



November 8, 2025

**Certified Arborist Assessment  
1250 West Ave, Miami Beach, Florida  
NLE Project No. 0325004**

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 October of 2025 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log.

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 10<sup>th</sup> edition for Plant Appraisal:

**Excellent** – nearly perfect vitality and health, free of defects.

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

**Fair** – reduced vitality, 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 vitality. Poor foliage density/color. Defects cannot be detected 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.

Sincerely,

New Leaf Environmental, LLC



Michael McCoy

ISA Board Certified Master Arborist MA 4243B, TRAQ, PPQ

LIAF Certified Landscape Inspector

Attachments: tree table, photo log, tree map

Tree Table 1250 West Ave

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Critical Root Zone Radius* (feet)	Prohibited?	Specimen?	Comments
1	pink trumpet tree	<i>Tabebuia heterophylla</i>	10	Good	1	20	20	10			ROW
2	royal palm	<i>Roystonea regia</i>	16	Good	1	38	16	11		Yes	
3	pink trumpet tree	<i>Tabebuia heterophylla</i>	8	Fair	1	16	18	10			ROW
4	pink trumpet tree	<i>Tabebuia heterophylla</i>	9	Good	1	18	18	10			ROW
5	Christmas palm	<i>Adonidia merrellii</i>	6,5,5	Good	3	12	8	10			
6	Christmas palm	<i>Adonidia merrellii</i>	5,4,4	Good	1	12	8	10			
7	mahogany	<i>Swietenia mahagoni</i>	12	Good	1	22	25	10		Yes	
8	orange geiger	<i>Cordia sebestena</i>	5	Good	1	20	16	10			
9	Christmas palm	<i>Adonidia merrellii</i>	5,4,4	Good	1	12	8	10			
10	mahogany	<i>Swietenia mahagoni</i>	9	Good	1	35	25	10			
11	Christmas palm	<i>Adonidia merrellii</i>	4,4,4	Good	1	10	8	10			
12	mahogany	<i>Swietenia mahagoni</i>	8	Good	1	35	22	10			
13	Christmas palm	<i>Adonidia merrellii</i>	5,5,5	Good	1	12	8	10			
14	orange geiger	<i>Cordia sebestena</i>	3	Good	3	14	12	10			
15	Christmas palm	<i>Adonidia merrellii</i>	6,5,5	Good	1	10	8	10			
16	Christmas palm	<i>Adonidia merrellii</i>	4,4,4	Good	1	12	8	10			
17	mahogany	<i>Swietenia mahagoni</i>	9	Good	1	35	35	10			
18	Christmas palm	<i>Adonidia merrellii</i>	5,4,4	Good	3	16	8	10			
19	mahogany	<i>Swietenia mahagoni</i>	7	Good	1	28	25	10			
20	Christmas palm	<i>Adonidia merrellii</i>	7,7	Good	3	14	8	10			
21	Christmas palm	<i>Adonidia merrellii</i>	6,5,4	Good	1	16	8	10			
22	Christmas palm	<i>Adonidia merrellii</i>	6,6,6	Good	2	18	8	10			
23	mahogany	<i>Swietenia mahagoni</i>	10	Good	1	35	35	10			
24	Christmas palm	<i>Adonidia merrellii</i>	7,7,7	Good	4	15	8	10			
25	pigeon plum	<i>Coccoloba diversifolia</i>	6	Good	3	12	12	10			
26	Alexander palm	<i>Archontophoenix alexandrae</i>	8	Good	6	25	6	10			
27	Alexander palm	<i>Archontophoenix alexandrae</i>	8	Good	7	25	6	10			
28	Christmas palm	<i>Adonidia merrellii</i>	5,5,4	Good	9	12	6	10			
29	christmas palm	<i>Adonidia merrellii</i>	5,5,5	Good	1	12	6	10			
30	christmas palm	<i>Adonidia merrellii</i>	5,5,5	Good	1	12	6	10			
31	mahogany	<i>Swietenia mahagoni</i>	12	Good	1	30	30	10		Yes	
32	mahogany	<i>Swietenia mahagoni</i>	10	Good	1	35	35	10			
33	christmas palm	<i>Adonidia merrellii</i>	5,4,4	Good	1	12	6	10			
34	mahogany	<i>Swietenia mahagoni</i>	10	Good	1	32	32	10			
35	mahogany	<i>Swietenia mahagoni</i>	6	Good	1	25	25	10			
36	christmas palm	<i>Adonidia merrellii</i>	6,6,6	Good	1	16	6	10			
37	christmas palm	<i>Adonidia merrellii</i>	6,6	Good	1	16	6	10			

