

SHEET No.:-
1 of 8

	REVISIONS:	BY:	DATE:		03/24
				SCALE:	$1'' = 200'$
				DESIGN BY:	MIN
				DRAWN BY:	MIN
				CHECKED BY:	MIN
				APPROVED BY:	MIN

M. J. NICHOLS
& ASSOCIATES, LLC

14657 93rd St. N.
WEST PALM BEACH, FL 33412
TEL.: (561) 753-0554
FAX: (561) 753-0389
www.mjnicholsLLC.com

DA NOTES:

BASE IS SURVEY BY MILLER LEGG DATED 11/11/2021
AERIAL OVERLAY IS GOOGLE EARTH 2023 IMAGERY



ROAD EXIT

FENCE ON CONC. HEADER

LEGEND
001● EXISTING TREE

NOTES:

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TRACT "A"
(PARCEL 1)

BUILDING
AREA=381,762 S.F.
2900 WEST SAMPLE ROAD
POMPANO BEACH, FLORIDA

N.V20034th PLACE

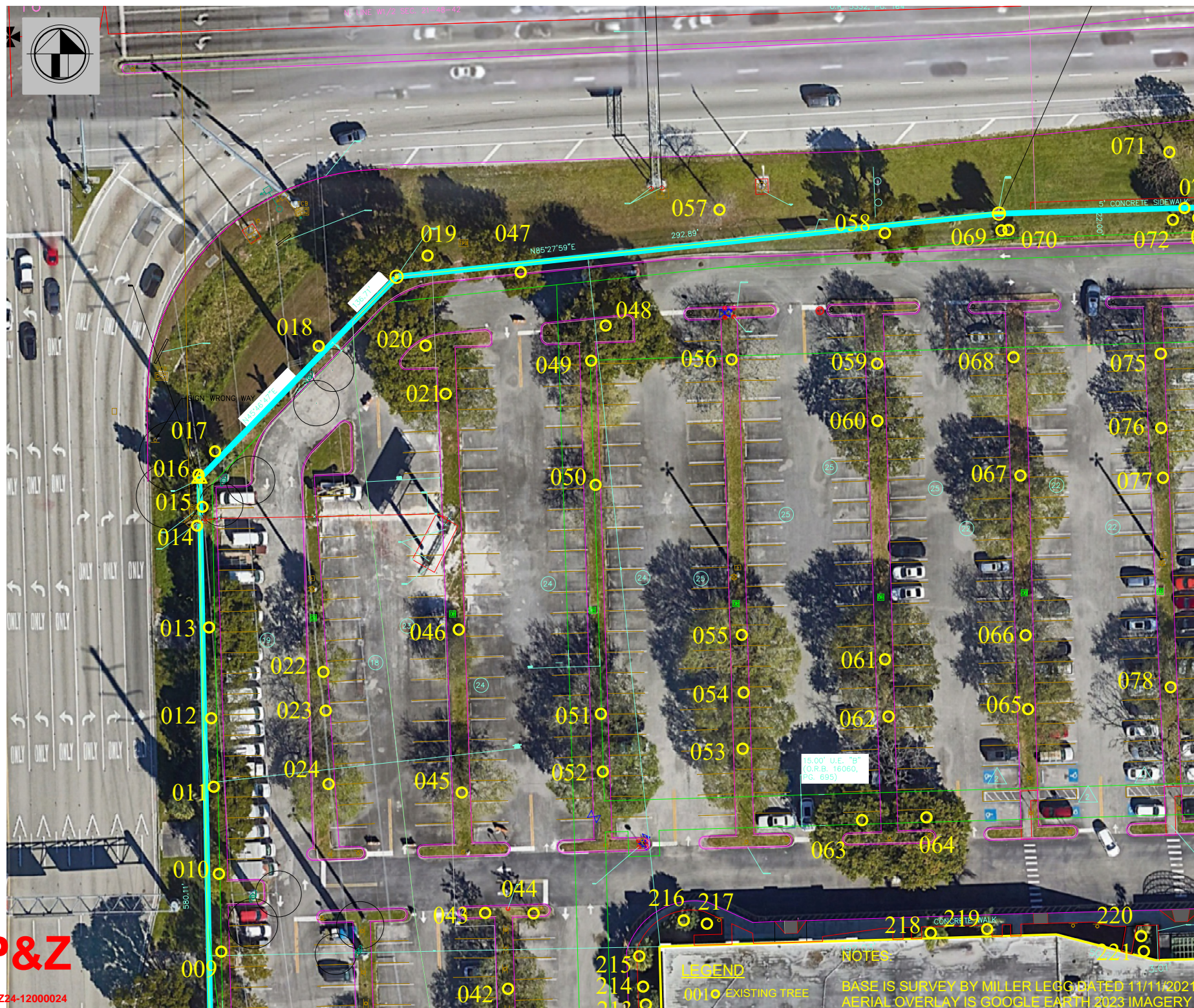
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REVISIONS:		BY:	DATE:	03/24
		SCALE:	1" = 60'	
		DESIGN BY:	M/JN	
		DRAWN BY:	M/JN	
		CHECKED BY:	M/JN	
		APPROVED BY:	M/JN	

