

August 10, 2024

Scott Wehr
Pompano Pickle
217 Northeast 3rd Street
Pompano Beach, Florida 33060

ECS Project No. 55:6977

Reference: Results for Tree Inventory and Appraisal, JBW Memorial Center (Pompano Pickle), 217 Northeast 3rd Street and 200 Northeast 4th Street, Pompano Beach, Broward County, Florida

Dear Scott Wehr:

ECS Florida, LLC (ECS) is pleased to provide you with the results of our Tree Inventory and Appraisal for the referenced site. ECS services were provided in general accordance with ECS Proposal No. 55:12012 authorized on October 01, 2024.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Sincerely,

ECS Florida, LLC



Joe Brinson
ISA Certified Arborist FL-6626A
JLbrinson@ecslimited.com
904-880-0960



Jason Adams
Natural Resources Department Manager
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PZ24-12000019

02/05/2025

1.0 POMPAÑO PROTECTED TREE APPRAISAL

PZ24-12000019

04/02/2025

I. INTRODUCTION

ECS ISA Certified Arborist Joseph Brinson (FL-6626A) performed a protected tree appraisal on a parcel off NW 33rd Street, more specifically located at 217 Northeast 3rd Street and 200 Northeast 4th Street, Pompano Beach, Broward County, Florida. According to the Broward County Online GIS website, the subject property is identified as Parcel Identification Number (PIN) 484235170131, 484235170100, and 484235250080 and consists of approximately 1.76 acres. The site consists of a Religious and Residential uses.. Attached is a general location map for reference. The parking lot is being proposed for redevelopment. The redevelopment of the parcel will require removal of the landscape trees onsite. This report provides information to assist in compliance with the City of Pompano Beach Code of Ordinances. This inventory and appraisal was conducted on August 1, 2024.

II. METHODOLOGY

The purpose of this review was to determine the health and structure of the landscape trees and determine the appraisal value based on Ordinance 155.5204.E.1.b.ii. and Florida Administrative Code (F.A.C.) 14-40.030, updated to 14-19.057, F.A.C., effective October 2020. Pursuant to the Ordinance and F.A.C., a review of each protected tree's health and structural condition was performed, documenting defects observed and determining a Conditional Rating Index of each tree and palm. Also, pursuant to the Ordinance and F.A.C., 11 wholesale plant nurseries were contacted for pricing on the species found onsite. ECS specifically utilized appraisal Methodology #2,- Inch for Diameter Inch Replacement Methodology to determine mitigation values of the trees onsite and Methodology #5 Replacement Cost Method for Palm Trees onsite. Please refer to Methodologies #2 and #5 found below for formulas used to determine estimated replacement costs.

#2. Inch for Diameter Inch Replacement Method – Trees

Utilize this method for casualty trees (other

Then Palm Trees) which cannot be found in the open marketplace in the same or similar size.

? Three (3) wholesale values from a qualified nursery grower

? Average wholesale cost of, at minimum, a 3" diameter replacement tree, same species and cultivar

x 2.5 mark-up of the average wholesale plant price

÷ 3 (total diameter inches of the replacement tree, same species and cultivar)

x the diameter of the subject casualty tree

x condition rating

Please note some tree replacement costs were determined using 2" caliper, as the nurseries contacted did not have 3" caliper for sale, mainly for species such as crape myrtle, orchid tree, gumbo limbo.

#5. Replacement Cost Method - Palm Trees

Note: Palm trees may be measured by over-all height, clear trunk or clear wood.