Tree Table 1250 West Ave

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Critical Root Zone Radius* (feet)	Prohibited?	Specimen?	Comments
38	long leaf fig	<i>Ficus maclellandii</i>	12	Good	3	20	22	10		Yes	
39	Alexander palm	<i>Archontophoenix alexandrae</i>	5	Good	1	25	6	10			
40	royal poinciana	<i>Delonix regia</i>	18	Good	3	32	35	12		Yes	
41	Alexander palm	<i>Archontophoenix alexandrae</i>	5	Good	1	25	6	10			
42	royal poinciana	<i>Delonix regia</i>	14	Good	2	32	32	10		Yes	
43	Alexander palm	<i>Archontophoenix alexandrae</i>	6	Good	1	18	6	10			
44	dragon tree	<i>Dracaena Marginata</i>	8	Good	5	20	18	10			
45	dragon tree	<i>Dracaena Marginata</i>	15	Good	3	20	18	10		Yes	
46	spanish bayonet	<i>Yucca aloifolia</i>	12	Good	7	18	16	10			species not considered a tree
47	spanish bayonet	<i>Yucca aloifolia</i>	13	Fair	6	18	16	10			species not considered a tree
48	Cordyline hybrid	<i>Cordyline hybrid</i>	3	Good	9	10	10	10			
49	christmas palm	<i>Adonidia merrellii</i>	3,3,4	Good	1	12	8	10			planter box
50	christmas palm	<i>Adonidia merrellii</i>	4,3,3,2	Good	1	12	8	10			planter box
51	christmas palm	<i>Adonidia merrellii</i>	4,3,3,2	Good	1	12	8	10			planter box
52	christmas palm	<i>Adonidia merrellii</i>	5,4,4	Good	1	12	8	10			planter box
53	christmas palm	<i>Adonidia merrellii</i>	4	Fair	1	12	8	10			planter box
54	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	32	6	10			
* CRZ is a planning estimate and may be updated based on certified arborist assessment and city concurrence									#N/A	#N/A	

Tree 1 pink trumpet tree  
(*Tabebuia heterophylla*)  
10 inch DBH, Good condition  
20 foot height, 20 foot spread



ROW

Tree 2 royal palm  
(*Roystonea regia*)  
16 inch DBH Good condition  
38 foot height, 16 foot spread



Tree 3 pink trumpet tree  
(*Tabebuia heterophylla*)  
8 inch DBH, Fair condition  
16 foot height, 18 foot spread



ROW

Tree 4 pink trumpet tree  
(*Tabebuia heterophylla*)  
9 inch DBH Good condition  
18 foot height, 18 foot spread



ROW

Tree 5 Christmas palm  
(*Adonidia merrellii*)  
6,5,5 inch DBH, Good condition  
12 foot height, 8 foot spread



Tree 6 Christmas palm  
(*Adonidia merrellii*)  
5,4,4 inch DBH Good condition  
12 foot height, 8 foot spread



Tree 7 mahogany  
(*Swietenia mahagoni*)  
12 inch DBH, Good condition  
22 foot height, 25 foot spread



Tree 8 orange geiger  
(*Cordia sebestena*)  
5 inch DBH Good condition  
20 foot height, 16 foot spread



Tree 9 Christmas palm  
(*Adonidia merrellii*)  
5,4,4 inch DBH, Good condition  
12 foot height, 8 foot spread



Tree 10 mahogany  
(*Swietenia mahagoni*)  
9 inch DBH Good condition  
35 foot height, 25 foot spread



Tree 11 Christmas palm  
(*Adonidia merrellii*)  
4,4,4 inch DBH, Good condition  
10 foot height, 8 foot spread



Tree 12 mahogany  
(*Swietenia mahagoni*)  
8 inch DBH Good condition  
35 foot height, 22 foot spread



Tree 13 Christmas palm  
(Adonidia merrellii)  
5,5,5 inch DBH, Good condition  
12 foot height, 8 foot spread



Tree 14 orange geiger  
(Cordia sebestena)  
3 inch DBH Good condition  
14 foot height, 12 foot spread



Tree 15 Christmas palm  
(Adonidia merrellii)  
6,5,5 inch DBH, Good condition  
10 foot height, 8 foot spread



Tree 16 Christmas palm  
(Adonidia merrellii)  
4,4,4 inch DBH Good condition  
12 foot height, 8 foot spread



Tree 17 mahogany  
(Swietenia mahagoni)  
9 inch DBH, Good condition  
35 foot height, 35 foot spread



