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By Stephanie Puglia at 12:13 pm, Nov 25, 2024

City of Doral
LAND-2411-0095
Rezoning from IC to I

LSN LAW P.A.

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November 22, 2024

VIA ELECTRONIC DELIVERY

Ms. Michelle Lopez
Interim Planning and Zoning Director
Planning and Zoning Department
City of Doral
8401 NW 53rd Terrace
Doral, Florida 33166

Re: BP DORAL 826 FL, LLC – Letter of Intent
Application for a Rezoning from Industrial Commercial (IC) to Industrial (I)
7775-7785 NW 48 ST / Folio No. 35-3022-020-0010

Ms. Lopez,

This shall constitute our letter of intent on behalf of BP DORAL 826 FL, LLC (the "Applicant"), in connection with the application rezone that certain +/-1.83 acre parcel of land approximately located at 7775-7785 NW 48 Street (the "Property") from IC (Industrial Commercial) to I (Industrial) (the "Application" or "Rezoning Application"). This rezoning request is being filed concurrently with a site plan application (the "Site Plan Application") for the development of warehouse uses on the Property and the abutting parcel to the east, located at 7705 NW 48 Street and identified by folio no. 35-3022-020-0010 (the "East Parcel").



Figure 1: Approximate Property Boundaries outlined in yellow

I. Future Land Use / Comprehensive Plan

The Property is designated "Industrial" on the City's Comprehensive Plan Future Land Use Map, as indicated by the gray shading on the map below:

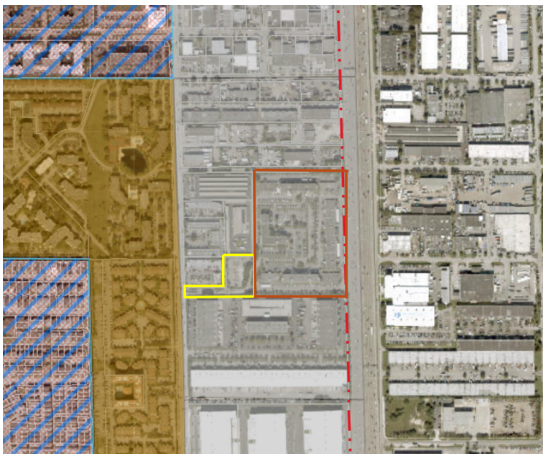


Figure 2: Future Land Use (FLU) Designation

The Industrial FLU category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area.

II. Zoning / Existing Entitlements

The Property is currently zoned "Industrial Commercial District (IC)" as indicated in light blue on the map below:

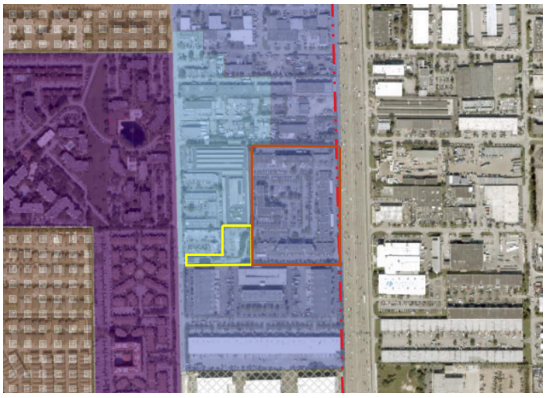


Figure 3: Zoning Designation (outlined in yellow) is Industrial Commercial District (IC)

III. Rezoning Request

The Property is part of a larger unified development site, which includes the +/-13.92 acre parcel to the East Parcel. The unified development site is currently split zoned with two industrial zoning districts - IC on the Property, and I on the East Parcel. The fundamental development standards under each of those respective zoning districts are nearly identical as it pertains to this project and the proposed use is permitted in both districts as of right. In order to apply consistent development regulations to the proposed redevelopment set forth in the Site Plan Application in a consistent manner, it is necessary to rezone the Property from IC to I.

Section 53-42 of the Code provides a land use compatibility table that identifies both the IC and I districts as consistent with the Industrial land use category. However, the minimum open space required in the IC district is 20%, whereas the I district requires 15%. On that basis, the Planning and Zoning Department has requested the rezoning of the Property from IC to I, in order to ensure uniform zoning for this development site.

Pursuant to Section 53-213(c), Procedure for public hearing, the City Council when considering an application for rezoning shall consider the following criteria:

(c) Criteria for review of amendments. When considering an amendment to the comprehensive plan or this Land Development Code, the local planning agency, construction regulation board, and city council shall consider the following criteria:

(1) Consistency with the comprehensive plan, or in the case of a plan amendment, consistency with the remainder of the plan and its goals, objectives, and policies.

a) Physical barriers, including berms, hedges or other landscaping, as well as walls or fences aesthetically designed for screening purposes. Physical barriers may also include densely vegetated open space; and/or

b) The development of a transitional use between the incompatible uses. For example, a low intensity office development could be used to buffer a retail commercial center and a residential area.

The proposed rezoning is consistent with the Comprehensive Plan Future Land Use Map and uses currently allowed on the Property.

(2) Consistency with applicable sections of this Land Development Code.

The proposed rezoning is consistent with the Land Use Table per Section 53-42, and I zoning district requirements set forth in Chapter 68, Article VI, Division 3.

(3) Additionally, as to rezoning amendments:

a. Whether justified by changed or changing conditions.

This rezoning is justified by the nature of the existing Future Land Use Map designation of the Property and the fact that the uses in the surrounding area are predominantly industrial.

b. Whether adequate sites already exist for the proposed district uses.

The Property is an appropriate site for industrial use, as industrial uses are currently permitted. Additionally, the Property is ideal for industrial development given its location on a section line road and proximity to SR 826.

c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

The specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

III. Conclusion

As discussed herein, City Staff has indicated support for rezoning the West Parcel of this property from IC to I. With that in mind, we respectfully request favorable consideration of the Application concurrently with the aforementioned Site Plan Application.

Please contact me should you have any questions.

Respectfully submitted,

LSN Law, P.A.

Tracy R. Slavens, Esq.

Enclosures

8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION / Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:
- ☑ CITY COUNCIL
- ☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: LAND-2411-0019
Date Received: RECEIVED By Stephanie Puglia at 12:12 pm, Nov 25, 2024

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

☑	Change in Zoning District	☐	Plat
☐	Variance	☐	Entry Feature
☐	Appeal of Decision	☐	Site Plan
☐	Conditional Use	☐	Other _____

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)		
BP DORAL 826 FL, LLC		
Mailing Address	**City, State, Zip**	**Telephone**
9525 W BRYN MAWR Ave Ste 700	Rosemont IL 60018	c/o 305-673-2585 Fax Email: c/o tslavens@lsnlaw.com
Name of Owner		
BP DORAL 826 FL, LLC		
Mailing Address	**City, State, Zip**	**Telephone**
9525 W BRYN MAWR Ave Ste 700	Rosemont IL 60018	c/o 305-673-2585 Fax Email: c/o tslavens@lsnlaw.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) 35-3022-020-0010

Address 7775-7785 NW 48 ST

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: _____

B. ADDRESS (If number has been assigned) 7775-7785 NW 48 ST

C. SIZE OF PROPERTY _____ ft. (Width) X _____ ft. (Depth) = +/- 79,569 sq. ft.,+/- 1.827 acre(s)

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

7705 NW 48 ST (Folio: 35-3022-008-0010)

E. DATE SUBJECT PROPERTY WAS ACQUIRED October 2024

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

The Applicant is seeking approval to rezone the Property from IC (Industrial Commercial) to I (Industrial). Please refer to Letter of Intent.

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

The Applicant is seeking approval to rezone the Property from IC (Industrial Commercial) to I (Industrial). Please refer to Letter of Intent.

Is this application the result of a Notice of Violation or deviation from approved plans? ☐ Yes ☑ No

Are there any existing structures on the property? ☑ Yes ☐ No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) Parking lot.

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

A. ☐ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.

B. ☐ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.

C. ☐ LETTER OF INTENT: A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.

D. ☐ OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.

E. ☐ OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.

F. ☐ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 6 COPIES (AND A PDF) OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

☐ 35 MM Photo(s) (Mounted 8 ½ x 11) ☐ Other _____

☐ Letters from Area Residents

Please check only one of the following options:

☑ FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

11/20/2024 / / Nick Siegel

Date Applicant's Signature Print Name On behalf of BP DORAL 826 FL, LLC

_____ / _____

Date Applicant's Signature (if more than one) Print Name

I/We BP DORAL 826 FL, LLC as Owner (s) of Lot (s) _____

Block_____ Section _____ PB/PG _____

of property which is located at 7775-7785 NW 48 ST

desire to file an application for a public hearing before the ☑ City Council ☐ Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section ___.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

☑ do hereby authorize Tracy R. Slavens Esq. to act on my/our behalf as the applicant.
☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a ☐ public hearing ☐ administrative review before the City Council or City Staff.

