



PLANT ECOLOGY ♦ WILDLIFE MANAGEMENT ♦ ECOTOXICOLOGY

LETTER OF TRANSMITTAL

Contact: Mr. Cat Valdovino

Date: 03/04/05

Company: Brooks and Amaden

Project: Grand Oak Evaluation

From: Dr. Dale Meryman

Carey Farms Parcep

Phone: (813) 653-1125

Fax: (813) 653-1679

MEANS OF DELIVERY:

☒

US Mail

☐

Fed-X

☐

Fax

☐

Courier

☐

Pick-up

The following items have been enclosed:

Originals coming by mail: ☒ Yes ☐ No

Copies	Date	Description
2	02/29/08	Grand Tree Evaluation Report for Carey Farms Parcel

Remarks:

cc: Mr. Peter Schiffer, V.P. Love Investments

MEI File

This transmittal is intended for the addressee named herein and may contain information that is confidential. If you are not the intended recipient or the employee or agent responsible for delivery to the addressee, you are hereby notified that any review, dissemination, disclosure, or copying of this communication is strictly prohibited. If you have received this transmittal in error, please immediately notify us by telephone, and return the original transmittal and all attachments to us at the address below via the U.S. Postal Service. Thank you.

GRAND TREE EVALUATION
CAREY FARMS/BRANDON HYATT
SEC. 20, TWP. 29S, RGE. 20E
FOLIO #s: 068100-0000; 068101-0000;
HILLSBOROUGH COUNTY, FLORIDA

Prepared for:

Mr. Peter Schiffer
Love Investments
1050 Crown Pointe Parkway, Ste 960
Atlanta, GA 30338

and

Mr. John Schrecengost, Environmental Mgr.
Hillsborough County Planning & Growth
Management Department
601 E. Kennedy Blvd, 19th Floor
P.O. Box 1110
Tampa, Florida 33601-1110

Prepared By:

Meryman Environmental, Inc.
10408 Bloomingdale Avenue
Riverview, Florida 33569

February 29, 2008

TABLE OF CONTENTS

1.0 Introduction	1
2.0 Site Habitat Characteristics	1
3.0 Site Reconnaissance Results	1

FIGURES

1. Site Location Map and Folio Datum
2. Soil Type Location Map
3. Aerial Map Illustrating Subject Site's Agricultural and Residential Activities
4. Photographic Representation of Oak Trees On-Site
5. Oak Tree Location Map
6. Tree Condition Evaluation Forms

TABLES

1. Grand Oaks Evaluation Summary Table

1.0 Introduction

Meryman Environmental, Inc. was retained by Mr. Peter Schiffer of Love Investments, on February 11, 2008 to perform a Grand Oak Evaluation for the property located to the east of I-75, south of State Road 60 and west of Brandon Town Center Drive in Hillsborough County, Florida within Folio #s: 068100-0000 & 068101-0000 (Figure 1). The purpose of the evaluation was to be in compliance with the Hillsborough County October 1st, 2003 Grand Oak Ordinance. Based upon a condition of the Hillsborough County Planning and Growth Management Department Site Development Review Process, two (2) potential Grand Oaks (32"±) are assumed to exist on or adjacent to the site. A field reconnaissance was performed to evaluate the conditions of the roots, trunk, limb and branch structure, twigs and foliage of each of the county identified trees. A Tree Condition Evaluation Form was filled out for each referenced tree. A Summary Table is provided for ease of evaluation and for your review.

2.0 Site Habitat Characteristics

The site falls within (4) soil types, # 5 Bassinger-Holopaw-Samsula, # 29 Myakka Fine Sand, # 46 St Johns Fine Sand and # 61 Zolfo Fine Sand. Soil Type # 5 is considered a Hydric Soil (Figure 2).

