



August 11, 2025

Andrew Sykes, Senior Project Manager
Witkin Hults + Partners, Landscape Architecture & Planning
307 S. 21st. Avenue
Hollywood, FL 33020
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RE: Arboricultural Consulting for Modera Project Pompano Beach, FL

To Whom It May Concern,

I visited the above-mentioned property on Monday August 11th, to evaluate +/- 137 trees, take photographs, calculate appraisal values (Rule 14-10.057 2020), provide relocation recommendations, and note any significant defects. I also was asked to formulate a potential mangrove protection plan based upon the desire to replace the existing seawall on the western edge of the property, while minimizing any existing mangrove impacts

(Appendix A).

Please see attached tree table with data collected in the field including species, height, width, diameter at breast height (dbh), clear trunk, health condition, health condition percentage, appraisal values, relocation recommendation, and notes.

Note all trees were evaluated from the ground only, no aerial inspections, soil excavations or penetrations were performed. The performed reviews were 360-degree visual assessments only. Health condition ratings are in accordance with the CTLA 10th Edition Guide for Plant Appraisal. A numbered aerial tree overlay revision has also been attached for review.

While onsite two additional trees were discovered and have been added as Tree numbers 2523A & 2536A and Tree number 2135 was noted as missing. A total of 81 trees and 58 palms were evaluated

Please see photographs and relevant details below.

JTC Management Group, Consulting Arborists
15 Southwest 19th Avenue
Fort Lauderdale, Florida 33312
c 954 612 2500
jtcgroup.inc@gmail.com

Trees 2522, 2523 & 2523A



Live Oaks (*Quercus virginiana*), facing west and north. Note poor structure, canopy dieback, confined root space for Tree number 2522, and note poor structure, canopy crowding, confined root space, canopy dieback, and over lifted crown for Tree number 2523. Note poor structure, canopy crowding, confined root space, canopy dieback, insufficient rootball for relocation, and unbalanced crown for Tree number 2523A.

Trees 2524 & 2525



Live Oaks (*Quercus virginiana*), facing west and north. Note poor structure, canopy crowding, confined root space, canopy dieback, over lifted crown for Tree number 2524, and note poor structure, canopy crowding, confined root space, canopy dieback, over lifted crown, and significant visual evidence of decay (red arrow) for Tree number 2525.

Trees 2526, 2527 & 2528



Live Oaks (*Quercus virginiana*), facing west and north. Note poor structure, canopy crowding, confined root space, canopy dieback, insufficient rootball for relocation for Tree number 2526, and note poor structure, canopy dieback, confined root space, and over lifted crown for Tree numbers 2527 & 2528.

Trees 2529, 2530 & 2531



Live Oaks (*Quercus virginiana*), facing north and west. Note poor structure, canopy dieback, confined root space, over lifted crown for Tree numbers 2529 & 2530, and note poor structure, canopy crowding, confined root space, canopy dieback, and insufficient rootball for relocation for Tree number 2531.

Trees 2532, 2533 & 2534



Live Oaks (*Quercus virginiana*), facing north, west and east. Note poor structure, canopy crowding, confined root space, canopy dieback, insufficient rootball for relocation for Tree number 2532 & 2533, and note poor structure, canopy dieback, confined root space, over lifted crown, and heading cut for Tree number 2534.

Trees 2535, 2536, 2536A, 2537, 2538, 2539, 2540, 2541, 2542, 2543 & 2544



Royal Palms (*Roystonea regia*) Tree numbers 2535, 2536, 2536A, 2537, 2538, 2539, 2540, 2541 & 2542, Date Palm (*Phoenix dactylifera*) Tree number 2543, and Live Oak (*Quercus virginiana*) Tree number 2544, facing south and north. Note Poor structure, canopy crowding, canopy dieback, confined root space for Tree number 2544.

Trees 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554 & 2555



Date Palms (*Phoenix dactylifera*) Tree numbers 2545, 2546, 2547 & 2552, Thatch Palm (*Thrinax radiata*) Tree number 2548, Pygmy Date Palms (*Phoenix robelenii*) Tree numbers 2549, 2550, 2551 & 2555, and Spindle Palms (*Hyophorbe verschaffeltii*) Tree numbers 2553 & 2554, facing west, south and north.