Owner's Name Nick Siegel Signature _____ Date 11/20/2024
On behalf of BP DORAL 826 FL, LLC

Owner's Name _____ Signature _____ Date 11/20/2024 NS

Notary to Owner: Official Seal Danielle Stewart Welliver Notary Public State of Illinois My Commission Expires 7/22/2025 Danielle Stewart Welliver 11/20/2024

Applicant's Name Nick Siegel Signature _____ Date 11/20/2024
On behalf of BP DORAL 826 FL, LLC

Notary to Applicant: Official Seal Danielle Stewart Welliver Notary Public State of Illinois My Commission Expires 7/22/2025 Danielle Stewart Welliver 11/20/2024

8401 NW 53RD TERRACE, SECOND FLOOR, DORAL, FLORIDA 33166 • (305) 59DORAL (593-6725) • FAX: (305) 593-6768• WEBSITE: cityofdoral.com

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: BP DORAL 826 FL, LLC

NAME AND ADDRESS	Percentage of Stock

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

(Applicant)

On behalf of BP DORAL 826 FL, LLC

Sworn to and subscribed before me this 20TH day of November, 2024. Affiant is personally known to me or has produced personally known as identification.

Danielle Stewart Welliver

(Notary Public)

My commission expires 7/22/2025

Official Seal
Danielle Stewart Welliver
Notary Public State of Illinois
My Commission Expires 7/22/2025

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

OWNERSHIP DISCLOSURE FOR BP DORAL 826 FL, LLC

Owner	**Percentage**
Teacher Retirement System of Texas 1000 Red River Street Austin, TX 78701 (Public Pension Fund)	99.5%
Steven F. Poulos c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.25%
Steve Groetsema c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.08%
Nick Siegel c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.04%
Sean Zasche c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.07%
Kevin Carroll c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.03%

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
TRACT "A", PALMETTO OFFICE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
TRACT "A", COLUMBUS BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 5 FEET OF TRACT "A", THE 79 SHOPS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TREE TABLE

