



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

JANUARY 2<sup>ND</sup>, 2025

THE JAMES NAUTILUS HOTEL. LEVEL 1 ASSESSMENT  
Tree Locations and Conditions Arborist Report

Attn:  
GEOMANTIC DESIGNS, INC.

RE:  
1825 COLLINS AVE. MIAMI BEACH FL, 33139

Dear Stakeholders of this Property and the City of Miami Beach,

I visited the above-mentioned property on December 30<sup>TH</sup>, 2024, to perform a level 1 assessment for +/- 84 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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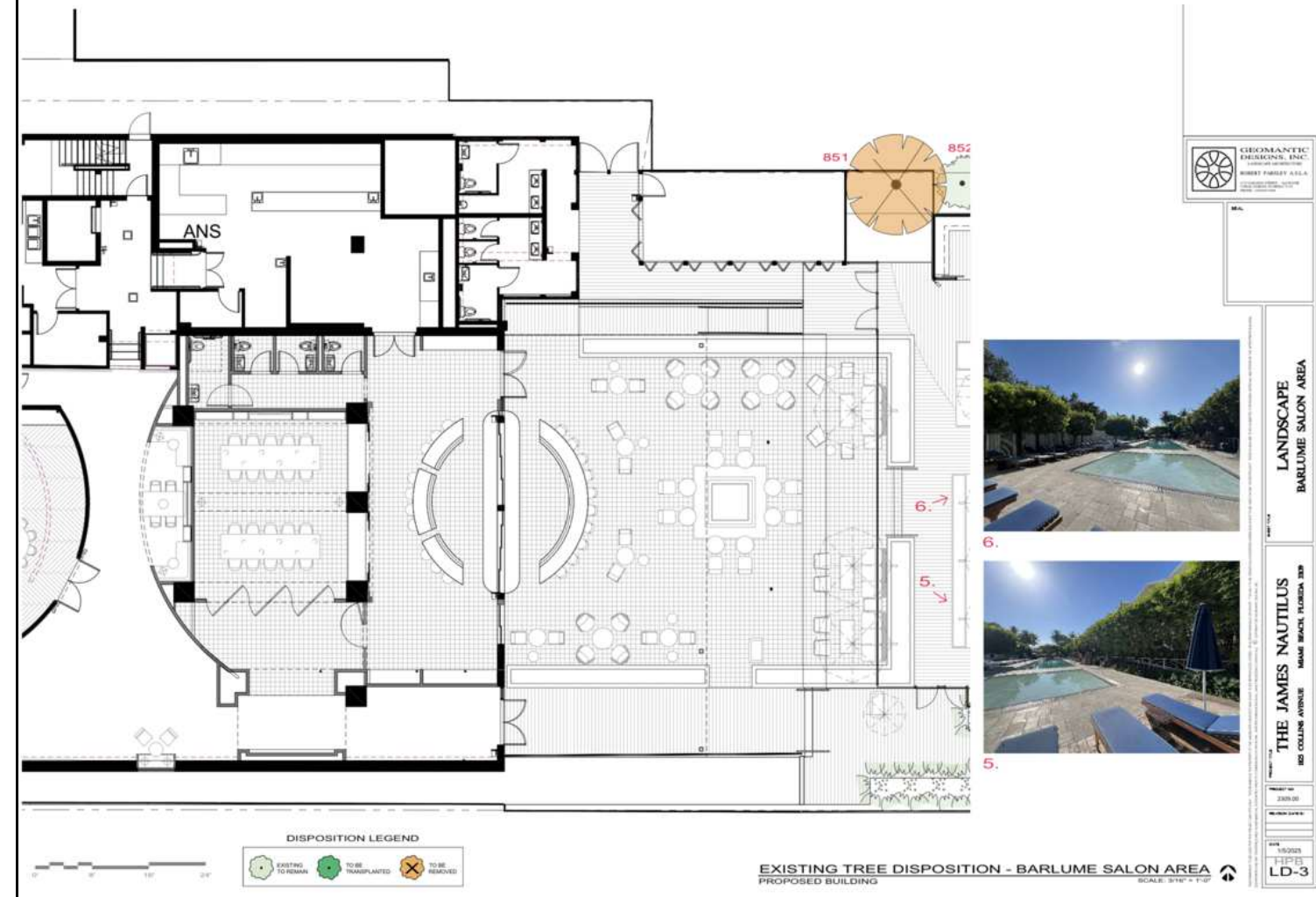
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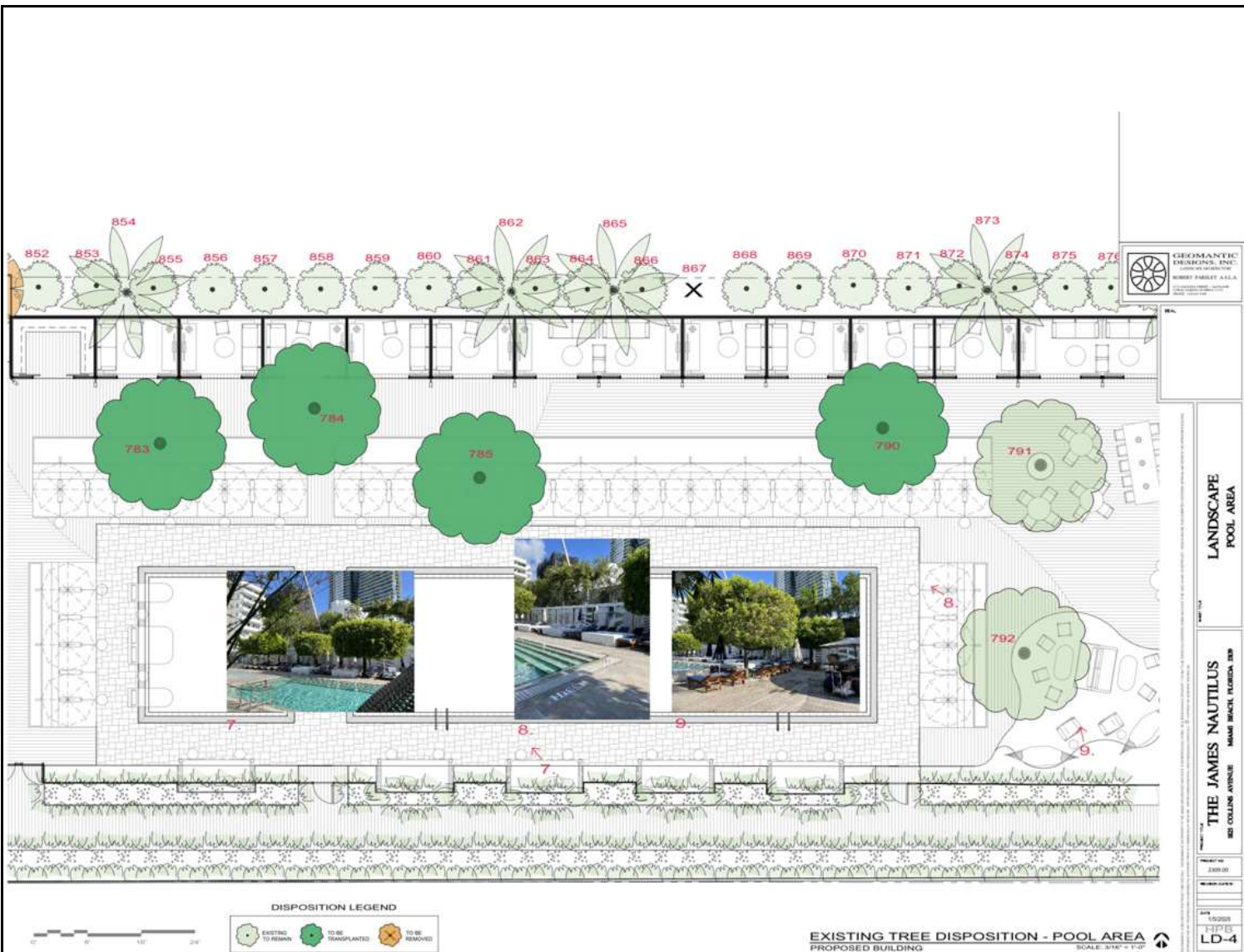
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**TREE LOCATIONS**