FESTIVAL FLEA MARKET PROPERTY		BROWARD COUNTY	FLORIDA
TREE INVENTORY		MJN PROJ. No.: 24-313	
		SHEET No.: 2 of 8	



08/27/2025



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FESTIVAL FLEA MARKET PROPERTY

FLORIDA

TREE INVENTORY

MJN PROJ. No.: 24-313

SHEET No.:-
3 of 8



NOTES:

BASE IS SURVEY BY MILLER LEGG DATED 11/11/2021
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LEGEND

0010 EXISTING TREE

SIGN SHOULDER

SIGN MPH 45

SIGN PED CROSS WALK
SIGN SWK S

FESTIVAL FLEA MARKET PROPERTY

BROWARD COUNTY

FLORIDA

TREE INVENTORY

MJN PROJ. No.: 24-313

SHEET No.:
4 of 8

REVISIONS:	BY:	DATE:	DATE:	03/24
				1" = 60'
				M/JN
				DESIGN BY:
				DRAWN BY:
				CHECKED BY:
				APPROVED BY:

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P&Z

PZ24-12000024

08/27/2025



3N SHOULDER

SIGN MPH 45

SAMPLE ROAD

2" CURB & GUTTER

602
0.00
CALC

SIGN BUS STOP

SIGN NO PARKING

SIGN NO PARKING

5' CONCRETE SIDEWALK

12' U.E

(P.B. 111, PG. 33)

100.22'

CONCRETE WALK (TYP.)

CONCRETE WALK

264.04'

CONCRETE WALK

48.10'

NOTES

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LEGEND

001 ○ EXISTING TREE

FESTIVAL FLEA MARKET PROPERTY				FLORIDA			
BROWARD COUNTY				TREE INVENTORY			
				MJN PROJ. No.: 24-313			
				SHEET No.: 5 of 8			
				03/24	DATE:	1" = 60'	SCALE:
					BY:	M/JN	DRAWN BY:
					DATE:	M/JN	CHECKED BY:
					DATE:	M/JN	APPROVED BY:

M. J. NICHOLS
& ASSOCIATES, LLC

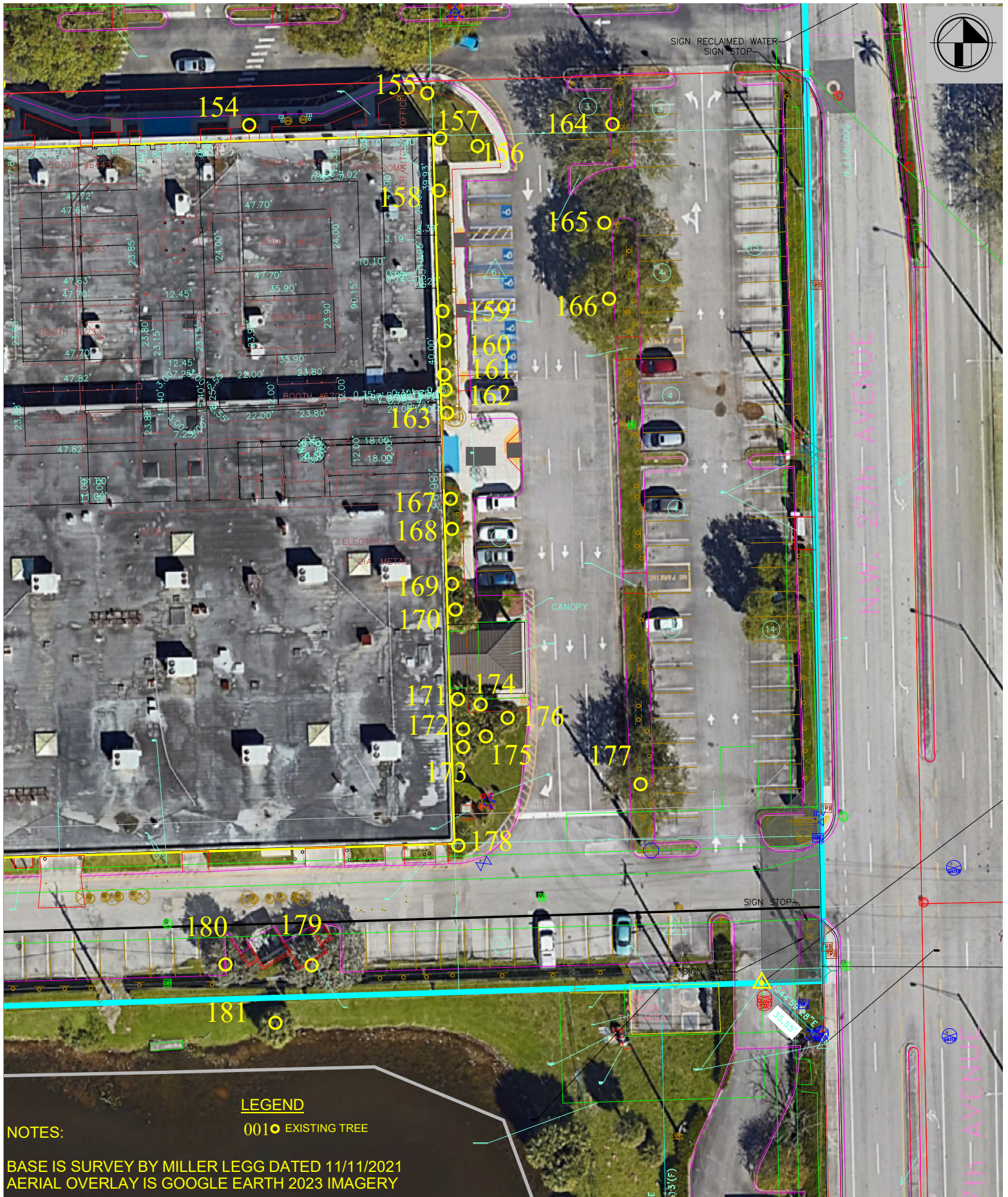
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08/27/2025



REVISIONS:	BY:	DATE:	DATE:
			03/24
			SCALE: 1" = 50'
			DESIGN BY: MJN
			DRAWN BY: MJN
			CHECKED BY: MJN
			APPROVED BY: MJN



FESTIVAL FLEA MARKET PROPERTY		BROWARD COUNTY		FLORIDA	
		TREE INVENTORY		MJN PROJ. No.: 24-313	
				SHEET No.: 7 of 8	
REVISIONS:	BY:	DATE:	DATE:	SCALE:	1" = 50'
				DESIGN BY:	MJN
				DRAWN BY:	MJN
				CHECKED BY:	MJN
				APPROVED BY:	MJN
M. J. NICHOLS & ASSOCIATES, LLC 14657 93rd St. N. WEST PALM BEACH, FL 33412 TEL.: (561) 753-0554 FAX: (561) 753-0389 www.mjnicholsllc.com					

NOTES:

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FESTIVAL FLEA MARKET PROPERTY D COUNTY		TREE INVENTORY	SHEET 8 of
		MJN PROJ. No.: 24-313	