Tree 18 Christmas palm  
(Adonidia merrellii)  
5,4,4 inch DBH Good condition  
16 foot height, 8 foot spread



Tree 19 mahogany  
(Swietenia mahagoni)  
7 inch DBH, Good condition  
28 foot height, 25 foot spread



Tree 20 Christmas palm  
(Adonidia merrellii)  
7,7 inch DBH Good condition  
14 foot height, 8 foot spread



Tree 21 Christmas palm  
(*Adonidia merrellii*)  
6,5,4 inch DBH, Good condition  
16 foot height, 8 foot spread



Tree 22 Christmas palm  
(*Adonidia merrellii*)  
6,6,6 inch DBH Good condition  
18 foot height, 8 foot spread



Tree 23 mahogany  
(*Swietenia mahagoni*)  
10 inch DBH, Good condition  
35 foot height, 35 foot spread



Tree 24 Christmas palm  
(*Adonidia merrellii*)  
7,7,7 inch DBH Good condition  
15 foot height, 8 foot spread



Tree 25 pigeon plum  
(*Coccoloba diversifolia*)  
6 inch DBH, Good condition  
12 foot height, 12 foot spread



Tree 26 Alexander palm  
(*Archontophoenix alexandrae*)  
8 inch DBH Good condition  
25 foot height, 6 foot spread



Tree 27 Alexander palm  
(*Archontophoenix alexandrae*)  
8 inch DBH, Good condition  
25 foot height, 6 foot spread



Tree 28 Christmas palm  
(*Adonidia merrellii*)  
5,5,4 inch DBH Good condition  
12 foot height, 6 foot spread



Tree 29 christmas palm  
(Adonidia merrellii)  
5,5,5 inch DBH, Good condition  
12 foot height, 6 foot spread



Tree 30 christmas palm  
(Adonidia merrellii)  
5,5,5 inch DBH Good condition  
12 foot height, 6 foot spread



Tree 31 mahogany  
(Swietenia mahagoni)  
12 inch DBH, Good condition  
30 foot height, 30 foot spread



Tree 32 mahogany  
(Swietenia mahagoni)  
10 inch DBH Good condition  
35 foot height, 35 foot spread



Tree 33 christmas palm  
(Adonidia merrellii)  
5,4,4 inch DBH, Good condition  
12 foot height, 6 foot spread



Tree 34 mahogany  
(Swietenia mahagoni)  
10 inch DBH Good condition  
32 foot height, 32 foot spread



Tree 35 mahogany  
(Swietenia mahagoni)  
6 inch DBH, Good condition  
25 foot height, 25 foot spread



Tree 36 christmas palm  
(Adonidia merrellii)  
6,6,6 inch DBH Good condition  
16 foot height, 6 foot spread



Tree 37 christmas palm  
(*Adonidia merrellii*)  
6,6 inch DBH, Good condition  
16 foot height, 6 foot spread



Tree 38 long leaf fig  
(*Ficus maclellandii*)  
12 inch DBH Good condition  
20 foot height, 22 foot spread



Tree 39 Alexander palm  
(*Archontophoenix alexandrae*)  
5 inch DBH, Good condition  
25 foot height, 6 foot spread



Tree 40 royal poinciana  
(*Delonix regia*)  
18 inch DBH Good condition  
32 foot height, 35 foot spread



Tree 41 Alexander palm  
(Archontophoenix alexandrae)  
5 inch DBH, Good condition  
25 foot height, 6 foot spread



Tree 42 royal poinciana  
(Delonix regia)  
14 inch DBH Good condition  
32 foot height, 32 foot spread



Tree 43 Alexander palm  
(Archontophoenix alexandrae)  
6 inch DBH, Good condition  
18 foot height, 6 foot spread



Tree 44 dragon tree  
(Dracaena Marginata)  
8 inch DBH Good condition  
20 foot height, 18 foot spread



Tree 45 dragon tree  
(*Dracaena Marginata*)  
15 inch DBH, Good condition  
20 foot height, 18 foot spread



Tree 46 spanish bayonet  
(*Yucca aloifolia*)  
12 inch DBH Good condition  
18 foot height, 16 foot spread



species not considered a tree

Tree 47 spanish bayonet  
(*Yucca aloifolia*)  
13 inch DBH, Fair condition  
18 foot height, 16 foot spread



species not considered a tree

Tree 48 Cordyline hybrid  
(*Cordyline hybrid*)  
3 inch DBH Good condition  
10 foot height, 10 foot spread