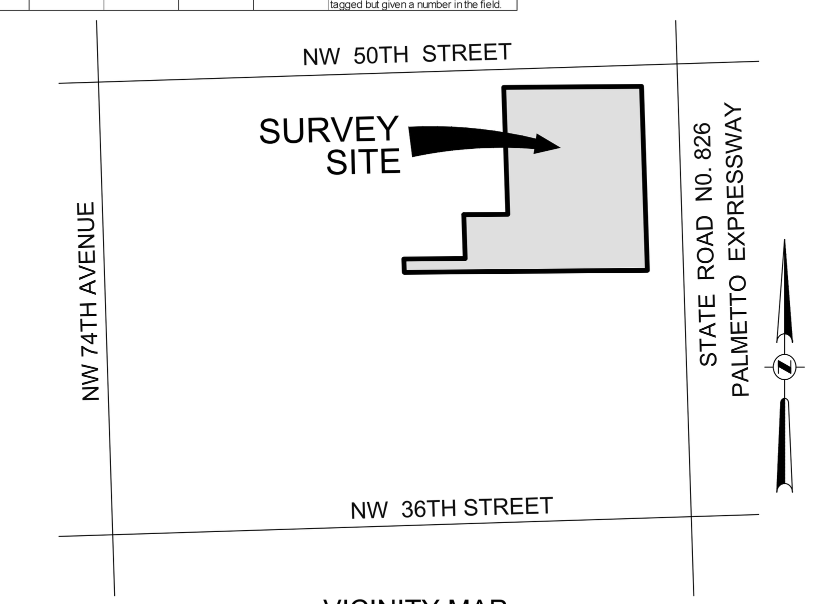
Tree ID	Scientific Name	Common Name	DBH (in.)	Canopy Spread (ft.)	Canopy Area (sq. ft.)	Height (ft.)	Condition	Tree Type	Comments
201	Conocarpus erectus	Buttonwood	5.1	12	113.04	15	Good	Non-Specimen	
202	Pheonix roebelenii	Pygmy date palm	4.1	7	38.47	6	Good	Non-Specimen	
203	Ptychosperma elegans	Solitaire palm	9.5	15	176.63	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
204	Pheonix roebelenii	Pygmy date palm	4.9	6	28.26	5	Good	Non-Specimen	
205	Pheonix roebelenii	Pygmy date palm	4.4	6	28.26	5	Good	Non-Specimen	
206	Ptychosperma elegans	Solitaire palm	8.3	10	78.50	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
207	Pheonix roebelenii	Pygmy date palm	4.5	5	19.63	5	Good	Non-Specimen	
208	Pheonix roebelenii	Pygmy date palm	4.6	6	28.26	5	Good	Non-Specimen	
209	Ptychosperma elegans	Solitaire palm	9.1	13	132.67	19	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
210	Pheonix roebelenii	Pygmy date palm	4.9	5	19.63	4	Good	Non-Specimen	
211	Pheonix roebelenii	Pygmy date palm	4.5	7	38.47	5	Good	Non-Specimen	
212	Ptychosperma elegans	Solitaire palm	8.5	10	78.50	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
213	Pheonix roebelenii	Pygmy date palm	4.1	4	12.56	4	Good	Non-Specimen	
214	Conocarpus erectus	Buttonwood	3.7	9	63.59	10	Good	Non-Specimen	
215	Pheonix roebelenii	Pygmy date palm	4.1	5	19.63	4	Good	Non-Specimen	
216	Ptychosperma elegans	Solitaire palm	8.7	11	94.99	16	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
217	Conocarpus erectus	Buttonwood	3.5	5	19.63	8	Good	Non-Specimen	
218	Terminalia buceras	Black olive	24	25	490.63	32	Good	Specimen	The tree showed signs of pruning damage and the critical root zone (CRZ) was impacted by 20%.
219	Terminalia buceras	Black olive	32.6	41	1319.59	40	Good	Specimen	The tree showed signs of sapsucker and pruning damage, along with CRZ impacts at 20%.
221	Ligustrum japonicum	Japanese privet	3.7	13	132.67	11		Non-Specimen	
222	Roystonea regia	Florida royal palm	19.6	12	113.04	25	Good	Specimen	Good Condition.
223	Roystonea regia	Florida royal palm	14.6	9	63.59	26	Good	Non-Specimen	
224	Roystonea regia	Florida royal palm	16.1	10	78.50	23	Good	Non-Specimen	
225	Roystonea regia	Florida royal palm	17.6	12	113.04	24	Good	Non-Specimen	
226	Swetenia mahagoni	West Indian mahogany	19.5	25	490.63	45	Good	Specimen	The tree showed signs of pruning damage and the CRZ was 20% impacted.
227	Swetenia mahagoni	West Indian mahogany	19.8	30	706.50	45	Good	Specimen	The tree CRZ was impacted by 50% and had pruning damage.
228	Swetenia mahagoni	West Indian mahogany	21.6	42	1384.74	40	Good	Specimen	Good Condition.
229	Ptychosperma elegans	Solitaire palm	6	10	78.50	25	Good	Non-Specimen	
230	Ptychosperma elegans	Solitaire palm	11.1	16	200.96	32	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
231	Ptychosperma elegans	Solitaire palm	9.1	13	132.67	22	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
232	Terminalia buceras	Black olive	15.5	37	1074.67	32	Good	Non-Specimen	
233	Terminalia buceras	Black olive	21.9	39	1193.99	37	Good	Specimen	Good Condition, sapsucker damage.
234	Terminalia buceras	Black olive	20.7	38	1133.54	29	Fair	Specimen	This tree showed signs of pruning damage, had included bark, and the CRZ was impacted by 20%.
235	Syagrus romanzoffiana	Queen palm	8.1	14	153.86	24	Good	Non-Specimen	
236	Syagrus romanzoffiana	Queen palm	8.7	17	226.87	25	Good	Non-Specimen	
237	Syagrus romanzoffiana	Queen palm	9.4	14	153.86	14	Good	Non-Specimen	
238	Syagrus romanzoffiana	Queen palm	9.6	15	176.63	22	Good	Non-Specimen	
239	Conocarpus erectus	Buttonwood	11.2	20	314.00	21	Good	Non-Specimen	
240	Conocarpus erectus	Buttonwood	4.8	17	226.87	16	Good	Non-Specimen	
241	Conocarpus erectus	Buttonwood	5.6	18	254.34	23	Good	Non-Specimen	
242	Hamelia patens	Firebush	3.5	6	28.26	10	Good	Non-Specimen	
243	Clerodendrum quadriloculare	Bronze-leaved clerodendrum	6.6			15	Good	Non-Specimen	
244	Sabal palmetto	Cabbage palm	9.5	7	38.47	32	Good	Non-Specimen	
245	Jatropha integerrima	Peregrina	4.3	7	38.47	7	Good	Non-Specimen	
246	Clerodendrum quadriloculare	Bronze-leaved clerodendrum	5.2	8	50.24	13	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
247	Jatropha integerrima	Peregrina	4	10	78.50	8	Good	Non-Specimen	
248	Sabal palmetto	Cabbage palm	9.5	6	28.26	27	Fair	Non-Specimen	
249	Sabal palmetto	Cabbage palm	7.5	6	28.26	25	Fair	Non-Specimen	
250	Sabal palmetto	Cabbage palm	9.2	5	19.63	21	Good	Non-Specimen	
251	Wodyetia bifurcata	Foxtail palm	9.2	9	63.59	23	Good	Non-Specimen	
252	Wodyetia bifurcata	Foxtail palm	8.8	7	38.47	26	Good	Non-Specimen	
253	Wodyetia bifurcata	Foxtail palm	7.7	9	63.59	16	Good	Non-Specimen	
254	Ptychosperma elegans	Solitaire palm	5.9	11	94.99	25	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
255	Ptychosperma elegans	Solitaire palm	3.8	4	12.56	23	Good	Non-Specimen	
257	Ptychosperma elegans	Solitaire palm	7.7	8	50.24	22	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
257	Ptychosperma elegans	Solitaire palm	6.2	12	113.04	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
258	Quercus virginiana	Live oak	9.5	14	153.86	20	Good	Non-Specimen	
259	Terminalia buceras	Black olive	20.3	38	1133.54	25	Good	Specimen	Tree showed pruning damage and CRZ impacts at 20%.
260	Terminalia buceras	Black olive	22.3	33	854.87	32	Fair	Specimen	Tree showed inlcuded bark, pruning damage and CRZ impacts at 40%.
261	Terminalia buceras	Black olive	20.2	33	854.87	29	Good	Specimen	The tree showed pruning damage and CRZ impacts at 20%.
262	Terminalia buceras	Black olive	17.8	25	490.63	27	Good	Non-Specimen	
263	Quercus virginiana	Live oak	6.5	6	28.26	19	Good	Non-Specimen	
264	Ptychosperma elegans	Solitaire palm	7.2	10	78.50	21	Good	Non-Specimen	
265	Quercus virginiana	Live oak	6.6	9	63.59	12	Good	Non-Specimen	
266	Quercus virginiana	Live oak	6.3	9	63.59	16	Good	Non-Specimen	
267	Sabal palmetto	Cabbage palm	10	10	78.50	15	Good	Non-Specimen	
268	Quercus virginiana	Live oak	7.5	8	50.24	17	Good	Non-Specimen	
269	Syagrus romanzoffiana	Queen palm	7.3	5	19.63	17	Good	Non-Specimen	
270	Quercus virginiana	Live oak	5.5	6	28.26	17	Good	Non-Specimen	
271	Quercus virginiana	Live oak	9.7	14	153.86	22	Good	Non-Specimen	
272	Quercus virginiana	Live oak	10.2	21	346.19	20	Good	Non-Specimen	
273	Ptychosperma elegans	Solitaire palm	6.5	5	19.63	15	Good	Non-Specimen	
274	Ptychosperma elegans	Solitaire palm	7.6	10	78.50	14	Good	Non-Specimen	
275	Ptychosperma elegans	Solitaire palm	7.8	7	38.47	17	Good	Non-Specimen	
276	Ptychosperma elegans	Solitaire palm	6.5	9	63.59	18	Good	Non-Specimen	
277	Ptychosperma elegans	Solitaire palm	6.9	10	78.50	23	Good	Non-Specimen	
278	Quercus virginiana	Live oak	10.5	16	200.96	14	Good	Non-Specimen	
279	Quercus virginiana	Live oak	10.1	12	113.04	24	Good	Non-Specimen	
280	Quercus virginiana	Live oak	8.6	9	63.59	18	Good	Non-Specimen	
281	Terminalia buceras	Black olive	22.1	40	1256.00	34	Fair	Specimen	The tree has included bark, CRZ impacts at 30%, sapsucker damage, a broken leader, and pruning damage.
282	Terminalia buceras	Black olive	20.9	45	1589.63	35	Fair	Specimen	The tree had a broken leader, included bark, CRZ damage at 20%, and sapsucker damage.
283	Terminalia buceras	Black olive	13.8	40	1256.00	28	Fair	Non-Specimen	The tree's CRZ was impacted at 15%.
284	Terminalia buceras	Black olive	18.3	32	803.84	26	Fair	Specimen	The CRZ was impacted at 15%.
285	Ptychosperma elegans	Solitaire palm	7.5	9	63.59	25	Good	Non-Specimen	
286	Terminalia buceras	Black olive	18	35	961.63	26	Good	Specimen	Good Condition, sapsucker damage.
287	Terminalia buceras	Black olive	21	40	1256.00	29	Good	Specimen	The CRZ was impactes at 30%, and the tree had sapsucker, bark, and pruning damage.
288	Quercus virginiana	Live oak	7.7	22	379.94	19	Good	Non-Specimen	
289	Quercus virginiana	Live oak	5.1	7	38.47	20	Good	Non-Specimen	
290	Quercus virginiana	Live oak	6.3	4	12.56	13	Good	Non-Specimen	
291	Ptychosperma elegans	Solitaire palm	5.5	10	78.50	22	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
292	Ptychosperma elegans	Solitaire palm	11.9	8	50.24	21	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
293	Ptychosperma elegans	Solitaire palm	3.4	6	28.26	23	Good	Non-Specimen	
294	Ptychosperma elegans	Solitaire palm	3.9	11	94.99	24	Good	Non-Specimen	
295	Ptychosperma elegans	Solitaire palm	3	10	78.50	23	Good	Non-Specimen	
296	Ptychosperma elegans	Solitaire palm	12.2	12	113.04	26	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
297	Ptychosperma elegans	Solitaire palm	10.7	14	153.86	21	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems

Tree ID	Scientific Name	Common Name	DBH (in.)	Canopy Spread (ft.)	Canopy Area (sq. ft.)	Height (ft.)	Condition	Tree Type	Comments
298	Quercus virginiana	Live oak	14.5	25	490.63	30	Good	Non-Specimen	
299	Conocarpus erectus	Buttonwood	6.3	6	28.26	11	Good	Non-Specimen	
300	Quercus virginiana	Live oak	16.6	27	572.27	19	Good	Non-Specimen	
473	Sabal palmetto	Cabbage palm	12.6	12	113.04	25	Good	Non-Specimen	
474	Sabal palmetto	Cabbage palm	13.7	12	113.04	24	Good	Non-Specimen	
475	Quercus virginiana	Live oak	8.5	20	314.00	27	Good	Non-Specimen	
476	Sabal palmetto	Cabbage palm	10.5	12	113.04	23	Good	Non-Specimen	
477	Sabal palmetto	Cabbage palm	9.5	12	113.04	27	Good	Non-Specimen	
478	Quercus virginiana	Live oak	11.3	25	490.63	27	Good	Non-Specimen	
479	Sabal palmetto	Cabbage palm	12.4	14	153.86	25	Good	Non-Specimen	
480	Sabal palmetto	Cabbage palm	7.4	12	113.04	25	Good	Non-Specimen	
481	Sabal palmetto	Cabbage palm	12.9	12	113.04	22	Good	Non-Specimen	
482	Sabal palmetto	Cabbage palm	12.6	12	113.04	22	Good	Non-Specimen	
483	Sabal palmetto	Cabbage palm	9.7	12	113.04	24	Good	Non-Specimen	
484	Sabal palmetto	Cabbage palm	11.7	14	153.86	24	Good	Non-Specimen	
485	Quercus virginiana	Live oak	10	20	314.00	27	Good	Non-Specimen	
486	Sabal palmetto	Cabbage palm	13.8	14	153.86	27	Good	Non-Specimen	
487	Sabal palmetto	Cabbage palm	10.5	12	113.04	27	Good	Non-Specimen	
488	Sabal palmetto	Cabbage palm	12.3	12	113.04	24	Good	Non-Specimen	
489	Sabal palmetto	Cabbage palm	11	10	78.50	23	Good	Non-Specimen	
491	Sabal palmetto	Cabbage palm	12.7	12	113.04	24	Good	Non-Specimen	
492	Sabal palmetto	Cabbage palm	13.4	12	113.04	24	Good	Non-Specimen	
494	Sabal palmetto	Cabbage palm	11.9	12	113.04	24	Good	Non-Specimen	
495	Sabal palmetto	Cabbage palm	11.4	12	113.04	25	Good	Non-Specimen	
496	Sabal palmetto	Cabbage palm	13	14	153.86	24	Good	Non-Specimen	
497	Sabal palmetto	Cabbage palm	11.1	12	113.04	26	Good	Non-Specimen	
499	Quercus virginiana	Live oak	11.9	25	490.63	20	Good	Non-Specimen	
500	Sabal palmetto	Cabbage palm	12.1	12	113.04	25	Good	Non-Specimen	
601	Quercus virginiana	Live oak	10.5	18	254.34	23	Good	Non-Specimen	
602	Quercus virginiana	Live oak	13	29	660.19	26	Good	Non-Specimen	
603	Quercus virginiana	Live oak	6.5	8	50.24	13	Good	Non-Specimen	
604	Quercus virginiana	Live oak	13.4	18	254.34	23	Good	Non-Specimen	
605	Quercus virginiana	Live oak	12.5	16	200.96	22	Good	Non-Specimen	
606	Quercus virginiana	Live oak	9.2	17	226.87	23	Good	Non-Specimen	
607	Conocarpus erectus	Buttonwood	5.1	8	50.24	11	Good	Non-Specimen	
608	Quercus virginiana	Live oak	8.8	17	226.87	20	Good	Non-Specimen	
609	Quercus virginiana	Live oak	14.5	30	706.50	24	Good	Non-Specimen	
610	Quercus virginiana	Live oak	9.8	24	452.16	21	Good	Non-Specimen	
611	Conocarpus erectus	Buttonwood	5.8	9	63.59	15	Good	Non-Specimen	
612	Quercus virginiana	Live oak	11.5	26	530.66	23	Good	Non-Specimen	
613	Quercus virginiana	Live oak	12	30	706.50	26	Good	Non-Specimen	
614	Conocarpus erectus	Buttonwood	9.7	17	226.87	15	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
615	Quercus virginiana	Live oak	10.5	28	615.44	21	Good	Non-Specimen	
616	Quercus virginiana	Live oak	11.1	25	490.63	28	Good	Non-Specimen	
617	Quercus virginiana	Live oak	12.2	16	200.96	25	Good	Non-Specimen	
618	Conocarpus erectus	Buttonwood	9.4	14	153.86	13	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
619	Quercus virginiana	Live oak	11.8	30	706.50	21	Good	Non-Specimen	
620	Quercus virginiana	Live oak	13.4	23	415.27	23	Good	Non-Specimen	
621	Quercus virginiana	Live oak	13.8	40	1256.00	35	Good	Non-Specimen	
622	Conocarpus erectus	Buttonwood	10.7	15	176.63	21	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
623	Quercus virginiana	Live oak	14.5	28	615.44	37	Good	Non-Specimen	
624	Quercus virginiana	Live oak	10.2	23	415.27	22	Good	Non-Specimen	
625	Quercus virginiana	Live oak	8.2	17	226.87	22	Good	Non-Specimen	
626	Sabal palmetto	Cabbage palm	7.7	4	12.56	16	Good	Non-Specimen	
627	Sabal palmetto	Cabbage palm	8.2	5	19.63	18	Good	Non-Specimen	
628	Sabal palmetto	Cabbage palm	11.6	5	19.63	20	Good	Non-Specimen	
629	Sabal palmetto	Cabbage palm	11.5	4	12.56	23	Good	Non-Specimen	
631	Senna surattensis	Golden senna	14.2	14	153.86	15	Good	Non-Specimen	
632	Jatropha integerrima	Peregrina	9.6	13	132.67	10	Good	Non-Specimen	
633	Ptychosperma elegans	Solitaire palm	10.7	16	200.96	29	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
634	Clusia rosea	Pitch apple	15.4	20	314.00	31	Good	Non-Specimen	
635	Livistona chinensis	Chinese fan palm	8.9	7	38.47	27	Good	Non-Specimen	
636	Livistona chinensis	Chinese fan palm	10.6	11	94.99	14	Good	Non-Specimen	
637	Phoenix roebelenii	Pygmy date palm	4.2	8	50.24	7	Good	Non-Specimen	
638	Ptychosperma elegans	Solitaire palm	8.5	32	803.84	30	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
639	Livistona chinensis	Chinese fan palm	9.1	8	50.24	25	Good	Non-Specimen	
640	Livistona chinensis	Chinese fan palm	8.8	10	78.50	26	Good	Non-Specimen	
642	Plumeria rubra	Mexican plumeria	4.2	12	113.04	7	Good	Non-Specimen	
643	Livistona chinensis	Chinese fan palm	9	12	113.04	17	Good	Non-Specimen	
644	Livistona chinensis	Chinese fan palm	9.4	7	38.47	22	Good	Non-Specimen	
645	Ptychosperma elegans	Solitaire palm	4.9	30	706.50	30	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
646	Phoenix roebelenii	Pygmy date palm	4.2	5	19.63	7	Good	Non-Specimen	
647	Phoenix roebelenii	Pygmy date palm	4.1	3	7.07	8	Good		
648	Livistona chinensis	Chinese fan palm	10	8	50.24	9	Good	Non-Specimen	
649	Livistona chinensis	Chinese fan palm	10	6	28.26	9	Good	Non-Specimen	
650	Quercus virginiana	Live oak	12	26	530.66	26	Good	Non-Specimen	
651	Phoenix roebelenii	Pygmy date palm	3	8	50.24	8	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
652	Phoenix roebelenii	Pygmy date palm	3	5	19.63	7	Good	Non-Specimen	
653	Quercus virginiana	Live oak	10.2	7	38.47	27	Good	Non-Specimen	
654	Quercus virginiana	Live oak	8.9	18	254.34	20	Good	Non-Specimen	
630	Terminalia buceras	Black olive	22.1	35	961.63	42	Good	Specimen	The tree had a broken leader, CRZ impacts at 35%, sapsucker damage, and pruning damage.
655	Ptychosperma elegans	Solitaire palm	4.6	12	113.04	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
656	Ptychosperma elegans	Solitaire palm	6	14	153.86	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
657	Ptychosperma elegans	Solitaire palm	5.4	12	113.04	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
658	Swetenia mahagoni	West Indian mahogany	21.6	35	961.63	45	Good	Specimen	The tree had included bark and CRZ impacts at 30%.
659	Swetenia mahagoni	West Indian mahogany	28.3	45	1589.63	47	Good	Specimen	The tree had included bark and CRZ impacts at 40%.
660	Ptychosperma elegans	Solitaire palm	5.7	10	78.50	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
661	Ptychosperma elegans	Solitaire palm	4.1	10	78.50	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
662	Ptychosperma elegans	Solitaire palm	5.7	12	113.04	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
663	Ptychosperma elegans	Solitaire palm	3.9	8	50.24	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
664	Ptychosperma elegans	Solitaire palm	5.6	12	113.04	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
665	Ptychosperma elegans	Solitaire palm	4	6	28.26	18	Good	Non-Specimen	
666	Conocarpus erectus	Buttonwood	6.4	20	314.00	20	Good	Non-Specimen	
667	Swetenia mahagoni	West Indian mahogany	18.5	30	706.50	45	Good	Specimen	Good condition.
668	Swetenia mahagoni	West Indian mahogany	16.8	28	615.44	40	Good	Non-Specimen	
669	Swetenia mahagoni	West Indian mahogany	18.9	30	706.50	40	Fair	Specimen	The tree was observed to have canopy dieback, CRZ impacts at 20%, and included bark.
670	Swetenia mahagoni	West Indian mahogany	14.1	30	706.50	38	Good	Non-Specimen	