TREE DISPOSITION TABLE

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ DIA.(ft)	TPZ RADIUS(ft)	Condition %	Comments
779	Coconut Palm	<i>Cocos nucifera</i>	10	36	22	6	3	Good 90%	NON NATIVE, SINGLE PALM
779A	Chinese Fan Palm	<i>Livistona chinensis</i>	8	25	10	6	3	Fair 80%	NON NATIVE, SINGLE PALM
779B	Chinese Fan Palm	<i>Livistona chinensis</i>	16	25	18	6	3	Fair 80%	NON NATIVE, DOUBLE PALM
779C	Chinese Fan Palm	<i>Livistona chinensis</i>	8	23	10	6	3	Fair 80%	NON NATIVE, SINGLE PALM
779D	Coconut Palm	<i>Cocos nucifera</i>	8	26	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
779E	Coconut Palm	<i>Cocos nucifera</i>	9	32	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
780	Coconut Palm	<i>Cocos nucifera</i>	10	34	22	6	3	Fair 80%	NON NATIVE, SINGLE PALM
780A	Chinese Fan Palm	<i>Livistona chinensis</i>	10	16	10	6	3	Fair 80%	NON NATIVE, SINGLE PALM
780B	Chinese Fan Palm	<i>Livistona chinensis</i>	16	26	20	8	4	Fair 80%	NON NATIVE, DOUBLE PALM
780C	Chinese Fan Palm	<i>Livistona chinensis</i>	12	14	10	6	3	Fair 80%	NON NATIVE, SINGLE PALM
780D	Chinese Fan Palm	<i>Livistona chinensis</i>	18	23	12	8	4	Fair 80%	NON NATIVE, DOUBLE PALM
783	Mahogany	<i>Swietenia mahagoni</i>	12	16	18	12	6	Moderate 70%	NATIVE, SUPPRESSED LEADER, HISTORY OF HEADING CUTS
784	Mahogany	<i>Swietenia mahagoni</i>	12	17	16	12	6	Moderate 70%	NATIVE, SUPPRESSED CENTRAL LEADER, HISTORY OF HEADING CUTS
785	Mahogany	<i>Swietenia mahagoni</i>	11	17	16	12	6	Moderate 70%	NATIVE, SUPPRESSED CENTRAL LEADER, HISTORY OF HEADING CUTS
790	Mahogany	<i>Swietenia mahagoni</i>	9	15	16	10	5	Moderate 70%	NATIVE, SUPPRESSED CENTRAL LEADER, HISTORY OF HEADING CUTS