Tree 49 christmas palm  
(Adonidia merrellii)  
3,3,4 inch DBH, Good condition  
12 foot height, 8 foot spread



planter box

Tree 50 christmas palm  
(Adonidia merrellii)  
4,3,3,2 inch DBH Good condition  
12 foot height, 8 foot spread



planter box

Tree 51 christmas palm  
(Adonidia merrellii)  
4,3,3,2 inch DBH, Good condition  
12 foot height, 8 foot spread



planter box

Tree 52 christmas palm  
(Adonidia merrellii)  
5,4,4 inch DBH Good condition  
12 foot height, 8 foot spread



planter box

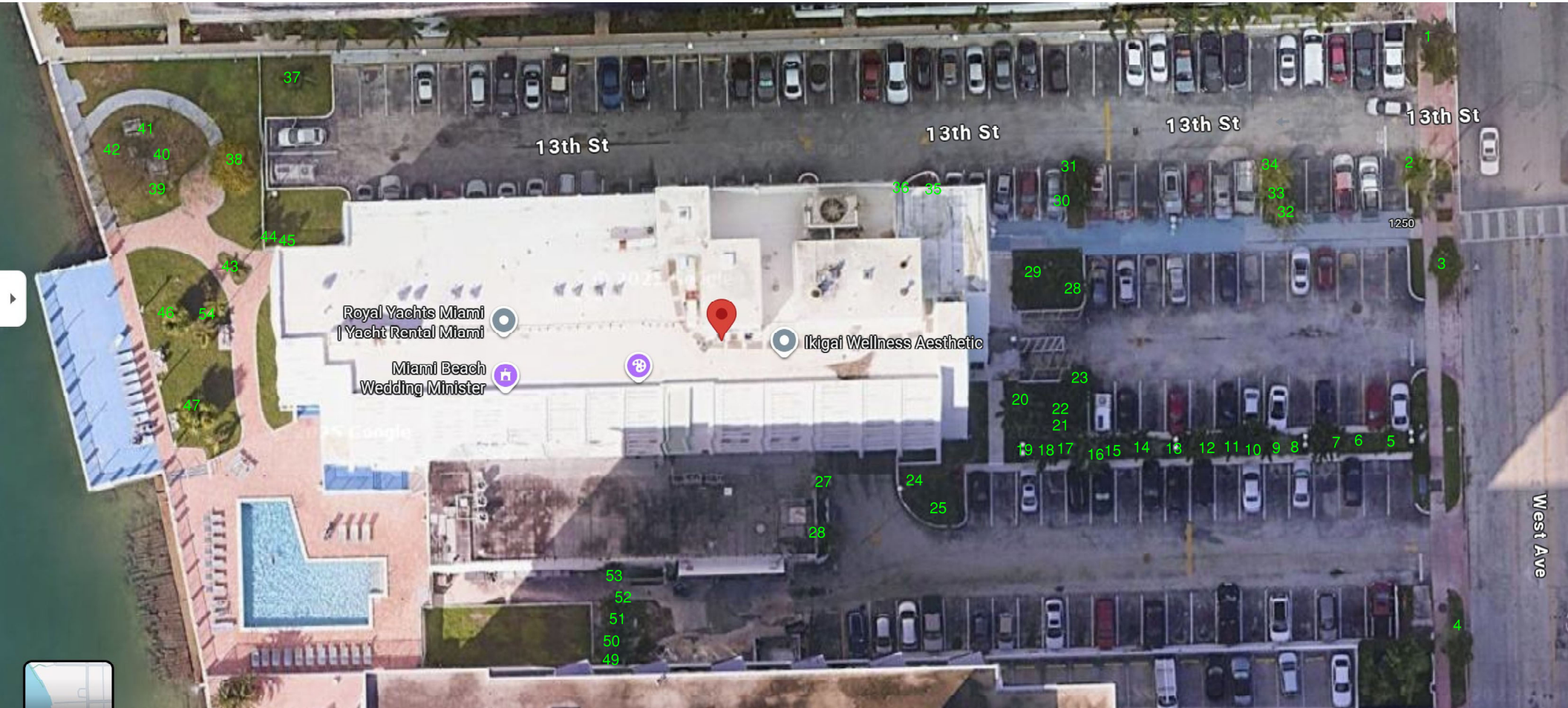
Tree 53 christmas palm  
(*Adonidia merrellii*)  
4 inch DBH, Fair condition  
12 foot height, 8 foot spread



planter box

Tree 54 solitaire palm  
(*Ptychosperma elegans*)  
3 inch DBH Good condition  
32 foot height, 6 foot spread





TREE MAP 1250 WEST AVE  
OVERLAY ON AERIAL IMAGE  
NOVEMBER 2025  
NEW LEAF ENVIRONMENTAL