Tree ID	Scientific Name	Common Name	DBH (in.)	Canopy Spread (ft.)	Canopy Area (sq. ft.)	Height (ft.)	Condition	Tree Type	Comments
671	Swetenia mahagoni	West Indian mahogany	18.9	35	961.63	39	Good	Specimen	Included bark was observed on the tree.
672	Swetenia mahagoni	West Indian mahogany	25.2	35	961.63	40		Specimen	The tree had included bark, pruning damage, and CRZ impacts at 25%.
673	Swetenia mahagoni	West Indian mahogany	11.3	25	490.63	40	Good	Non-Specimen	
674	Swetenia mahagoni	West Indian mahogany	17.4	30	706.50	39	Good	Non-Specimen	
675	Conocarpus erectus	Buttonwood	12.6	50	1962.50	38	Good	Non-Specimen	
676	Swietenia mahagoni	West Indian mahogany	23.7	30	706.50	44	Good	Specimen	The tree's CRZ was impacted at 40%, and pruning damage and included bark were observed.
677	Conocarpus erectus	Buttonwood	9.5	60	2826.00	38	Good	Non-Specimen	Canopy spread was combined for multiple stems.
678	Swietenia mahagoni	West Indian mahogany	17.5	35	961.63	45	Good	Non-Specimen	
679	Swietenia mahagoni	West Indian mahogany	25	35	961.63	47	Good	Specimen	The DBH was estimated on this cocoplum hedge, pruning damage was observed and there were multiple leaders.
680	Swietenia mahagoni	West Indian mahogany	9.4	25	490.63	25	Good	Non-Specimen	
681	Swietenia mahagoni	West Indian mahogany	18.5	25	490.63	37	Good	Specimen	The tree has multiple leaders, pruning damage, and the CRZ was impacted by 25%.
682	Swietenia mahagoni	West Indian mahogany	27.2	40	1256.00	45	Good	Specimen	The tree showed signs of pruning damage, and the CRZ was impacted by 30%.
684	Quercus virginiana	Live oak	16.8	35	961.63	38	Good	Non-Specimen	
685	Ptychosperma elegans	Solitaire palm	4.7	12	113.04	15	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
686	Ptychosperma elegans	Solitaire palm	10.6	15	176.63	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
687	Ptychosperma elegans	Solitaire palm	11	15	176.63	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
688	Ptychosperma elegans	Solitaire palm	4.6	10	78.50	15	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
689	Ptychosperma elegans	Solitaire palm	5.1	8	50.24	15	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
690	Podocarpus macrophyllus	Yew plum pine	4.2	22	369.00	14	Good	Non-Specimen	Canopy spread was mapped aerially.
691	Tabebuia heterophylla	Pink trumpet-tree	8.8	18	254.34	38	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
692	Dypsis lutescens	Areca palm	–	25	476.00	15	Good	Non-Specimen	Canopy spread was mapped aerially.
693	Melaleuca viminalis	Weeping bottlebrush	7.9	28	615.44	28	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
694	Sabal palmetto	Cabbage palm	10.5	10	78.50	20	Good	Non-Specimen	
695	Sabal palmetto	Cabbage palm	14.2	10	78.50	20	Good	Non-Specimen	
696	Sabal palmetto	Cabbage palm	12.3	8	50.24	21	Good	Non-Specimen	
697	Sabal palmetto	Cabbage palm	12.3	12	113.04	24	Good	Non-Specimen	
698	Sabal palmetto	Cabbage palm	10.8	10	78.50	22	Good	Non-Specimen	
699	Sabal palmetto	Cabbage palm	9.5	8	50.24	24	Good	Non-Specimen	
700	Sabal palmetto	Cabbage palm	12.3	8	50.24	20	Good	Non-Specimen	
701	Sabal palmetto	Cabbage palm	9.9	8	50.24	24	Good	Non-Specimen	
702	Sabal palmetto	Cabbage palm	14	8	50.24	20	Good	Non-Specimen	
703	Sabal palmetto	Cabbage palm	11.3	10	78.50	20	Good	Non-Specimen	
704	Sabal palmetto	Cabbage palm	7.4	12	113.04	20	Good	Non-Specimen	
705	Sabal palmetto	Cabbage palm	9.5	10	78.50	20	Good	Non-Specimen	
706	Ptychosperma elegans	Solitaire palm	6.5	7	38.47	16	Good	Non-Specimen	
707	Wodyetia bifurcata	Foxtail palm	8.5	8	50.24	20	Good	Non-Specimen	
708	Nerium oleander	Oleander	9.2	20	314.00	25	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
709	Wodyetia bifurcata	Foxtail palm	10.5	10	78.50	20	Good	Non-Specimen	
710	Wodyetia bifurcata	Foxtail palm	10.6	10	78.50	18	Good	Non-Specimen	
711	Nerium oleander	Oleander	7.7	18	254.34	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
712	Nerium oleander	Oleander	4.1	14	153.86	15	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
713	Livistona chinensis	Chinese Fan Palm	8.9	10	78.50	8	Good	Non-Specimen	
714	Livistona chinensis	Chinese Fan Palm	8.2	8	50.24	8	Good	Non-Specimen	
715	Phoenix roebelenii	Pygmy date palm	7.8	4	12.56	5	Good	Non-Specimen	
716	Ptychosperma elegans	Solitaire palm	3.7	21	363.00	28	Good	Non-Specimen	Canopy spread was mapped aerially.
718	Livistona chinensis	Chinese Fan Palm	6.9	12	113.04	18	Good	Non-Specimen	
718	Livistona chinensis	Chinese Fan Palm	7.6	12	113.04	15	Good	Non-Specimen	
719	Livistona chinensis	Chinese Fan Palm	7.1	12	113.04	15	Good	Non-Specimen	
720	Livistona chinensis	Chinese Fan Palm	6.6	12	113.04	18	Good	Non-Specimen	
721	Ptychosperma elegans	Solitaire palm	4.5	21	338.00	27	Good	Non-Specimen	Canopy spread was mapped aerially.
722	Phoenix roebelenii	Pygmy date palm	8.4	8	50.24	5	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
723	Livistona chinensis	Chinese Fan Palm	7	14	153.86	16	Good	Non-Specimen	
724	Livistona chinensis	Chinese Fan Palm	8.1	14	153.86	14	Good	Non-Specimen	
726	Ptychosperma elegans	Solitaire palm	9	12	113.04	35	Good	Non-Specimen	
727	Ptychosperma elegans	Solitaire palm	9.6	12	113.04	40	Good	Non-Specimen	
728	Ptychosperma elegans	Solitaire palm	8	12	113.04	30	Good	Non-Specimen	
729	Ptychosperma elegans	Solitaire palm	10.2	12	113.04	40	Good	Non-Specimen	
730	Sabal palmetto	Cabbage palm	9	12	113.04	22	Good	Non-Specimen	
731	Conocarpus erectus	Buttonwood	9.5	20	314.00	28	Good	Non-Specimen	
732	Conocarpus erectus	Buttonwood	9	20	314.00	27	Good	Non-Specimen	
733	Quercus virginiana	Live oak	8.5	18	254.34	22	Good	Non-Specimen	
734	Ptychosperma elegans	Solitaire palm	6.5	8	50.24	18	Good	Non-Specimen	
736	Ptychosperma elegans	Solitaire palm	7.4	10	78.50	24	Good	Non-Specimen	
736	Sabal palmetto	Cabbage palm	11.4	10	78.50	24	Good	Non-Specimen	
737	Sabal palmetto	Cabbage palm	14.5	10	78.50	24	Good	Non-Specimen	
738	Sabal palmetto	Cabbage palm	11.9	12	113.04	24	Good	Non-Specimen	
739	Sabal palmetto	Cabbage palm	10.9	10	78.50	25	Good	Non-Specimen	
740	Sabal palmetto	Cabbage palm	11.7	10	78.50	25	Good	Non-Specimen	
741	Sabal palmetto	Cabbage palm	14.1	12	113.04	24	Good	Non-Specimen	
742	Ptychosperma elegans	Solitaire palm	7	17	226.87	16	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
743	Sabal palmetto	Cabbage palm	11.6	12	113.04	26	Good	Non-Specimen	
734	Sabal palmetto	Cabbage palm	11	12	113.04	25	Good	Non-Specimen	
745	Quercus virginiana	Live oak	8.3	14	153.86	24	Good	Non-Specimen	
746	Sabal palmetto	Cabbage palm	11.1	12	113.04	27	Good	Non-Specimen	
747	Sabal palmetto	Cabbage palm	11.7	12	113.04	27	Good	Non-Specimen	
738	Sabal palmetto	Cabbage palm	11.4	12	113.04	27	Good	Non-Specimen	
749	Sabal palmetto	Cabbage palm	12	10	78.50	22	Good	Non-Specimen	
750	Ptychosperma elegans	Solitaire palm	6.6	8	50.24	20	Good	Non-Specimen	
751	Ptychosperma elegans	Solitaire palm	7.5	8	50.24	18	Good	Non-Specimen	
752	Ptychosperma elegans	Solitaire palm	6.6	8	50.24	20	Good	Non-Specimen	
753	Ptychosperma elegans	Solitaire palm	7.9	10	78.50	24	Good	Non-Specimen	
754	Ptychosperma elegans	Solitaire palm	6.3	10	78.50	20	Good	Non-Specimen	
755	Ptychosperma elegans	Solitaire palm	7.3	10	78.50	24	Good	Non-Specimen	
756	Sabal palmetto	Cabbage palm	11	12	113.04	25	Good	Non-Specimen	
757	Sabal palmetto	Cabbage palm	10.9	10	78.50	24	Good	Non-Specimen	
758	Sabal palmetto	Cabbage palm	11.7	12	113.04	24	Good	Non-Specimen	
759	Sabal palmetto	Cabbage palm	11.4	10	78.50	20	Good	Non-Specimen	
760	Sabal palmetto	Cabbage palm	12	12	113.04	20	Good	Non-Specimen	
761	Sabal palmetto	Cabbage palm	10.5	12	113.04	18	Good	Non-Specimen	
762	Quercus virginiana	Live oak	9.2	17	226.87	17	Good	Non-Specimen	
763	Sabal palmetto	Cabbage palm	11.1	10	78.50	25	Good	Non-Specimen	
764	Sabal palmetto	Cabbage palm	10.4	12	113.04	24	Good	Non-Specimen	
765	Sabal palmetto	Cabbage palm	10.2	12	113.04	25	Good	Non-Specimen	
766	Sabal palmetto	Cabbage palm	10.7	10	78.50	25	Good	Non-Specimen	
767	Sabal palmetto	Cabbage palm	14.3	12	113.04	24	Good	Non-Specimen	
768	Sabal palmetto	Cabbage palm	10.8	12	113.04	25	Good	Non-Specimen	
769	Sabal palmetto	Cabbage palm	10.6	10	78.50	25	Good	Non-Specimen	