Trees 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566 & 2567



Pygmy Date Palm (*Phoenix robelenii*) Tree number 2556, Date Palms (*Phoenix dactylifera*) Tree numbers 2557, 2558, 2559, 2560, 2561 & 2562, Royal Palm (*Roystonea regia*) Tree number 2563, Green Buttonwood (*Conocarpus erectus*) Tree number 2564, and Sabal Palms (*Sabal palmetto*) Tree numbers 2565, 2566 & 2567, facing north, south and east. Note trunk pencilling for Tree number 2563 (red arrow), and note poor structure, shaped crown, confined root space for Tree number 2564.

Trees 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2577, 2578, 2579 & 2580



Solitaire Palm (*Ptychosperma elegans*) Tree number 2568, Sabal Palms (*Sabal palmetto*) Tree numbers 2569, 2570 & 2571, Green Buttonwood (*Conocarpus erectus*) Tree number 2572, Date Palms (*Phoenix dactylifera*) Tree numbers 2573, 2574, 2575, 2576, 2577, 2578 & 2580, and Royal Palm (*Roystonea regia*) Tree number 2579, facing west, south and north. Note Tree number 2568 is a Florida Invasive Species Council Category II Invasive and note bent head for Tree number 2569. Note poor structure, confined root space, and insufficient rootball for relocation for Tree number 2572.

Trees 2581, 2582, 2583, 2584, 2585, 2588 & 2589



Date Palms (*Phoenix dactylifera*) Tree numbers 2581, 2582, 2583, Sabal Palms (*Sabal palmetto*) Tree numbers 2584, 2585 & 2588, and Seaside Mahoe (*Thespesia populnea*) Tree number 2589, facing west and north. Note trunk wounds for Tree number 2585 (red arrow) and note Tree number 2589 is a Florida Invasive Species Council Category I Invasive.

Trees 2590, 2591, 2592 & 2593



Brazilian Pepper (*Schinus terebinthifolia*) Tree number 2590, White Mangrove (*Laguncularia racemosa*) Tree number 2591, Sabal Palm (*Sabal palmetto*) Tree number 2592, and Seaside Mahoe (*Thespesia populnea*) Tree number 2593, facing west. Note Tree numbers 2590 & 2593 are Florida Invasive Species Council Category I Invasives. Note canopy crowding and canopy dieback for Tree number 2591.

Trees 2594, 2595, 2596 & 2597



White Mangroves (*Laguncularia racemosa*), facing west. Note canopy crowding and canopy dieback for all trees.

Trees 2598, 2602, 2603, 2604 & 2605



Tropical Almond (*Terminalia catappa*) Tree number 2598, White Mangrove (*Laguncularia racemosa*) Tree number 2602, Brazilian Pepper (*Schinus terebinthifolia*) Tree number 2603 and Umbrella Trees (*Heptapleurum actinophyllum*) Tree numbers 1604 & 2605m facing west. Note Tree number 2598 is a Florida Invasive Species Council Category II Invasive and note Tree numbers 2603, 2604 & 2605 are Florida Invasive Species Council Category I Invasives. Note canopy crowding and canopy dieback for Tree number 2602.

Trees 2606, 2607, 2608 & 2609



White Mangrove (*Laguncularia racemosa*) Tree number 2606, Seagrape (*Coccoloba uvifera*) Tree number 2607, Red Mangrove (*Rhizophora mangle*) Tree number 2608, and Sabal Palm (*Sabal palmetto*) Tree number 2609, facing west. Note canopy crowding and canopy dieback for Tree numbers 2606 & 2608 and note poor structure and canopy crowding for Tree number 2607.

Trees 2610, 2611, 2612 & 2613



Red Mangrove (*Rhizophora mangle*) Tree number 2610, Gumbo Limbo (*Bursera simaruba*) Tree number 2611, Tropical Almond (*Terminalia catappa*) Tree number 2612, and Banyan (*Ficus benghalensis*) Tree number 2613, facing west. Note canopy crowding and canopy dieback for Tree number 2610 and note poor structure and canopy crowding for Tree number 2611. Note Tree number 2612 is a Florida Invasive Species Council Category II Invasive with poor structure and canopy crowding. Note poor structure, canopy crowding, confined root space, and visual evidence of decay for Tree number 2613.

