



Level 2 Tree Risk Assessment Report 3/30/2025

Location: 1240 San Remo Ave. Coral Gables FL,

Date of Assessment: April 5th, 2025

Assessor: Patrick Hannah Certified Arborist LLC.

(PATRICK HANNAH FL-6275A)

Client: Marcel Pierson

Assignment

At the request of Marcel Pierson, a Level 2 Tree Risk Assessment was conducted for a Live Oak (*Quercus virginiana*) located in the right of way at 1240 San Remo Ave, Coral Gables, FL. This assessment addresses the unpermitted removal of (2) 10-inch 1ST Order Branches, and (1)c12-inch diameter stub lower in trunk, in violation of the City of Coral Gables' regulations.

Methodology

The assessment was performed in accordance with ANSI A300 (Part 9) – 2025, Clause 13: Tree Risk Assessment standards and the International Society of Arboriculture's Best Management Practices. A comprehensive 360-degree visual inspection was conducted, examining the crown, trunk, root flare, above-ground roots, and site conditions. Tools utilized included a mallet for sounding and binoculars for canopy inspection. A two-year time frame was used for this assessment.

Aerial view with Tree location



Observations

- **Tree Characteristics:**
- **Species:** Live Oak (*Quercus virginiana*)
- **DBH:** 26 inches
- **Height:** 55 feet
- **Crown Spread:** 46 feet
- **Critical Root Zone (CRZ):** Approximately 40-foot diameter
- **Site Conditions:**
- The tree is situated within the public right-of-way, adjacent to pedestrian pathways and vehicular traffic.
- Soil conditions appear compacted, with limited understory vegetation.
- **Defects and Conditions:**
- Evidence of multiple first-order branch removals in the lower trunk region, including a recent unpermitted removal of a 12-inch diameter branch.
- Resultant overextended upper canopy with imbalanced weight distribution.
- Minor decay observed at previous pruning sites; however, no significant cavities or structural weaknesses detected at the time of assessment.

Risk Assessment

- **Likelihood of Failure:** Possible (due to altered weight distribution and overextended limbs)
- **Likelihood of Impacting Target:** Medium (considering proximity to pedestrian pathways and vehicular traffic)

- **Likelihood of Failure & Impact Combination: Unlikely**
- **Consequences of Failure: Significant (potential injury to persons and damage to property)**
- **Overall Risk Rating: Low for both large limb failure and whole tree failure**

Risk Tolerance

Risk tolerance refers to the level of risk an individual or organization is willing to accept regarding potential tree failures. Different stakeholders may have varying thresholds for risk acceptance based on factors such as property usage, occupancy rates, and personal preferences. It is essential for the property owner to determine their own risk tolerance and decide on the appropriate course of action for this tree.

ISA Risk Rating Matrix

The International Society of Arboriculture (ISA) utilizes a qualitative risk rating matrix to categorize tree risk levels:

- **Low: The likelihood of failure is minimal, and the potential consequences are negligible. Typically, no immediate action is required.**
- **Moderate: There is a discernible risk present. Mitigation measures are recommended to reduce potential hazards.**
- **High: Failure is likely, and the potential consequences are significant. Prompt mitigation is strongly advised.**
- **Extreme: Failure is imminent, with severe consequences expected. Immediate action is required to address the risk.**

This matrix assists in understanding the severity of identified risks and prioritizing necessary interventions.

Recommendations

1. Pruning:

- **Engage a certified arborist to perform structural pruning, focusing on reducing the length and weight of overextended branches to restore canopy balance.**
- **Ensure all pruning cuts adhere to ANSI A300 Part 1 standards to promote proper wound closure and minimize decay.**

2. Monitoring:

- **Schedule annual inspections to monitor wound closure, detect potential decay, and assess structural integrity.**
- **Document each inspection with photographs to track changes over time.**

3. Soil and Root Care:

- **Apply 2–4 inches of organic mulch around the base, keeping it away from the trunk, to improve soil moisture retention and root health.**
- **Avoid soil compaction within the CRZ by limiting foot traffic and refraining from parking vehicles near the tree.**