					03/24
					$I'' = 50'$
				SCALE:	M/JN
				DESIGN BY:	M/JN
				DRAWN BY:	M/JN
				CHECKED BY:	M/JN
				APPROVED BY:	M/JN

SHEET No.:
8 of 8

**Festival Flea Market, Pompano Beach, Broward County, FL
Tree Inventory - March 26, 2024**

Tree #	Scientific Name	Common Name	DBH - in.	DBH - in.	Height - ft.	Canopy	Condition	Notes
				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
1	<i>Coccoloba uvifera</i>	seagrape	multi	3	14	15	Fair	
2	<i>Roystonea regia</i>	royal palm	14		30		Good	
3	<i>Quercus virginiana</i>	live oak	20.5		35	40	Fair	
4	<i>Swietenia mahagoni</i>	West Indian mahogany	22.5		35	48	Fair	
5	<i>Swietenia mahagoni</i>	West Indian mahogany	15.5		35	30	Poor	
6	<i>Swietenia mahagoni</i>	West Indian mahogany	20.5		35	30	Fair	
7	<i>Swietenia mahagoni</i>	West Indian mahogany	22		45	25	Poor	
8	<i>Swietenia mahagoni</i>	West Indian mahogany	24		40	40	Poor	
9	<i>Swietenia mahagoni</i>	West Indian mahogany	18.5		35	40	Poor	
10	<i>Swietenia mahagoni</i>	West Indian mahogany	23.5		45	50	Poor	
11	<i>Swietenia mahagoni</i>	West Indian mahogany	23		45	36	Poor	
12	<i>Quercus virginiana</i>	live oak	19		40	30	Poor	
13	<i>Swietenia mahagoni</i>	West Indian mahogany	29.5		45	42	Poor	
14	<i>Sabal palmetto</i>	cabbage palm	12		6		Poor	
15	<i>Swietenia mahagoni</i>	West Indian mahogany	22.5		40	25	Poor	
16	<i>Sabal palmetto w/Ficus aurea</i>	cabbage palm w/str. fig	18/multi	8	18/30	20	Fair/Poor	
17	<i>Quercus virginiana</i>	live oak	5		18	10	Poor	
18	<i>Sabal palmetto</i>	cabbage palm	14		5		Poor	
19	<i>Swietenia mahagoni</i>	West Indian mahogany	29.5		40	40	Poor	
20	<i>Terminalia buceras</i>	black olive	19		40	60	Fair	
21	<i>Quercus virginiana</i>	live oak	18		35	30	Fair	
22	<i>Quercus virginiana</i>	live oak	14.5		28	30	Fair	
23	<i>Quercus virginiana</i>	live oak	15		30	36	Fair	
24	<i>Quercus virginiana</i>	live oak	19.5		30	36	Fair	
25	<i>Quercus virginiana</i>	live oak	14		25	24	Fair	
26	<i>Quercus virginiana</i>	live oak	19.5		30	40	Fair	
27	<i>Quercus virginiana</i>	live oak	23		40	40	Good	
28	<i>Terminalia buceras</i>	black olive	21		45	40	Poor	
29	<i>Quercus virginiana</i>	live oak	18.5		28	30	Poor	
30	<i>Terminalia buceras</i>	black olive	12		30	20	Poor	
31	<i>Terminalia buceras</i>	black olive	26		50	46	Fair	
32	<i>Terminalia buceras</i>	black olive	22		40	30	Poor	
33	<i>Terminalia buceras</i>	black olive	16		40	40	Fair	
34	<i>Quercus virginiana</i>	live oak	19		30	36	Fair	
35	<i>Quercus virginiana</i>	live oak	19		30	36	Fair	
36	<i>Quercus virginiana</i>	live oak	18		30	40	Fair	