Trees 2614, 2618, 2619 & 2620



Banyan (*Ficus benghalensis*) Tree number 2614, White Mangrove (*Laguncularia racemosa*) Tree number 2618, Weeping Fig (*Ficus benjamina*) Tree number 2619, and Seaside Mahoe (*Thespesia populnea*) Tree number 2620, facing west. Note poor structure, canopy crowding, confined root space, visual evidence of decay, significant storm damage (red arrow) for Tree number 2614, and note canopy crowding and canopy dieback for Tree number 2618. Note poor structure, canopy crowding, significant dieback for Tree number 2619, and note Tree number 2620 is a Florida Invasive Species Council Category I Invasive.

Trees 2620, 2621, 2622, 2623, 2624, 2625 & 2626



Seaside Mahoe Trees (*Thespesia populnea*) Tree numbers 2620, 2621 & 2626, Weeping Figs (*Ficus benjamina*) Tree numbers 2622, 2623, 2624 & 2625 facing west. Note Tree numbers 2620, 2621 & 2626 are Florida Invasive Species Council Category I Invasives, and note poor structure, canopy crowding, significant dieback for Tree numbers 2622, 2623, 2624 & 2625.

Trees 2627, 2628, 2629, 2630, 2631 & 2632



Weeping Fig (*Ficus benjamina*) Tree number 2627, White Mangroves (*Laguncularia racemosa*) Tree numbers 2628, 2629, 2630 & 2632, and Seaside Mahoe (*Thespesia populnea*) Tree number 2631, facing west. Note Poor structure, canopy crowding, significant dieback for Tree number 2627, and note Canopy crowding, canopy dieback for Tree numbers 2629, 2630 & 2632. Note Tree number 2631 is a Florida Invasive Species Council Category I Invasive.

Trees 2633, 2634, 2635, 2636, 2637 & 2638



Weeping Figs (*Ficus benjamina*) Tree number 2633, 2634, 2637 & 2638, Tropical Almond (*Terminalia catappa*) Tree number 2635, and White Mangrove (*Laguncularia racemosa*) Tree number 2636, facing west. Note Tree numbers 2633, 2634, 2637 & 2638 have poor structure, canopy crowding, significant dieback, and note canopy crowding and canopy dieback for Tree number 2636. Note Tree number 2635 is a Florida Invasive Species Council Category II Invasive, with poor structure, canopy crowding.

Trees 2643, 2644, 2645, 2646, 2647, 2648 & 2649



Tropical Almond (*Terminalia catappa*) Tree number 2643, Seaside Mahoe (*Thespesia populnea*) Tree number 2644, White Mangroves (*Laguncularia racemosa*) Tree numbers 2645 & 2646, and Umbrella Trees (*Heptapleurum actinophyllum*) Tree numbers 2647, 2648 & 2649, facing west. Note Tree number 2643 is a Florida Invasive Species Council Category II Invasive, with poor structure, canopy crowding, and note Tree numbers 2647, 2648 & 2649 are Florida Invasive Species Council Category I Invasives. Note canopy crowding and canopy dieback for Tree numbers 2645 & 2646.

Trees 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658 & 2659



Areca Palms (*Dyopsis lutescens*) Tree numbers 2650, 2651, 2652, 2653, 2654 & 2655, Weeping Figs (*Ficus benjamina*) Tree number 2656, 2657, 2658 & 2659, facing west. Note nutrient deficiencies for Tree numbers 2650, 2651, 2652, 2653, 2654 & 2655, and note Poor structure, canopy crowding, significant dieback for Tree numbers 2656 & 2659. Note Tree numbers 2657 & 2658 are dead.

