

EW CONSULTANTS, INC.  
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES

**DRC**  
PZ24-12000001  
07/03/2024



**PULTE GROUP**

**PALM AIRE**

**TREE INVENTORY**  
**ARBORIST REPORT**

**PREPARED FOR:**

**Pulte Group**

**PREPARED BY**

**EW Consultants, Inc.**

**Peter Fastuca, FL-9368A**  
**International Society of Arboriculture Certified Arborist**  
**Tree Risk Assessment Qualification**

**January 2024**

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### **Statement –**

I, Peter Fastuca, conducted this tree inventory and tree condition assessment to the best of my knowledge and experience. This report and attached data table are intended to serve as a written statement for a tree inventory and tree condition assessment conducted on the Palm Aire project site in December 2023. The subject trees are located on vacant land totaling 21.6+/- acres referred to as Palm Aire. The site is within Section 4, Township 49 south, and Range 42 east, in the City of Pompano Beach. The site is irregular/ rectangular in shape and is bordered on the north and west by the regional Pompano drainage canal; on the east by multi-family residential development; and on the south by multi-family residential development.

### **Scope of Inventory –**

A total of 90 trees on the subject property were inventoried in accordance with the City of Pompano Beach municipal code. Each tree inventoried was located by an ISA certified arborist with a handheld gps, assigned a specific number with a metal tag, species identified, measured with a DBH tape or clear trunk height estimated for palms, and average canopy spread measured. Inventory procedure is based on methodology from “Tree Inventories Second Edition” 2013, International Society of Arboriculture, Best Management Practices.

### **Scope of Condition Rating Assessment –**

A total of 67 trees including palms were given a condition rating percentage for health, structure, and form through a basic visual assessment. Each of the three rating categories are weighted as follows: Health 15%, Structure 70%, and Form 15%. The condition rating category percentages are combined into an overall condition rating for each tree. The weighted condition rating results in assigning an overall condition of excellent, good, fair, poor, very poor, or dead to each tree. This assessment is based on methodology from the “Guide for Plant Appraisal, 10<sup>th</sup> Edition Revised” June 2019, International Society of Arboriculture.

Some trees inventoried were not included in the condition rating assessment due to species.

### **Tree Rating Categories -**

The following tree rating categories were applied to each tree assessed. Brief descriptions of each rating category are listed below. The results of the individual tree ratings are summarized in tabular format in the attached tree assessment.

*Excellent (81% to 100%):* Trees that are nearly ideal and free of defects, symmetric, with high vigor with nearly perfect health.

*Good (61% to 80%):* Trees that have well developed structure, defects are minor and can be corrected, normal vigor with no significant damage due to pest or diseases. Minor asymmetry, function and aesthetics are not compromised.

*Fair (41% to 60%):* Trees with a single significant defect or multiple moderate defects that are not practical to correct or would require multiple years of treatment to correct. Major asymmetry(ies) compromising aesthetics. Reduced vigor, damage due to pest and disease are significant, but not likely to be fatal.

*Poor (21% to 40%):* Trees with a single serious defect or multiple significant defects. A recent change in orientation, observed structural problems cannot be corrected. Failure may occur at any time. Largely asymmetric, compromised aesthetics and/or intended use to a significant degree. Unhealthy and declining in appearance, poor vigor. Extensive tip dieback.

*Very poor (6% to 20%):* Trees with a single or multiple severe defects for which failure is probable or imminent. Visually unappealing, poor vigor with little live foliage. Appears to be dying or in last stages of life.

*Dead (0% to 5%)*

### **General Comments –**

In general, any area within the drip line of a tree should be protected to ensure the health and structural integrity of the tree. Activities including grading, trenching, or operating agricultural equipment within the drip line of a tree can cause severe damage and should be avoided at all times.

The majority of the trees assessed that were given a poor or fair overall condition rating were primarily due to structural defects. Trees with a poor overall condition rating or trees subject to change in site conditions should not be considered for preservation unless the tree is proposed to be preserved within a designated tree preservation area located away from proposed infrastructure and pedestrian areas. Trees with poor structural condition ratings should also not be considered for preservation due the likelihood of partial or full failure and to the low success potential for longevity. Site specific species that cannot tolerate grade change and cannot be successfully relocated include slash pine, *Pinus elliottii*.

**Limitations –**

- The assessment is based on a Level 2 – Basic Visual Assessment in accordance with the International Society of Arboriculture best management practices.
- All trees were assessed based on current tree and site conditions as of December 14, 2023.
- The site and/or tree condition can change after the date of assessment.
- Additional defects in a tree may not have been noted or observed.
- This report is not a tree risk assessment. Additional tree risk assessment would need to be performed to identify targets and level of risk.
- Trees possess inherent risk and preservation of a specific tree is an acceptance of and responsibility for that risk.