4. Supplemental Support:

- **Consider installing cabling or bracing systems in the upper canopy to provide additional support to overextended limbs, especially if pruning alone does not achieve desired risk reduction.**

5. Boost Tree Vigor

Wound closure is directly tied to tree energy reserves and health.

a. Mulch the Root Zone

- **Apply 2–4” of organic mulch in a wide ring around the tree (not touching the trunk).**
- **Mulch helps retain moisture, moderate soil temp, and build soil biology.**

b. Irrigate During Drought

- **Water deeply during dry periods (15–20 gallons per inch DBH per week).**
- **Use slow-drip irrigation or soaker hoses, especially for mature trees under stress.**

c. Soil Health Treatments

- **Air spade decompaction in the CRZ (critical root zone), especially if the site has construction compaction.**
- **Compost tea, biochar, or mycorrhizal inoculants can aid fine root development and health.**

6. Avoid Fertilizer Unless Deficient

- **Do not apply high-nitrogen fertilizers unless a soil test indicates deficiency.**
- **Over-fertilizing can push excessive shoot growth instead of supporting wound closure.**

7. Tree Growth Regulators (Optional, Advanced)

- **Consider Paclobutrazol (e.g., Cambistat) in urban settings where root space is limited. It slows shoot growth but increases fine root development and carbohydrate allocation—potentially speeding wound closure.**

8. Do Not Apply Wound Paints

- These seal in moisture and pathogens. Oaks are especially susceptible to fungal pathogens like Hypoxylon and Ganoderma.
- Let the tree use Compartmentalization of Decay in Trees (CODIT) to naturally seal off the wound.

Reinspection Interval

To ensure ongoing monitoring of the tree's condition, it is recommended that this tree undergo reinspection every six months, unless additional health or safety concerns arise that warrant more frequent assessments. Tree inspection services should be performed by an ISA Tree Risk Assessment Qualified (TRAQ) arborist skilled in the science of tree risk assessment. Regular evaluations will help in the early detection of potential issues and facilitate timely management decisions.

Assumptions and Limiting Conditions

This assessment was conducted as a ground-based visual inspection, limited to defects observable from ground level without the use of specialized diagnostic tools or climbing equipment. Factors such as dense foliage, site accessibility, and environmental conditions may have restricted the visibility of certain tree parts. No other trees on this property were inspected other than the one noted in this report. It is important to acknowledge that trees are dynamic living organisms subject to environmental influences; therefore, this assessment reflects the tree's condition at the time of inspection and does not guarantee future performance or structural stability.

Applicable Code Information

The unpermitted removal of large diameter first-order branches constitutes a violation of the City of Coral Gables' regulations. According to Chapter 82, Section 82-33 of the Coral Gables Code of Ordinances, "No person shall, without a written permit from the city manager and the tree preservation agency.



Pruning Prescription

Conditions of concern: Over extended branches in canopy with change in wind dampening.

Objectives: Push more growth into central leader and decrease likelihood of failure by reducing overextend branches within canopy.