Tree ID	Scientific Name	Common Name	DBH (in.)	Canopy Spread (ft.)	Canopy Area (sq. ft.)	Height (ft.)	Condition	Tree Type	Comments
770	Sabal palmetto	Cabbage palm	10.2	12	113.04	25	Good	Non-Specimen	
771	Sabal palmetto	Cabbage palm	10.6	10	78.50	22	Good	Non-Specimen	
772	Sabal palmetto	Cabbage palm	11.8	10	78.50	20	Good	Non-Specimen	
773	Quercus virginiana	Live oak	9.8	24	452.16	24	Good	Non-Specimen	
774	Sabal palmetto	Cabbage palm	11	10	78.50	23	Good	Non-Specimen	
775	Sabal palmetto	Cabbage palm	12.9	12	113.04	25	Good	Non-Specimen	
776	Sabal palmetto	Cabbage palm	13.5	12	113.04	25	Good	Non-Specimen	
777	Sabal palmetto	Cabbage palm	10.8	12	113.04	29	Good	Non-Specimen	
778	Sabal palmetto	Cabbage palm	13.7	12	113.04	27	Good	Non-Specimen	
779	Ptychosperma elegans	Solitaire palm	7.2	16	200.96	15	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
780	Ptychosperma elegans	Solitaire palm	9.7	16	200.96	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
781	Sabal palmetto	Cabbage palm	11.9	12	113.04	25	Good	Non-Specimen	
782	Sabal palmetto	Cabbage palm	9.2	12	113.04	23	Good	Non-Specimen	
783	Sabal palmetto	Cabbage palm	11.5	14	153.86	27	Good	Non-Specimen	
784	Sabal palmetto	Cabbage palm	12.5	13	132.67	28	Good	Non-Specimen	
785	Sabal palmetto	Cabbage palm	10.8	14	153.86	20	Good	Non-Specimen	
786	Sabal palmetto	Cabbage palm	13.7	8	50.24	28	Good	Non-Specimen	
787	Sabal palmetto	Cabbage palm	11	12	113.04	28	Good	Non-Specimen	
788	Sabal palmetto	Cabbage palm	13.6	12	113.04	28	Good	Non-Specimen	
789	Sabal palmetto	Cabbage palm	13.4	12	113.04	24	Good	Non-Specimen	
790	Ptychosperma elegans	Solitaire palm	9.8	20	314.00	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
791	Ptychosperma elegans	Solitaire palm	9.5	18	254.34	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
792	Ptychosperma elegans	Solitaire palm	8.6	14	153.86	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
793	Sabal palmetto	Cabbage palm	12.7	12	113.04	21	Good	Non-Specimen	
794	Sabal palmetto	Cabbage palm	15.5	14	153.86	26	Good	Non-Specimen	
795	Sabal palmetto	Cabbage palm	12.4	12	113.04	18	Good	Non-Specimen	
796	Quercus virginiana	Live oak	9.3	22	379.94	20	Good	Non-Specimen	
797	Quercus virginiana	Live oak	11.3	22	379.94	22	Good	Non-Specimen	
798	Ptychosperma elegans	Solitaire palm	10.1	18	254.34	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
799	Sabal palmetto	Cabbage palm	10.1	12	113.04	24	Good	Non-Specimen	
800	Sabal palmetto	Cabbage palm	13.9	12	113.04	25	Good	Non-Specimen	
801	Sabal palmetto	Cabbage palm	13.4	12	113.04	25	Good	Non-Specimen	
802	Sabal palmetto	Cabbage palm	10.5	12	113.04	26	Good	Non-Specimen	
803	Quercus virginiana	Live oak	8.7	21	346.19	18	Good	Non-Specimen	
804	Sabal palmetto	Cabbage palm	11.6	12	113.04	20	Good	Non-Specimen	
805	Sabal palmetto	Cabbage palm	12.9	14	153.86	25	Good	Non-Specimen	
806	Sabal palmetto	Cabbage palm	12.9	12	113.04	26	Good	Non-Specimen	
807	Sabal palmetto	Cabbage palm	11.6	12	113.04	26	Good	Non-Specimen	
808	Sabal palmetto	Cabbage palm	11.3	12	113.04	27	Good	Non-Specimen	
809	Sabal palmetto	Cabbage palm	10.1	12	113.04	24	Good	Non-Specimen	
810	Livistona chinensis	Chinese Fan Palm	10.9	12	113.04	10	Good	Non-Specimen	
811	Ptychosperma elegans	Solitaire palm	6.9	7	38.47	28	Good	Non-Specimen	
812	Ravenala madagascariensis	Traveller's palm	10.3	20	314.00	14	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
813	Ptychosperma elegans	Solitaire palm	7.9	12	113.04	27	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
814	Livistona chinensis	Chinese Fan Palm	8.9	14	153.86	10	Good	Non-Specimen	
815	Ravenala madagascariensis	Traveller's palm	10.1	22	379.94	20	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
816	Ptychosperma elegans	Solitaire palm	16.8	13	132.67	27	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
817	Livistona chinensis	Chinese Fan Palm	7.6	14	153.86	17	Good	Non-Specimen	
818	Ptychosperma elegans	Solitaire palm	10.1	14	153.86	27	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
819	Ptychosperma elegans	Solitaire palm	11.2	20	314.00	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
820	Ptychosperma elegans	Solitaire palm	7.2	8	50.24	28	Good	Non-Specimen	
821	Ptychosperma elegans	Solitaire palm	10.6	14	153.86	9	Good	Non-Specimen	
822	Ptychosperma elegans	Solitaire palm	7.2	12	113.04	28	Good	Non-Specimen	
823	Ravenala madagascariensis	Traveller's palm	9.2	25	490.63	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
824	Quercus virginiana	Live oak	32.3	50	1962.50	47	Good	Specimen	The tree showed signs of included bark and CRZ impacts were at 40%.
825	Livistona chinensis	Chinese Fan Palm	7.5	14	153.86	9	Good	Non-Specimen	
826	Quercus virginiana	Live oak	12.5	21	346.19	23	Good	Non-Specimen	
827	Sabal palmetto	Cabbage palm	12.6	14	153.86	27	Good	Non-Specimen	
828	Sabal palmetto	Cabbage palm	8.2	12	113.04	24	Good	Non-Specimen	
829	Sabal palmetto	Cabbage palm	7.6	12	113.04	26	Good		
830	Sabal palmetto	Cabbage palm	8.4	12	113.04	27	Good	Non-Specimen	
831	Sabal palmetto	Cabbage palm	8.4	12	113.04	16	Good	Non-Specimen	
832	Sabal palmetto	Cabbage palm	8	12	113.04	26	Good	Non-Specimen	
833	Ptychosperma elegans	Solitaire palm	13	27	568.00	37	Good	Non-Specimen	Canopy spread was mapped aerially.
834	Phoenix roebelenii	Pygmy date palm	3.5	8	50.24	8	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
835	Ptychosperma elegans	Solitaire palm	11	48	1796.00	20	Good		Canopy spread was mapped aerially.
836	Livistona chinensis	Chinese Fan Palm	8.2	14	153.86	14	Good	Non-Specimen	
837	Livistona chinensis	Chinese Fan Palm	8.5	14	153.86	14	Good	Non-Specimen	
838	Livistona chinensis	Chinese Fan Palm	8.9	14	153.86	13	Good	Non-Specimen	
839	Livistona chinensis	Chinese Fan Palm	9.8	14	153.86	13	Good	Non-Specimen	
840	Ptychosperma elegans	Solitaire palm	6.2	16	200.96	20	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
841	Phoenix roebelenii	Pygmy date palm	6.1	8	50.24	8	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
842	Ptychosperma elegans	Solitaire palm	12	28	610.00	25	Good	Non-Specimen	Canopy spread was mapped aerially.
843	Wodyetia bifurcata	Foxtail palm	11	15	176.63	20	Good	Non-Specimen	
844	Wodyetia bifurcata	Foxtail palm	9.6	14	153.86	21	Good	Non-Specimen	
845	Terminalia buceras	Black olive	16.7	26	530.66	26	Good	Non-Specimen	
846	Swetenia mahagoni	West Indian mahogany	15.5	24	452.16	28	Good	Non-Specimen	
847	Swetenia mahagoni	West Indian mahogany	18.8	24	452.16	32	Good	Specimen	The tree's CRZ was impacted at 45%, and pruning damage was observed.
848	Swetenia mahagoni	West Indian mahogany	26.1	40	1256.00	35	Good	Specimen	The tree's CRZ was impacted at 40%, and pruning damage was observed.
849	Swetenia mahagoni	West Indian mahogany	15.2	22	379.94	28	Good	Non-Specimen	
850	Swetenia mahagoni	West Indian mahogany	15.8	35	961.63	27	Good	Non-Specimen	
851	Terminalia buceras	Black olive	17.4	37	1074.67	28	Good	Non-Specimen	
852	Ptychosperma elegans	Solitaire palm	7.4	10	78.50	28	Good	Non-Specimen	
853	Ptychosperma elegans	Solitaire palm	7.4	10	78.50	30	Good	Non-Specimen	
854	Ptychosperma elegans	Solitaire palm	6.1	10	78.50	26	Good	Non-Specimen	
855	Ptychosperma elegans	Solitaire palm	6.2	10	78.50	27	Good	Non-Specimen	
856	Conocarpus erectus	Buttonwood	10	20	314.00	20	Good	Non-Specimen	
857	Conocarpus erectus	Buttonwood	5.6	10	78.50	13	Good	Non-Specimen	
858	Conocarpus erectus	Buttonwood	6.3	10	78.50	14	Good	Non-Specimen	
859	Conocarpus erectus	Buttonwood	9.3	11	94.99	17	Good	Non-Specimen	
860	Conocarpus erectus	Buttonwood	11.6	16	200.96	18	Good	Non-Specimen	
861	Conocarpus erectus	Buttonwood	5.7	11	94.99	10	Good	Non-Specimen	
900*	Pheonix roebelenii	Pygmy date palm	6	12	113.04	8	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because this tree included multiple stems. Canopy spread was combined for the multiple stems
901*	Quercus virginiana	Live oak	--	27	572.27	27	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
902*	Conocarpus erectus	Buttonwood	--	14	153.86	24	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
903*	Conocarpus erectus	Buttonwood	--	17	226.87	22	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
904*	Conocarpus erectus	Buttonwood	--	15	176.63	22	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
905*	Conocarpus erectus	Buttonwood	--	15	176.63	22	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.