**Festival Flea Market, Pompano Beach, Broward County, FL
Tree Inventory - March 26, 2024**

Tree #	Scientific Name	Common Name	DBH - in.	DBH - in.	Height - ft.	Canopy	Condition	Notes
				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
37	<i>Quercus virginiana</i>	live oak	5		20	12	Good	
38	<i>Quercus virginiana</i>	live oak	4.5		22	12	Good	
39	<i>Quercus virginiana</i>	live oak	4.5		22	12	Good	
40	<i>Quercus virginiana</i>	live oak	5		20	12	Good	
41	<i>Quercus virginiana</i>	live oak	22.5		40	45	Good	
42	<i>Quercus virginiana</i>	live oak	15.5		35	30	Fair	
43	<i>Bursera simaruba</i>	gumbo limbo	6.5		18	15	Good	
44	<i>Bursera simaruba</i>	gumbo limbo	7		18	15	Good	
45	<i>Quercus virginiana</i>	live oak	15		30	30	Fair	
46	<i>Quercus virginiana</i>	live oak	12		30	30	Fair	
47	<i>Swietenia mahagoni</i>	West Indian mahogany	24.5		35	26	Poor	
48	<i>Terminalia buceras</i>	black olive	28		45	50	Fair	
49	<i>Terminalia buceras</i>	black olive	15		35	36	Fair	
50	<i>Quercus virginiana</i>	live oak	13.5		28	30	Fair	
51	<i>Quercus virginiana</i>	live oak	22		40	40	Fair	
52	<i>Quercus virginiana</i>	live oak	19		40	48	Good	
53	<i>Quercus virginiana</i>	live oak	21		40	40	Fair	
54	<i>Quercus virginiana</i>	live oak	21		40	36	Fair	
55	<i>Quercus virginiana</i>	live oak	24.5		40	40	Fair	
56	<i>Quercus virginiana</i>	live oak	20		40	40	Fair	
57	<i>Taxodium distichum</i>	bald cypress	16		45	24	Good	
58	<i>Quercus virginiana</i>	live oak	26.5		35	30	Poor	
59	<i>Quercus virginiana</i>	live oak	22.5		35	30	Poor	
60	<i>Quercus virginiana</i>	live oak	22.5		40	40	Fair	
61	<i>Quercus virginiana</i>	live oak	20.5		40	40	Good	
62	<i>Quercus virginiana</i>	live oak	21		40	40	Fair	
63	<i>Terminalia buceras</i>	black olive	19.5		40	40	Fair	
64	<i>Terminalia buceras</i>	black olive	19.5		40	40	Fair	
65	<i>Quercus virginiana</i>	live oak	20.5		35	40	Fair	
66	<i>Quercus virginiana</i>	live oak	21.5		35	40	Fair	
67	<i>Quercus virginiana</i>	live oak	25.5		40	40	Good	
68	<i>Quercus virginiana</i>	live oak	25		40	50	Good	
69	<i>Sabal palmetto</i>	cabbage palm	14.5		18		Fair	
70	<i>Sabal palmetto</i>	cabbage palm	11		22		Fair	
71	<i>Bursera simaruba</i>	gumbo limbo	18.5		25	25	Poor	
72	<i>Sabal palmetto</i>	cabbage palm	11		16		Good	