Trees 2660, 2661, 2662, 2663 & 2664



Weeping Figs (*Ficus benjamina*) Tree numbers 2660 & 2661, Seagrape (*Coccoloba uvifera*) Tree number 2662, Tropical Almond (*Terminalia catappa*) Tree number 2663, and White Mangrove (*Laguncularia racemosa*) Tree number 2664, facing west. Note Tree numbers 2660 & 2661 are dead, and note poor structure and trunk collapse for Tree number 2662. Note Tree number 2663 is a Florida Invasive Species Council Category II Invasive, with poor structure, canopy crowding, and note canopy crowding and canopy dieback for Tree number 2664.

Trees 2665, 2666, 2667, 2668, 2669 & 2670



Seagrass (*Coccoloba uvifera*) Tree number 2665, Tropical Almonds (*Terminalia catappa*) Tree numbers 2666, 2668 & 2669, Seaside Mahoe (*Thespesia populnea*) Tree number 2667, and Red Mangrove (*Rhizophora mangle*) Tree number 2670, facing west. Note poor structure, trunk lean, canopy crowding for Tree number 2665, and note Tree numbers 2666, 2668 & 2669 are Florida Invasive Species Council Category II Invasives, with poor structure and canopy crowding. Note Tree number 2667 is a Florida Invasive Species Council Category I Invasive.

Appendix A

Mangrove Protection Plan

General Discussion

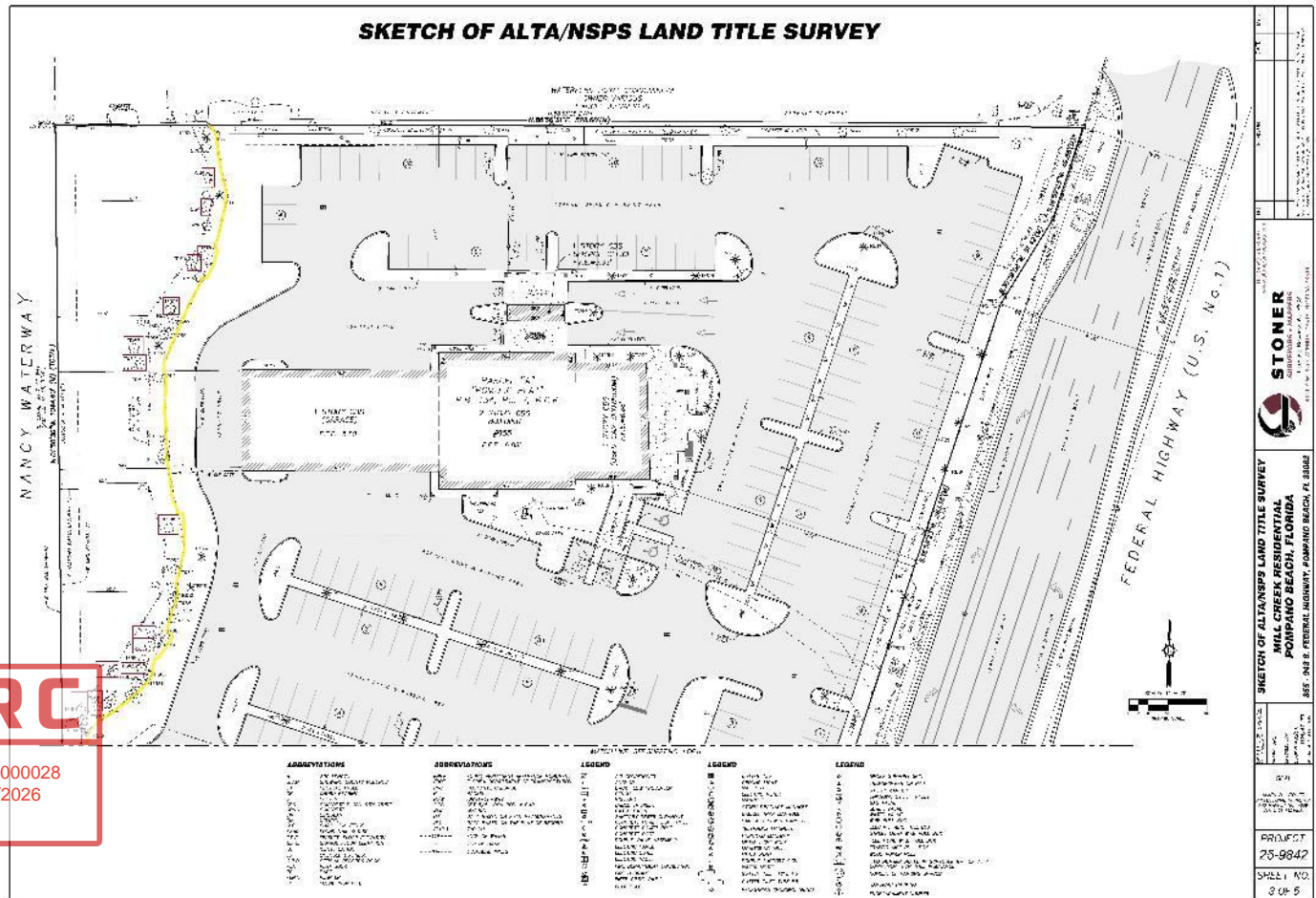
There are numerous invasive species (exempt from permitting) and poor-quality trees along the western property border in proximity to the existing seawall (See below photographs for a general overview of the area). There are also regulated species that require permit approval prior to removal and subsequent canopy mitigation, with some larger canopy trees including but not solely limited to Tropical Almond (*Terminalia catappa*), Banyan (*Ficus benghalensis*), Seagrape (*Coccoloba uvifera*), Gumbo Limbo (*Bursera simaruba*) and Weeping Fig (*Ficus benjamina*) (as shown previously above).