Tree ID	Scientific Name	Common Name	DBH (in.)	Canopy Spread (ft.)	Canopy Area (sq. ft.)	Height (ft.)	Condition	Tree Type	Comments
906*	Conocarpus erectus	Buttonwood	--	12	113.04	22	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
907*	Conocarpus erectus	Buttonwood	--	12	113.04	18	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
908*	Conocarpus erectus	Buttonwood	--	20	314.00	18	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
909*	Conocarpus erectus	Buttonwood	--	25	490.63	20	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
910*	Conocarpus erectus	Buttonwood	--	28	615.44	28	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
911*	Conocarpus erectus	Buttonwood	--	30	706.50	28	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
912*	Conocarpus erectus	Buttonwood	--	20	314.00	24	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
913*	Conocarpus erectus	Buttonwood	--	20	314.00	25	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
914*	Conocarpus erectus	Buttonwood	--	20	314.00	25	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
915*	Swetenia mahagoni	West Indian mahogany	--	2	3.14	13	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
916*	Swetenia mahagoni	West Indian mahogany	--	5	19.63	13	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
917*	Swetenia mahagoni	West Indian mahogany	--	5	19.63	13	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
918*	Swetenia mahagoni	West Indian mahogany	--	4	12.56	13	Good	Non-Specimen	The dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
Off-Site Trees									
919*	Ficus benjamina	Weeping fig	--	45	1589.63	34	Good	Non-Specimen	Found off-site but near the boundary, the dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
920*	Sabal palmetto	Cabbage palm	--	12	113.04	25	Good	Non-Specimen	Found off-site but near the boundary, the dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
921*	Sabal palmetto	Cabbage palm	--	14	153.86	25	Good	Non-Specimen	Found off-site but near the boundary, the dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
922*	Sabal palmetto	Cabbage palm	--	12	113.04	25	Good	Non-Specimen	Found off-site but near the boundary, the dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
923*	Sabal palmetto	Cabbage palm	--	12	113.04	25	Good	Non-Specimen	Found off-site but near the boundary, the dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
924*	Sabal palmetto	Cabbage palm	--	12	113.04	25	Good	Non-Specimen	Found off-site but near the boundary, the dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.
925*	Sabal palmetto	Cabbage palm	--	6	28.26	18	Good	Non-Specimen	Found off-site but near the boundary, the dense hedge surrounding this tree prevented access so tree was not tagged but given a number in the field.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1:
TRACT "A", "PALMETTO OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

PARCEL 2:
TRACT "A", "COLUMBUS BUSINESS CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

AND

TRACT "B", "THE 79 SHOPS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

AND

THE SOUTH 5 FEET OF TRACT "A", THE 79 SHOPS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI–DADE COUNTY, FLORIDA AND CONTAINING A TOTAL OF 685,436 SQUARE FEET (15.735 ACRES), MORE OR LESS.

PARCEL 3:

EASEMENTS, AS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, BY AND AMONG CORPORATE PARK OF MIAMI, LLC., A FLORIDA LIMITED LIABILITY COMPANY ("EAST OWNER"), TO AND IN FAVOR OF ZINN CBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("WEST OWNER"), FILED JANUARY 31, 2013, RECORDED IN OFFICIAL RECORDS BOOK 28468, PAGE 4722; AS AFFECTED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, FILED MARCH 06, 2013, RECORDED IN OFFICIAL RECORDS BOOK 28516, PAGE 2949, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

CERTIFICATION:

TO SOUTHEAST RE ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; BRIDGE INDUSTRIAL:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(c), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/16/24.