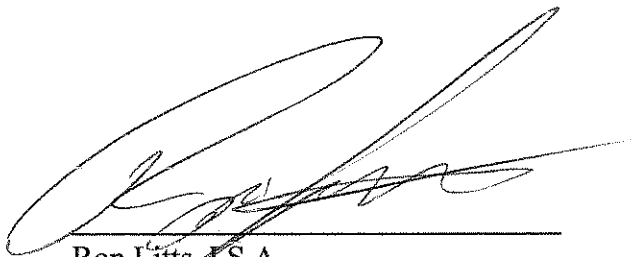
The property under the Florida Land Use Cover and Forms Classification System would be classified under # 191 Undeveloped land within urban areas, # 212 Unimproved pastures, # 231 Cattle feeding operations and # 6172 Mixed Shrubs (Figure 3). Large Live Oaks were located on site as shown in the photographs in Figure 4.

3.0 Site Reconnaissance Results

A field evaluation was conducted on February 22, 2008 to assess the condition of two (2) potential Grand Oak Trees identified by the Hillsborough County Natural Resources Department's Grand Oak Ordinance. Two (2) potential Oak trees 32" and above were shown in the site map (Figure 5).

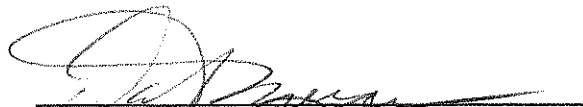
The two (2) surveyed and identified oaks were located, the dbh established and the trees were evaluated using the criteria listed on the Tree Condition Evaluation Form to assess the tree's condition. Tree's condition was determined from the sum of the condition points established from the rating of a tree's trunk circumference, height and average canopy. The condition ratings range from excellent to poor and are determined by a condition score system that weighs problems identified on each component of the tree. Each tree's location can be determined by referencing the number on the Grand Oak Evaluation Table, which corresponds to the identification number of each tree in Figure 5. The Tree Condition Evaluation Summary from the field reconnaissance are shown in Table 1. Two (2) Oak Trees (# 1 and # 2) by size can potentially be classified as GRAND, one (1) was not considered Grand Tree but is in a great condition and # 2 is too small to be considered a Grand Tree and it is a hazard.

This report was prepared by Ron Litts, I.S.A., Certified Arborist, under supervision of Dr. Dale Meryman, Project Manager.