In addition, two mangrove species were also observed in this location White Mangrove (*Laguncularia racemosa*) and Red Mangrove (*Rhizophora mangle*), both are protected species where any impacts (damage/pruning etc.) or removal would require either a General Permit (GL) or Environmental Resource License (ERL) from Broward County prior to any construction activity taking place. Based on their locations there is a potential path towards building a new seawall while causing minimal impacts to existing mangrove resources, but it will require a multi-phase approach and compatible/feasible construction methods.

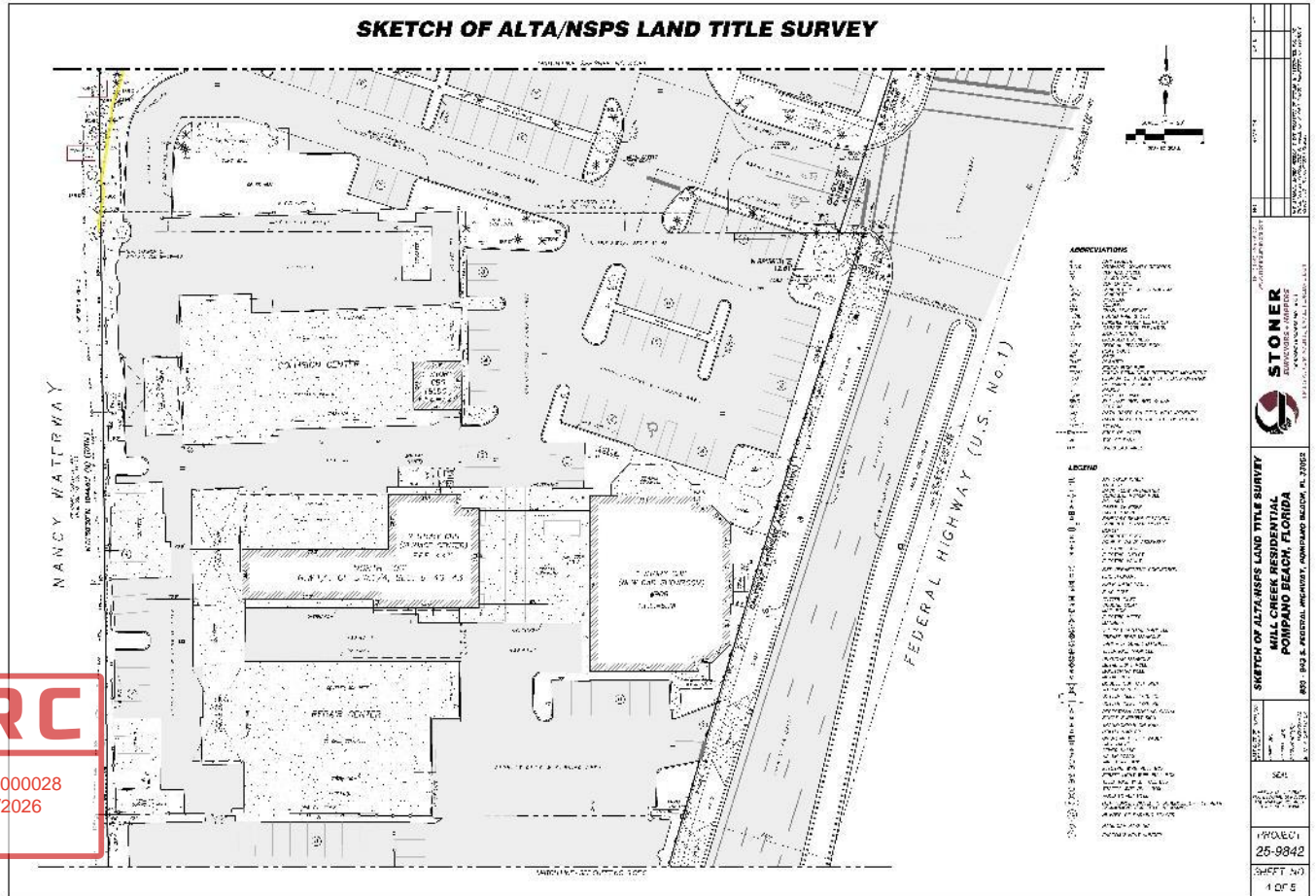
Mangrove Protection Plan Process Outline