Signed:

EW Consultants, Inc.



**Peter Fastuca**

**ISA Certified Arborist FL-9368A**

**ISA Tree Risk Assessment Qualification**

TREE INVENTORY AND CONDITION ASSESSMENT  
DATA TABLE

Tree #	Species Name	Common Name	Clear Trunk (ft.)	Average Canopy Spread (ft.)	Health CR (%)	Structure CR (%)	Form CR (%)	Condition Rating (%)	Comments
3501	<i>Sabal palmetto</i>	Cabbage Palm	22		80	65	75	68.75	Pencil trunk, some decay at base, full healthy crown
3502	<i>Sabal palmetto</i>	Cabbage Palm	23		80	65	75	68.75	Pencil trunk, some decay at base, full healthy crown
3503	<i>Sabal palmetto</i>	Cabbage Palm	25		80	80	85	80.75	Minor trunk irregularities
3504	<i>Sabal palmetto</i>	Cabbage Palm	24		85	80	90	82.25	Minor trunk irregularities
3505	<i>Ficus microcarpa</i>	Indian Laurel	31	32	85	55	70	61.75	Slight lean, irregular canopy branching, little to no dieback, slightly asymmetric form, fully engulfed cabbage palm in center
3506	<i>Sabal palmetto</i>	Cabbage Palm	28		70	80	80	78.5	reduced vigor, slight lean
3507	<i>Sabal palmetto</i>	Cabbage Palm	26		75	60	80	65.25	Minor trunk irregularities, some decay on trunk
3508	<i>Sabal palmetto</i>	Cabbage Palm	28		85	70	85	74.5	Minor trunk decay, dead ficus on trunk
3509	<i>Sabal palmetto</i>	Cabbage Palm	26		85	75	85	78	Ficus microcarpa growing in canopy, slight lean, minor decay on trunk at base
3510	<i>Sabal palmetto</i>	Cabbage Palm	27		85	70	85	74.5	Schefflera growing in canopy, slight lean
3511	<i>Sabal palmetto</i>	Cabbage Palm	26		75	70	80	72.25	Slight lean, reduced vigor, ficus microcarpa growing on trunk
3512	<i>Ficus microcarpa</i>	Indian Laurel	45	47	75	60	85	66	Full and balanced canopy, lean with response growth, rubbing/crossing branches, moderate tip and branch dieback, fully engulfed cabbage palm in center, bark inclusion
3513	<i>Syzygium cumini</i>	Java Plum	51	59	80	50	95	61.25	Multiple poor branch unions in upper canopy, storm damage with upright regrowth, multiple abrupt bends, good trunk unions, rubbing/crossing branches, perfect form, balanced canopy
3514	<i>Sabal palmetto</i>	Cabbage Palm	14		85	80	90	82.25	Minor trunk irregularities
3515	<i>Swietenia mahagani</i>	West Indian Mahogany	44	59.5	65	45	75	52.5	Bark inclusion on major trunk leaders, multiple other bunsions with inclusion, abrupt b ends, previous branch failures, moderate dieback, mostly symmetric form
3516	<i>Swietenia mahagani</i>	West Indian Mahogany	20+13	30	40	35	50	38	Trunk flare buried, wound at base, multiple branch failures, thinning foliage, abrupts bends with interal decay, largely asymmetric, subordinat form to #3516
3517	<i>Ficus aurea</i>	Strangler Fig	8+16+15	45	40	40	55	42.25	Significant tip and branch dieback, multiple abrupt bends with decay present, Brazilian pepper and schefflera growing on trunk, old branch failures, root damage, bark inclusion
3518	<i>Ficus microcarpa</i>	Indian Laurel	27	33.5	70	50	55	53.75	Minor tip and branch dieback, old failures in canopy, fully engulfed cabbage palm in center, mostly asymmetric
3519	<i>Ficus aurea</i>	Strangler Fig	35	20.5	25	15	35	19.5	All major limbs have significant damage, epicormic shoot growth on trunk and remaining limbs, bark peeling, cavities present, signs of internal rot/decay, rot at trunk base, buried trunk flare
3520	<i>Pinus elliotii</i>	Slash Pine	13	12	65	50	45	51.5	Old branch failures, heavy vine coverage, lean in growth, v-shaped unions, minor dieback, minimal canopy, largely asymmetric, one-sided
3521	<i>Pinus elliotii</i>	Slash Pine	17.5	28.5	65	55	60	57.25	Large vberical scar on trunk (old lightning damage), aysemmtic form, multiple old branch failures, slight lean, minor dieback
3522	<i>Pinus elliotii</i>	Slash Pine	21	29	70	50	40	51.5	Potentially offsite, utility pruned, one-sided, largely asymmetric, adjacent to primary distribution lines, strong central leader, minor dieback
3523	<i>Ficus microcarpa</i>	Indian Laurel	41.5	51	55	45	50	47.25	Moderate dieback, bark inclusion, unbalanced and asymmetric canopy, utility pruned, fully engulfed cabbage palm in center
3524	<i>Ficus microcarpa</i>	Indian Laurel	76	71	70	65	80	68	Some poor branch unions, abrupt bends with decay, schefflera growing on trunk, minor dieback, full symmetric canopy
3525	<i>Ficus aurea</i>	Strangler Fig	34	22	40	30	20	30	Large failure of trunk leader, scar at base ~3-4' with forming cavity, largely asymmetric, significant dieback, multiple abrupt bends, large branch failures
3526	<i>Sabal palmetto</i>	Cabbage Palm	18		85	75	90	78.75	Minor trunk irregularities, slight lean
3527	<i>Ficus aurea</i>	Strangler Fig	62	55.5	55	35	50	40.25	Significant decay on trunk, root damage, multiple old branch failures with abrupt bends and decay present, moderate dieback
3528	<i>Sabal palmetto</i>	Cabbage Palm	6		90	70	80	74.5	Growing under end on roots of #3527
3529	<i>Sabal palmetto</i>	Cabbage Palm	26		90	80	90	83	Minor trunk irregularities, slight lean