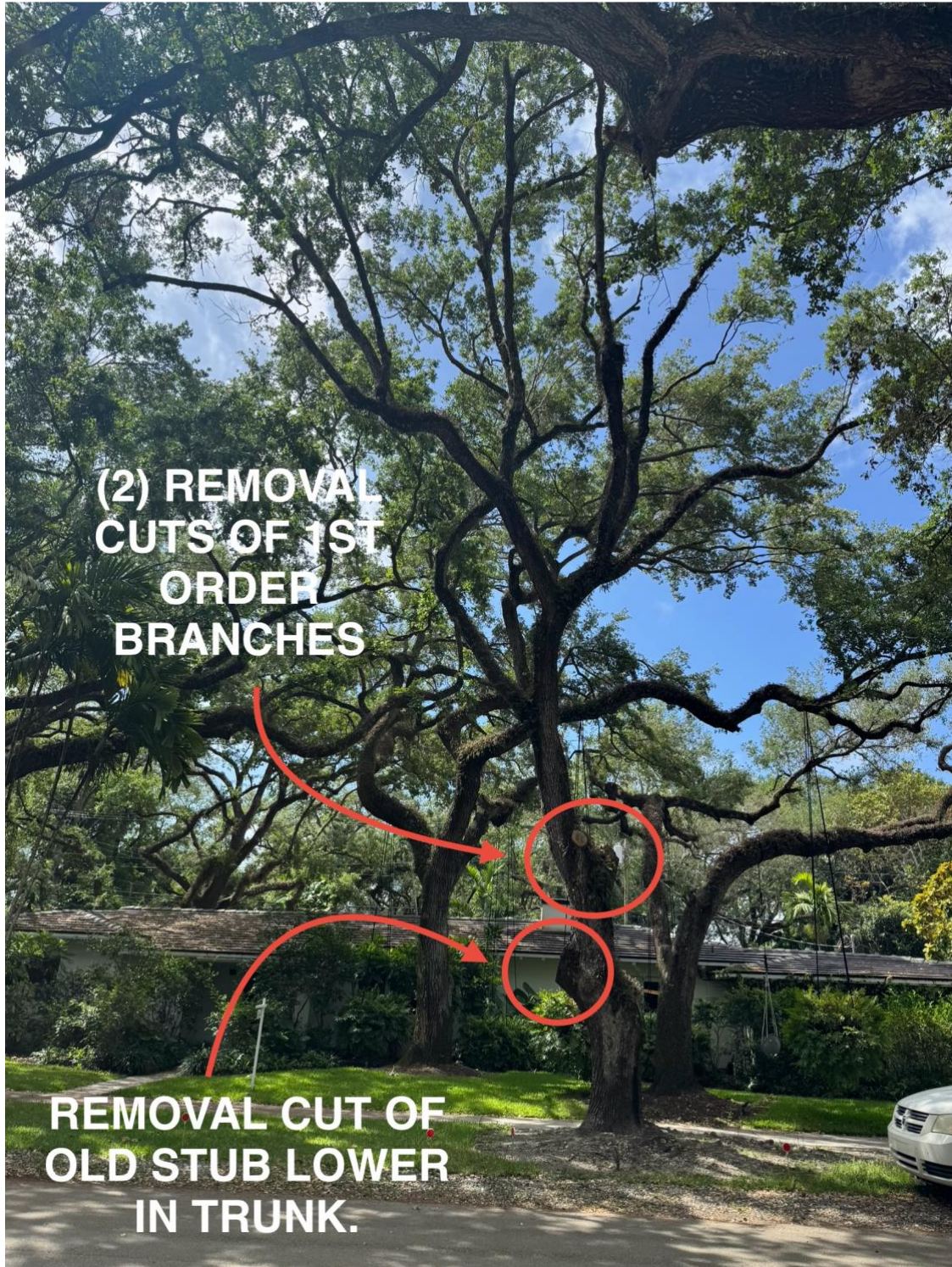
Pruning system: Natural

Interval: 3 Years

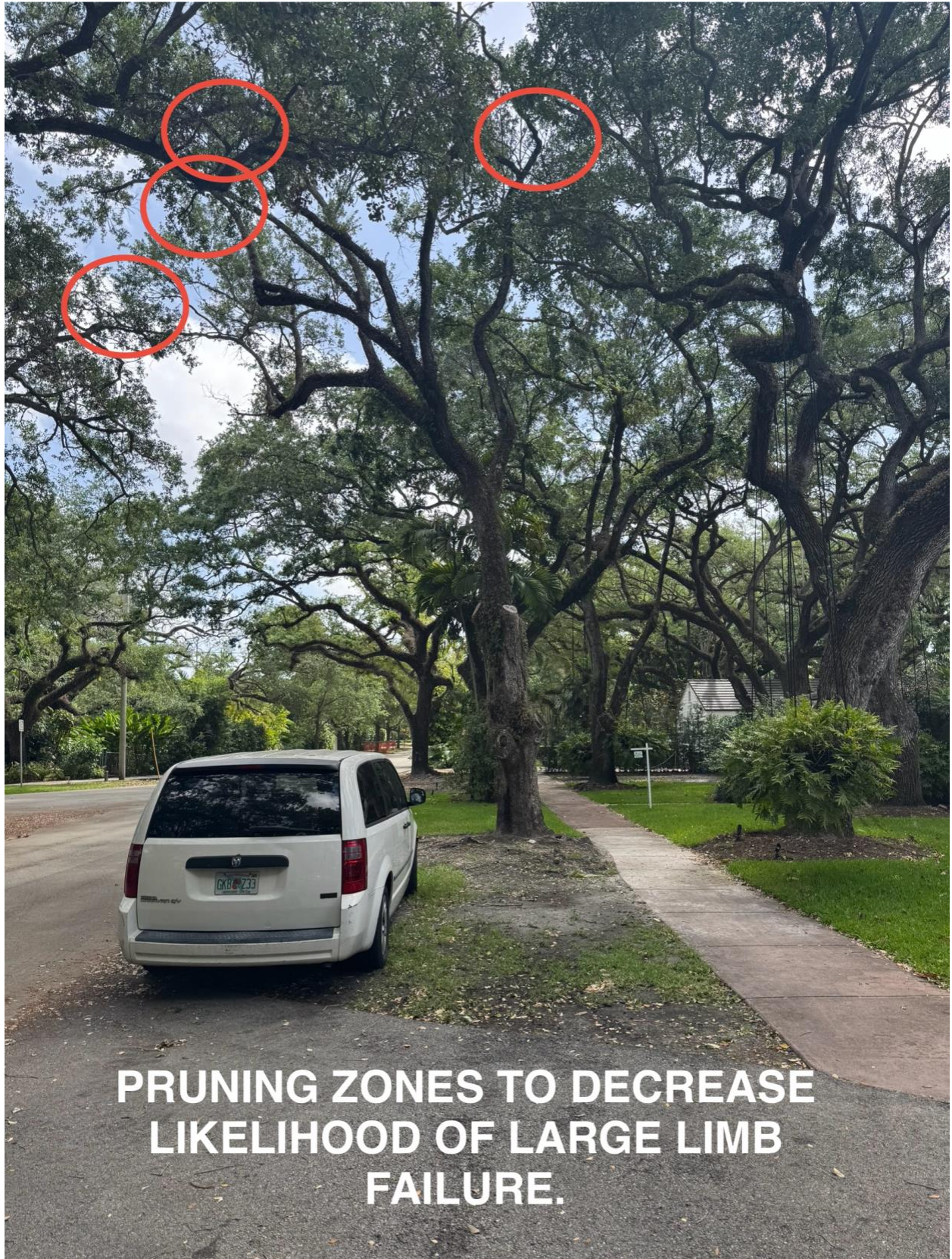
Branches to prune: (8-10 TOTAL) 1-3" REDUCTION CUTS ON THE ENDS ALL LIVE 1ST ORDER BRANCHES WITH ASPECT RATIO OF $> \frac{1}{2}$ WITHIN CANOPY.

Limitations: No removal cuts of any 1st Order branches, pruning must be done in accordance with ANSI A-300 part1, under direction of an I.S.A. Certified Arborist.

Photo Documentation







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 14 years.

I.S.A. CA FL-6275 A / PATRICK HANNAH
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The International Society of Arboriculture
Hereby Announces That
Patrick J. Hannah
Has Earned the Credential
ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Caitlyn Pugh
CEO & Executive Director

19 February 2011	30 June 2026	FL-6275A
Issue Date	Expiration Date	Certification Number



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Caitlyn Pugh
CEO & Executive Director

4 November 2022	4 November 2027
Issue Date	Expiration Date