DATE OF PLAT OR MAP: 7/16/24

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

BP DORAL 826 SITE
7705-7791 NW 48TH STREET
DORAL, FLORIDA 33166
(CITY OF DORAL, MIAMI-DADE COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572–1777
FAX: (954) 572–1778
E–MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

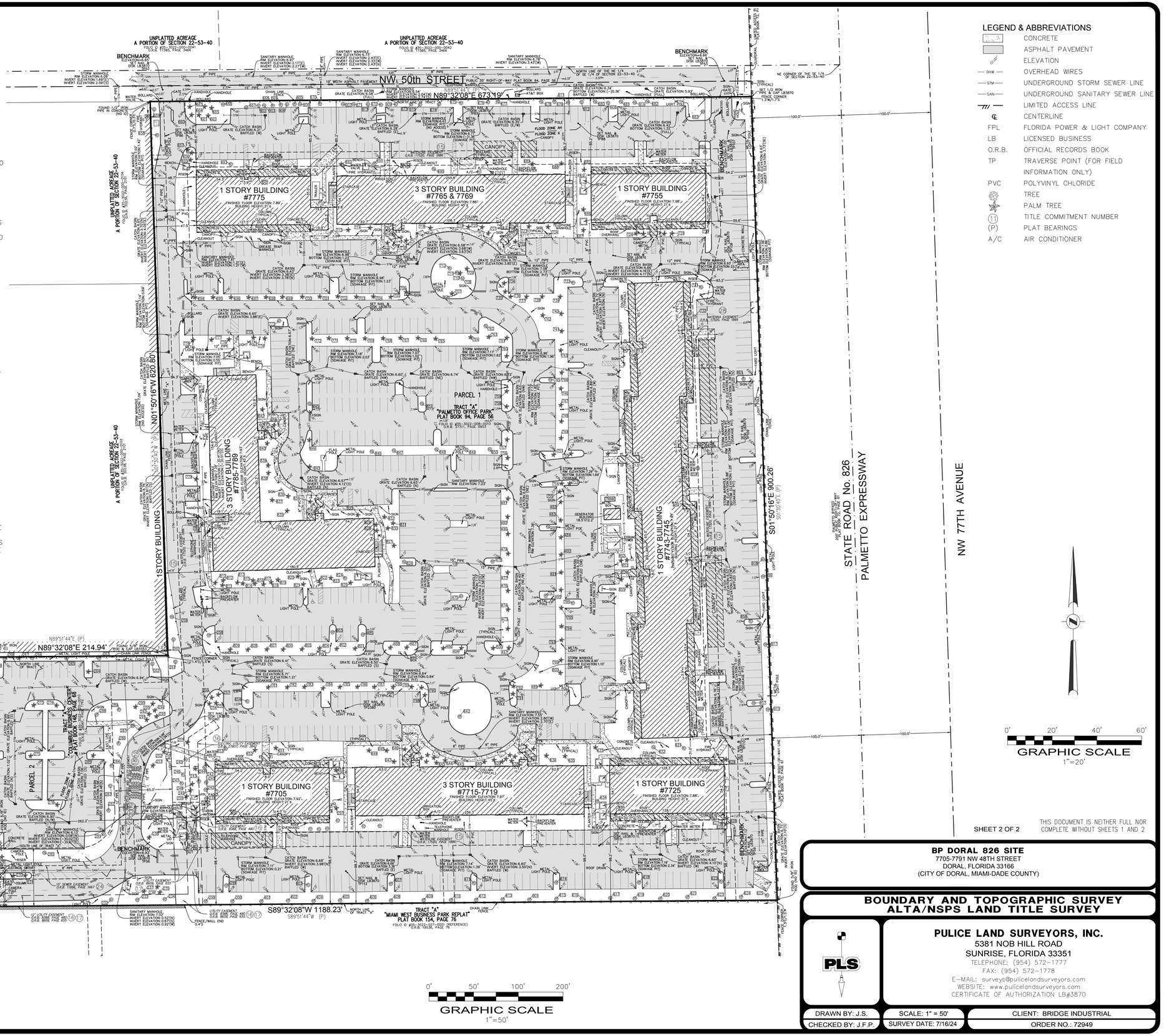
DRAWN BY: J.S. | CHECKED BY: J.F.P. | SCALE: 1" = 50' | SURVEY DATE: 7/16/24 | CLIENT: BRIDGE INDUSTRIAL | ORDER NO.: 72949

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK N-330-R, ELEVATION: 5.89 FEET & BENCHMARK N-314, ELEVATION: 6.76 FEET.
3. FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 7.00 FEET/NONE; PANEL #12086C0279L; COMMUNITY #120041; MAP DATE: 9/11/09.
4. THIS SITE LIES IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF TRACT "A" BEING N89°32'08"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NCS-1221316-MIA, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 16, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
   - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: MATTERS IN PLAT BOOK 94, PAGE 56 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS
   - ITEM 11: MATTERS IN PLAT BOOK 120, PAGE 23 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: MATTERS IN PLAT BOOK 148, PAGE 68 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 13: RESERVATIONS IN DEED NO. 16571 IN DEED BOOK 176, PAGE 339; AS AFFECTED BY CERTIFICATE OF DEED NO. 16571 IN O.R.B. 14325, PAGE 2026; AS AFFECTED BY QUIT CLAIM DEED IN O.R.B. 10616, PAGE 1527; AS AFFECTED BY QUIT CLAIM DEED IN O.R.B. 10616, PAGE 1528 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 14: TERMS, PROVISIONS, AND CONDITIONS IN UNITY OF TITLE IN O.R.B. 8026, PAGE 236; AS AFFECTED BY PARTIAL RELEASE OF UNITY OF TITLE IN O.R.B. 19079, PAGE 2706 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 15: EASEMENT IN O.R.B 8388, PAGE 477; AS AFFECTED BY CORRECTIVE WATER AND UTILITY EASEMENT IN O.R.B 17520, PAGE 1886 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 16: EASEMENT IN O.R.B. 8388, PAGE 480 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 17: EASEMENT IN O.R.B. 8609, PAGE 655 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 18: EASEMENT IN O.R.B. 10071, PAGE 829 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 19: EASEMENT IN O.R.B. 10071, PAGE 832 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 20: TERMS AND CONDITION OF AGREEMENT IN O.R.B. 10071, PAGE 834 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 21: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 10496, PAGE 1548 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 22: EASEMENT IN O.R.B. 11004, PAGE 1794 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 23: TERMS, PROVISIONS, AND CONDITIONS IN APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE IN O.R.B. 11425, PAGE 1425 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 24: EASEMENT IN O.R.B. 11896, PAGE 1667 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 25: TERMS, PROVISIONS, AND CONDITIONS IN ORDINANCE NUMBER 87-22 IN O.R.B. 13297, PAGE 1746 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 26: TERMS, PROVISIONS, AND CONDITIONS IN UNITY OF TITLE IN O.R.B. 13243, PAGE 705 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 27: TERMS, PROVISIONS, AND CONDITIONS IN BOARD ORDER NO. 95-40 IN O.R.B. 16723, PAGE 4319 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 28: EASEMENT IN O.R.B. 17520, PAGE 1895 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 29: TERMS, PROVISIONS, AND CONDITIONS IN DECLARATION OF USE IN O.R.B. 17646, PAGE 4459 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 30: TERMS, PROVISIONS, AND CONDITIONS IN NOTICES PURSUANT TO 713.10 F.S. IN O.R.B. 17640, PAGE 1645 APPLY TO THIS SITE BUT CANNOT BE PLOTTED
   - ITEM 31: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 17655, PAGE 2101 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 32: TERMS, PROVISIONS, AND CONDITIONS IN NOTICES PURSUANT TO 713.10 F.S. IN O.R.B. 17684, PAGE 1840 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 33: TERMS, PROVISIONS, AND CONDITIONS IN UNITY OF TITLE IN O.R.B. 17710, PAGE 3829 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 34: TERMS AND CONDITIONS OF MEMORANDUM OF PURCHASE AND SALE AGREEMENT IN O.R.B. 17719, PAGE 4054 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 35: TERMS, PROVISIONS, AND CONDITIONS IN RELEASE OF CLAIMS IN O.R.B. 17719, PAGE 4057 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 36: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 27907, PAGE 3842 APPLES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 37:. TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT IN O.R.B. 28468, PAGE 4722; AS AFFECTED BY RECIPROCAL EASEMENT AGREEMENT IN O.R.B. 28516, PAGE 2949 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 38: NOT ADDRESSED.
9. THIS SITE CONTAINS 1,007 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (984 REGULAR & 24 DISABLED).
10. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
11. TRACT "B", PLAT BOOK 120, PAGE 23 HAS BEEN REPLATTED AS A PORTION OF TRACT "A", "PALMETTO OFFICE PARK" PLAT BOOK 94, PAGE 56.
12. TREE TABLE WAS PREPARED BY SMART SCIENCES, INC.

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
OHW	OVERHEAD WIRES
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
	LIMITED ACCESS LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
PVC	POLYVINYL CHLORIDE
	TREE
	PALM TREE
(11)	TITLE COMMITMENT NUMBER
(P)	PLAT BEARINGS
A/C	AIR CONDITIONER



THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

BP DORAL 826 SITE
7705-7791 NW 48TH STREET
DORAL, FLORIDA 33166
(CITY OF DORAL, MIAMI-DADE COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

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CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 50'	CLIENT: BRIDGE INDUSTRIAL
CHECKED BY: J.F.P.	SURVEY DATE: 7/16/24	ORDER NO.: 72949