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3530	<i>Sabal palmetto</i>	Cabbage Palm	30		95	75	95	81	Excellent	Lean, rubbing adjacent cabbage palm
3531	<i>Sabal palmetto</i>	Cabbage Palm	8		70	50	70	56	Fair	Suppressed by #3530
3532	<i>Sabal palmetto</i>	Cabbage Palm	28		90	85	95	87.25	Excellent	Minor trunk irregularities
3533	<i>Ficus aurea</i>	Strangler Fig	31	41.5	75	55	80	61.75	Good	Decay at trunk base, minor defects, some old minor branch failures, slight lean, minor dieback and inclusion
3534	<i>Sabal palmetto</i>	Cabbage Palm	24		90	80	90	83	Excellent	Minor trunk irregularities
3535	<i>Sabal palmetto</i>	Cabbage Palm	4		90	80	80	81.5	Excellent	Suppressed
3536	<i>Quercus virginiana</i>	Southern Live Oak	21	43.5	65	80	75	77	Good	Moderate tip dieback, well developed structure, minor asymmetries
3537	<i>Sabal palmetto</i>	Cabbage Palm	28		85	90	85	88.5	Excellent	Overall well developed and healthy
3538	<i>Sabal palmetto</i>	Cabbage Palm	24		85	70	80	73.75	Good	Minor trunk irregularities
3539	<i>Sabal palmetto</i>	Cabbage Palm	32		90	80	80	81.5	Excellent	Slight bend in trunk
3540	<i>Sabal palmetto</i>	Cabbage Palm	32		90	70	80	74.5	Good	Lean, minor trunk irregularities
3541	<i>Ficus microcarpa</i>	Indian Laurel	71	72.5	80	70	70	71.5	Good	Slightly asymmetric, healthy in appearance, minor defects
3542	<i>Sabal palmetto</i>	Cabbage Palm	30		90	65	75	70.25	Good	Lean, significant trunk irregularities
3543	<i>Ficus aurea</i>	Strangler Fig	38	47	85	35	80	49.25	Fair	Large cavity at base structural stability is questionable, some abrupt bends and signs of internal rot/decay, mostly symmetric, healthy in appearance
3544	<i>Terminalia buceras</i>	Black Olive	35.5+14	37	75	40	55	47.5	Fair	Codominant with v-shaped union and significant bark inclusion at base, old branch failures with regrowth and abrupt bends, minor dieback
3545	<i>Terminalia buceras</i>	Black Olive	22	41.5	70	55	65	58.75	Fair	Multiple moderate defects due to old failures, asymmetric canopy, abrupt bends
3546	<i>Bismarckia nobilis</i>	Bismarck Palm	8		90	95	95	94.25	Excellent	Young, no defects
3546	<i>Quercus laurifolia</i>	Laurel Oak	29	34	30	15	50	22.5	Poor	Cavity at base and in canopy, significant branch dieback, bees in hollow trunk, conks present on canopy limbs
3547	<i>Sabal palmetto</i>	Cabbage Palm	25		90	80	90	83	Excellent	Minor trunk irregularities
3548	<i>Sabal palmetto</i>	Cabbage Palm	28		95	90	90	90.75	Excellent	Minor trunk irregularities
3549	<i>Ficus aurea</i>	Strangler Fig	76	74.5	65	30	70	41.25	Fair	Large cavity and extensive decay in trunk, multiple moderate and significant defects throughout, cavities present, mostly symmetric form
3550	<i>Jacaranda mimosifolia</i>	Blue Jacaranda	20.5	28.5	40	45	55	45.75	Fair	Significant dieback, covered in vines, asymmetric, old branch failures, large tare on limb with open wound
3551	<i>Jacaranda mimosifolia</i>	Blue Jacaranda	19	31	45	40	50	42.25	Fair	Large wound at base, multiple broken limbs, asymmetric canopy, significant dieback
3552	<i>Jacaranda mimosifolia</i>	Blue Jacaranda	17.5	21.5	45	10	40	19.75	Very Poor	Large cavity at base, multiple significant injuries
3553	<i>Ficus microcarpa</i>	Indian Laurel	38	43	80	65	70	68	Good	lean, asymmetric: form, old branch failures, near utility poles, cabbage palm engulfed in center
3554	<i>Sabal palmetto</i>	Cabbage Palm	26		70	75	70	73.5	Good	Minor trunk irregularities, utility pruned, no fronds
3555	<i>Ipomopsis anacardioides</i>	Carrotwood	8					0	Dead	
3556	<i>Ipomopsis anacardioides</i>	Carrotwood	5					0	Dead	
3557	<i>Casuarina equisetifolia</i>	Australian Pine	20+14					0	Dead	
3558	<i>Casuarina equisetifolia</i>	Australian Pine	6+11+9					0	Dead	
3559	<i>Casuarina equisetifolia</i>	Australian Pine	20					0	Dead	
3560	<i>Casuarina equisetifolia</i>	Australian Pine	14					0	Dead	
3561	<i>Ficus microcarpa</i>	Indian Laurel	27	27	70	40	50	46	Fair	Lean, utility pruned, cabbage palm fully engulfed in center