Ron Litts, I.S.A.
Certified Arborist FL - 0996A

Date: 4/29/08

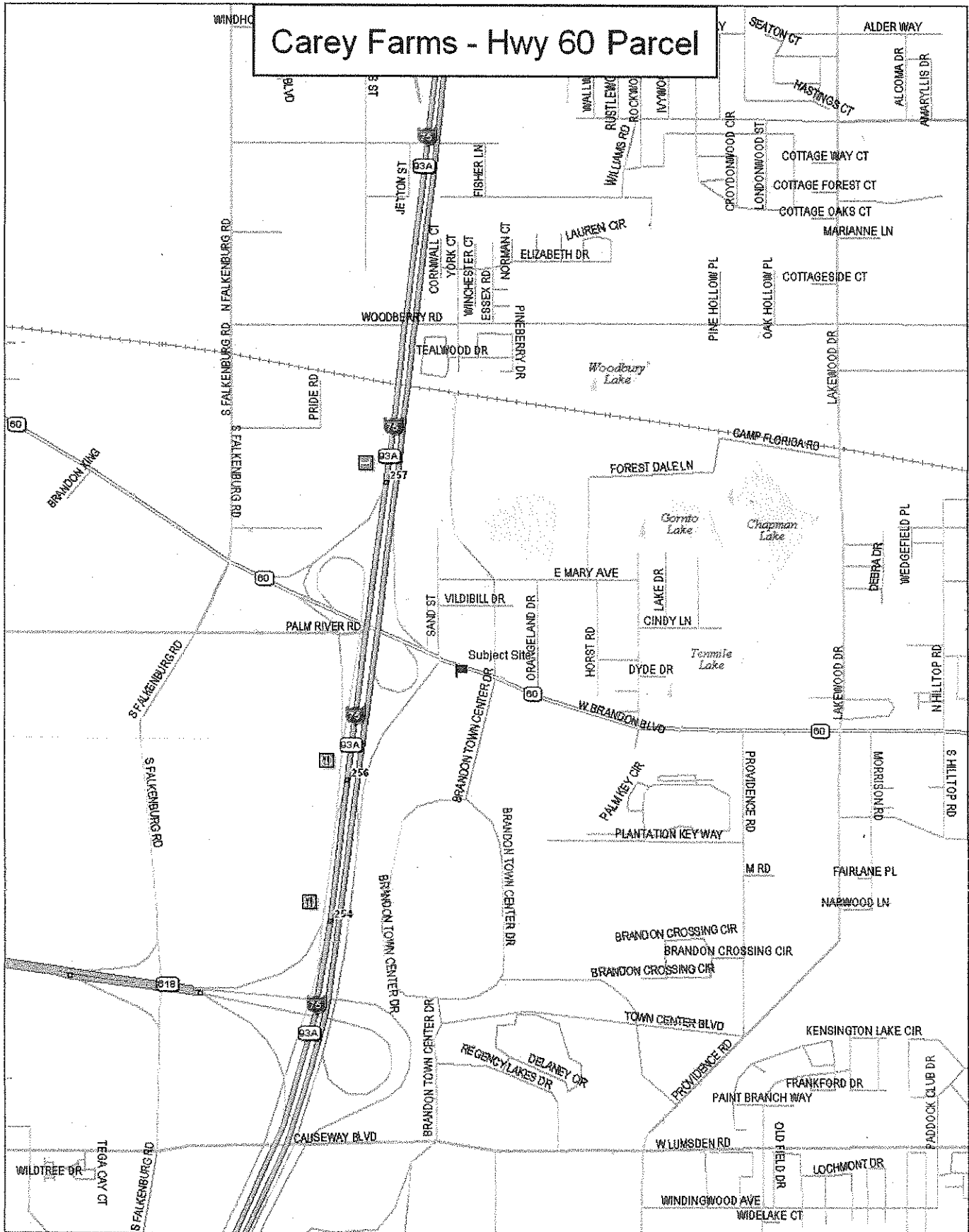


Dr. Dale Meryman, Principal
PCC056650 and GB349

Date: February 29, 2008

Figure 1.
Site Location Map and Folio Datum

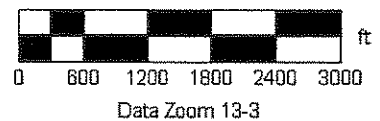
Carey Farms - Hwy 60 Parcel



Data use subject to license.

© 2006 DeLorme. Street Atlas USA® 2006.