**Festival Flea Market, Pompano Beach, Broward County, FL
Tree Inventory - March 26, 2024**

Tree #	Scientific Name	Common Name	DBH - in.	DBH - in.	Height - ft.	Canopy	Condition	Notes
				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
73	<i>Sabal palmetto</i>	cabbage palm	15		17		Good	
74	<i>Sabal palmetto</i>	cabbage palm	11		15		Good	
75	<i>Quercus virginiana</i>	live oak	21.5		35	36	Good	
76	<i>Quercus virginiana</i>	live oak	21		35	40	Fair	
77	<i>Quercus virginiana</i>	live oak	8		28	20	Poor	
78	<i>Quercus virginiana</i>	live oak	23		40	40	Good	
79	<i>Quercus virginiana</i>	live oak	17		40	40	Poor	
80	<i>Quercus virginiana</i>	live oak	16		40	40	Fair	
81	<i>Quercus virginiana</i>	live oak	11		30	30	Fair	
82	<i>Quercus virginiana</i>	live oak	17.5		40	40	Good	
83	<i>Sabal palmetto</i>	cabbage palm	13.5		8		Good	
84	<i>Bursera simaruba</i>	gumbo limbo	16.5		40	30	Fair	
85	<i>Bursera simaruba</i>	gumbo limbo	15		35	30	Fair	
86	<i>Bursera simaruba</i>	gumbo limbo	20		38	30	Fair	
87	<i>Quercus virginiana</i>	live oak	18.5		35	40	Fair	
88	<i>Quercus virginiana</i>	live oak	17		35	40	Fair	
89	<i>Quercus virginiana</i>	live oak	15.5		40	36	Fair	
90	<i>Quercus virginiana</i>	live oak	17.5		35	40	Fair	
91	<i>Quercus virginiana</i>	live oak	20.5		40	40	Good	
92	<i>Quercus virginiana</i>	live oak	19		35	40	Fair	
93	<i>Terminalia buceras</i>	black olive	17.5		35	30	Fair	
94	<i>Swietenia mahagoni</i>	West Indian mahogany	26		50	40	Poor	
95	<i>Terminalia buceras</i>	black olive	23		50	30	Poor	
96	<i>Terminalia buceras</i>	black olive	16.5		50	30	Poor	
97	<i>Quercus virginiana</i>	live oak	19.5		40	40	Poor	
98	<i>Quercus virginiana</i>	live oak	18		40	40	Poor	
99	<i>Quercus virginiana</i>	live oak	19.5		40	40	Good	
100	<i>Quercus virginiana</i>	live oak	13.5		30	30	Fair	
101	<i>Terminalia buceras</i>	black olive	6.5		25	15	Poor	
102	<i>Syagrus romanzoffiana</i>	queen palm	7		15		Fair	
103	<i>Syagrus romanzoffiana</i>	queen palm	8		17		Fair	
104	<i>Syagrus romanzoffiana</i>	queen palm	8		12		Fair	
105	<i>Syagrus romanzoffiana</i>	queen palm	8.5		13		Fair	
106	<i>Syagrus romanzoffiana</i>	queen palm	8		12		Fair	
107	<i>Syagrus romanzoffiana</i>	queen palm	10.5		10		Fair	
108	<i>Sabal palmetto</i>	cabbage palm	9		22		Good	

Festival Flea Market, Pompano Beach, Broward County, FL
Tree Inventory - March 26, 2024

Tree #	Scientific Name	Common Name	DBH - in.	DBH - in.	Height - ft.	Canopy	Condition	Notes
				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
109	<i>Ptychosperma elegans</i>	Alexander palm	multi	7	14		Fair	
110	<i>Ptychosperma elegans</i>	Alexander palm	multi	6	14		Fair	
111	<i>Ptychosperma elegans</i>	Alexander palm	multi	7	15		Fair	
112	<i>Ptychosperma elegans</i>	Alexander palm	multi	7	17		Fair	
113	<i>Ptychosperma elegans</i>	Alexander palm	6		16		Fair	
114	<i>Ptychosperma elegans</i>	Alexander palm	multi	6.5	16		Fair	
115	<i>Ptychosperma elegans</i>	Alexander palm	multi	7	15		Fair	
116	<i>Ptychosperma elegans</i>	Alexander palm	multi	6.5	15		Fair	
117	<i>Terminalia buceras</i>	black olive	19		45	40	Poor	
118	<i>Syagrus romanzoffiana</i>	queen palm	10		16		Fair	
119	<i>Syagrus romanzoffiana</i>	queen palm	7		15		Fair	
120	<i>Syagrus romanzoffiana</i>	queen palm	8.5		14		Fair	
121	<i>Syagrus romanzoffiana</i>	queen palm	8.5		11		Fair	
122	<i>Terminalia buceras</i>	black olive	30		50	60	Fair	
123	<i>Quercus virginiana</i>	live oak	22		35	40	Fair	
124	<i>Quercus virginiana</i>	live oak	18		30	30	Fair	
125	<i>Quercus virginiana</i>	live oak	16.5		40	48	Good	
126	<i>Terminalia buceras</i>	black olive	13		30	24	Poor	
127	<i>Quercus virginiana</i>	live oak	25		30	20	Good	
128	<i>Quercus virginiana</i>	live oak	27		40	40	Good	
129	<i>Quercus virginiana</i>	live oak	19		30	30	Dead	Dead
130	<i>Swietenia mahagoni</i>	West Indian mahogany	31		50	30	Poor	
131	<i>Sabal palmetto</i>	cabbage palm	15.5		20		Fair	
132	<i>Terminalia buceras</i>	black olive	18		40	30	Poor	
133	<i>Quercus virginiana</i>	live oak	20.5		40	60	Fair	
134	<i>Quercus virginiana</i>	live oak	29		45	60	Good	
135	<i>Quercus virginiana</i>	live oak	19		40	40	Good	
136	<i>Quercus virginiana</i>	live oak	15		30	30	Fair	
137	<i>Quercus virginiana</i>	live oak	26.5		40	40	Poor	
138	<i>Terminalia buceras</i>	black olive	13		30	30	Poor	
139	<i>Quercus virginiana</i>	live oak	22		35	40	Poor	
140	<i>Quercus virginiana</i>	live oak	20		35	40	Fair	
141	<i>Quercus virginiana</i>	live oak	16		35	40	Fair	
142	<i>Melaleuca viminalis</i>	bottlebrush	11.5		25	24	Poor	
143	<i>Bursera simaruba</i>	gumbo limbo	15		25	20	Fair	
144	<i>Bursera simaruba</i>	gumbo limbo	19		30	30	Fair	