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ DIA.(ft)	TPZ RADIUS(ft)	Condition %	Comments
791	Mahogany	<i>Swietenia mahagoni</i>	11	15	16	12	6	Moderate 70%	NATIVE, SUPPRESSED CENTRAL LEADER, HISTORY OF HEADING CUTS
792	Mahogany	<i>Swietenia mahagoni</i>	8	15	16	10	5	Moderate 70%	NATIVE, SUPPRESSED CENTRAL LEADER, HISTORY OF HEADING CUTS
796	Coconut Palm	<i>Cocos nucifera</i>	9	30	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
797	Silver Buttonwood	<i>Conocarpus erectus 'Sericeus'</i>	7	18	22	10	5	Moderate 70%	NATIVE, CODOMINANT/OVEREXTENDED
798	Coconut Palm	<i>Cocos nucifera</i>	8	37	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
799	Silver Buttonwood	<i>Conocarpus erectus 'Sericeus'</i>	12	18	24	16	8	Fair 80%	NATIVE, MULTISTEM/OVEREXTENDED
799A	Coconut Palm	<i>Cocos nucifera</i>	8	30	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
800	Coconut Palm	<i>Cocos nucifera</i>	8	40	22	6	3	Fair 80%	NON NATIVE, SINGLE PALM
801	Silver Buttonwood	<i>Conocarpus erectus 'Sericeus'</i>	15	15	18	16	8	Fair 80%	NATIVE, MULTISTEM
801A	Coconut Palm	<i>Cocos nucifera</i>	8	32	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
802	Coconut Palm	<i>Cocos nucifera</i>	7	24	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
803	Silver Buttonwood	<i>Conocarpus erectus 'Sericeus'</i>	10	14	20	16	8	Fair 80%	NATIVE, MULTISTEM
804	Coconut Palm	<i>Cocos nucifera</i>	8	30	20	6	3	Moderate 70%	NON NATIVE, SINGLE PALM
805	Green Buttonwood	<i>Conocarpus erectus</i>	6	20	22	10	5	Moderate 70%	NATIVE, ASYMMETRICAL CANOPY
805A	Coconut Palm	<i>Cocos nucifera</i>	8	30	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ DIA. (ft)	TPZ RADIUS(ft)	Condition %	Comments
805B	Sea Grape	<i>Coccoloba uvifera</i>	37	24	38	30	15	Moderate 70%	NATIVE, ADJACENT PROPERTY WITH CANOPY CROSSING SITE LINE, CRZ WITHIN SURROUNDING SITE TREES TPZ
806	Green Buttonwood	<i>Conocarpus erectus</i>	7	20	22	10	5	Moderate 70%	NATIVE
807	Green Buttonwood	<i>Conocarpus erectus</i>	4	20	22	10	5	Moderate 70%	NATIVE
807A	Coconut Palm	<i>Cocos nucifera</i>	8	32	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
808	Green Buttonwood	<i>Conocarpus erectus</i>	4	25	22	8	4	Moderate 70%	NATIVE
809	Green Buttonwood	<i>Conocarpus erectus</i>	8	20	22	10	5	Moderate 70%	NATIVE
810	Green Buttonwood	<i>Conocarpus erectus</i>	5	20	22	8	4	Moderate 70%	NATIVE
810A	Coconut Palm	<i>Cocos nucifera</i>	8	32	20	6	3	Moderate 60%	NON NATIVE, SINGLE PALM, TRUNK DECAY
811	Coconut Palm	<i>Cocos nucifera</i>	9	32	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
812	Coconut Palm	<i>Cocos nucifera</i>	8	32	18	6	3	Fair 80%	NON NATIVE, SINGLE PALM
813	Sea Grape	<i>Coccoloba uvifera</i>	64	30	40	40	20	Moderate 70%	NATIVE, POOR BRANCH ARCHITECTURE
814	Silver Buttonwood	<i>Conocarpus erectus 'Sericeus'</i>	3	20	15	6	3	Poor/50%	NATIVE, ASYMMETRICAL CANOPY
815	Coconut Palm	<i>Cocos nucifera</i>	9	40	24	6	3	Fair 80%	NON NATIVE, SINGLE PALM, TRUNK DECAY
816	Silver Buttonwood	<i>Conocarpus erectus 'Sericeus'</i>	9	16	20	10	5	Good/90%	NATIVE
817	Coconut Palm	<i>Cocos nucifera</i>	8	30	22	6	3	Fair 80%	NON NATIVE, SINGLE PALM