www.delorme.com

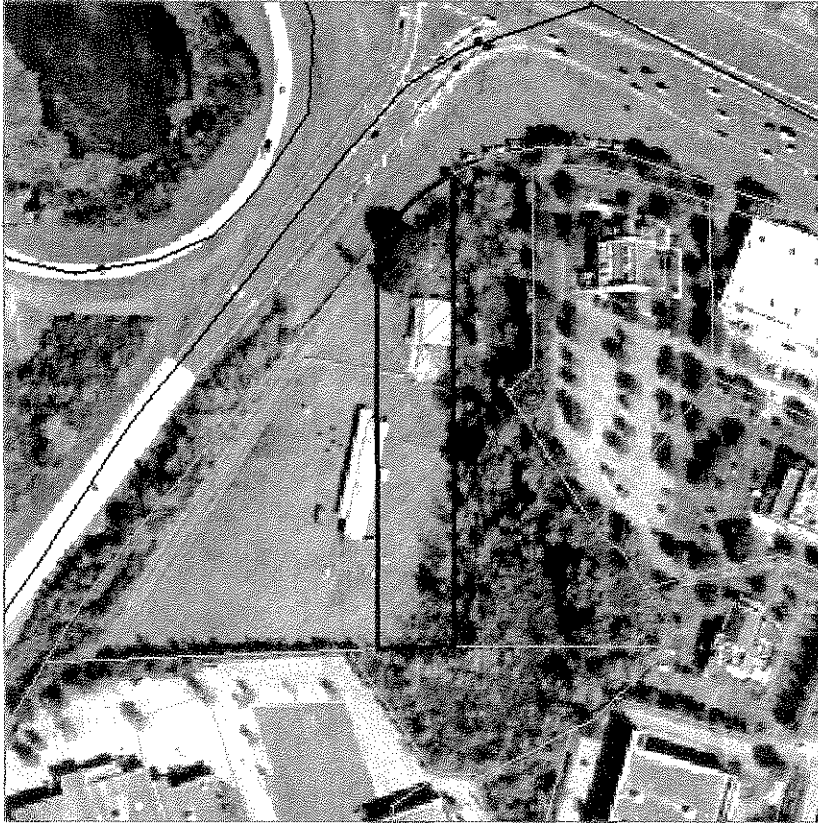




ROB TURNER, C.F.A.
HILLSBOROUGH COUNTY PROPERTY APPRAISER



[VIEW PROPERTY RECORD INFORMATION]



FOLIO: 0681000000
PIN NUMBER: U-20-29-20-ZZZ-000002-52820.0
OWNER 1: CAREY FARMS
ADDRESS: 0
UNINCORPORATED
LEGAL DESC: S OF I-75 R/W
DOR CODE: 6000

VALUE SUMMARY:

BUILDING VALUE:	\$0
EXTRA FEATURE VALUE:	\$16,161
LAND VALUE (MARKET):	\$127,073
LAND VALUE (AGRI):	\$390
JUST (MARKET) VALUE:	\$143,234
ASSESSED VALUE (A10):	\$16,551
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$16,551

SALES INFORMATION

NEW!

4/1/1993	\$13,300.00
1/1/1969	\$18,000.00

FOLIO: 0681000000 PIN: U-20-29-20-ZZZ-000002-52820.0 ACREAGE: 1.63255

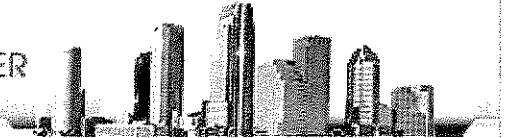
Map created on 2/28/2008 4:28:39 PM.

0 116 ft

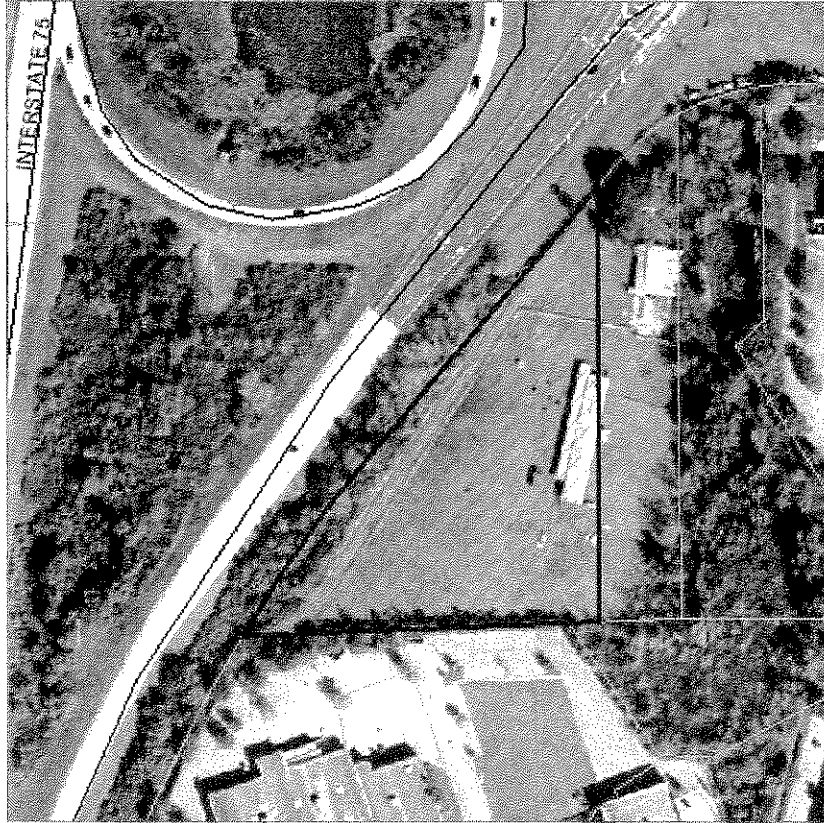
Copyright 2004. Hillsborough County Property Appraiser.