3562	Casuarina equisetifolia	Australian-Pine	18								0	Dead	
3563	Casuarina equisetifolia	Australian-Pine	24								0	Dead	
3564	Casuarina equisetifolia	Australian-Pine	13								0	Dead	
3565	Casuarina equisetifolia	Australian-Pine	16.5								0	Dead	
3566	Spaniopsis anacardioides	Carrotwood	8.5								0	Dead	
3567	Sabal palmetto	Cabbage Palm		26	70	75	50	70.5	Good	Minor trunk irregularities, utility pruned, no fronds			
3568	Casuarina equisetifolia	Australian-Pine	14+11.5								0	Dead	
3569	Sabal palmetto	Cabbage Palm		25	70	75	70	73.5	Good	reduced vigor, slight lean			
3570	Sabal palmetto	Cabbage Palm		18	85	80	80	80.75	Excellent	Minor trunk irregularities			
3571	Casuarina equisetifolia	Australian-Pine	8								0	Dead	
3572	Casuarina equisetifolia	Australian-Pine	7								0	Dead	
3573	Casuarina equisetifolia	Australian-Pine	33+17								0	Dead	
3574	Casuarina equisetifolia	Australian-Pine	9								0	Dead	
3575	Casuarina equisetifolia	Australian-Pine	6								0	Dead	
3576	Casuarina equisetifolia	Australian-Pine	18+19								0	Dead	
3577	Casuarina equisetifolia	Australian-Pine	16.5								0	Dead	
3578	Casuarina equisetifolia	Australian-Pine	5								0	Dead	
3579	Casuarina equisetifolia	Australian-Pine	30								0	Dead	
3580	Casuarina equisetifolia	Australian-Pine	30								0	Dead	
3581	Ficus aurea	Strangler Fig	9	17.5	70	35	30	39.5	Poor	Cavity at base, lean, significant dieback			
3582	Sabal palmetto	Cabbage Palm	28		90	85	90	86.5	Excellent	Minor trunk irregularities			
3583	Ficus microcarpa	Indian Laurel	33		33	80	70	85	73.75	Good	minor defects, appears healthy, cabbage palm fully engulfed in center		
3584	Sabal palmetto	Cabbage Palm		34		90	70	85	75.25	Good	lean		
3585	Ficus microcarpa	Indian laurel	86		68.5	75	65	85	69.5	Good	multiple moderate structural defects, balanced and healthy canopy		
3586	Sabal palmetto	Cabbage Palm		13							0	Dead	
3587	Sabal palmetto	Cabbage Palm		18		90	75	85	78.75	Good	Minor trunk irregularities, lean		
3588	Sabal palmetto	Cabbage Palm		19		90	85	85	85.75	Excellent	Minor trunk irregularities		
3589	Sabal palmetto	Cabbage Palm		16		90	85	80	85	Excellent	Minor trunk irregularities		