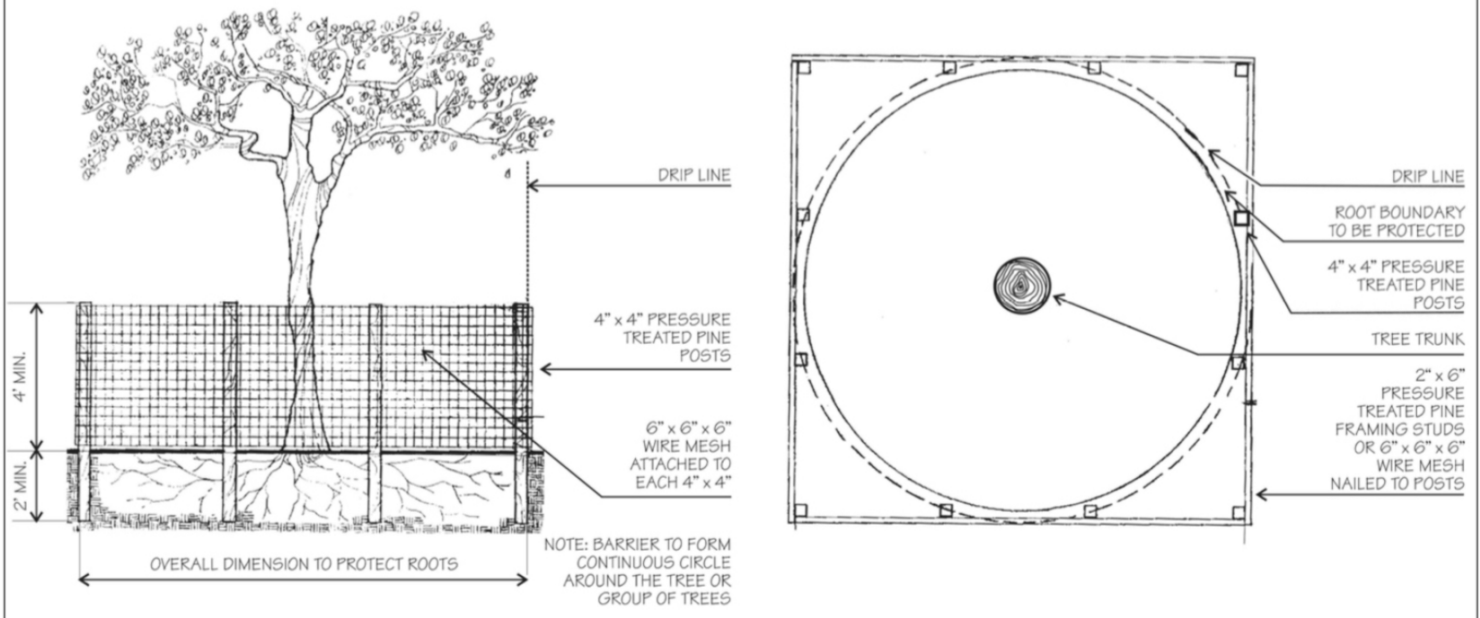


TREE PROTECTION GUIDELINES (TPZ)

NOTE: TPZ MEASUREMENT IS IN RADIUS FROM TRUNKS, IN ALL DIRECTIONS.

TREE PROTECTION AND SUPPORT

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



TREE PROTECTION SUGGESTIONS

A 4- to 6-inch-deep layer of wood chips or mulch should be layered over the top of the soil surface, maintaining 12 inches away from the base of any tree, or as directed by the project arborist. When access of any vehicle is required in the TPZ, the soil shall be protected against compaction. The most acceptable methods include: eighteen-inches deep layer mulch or chips, one-inch plywood or steel sheets.

No heavy equipment is allowed in the TPZ. All work in this area should be done by hand.

Understory plants within areas surrounded by protective barriers shall be protected.

No oil, fill, equipment, building materials, building debris, or any other material shall be placed within the areas surrounded by protective barriers.

No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.

All trees shall be pruned for proper safety and clearance prior construction to the construction. The project arborist will provide recommendations based on ANSI 300: Standards Practices for Pruning. Use on an ISA Certified Arborist is strongly recommended.

Natural grade shall be maintained on areas surrounded by protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required. No grade changes or filling within the TPZ without the approval from the project arborist. Where backfilling is needed, the project arborist shall determine the type and amount of fill material to be used.

For areas of egress for heavy equipment beyond Tree Protection barriers around Specimen sized trees to remain, an application of 8" of Mulch with $\frac{3}{4}$ " plywood is recommended.

Irrigation for all protected trees is required during prolonged dry periods. When low rainfall, at least 1 inch of water per week shall be applied.

Fertilization shall follow ANSI 300: Standard Practices for Fertilization or the ISA Best Management Practices for Fertilization.

Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers. If said placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling, hand digging, excavation with an air spade, or the use of overhead utility lines surrounded by protective barriers.

No attachments or wires other than those of a protective or non- damaging nature shall be attached to any trees during site development or construction.

Relocated trees shall be braced in such a fashion as to not scar, penetrate, perforate, or otherwise inflict damage to the tree.

ASSUMPTIONS AND LIMITING CONDITIONS:

1. Any legal description provided to the PHCA LLC. 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, PHCA LLC. can neither guarantee nor be responsible for the accuracy of information provided by others.

3. PHCA LLC. 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 PHCA LLC.

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 PHCA LLC. 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 PHCA LLC. as stated in the qualifications.

7. This report and values expressed herein represent the opinion of PHCA LLC., and PHCA LLC.'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.

CERTIFICATE OF PERFORMANCE:

1. I have verified tree and environmental conditions located at the site referred to in this report on the dates indicated and have stated my findings accurately to the best of my knowledge. 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.

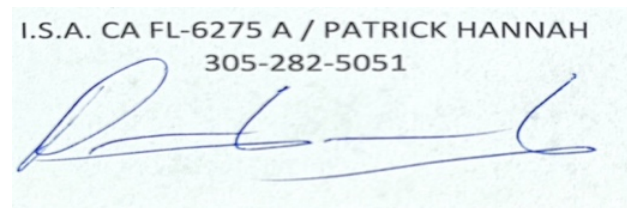
3. The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.

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 15 years.



**PATRICK J
HANNAH** Digitally signed by
PATRICK J HANNAH
Date: 2025.08.02
16:38:53 -04'00'