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ DIA. (ft)	TPZ RADIUS(ft)	Condition %	Comments
818	Silver Buttonwood	<i>Conocarpus erectus 'Sericeus'</i>	7	15	18	10	5	Fair 80%	NATIVE
819	Coconut Palm	<i>Cocos nucifera</i>	9	32	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
820	Coconut Palm	<i>Cocos nucifera</i>	8	30	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
821	Silver Buttonwood	<i>Conocarpus erectus 'Sericeus'</i>	9	15	20	16	8	Fair 80%	NATIVE
822	Coconut Palm	<i>Cocos nucifera</i>	8	30	20	6	2	Fair 80%	NON NATIVE, SINGLE PALM
822A	Coconut Palm	<i>Cocos nucifera</i>	8	24	24	6	3	Fair 80%	NON NATIVE, SINGLE PALM
825	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
826	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
827	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
828	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
829	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
830	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
831	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
832	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
833	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
834	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
835	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
836	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
837	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
838	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
839	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ DIA. (ft)	TPZ RADIUS(ft)	Condition %	Comments
840	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
841	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
842	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
843	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
844	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
845	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
846	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
847	Clusia shrub	<i>Clusia guttifera</i>	---			6	3	Moderate 70%	HEDGE MATERIAL, OVER EXTENDED
848	Coconut Palm	<i>Cocos nucifera</i>	8	25	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
849	Coconut Palm	<i>Cocos nucifera</i>	8	28	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
849A	Coconut Palm	<i>Cocos nucifera</i>	8	32	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
850	Coconut Palm	<i>Cocos nucifera</i>	8	32	20	6	3	Fair 80%	NON NATIVE, SINGLE PALM
851	Brazilian Pepper	<i>Schinus terebinthifolia</i>	6	20	16	—	—	Poor/50%	INVASIVE SPECIES
852	Green Buttonwood	<i>Conocarpus erectus</i>	10	20	20	10	5	Moderate 70%	NATIVE
853	Green Buttonwood	<i>Conocarpus erectus</i>	10	16	16	10	5	Moderate 60%	NATIVE, LOW LIVE CROWN RATIO
854	Royal Palm	<i>Roystonea regia</i>	12	25	22	6	3	Moderate 60%	NATIVE, SINGLE PALM, POOR TRUNK TAPER
855	Green Buttonwood	<i>Conocarpus erectus</i>	10	18	18	10	5	Moderate 70%	NATIVE, LOW LIVE CROWN RATIO
856	Green Buttonwood	<i>Conocarpus erectus</i>	8	20	18	10	5	Fair 80%	NATIVE

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ DIA. (ft)	TPZ RADIUS(ft)	Condition %	Comments
857	Green Buttonwood	<i>Conocarpus erectus</i>	7	20	18	10	5	Moderate 70%	NATIVE
858	Green Buttonwood	<i>Conocarpus erectus</i>	6	20	20	10	5	Moderate 70%	NATIVE
859	Green Buttonwood	<i>Conocarpus erectus</i>	6	18	16	10	5	Moderate 70%	NATIVE
860	Green Buttonwood	<i>Conocarpus erectus</i>	6	18	16	10	5	Moderate 60%	NATIVE, LOW LIVE CROWN RATIO
861	Green Buttonwood	<i>Conocarpus erectus</i>	10	22	20	10	5	Fair 80%	NATIVE
862	Royal Palm	<i>Roystonea regia</i>	14	30	20	6	3	Moderate 60%	NATIVE, SINGLE PALM, CHLOROTIC
863	Green Buttonwood	<i>Conocarpus erectus</i>	9	16	16	10	5	Moderate 70%	NATIVE
864	Green Buttonwood	<i>Conocarpus erectus</i>	6	16	16	10	5	Moderate 70%	NATIVE
865	Royal Palm	<i>Roystonea regia</i>	16	28	22	6	3	Moderate 60%	NATIVE, SINGLE PALM, POOR TRUNK TAPER
866	Green Buttonwood	<i>Conocarpus erectus</i>	8	18	18	10	5	Moderate 60%	NATIVE, LOW LIVE CROWN RATIO
867	Green Buttonwood	<i>Conocarpus erectus</i>	7	10	5	—	—	Poor/0%	NATIVE, DEAD
868	Green Buttonwood	<i>Conocarpus erectus</i>	7	20	20	10	5	Moderate 70%	NATIVE
869	Green Buttonwood	<i>Conocarpus erectus</i>	9	20	18	10	5	Moderate 70%	NATIVE
870	Green Buttonwood	<i>Conocarpus erectus</i>	7	18	16	10	5	Moderate 60%	NATIVE, MECHANICAL DAMAGE FROM ADJACENT PROPERTY
871	Green Buttonwood	<i>Conocarpus erectus</i>	6	18	14	10	5	Moderate 60%	NATIVE, LOW LIVE CROWN RATIO
872	Green Buttonwood	<i>Conocarpus erectus</i>	7	18	16	10	5	Moderate 60%	NATIVE, LOW LIVE CROWN RATIO
873	Royal Palm	<i>Roystonea regia</i>	12	30	22	6	3	Moderate 60%	NATIVE, SINGLE PALM, POOR TRUNK TAPER
874	Green Buttonwood	<i>Conocarpus erectus</i>	8	20	18	10	5	Moderate 70%	NATIVE