- DRC**
PZ25-12000028
06/03/2025
- Note that a proposed/draft seawall placement location (yellow border) along with red boxes around existing mangroves have been included below for reference purposes.
 - Prior to any construction activity in this area, all trees to be removed via City of Pompano Beach permit should be visually marked/identified in the field using a highly visible color/tape (yellow/bright orange etc.). These should also be verified by an ISA Certified Arborist and or ASCA Registered Consulting Arborist for accuracy.
 - Any exempt exotic species for removal should be identified by an ISA Certified Arborist and or ASCA Registered Consulting Arborist and marked with a highly visible color/tape (red) along with a large X easily seen on the trunk.
 - Any mangroves present should be identified as not to be impacted with a highly visible color/tape (green/pink etc.). **Note that tree protection barriers and/or silt fences/turbidity barriers may be required to be in place around any mangroves and in the general vicinity of construction activity per Broward County guidelines.**
 - An ISA Certified Arborist and or ASCA Registered Arborist shall be onsite prior to and during any tree removal activities in this area.
 - Once the exotic and permitted tree removals are completed an additional site meeting should be conducted to discuss construction access points, seawall placement decisions and installation method selection, and the potential for mangrove impacts.
 - Should any mangrove impacts or removals be necessary, no construction shall occur until the appropriate Broward County permits have been approved and issued. Note mitigation will be required for any mangrove impacts, and could be installed onsite (living seawall, propagule planters etc.).

Possible New Seawall Location (Part 1)



Possible New Seawall Location (Part 2)



Note mangroves outlined in red and proposed seawall location in yellow.

General Overview Seawall Area Photographs Part 1



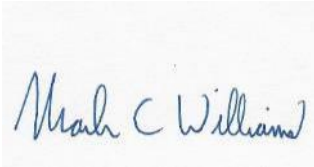
Facing south, west and north. Note the presence of the existing failing seawall (red arrow) exotics, regulated species and mangroves in this area.

General Overview Seawall Area Photographs Part 2



Facing west, south and north. Note the presence of the existing failing seawall (red arrows) exotics, regulated species and mangroves in this area.

End Report



Mark C. Williams

 RCA #580
Registered Consulting Arborist®



ISA Certified Urban Forest Professional FL 5221-AM

ISA Tree Risk Assessment Qualified

LIIF Certified Landscape Inspector #2007-0083

WRRQ Wildfire Risk Reduction Qualified

PZ25-12000028
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