**Festival Flea Market, Pompano Beach, Broward County, FL
Tree Inventory - March 26, 2024**

Tree #	Scientific Name	Common Name	DBH - in.	DBH - in.	Height - ft.	Canopy	Condition	Notes
				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
145	<i>Bursera simaruba</i>	gumbo limbo	15		30	25	Poor	
146	<i>Terminalia buceras</i>	black olive	32		50	70	Poor	
147	<i>Terminalia buceras</i>	black olive	26		50	60	Poor	
148	<i>Quercus virginiana</i>	live oak	24		40	50	Fair	
149	<i>Quercus virginiana</i>	live oak	15.5		35	36	Good	
150	<i>Ptychosperma elegans</i>	Alexander palm	multi (11)	5.5	14		Good	
151	<i>Ptychosperma elegans</i>	Alexander palm	9		20		Good	
152	<i>Ptychosperma elegans</i>	Alexander palm	7		20		Good	
153	<i>Ptychosperma elegans</i>	Alexander palm	9		20		Good	
154	<i>Phoenix roebelenii</i>	pygmy date palm	multi (7.5)	4.5	6		Fair	
155	<i>Syagrus romanzoffiana</i>	queen palm	10.5		17		Fair	
156	<i>Syagrus romanzoffiana</i>	queen palm	8.5		16		Good	
157	<i>Syagrus romanzoffiana</i>	queen palm	8.5		20		Fair	
158	<i>Syagrus romanzoffiana</i>	queen palm	7.5		14		Fair	
159	<i>Phoenix roebelenii</i>	pygmy date palm	multi (6)	3	6		Fair	
160	<i>Syagrus romanzoffiana</i>	queen palm	8		17		Fair	
161	<i>Syagrus romanzoffiana</i>	queen palm	7.5		16		Fair	
162	<i>Syagrus romanzoffiana</i>	queen palm	6		11		Poor	
163	<i>Syagrus romanzoffiana</i>	queen palm	7		13		Fair	
164	<i>Quercus virginiana</i>	live oak	21.5		40	40	Fair	
165	<i>Quercus virginiana</i>	live oak	16		30	30	Poor	
166	<i>Quercus virginiana</i>	live oak	22		40	60	Poor	
167	<i>Syagrus romanzoffiana</i>	queen palm	7		19		Fair	
168	<i>Syagrus romanzoffiana</i>	queen palm	8		22		Fair	
169	<i>Sabal palmetto</i>	cabbage palm	12		20		Fair	
170	<i>Sabal palmetto</i>	cabbage palm	12		20		Fair	
171	<i>Sabal palmetto</i>	cabbage palm	14		17		Fair	
172	<i>Sabal palmetto</i>	cabbage palm	14		16		Fair	
173	<i>Sabal palmetto</i>	cabbage palm	12.5		15		Fair	
174	<i>Sabal palmetto</i>	cabbage palm	12.5		15		Fair	
175	<i>Sabal palmetto</i>	cabbage palm	12.5		15		Fair	
176	<i>Sabal palmetto</i>	cabbage palm	10.5		18		Fair	
177	<i>Quercus virginiana</i>	live oak	18		30	40	Good	
178	<i>Phoenix roebelenii</i>	pygmy date palm	multi (10)	5	6		Good	
179	<i>Conocarpus erectus</i>	silver buttonwood	16.5		25	30	Poor	
180	<i>Conocarpus erectus</i>	silver buttonwood	13.5		28	30	Poor	