ROB TURNER, C.F.A.
HILLSBOROUGH COUNTY PROPERTY APPRAISER



[VIEW PROPERTY RECORD INFORMATION]



FOLIO: 0681010000
PIN NUMBER: U-20-29-20-ZZZ-000002-52830.0
OWNER 1: CAREY FARMS

ADDRESS: 332 BRANDON TOWN CENTER DR
UNINCORPORATED

LEGAL DESC: E 110.53 FT THEREOF
DOR CODE: 6000

VALUE SUMMARY:

BUILDING VALUE:	\$0
EXTRA FEATURE VALUE:	\$5,888
LAND VALUE (MARKET):	\$182,088
LAND VALUE (AGRI.):	\$782
JUST (MARKET) VALUE:	\$187,976
ASSESSED VALUE (A10):	\$6,670
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$6,670

SALES INFORMATION

NEW!

4/1/1993	\$13,300.00
4/1/1993	\$100.00

FOLIO: 0681010000 PIN: U-20-29-20-ZZZ-000002-52830.0 ACREAGE: 3.41993999

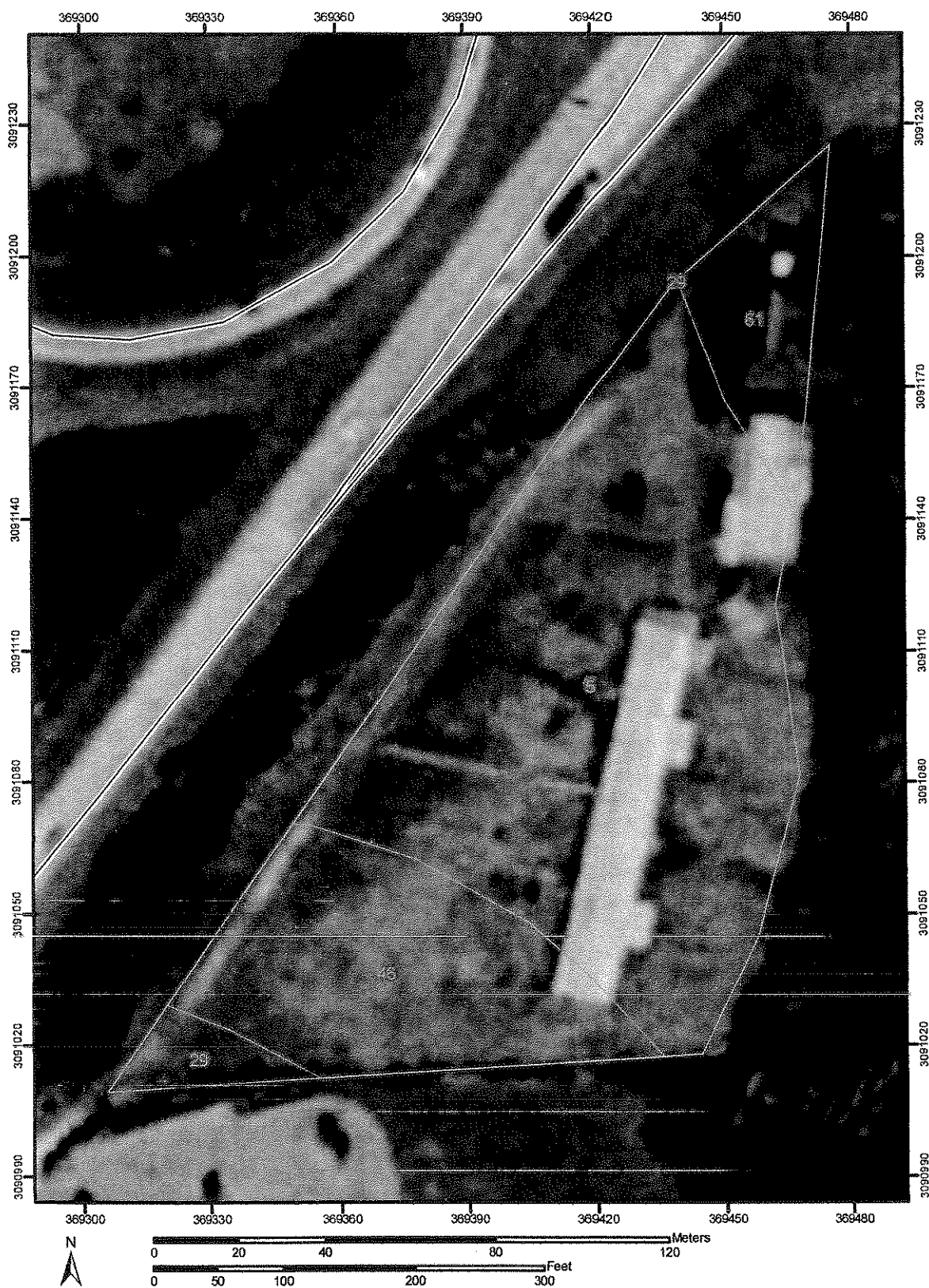
Map created on 2/28/2008 4:29:20 PM.

0 108 ft

Copyright 2004. Hillsborough County Property Appraiser.

Figure 2.
Soil Type Location Map

Soil Map—Hillsborough County, Florida
(Carey Farms Parcel)



Natural Resources
Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

2/28/2008
Page 1 of 3

Map Unit Legend

Hillsborough County, Florida (FL057)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Basinger, Holopaw, and Samsula soils, depressional	2.8	64.8%
29	Myakka fine sand	0.1	3.0%
46	St. Johns fine sand	1.0	23.5%
61	Zolfo fine sand	0.4	8.8%
Totals for Area of Interest (AOI)		4.3	100.0%

Figure 3.
Aerial Map Illustrating Subject Site's Agricultural and Residential Activities



MERYMAN ENVIRONMENTAL, INC.
10408 Bloomingdale Avenue
Riverview FL 33578
Ph: (813)626-9551 Fax: (813) 623-6613
www.merymanenvironmental.com