Tree #	Common Name	Scientific Name	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CRZ DIA. (ft)	TPZ RADIUS(ft)	Condition %	Comments
875	Green Buttonwood	<i>Conocarpus erectus</i>	8	20	18	10	5	Moderate 70%	NATIVE
876	Green Buttonwood	<i>Conocarpus erectus</i>	6	20	18	10	5	Moderate 70%	NATIVE
877	Green Buttonwood	<i>Conocarpus erectus</i>	12	20	18	10	5	Moderate 70%	NATIVE
878	Royal Palm	<i>Roystonea regia</i>	11	30	22	6	3	Moderate 70%	NATIVE, SINGLE PALM

PHOTO DOCUMENTATION OF TREES ON SITE 12/30/2024









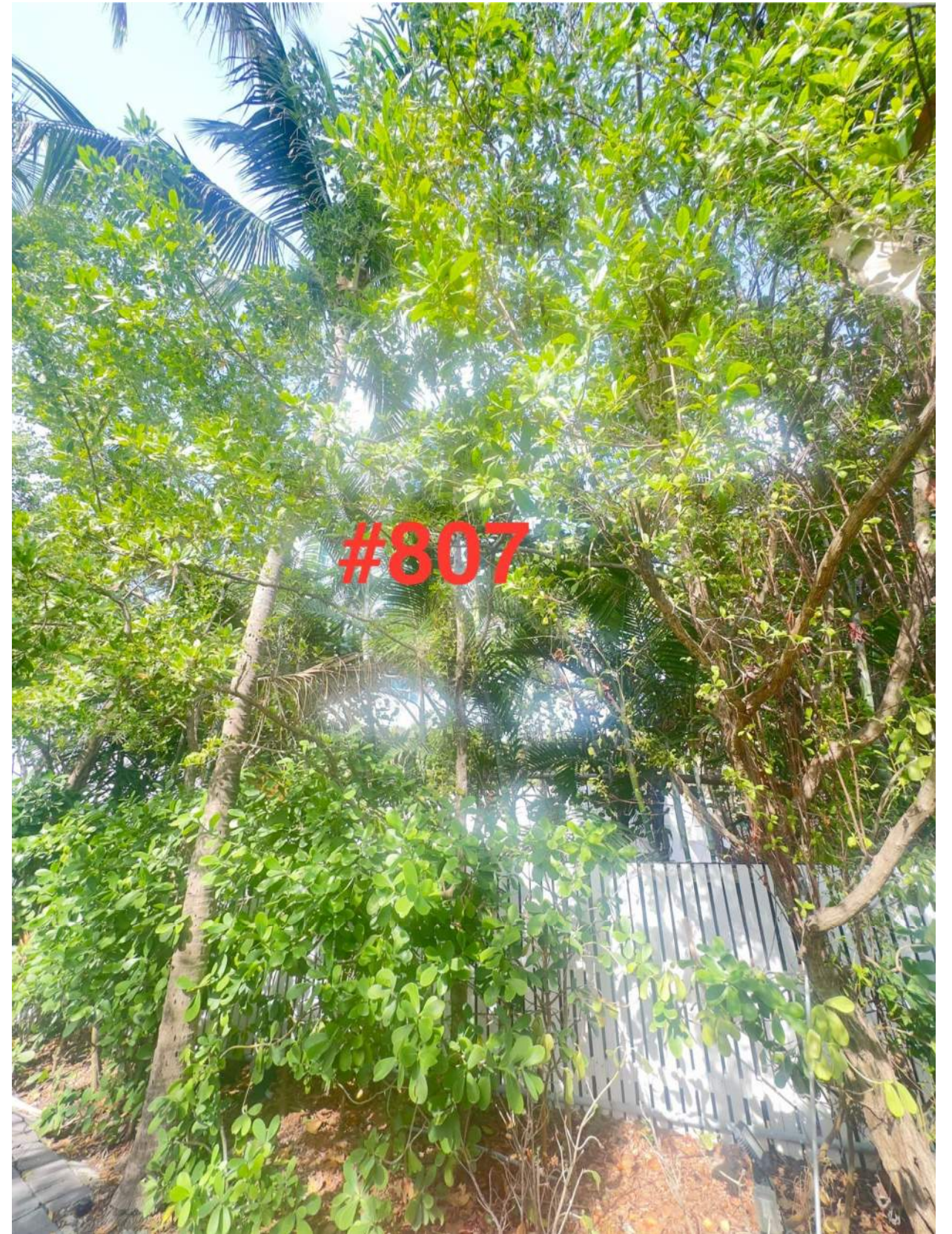
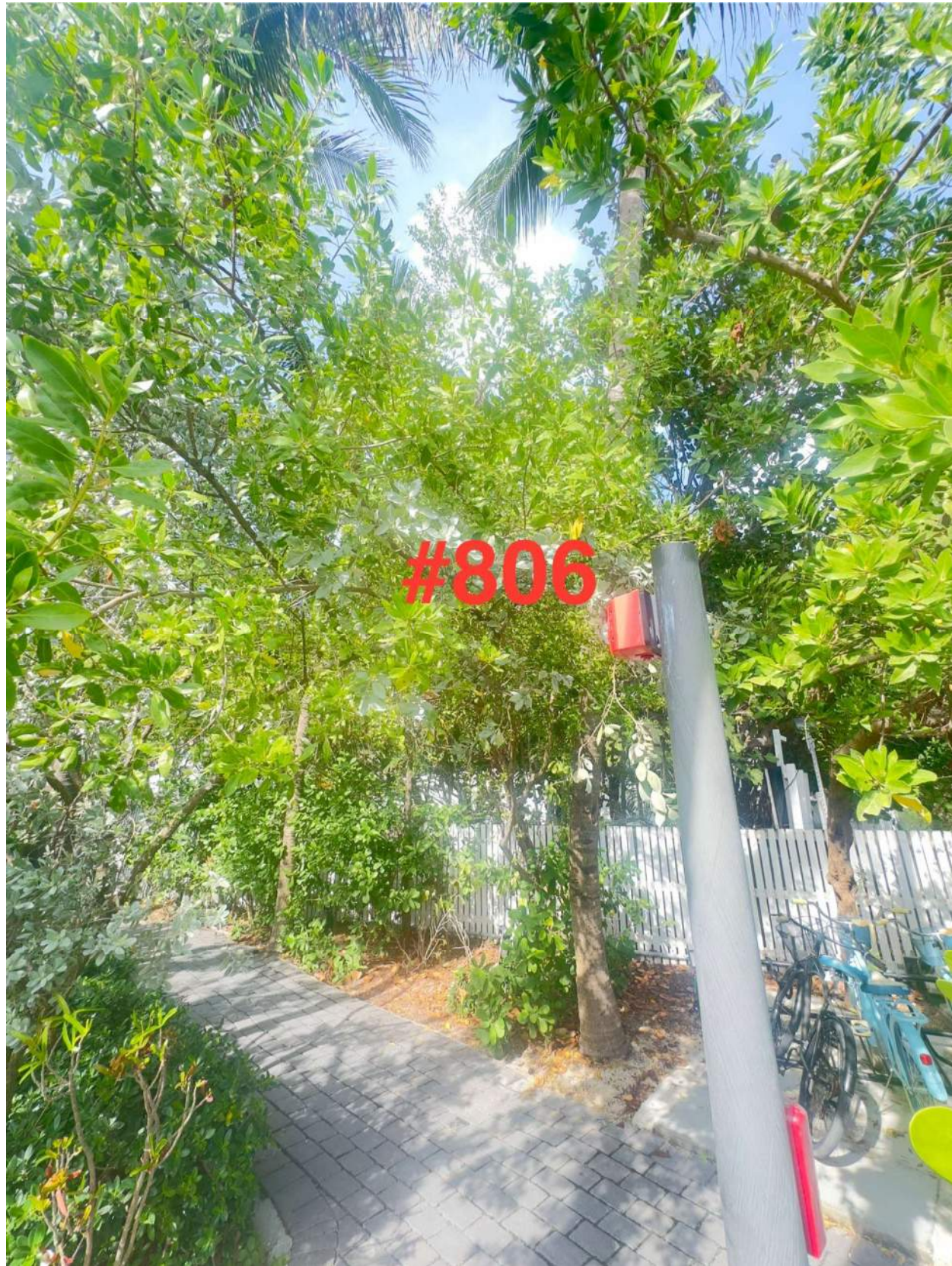












