**Festival Flea Market, Pompano Beach, Broward County, FL
Tree Inventory - March 26, 2024**

Tree #	Scientific Name	Common Name	DBH - in.	DBH - in.	Height - ft.	Canopy	Condition	Notes
				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
181	<i>Sabal palmetto</i>	cabbage palm	22		12		Good	
182	<i>Sabal palmetto</i>	cabbage palm	22		8		Good	
183	<i>Sabal palmetto</i>	cabbage palm	7.5		10		Good	
184	<i>Sabal palmetto</i>	cabbage palm	9		10		Good	
185	<i>Sabal palmetto</i>	cabbage palm	8		7		Good	
186	<i>Sabal palmetto</i>	cabbage palm	11		6		Good	
187	<i>Sabal palmetto</i>	cabbage palm	9.5		7		Good	
188	<i>Sabal palmetto</i>	cabbage palm	8.5		8		Good	
189	<i>Sabal palmetto</i>	cabbage palm	7.5		9		Good	
190	<i>Sabal palmetto</i>	cabbage palm	9		9		Good	
191	<i>Wodyetia bifurcata</i>	foxtail palm	11		14		Good	
192	<i>Wodyetia bifurcata</i>	foxtail palm	13		14		Good	
193	<i>Sabal palmetto</i>	cabbage palm	8.5		10		Good	
194	<i>Sabal palmetto</i>	cabbage palm	8		12		Good	
195	<i>Sabal palmetto</i>	cabbage palm	16.5		19		Good	
196	<i>Sabal palmetto</i>	cabbage palm	8		10		Good	
197	<i>Sabal palmetto</i>	cabbage palm	8		14		Good	
198	<i>Sabal palmetto</i>	cabbage palm	7		14		Good	
199	<i>Sabal palmetto</i>	cabbage palm	7		13		Good	
200	<i>Syagrus romanzoffiana</i>	queen palm	10		19		Good	
201	<i>Syagrus romanzoffiana</i>	queen palm	8		20		Fair	
202	<i>Sabal palmetto</i>	cabbage palm	12		20		Fair	
203	<i>Eriobotrya japonica</i>	loquat	4		15	12	Good	
204	<i>Sabal palmetto</i>	cabbage palm	14		18		Fair	
205	<i>Eriobotrya japonica</i>	loquat	multi (12.5)	7	30	15	Fair	
206	<i>Sabal palmetto</i>	cabbage palm	14		15		Good	
207	<i>Sabal palmetto</i>	cabbage palm	9		15		Good	
208	<i>Eriobotrya japonica</i>	loquat	4.5		20	15	Good	
209	<i>Sabal palmetto</i>	cabbage palm	9		16		Good	
210	<i>Ptychosperma elegans</i>	Alexander palm	multi	5.5	10		Good	
211	<i>Eriobotrya japonica</i>	loquat	4.5		20	18	Good	
212	<i>Sabal palmetto</i>	cabbage palm	7		26		Good	
213	<i>Eriobotrya japonica</i>	loquat	10.5		30	30	Good	
214	<i>Sabal palmetto</i>	cabbage palm	19		18		Dead	Dead
215	<i>Sabal palmetto</i>	cabbage palm	9		13		Good	
216	<i>Sabal palmetto</i>	cabbage palm	9		12		Good	

Festival Flea Market, Pompano Beach, Broward County, FL
Tree Inventory - March 26, 2024

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