Project: Grand Oak Evaluation

Date: February 29, 2008

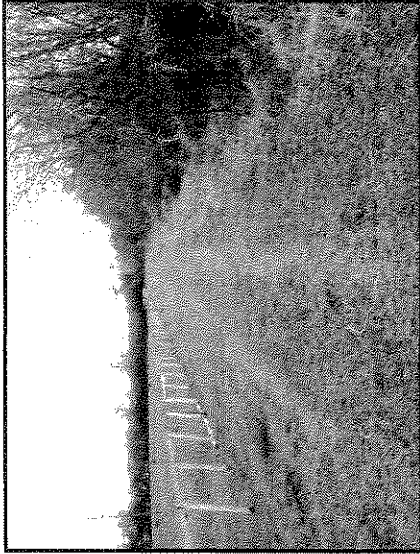
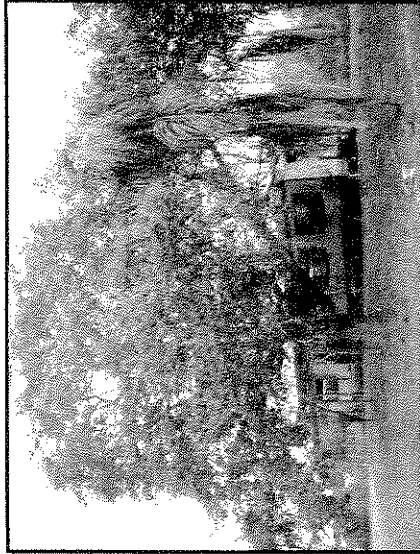
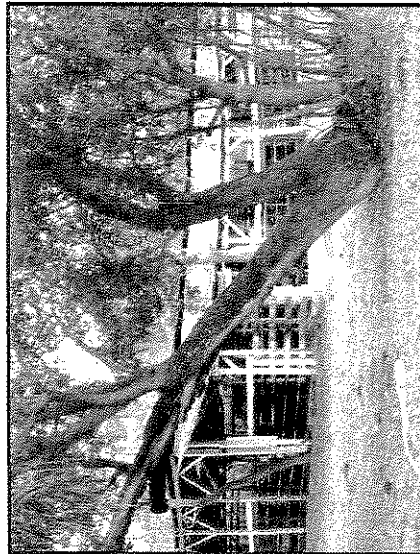
STR: 20-29-20

Scale: Varies

PREPARED FOR:

Love Investments
1050 Crown Pointe Pkwy,
Ste 960
Atlanta, GA 30338

Figure 4.
Photographic Representation of Oak Trees On-Site



MERYMAN ENVIRONMENTAL, INC.
10408 Bloomingdale Avenue
Riverview FL 33578
Ph: (813)626-9551 Fax: (813) 623-6613
www.merymanenvironmental.com

Project: Carey Farms/Grand Oak Evaluation

Date: February 29, 2008

STR: 20, 29S, 20E

Scale: Varies

PREPARED FOR:

Love Investments
1050 Crown Pointe Parkway, Ste 960
Atlanta, GA 30338

Figure 5.
Oak Tree Location Map



MERYMAN ENVIRONMENTAL, INC.
 10408 Bloomingdale Avenue
 Riverview FL 33578
 Ph: (813)626-9551 Fax: (813) 623-6613
www.merymanenvironmental.com

Project: Grand Oak Evaluation

Date: February 29, 2008

STR: 20-29-20

Scale: Varies

PREPARED FOR:

Love Investments
 1050 Crown Pointe Pkwy,
 Ste 960
 Atlanta, GA 30338

Figure 6.
Tree Condition Evaluation Forms

Tree # 1

HILLSBOROUGH COUNTY

Tree Condition Evaluation and Grand Oak Point System Form

Tree Condition Evaluation:

A tree's condition is determined from the sum of the condition points established from the rating of a tree's roots, trunk, limb/branch structure, twigs and foliage. The condition ratings range from excellent to poor and are determined by a condition point system that weighs problems identified on each component of the tree. The condition point system is structured as follows: no apparent problem = 4 points, minor problem = 3 points, major problem = 2 points and extreme problems = 1 point

ROOTS

- Root anchorage
- Restricted root system relative to canopy
- Mechanical Injury
- Girdling roots
- Compaction or water logged roots
- Presence of insects or diseases

Condition Points

4

TRUNK

- Sound Bark and wood, no cavities
- Upright trunk (well tapered)
- Included bark between codominant stems
- Mechanical or fire injury
- Cracks
- Swallowed or sunken area
- Presence of insects or disease

Condition Points

4

LIMB AND BRANCH STRUCTURE

- Strong attachments, no included bark
- Free of decay and cavities
- Well proportioned, good form
- Wound closure
- Dead limbs/epicormic sprouting
- Presence of insects and disease