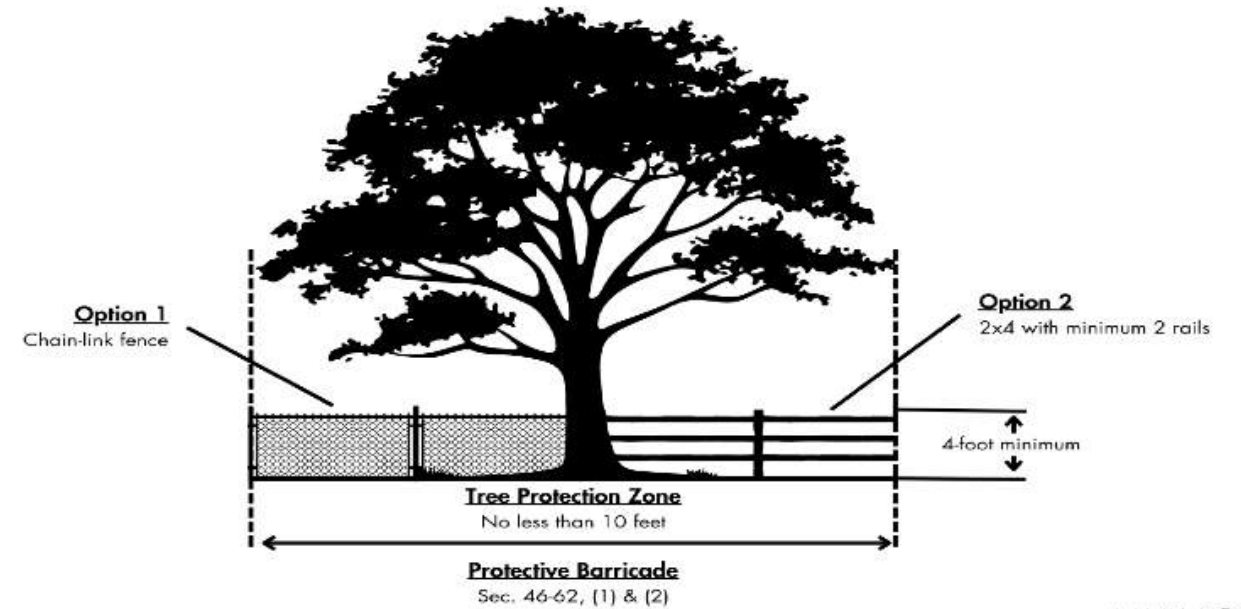






**TREE PROTECTION GUIDELINES (TPZ)**

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



**Protection detail note:**

The contractor shall install tree protection fence barriers around all existing trees or palms at the start of the project. Barriers shall remain in place throughout the project and should not be removed or dropped without authorization from the City of Miami Beach Urban Forestry Division.

MIAMI BEACH  
RISING  
ABOVE

**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 ¾" 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.

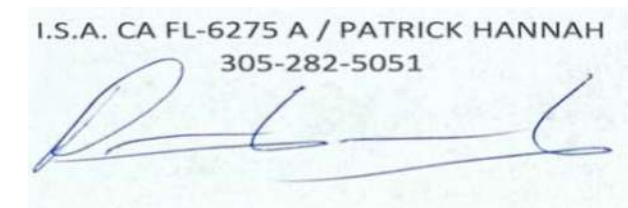
3. The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.

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: 2025.01.02 19:30:25 -05'00'