Condition Points

4

TWIGS

- Shoot vigor compared to past 3-year growth
- Presence of weak or dead twigs
- Presence of insects and disease

Condition Points

4

FOLIAGE

- Normal appearance (size, color, density)
- Nutrient deficiencies
- Herbicide, chemical injury symptoms
- Wilted or dead leaves
- Presence of insect and disease

Condition Points

4

Total Condition Points

20

TREE CONDITION RANKING (The ranking does not incorporate a wood density evaluation of the root collar and includes an evaluation of the tree's canopy from the ground surface only)

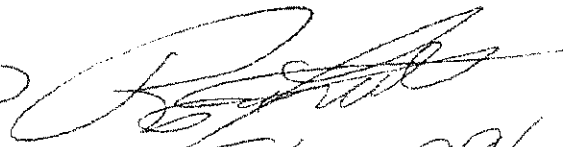
Total Points

18-20
15-17
12-14
11 or less

Condition

Excellent
Good
Fair
Poor

Grand Oak Point System on the other side



FL-0996A

Revised 1/23/04

HILLSBOROUGH COUNTY Tree Condition Evaluation and Grand Oak Point System Form

Tree Condition Evaluation:

A tree's condition is determined from the sum of the condition points established from the rating of a tree's roots, trunk, limb/branch structure, twigs and foliage. The condition ratings range from excellent to poor and are determined by a condition point system that weighs problems identified on each component of the tree. The condition point system is structured as follows: no apparent problem = 4 points, minor problem = 3 points, major problem = 2 points and extreme problems = 1 point.

ROOTS

- Root anchorage
- Restricted root system relative to canopy
- Mechanical Injury
- Girdling roots
- Compaction or water logged roots
- Presence of insects or diseases

Condition Points 2

TRUNK

- Sound Bark and wood, no cavities
- Upright trunk (well tapered)
- Included bark between codominant stems
- Mechanical or fire injury
- Cracks
- Swallowed or sunken area
- Presence of insects or disease

Condition Points 1

LIMB AND BRANCH STRUCTURE

- Strong attachments, no included bark
- Free of decay and cavities
- Well proportioned, good form
- Wound closure
- Dead limbs/epicormic sprouting
- Presence of insects and disease

Condition Points 1

TWIGS

- Shoot vigor compared to past 3-year growth
- Presence of weak or dead twigs
- Presence of insects and disease

Condition Points 2

FOLIAGE

- Normal appearance (size, color, density)
- Nutrient deficiencies
- Herbicide, chemical injury symptoms
- Wilted or dead leaves
- Presence of insect and disease

Condition Points 1

Total Condition Points 7

TREE CONDITION RANKING (The ranking does not incorporate a wood density evaluation of the root collar and includes an evaluation of the tree's canopy from the ground surface only)

Total Points

18-20
15-17
12-14
11 or less

Condition

Excellent
Good
Fair
Poor

FL-0996A

Revised 1/23/04

Table 1.
Grand Oaks Evaluation Summary Table

GRAND OAKS EVALUATION

Carey Farms

GRAND OAK CRITERIA IN HILLSBOROUGH COUNTY

TREES MUST HAVE A CONDITION SCORE ABOVE 11 AND A SIZE SCORE ABOVE 175

USING THE COUNTY FORMULA

TREE NUMBER 1 SCORE 168	TRUNK CIRCUMFERENCE 119.5 CONDITION score	HEIGHT OF TREE 32	TREE CANOPY NARROW 61 AVERAGE CANOPY CONDITION rank	WIDE 72 17 great	NOT A GRAND OAK
TREE NUMBER 2 SCORE 159	TRUNK CIRCUMFERENCE 125 CONDITION score	HEIGHT OF TREE 22	TREE CANOPY NARROW 35 AVERAGE CANOPY CONDITION rank	WIDE 58 12 poor	MEASURED WRONG tree measured at point of old failure see pictures SIZE TO SMALL HAZARD