? Three (3) wholesale values from a qualified nursery grower or collector

? Average wholesale cost of same size and species replacement palm tree

x 2.5 mark-up of the average wholesale palm tree price

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x the unit of measurement of the subject casualty palm tree

x condition rating

= mitigation cost

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Wholesale Plant Nursery
Cocoplum Group LLC - 813-997-7758
Gleason Landscaping LLC - 321-749-7326
Freund Flowering Trees - 305-242-5651
Beaker Tree Farm & Nursery - 772-545-2187
Snapper Creek Nursery - 772-215-6395
YSA NURSERY INC -786-273-8036
SGB PLANT SALES INC-954-554-4484
Acosta Farms Tree Farm -305-219-1717
Ponies & Palms Nursery - 561-756-4442
Beefy Tree Farm - 561-499-6855
Allied Growers - 954-493-9222

Species (Common Name)	Avg. Cost per Inch(\$)
Live Oak	260.00
Gumbo Limbo	39.06
Buttonwood	82.50
Shortleaf Fig	93.75
Orchid Tree	19.25
Crape Myrtle	55.00
Laurel oak	109.38
Norfolk Island pine	4.69
Mahogany	100.00
	Avg. Cost per foot(\$)
Sabal Palm	21.88
Coconut palm	15.00
Christmas palm	16.00
Foxtail Palm	17.00
Canary Date Palm	180.00

Municode 155.5204. TREE PRESERVATION**Specimen Tree**

Any tree which has a DBH of eighteen (18) inches or greater with a condition rating of sixty percent (60%) or greater in accordance with the condition rating guidelines as specified in the Guide for Plant Appraisal, 9th edition, as amended; with the exception of the following:

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• Non-native fruit trees that are cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to: mangos, avocados, or citrus.

• Species of the genus *Ficus* except *F. aurea* (strangler fig), *F. laevigata* (short leaf fig), *F. rubiginosa* (rusty fig or rusty leaf fig), *F. jacquinifolia*;

• All multi-trunk palms.

• Trees that are in poor condition or form as determined by Development Services Director.

D. Tree Relocation

1. Tree Relocation Required

a. Any tree proposed and authorized for tree removal in accordance with Section 155.5204.C, Tree Removal, shall be relocated unless the tree is an invasive tree or it is demonstrated that relocation is not a viable alternative for the particular tree—in which case, the removed tree shall be replaced in accordance with Section 155.5204.E, Tree Replacement.

b. A tree may be relocated to another property upon demonstration that the property on which the trees is located lacks available space for its relocation. If relocated to another property, written authorization from the owner of the other property is required.

2. Tree Relocation Standards

Tree relocation shall occur in accordance with landscaping BMPs, the standards in Section 155.5203.B, General Requirements for Landscaping, and the following standards:

a. Relocated trees shall be transplanted to a location within the city.

b. Tree relocation activities shall not unnecessarily damage any other tree to remain on the property.

c. Any tree being relocated shall not be unnecessarily damaged during its removal, transport, or replanting.

d. Before transplanting, a relocated tree shall be root pruned and may be canopy pruned in accordance with sound arboricultural standards.

e. To the maximum extent consistent with other tree relocation standards, relocated trees shall be transplanted to locations where they are unlikely to create an obstruction to solar access to an existing or approved solar energy collection system.

3. Tree Relocation Maintenance and Monitoring Requirements

Any person conducting tree relocation activities shall:

a. Maintain the health of a relocated tree for a period of one year from the date of planting;

b. Replace, within 60 days, a relocated tree that dies or is determined by the Development Services Director, to be effectively destroyed within one year of being relocated. The one year maintenance period shall begin again whenever a tree is replaced. The replacement trees are to be determined from the dollar value given for each at time of permitting.

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4. Tree Relocation Bond Requirement

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a. Any person conducting tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting.

b. Release of bonds will occur upon completion of construction activities and successful tree relocation, as set forth in this section, and with written approval by the Development Services Director.

c. If a tree is determined to be effectively destroyed within one year from the date of relocation, and no efforts have been made for preservation or replacements, the bond shall be drawn upon and funds will be deposited into the tree Canopy Trust Fund.

E. Tree Replacement

1. Tree Replacement Required

a. General

If the Development Services Director determines that a removed tree is an invasive tree as defined herein, or cannot be successfully relocated, the tree shall be replaced in accordance with the following standards.

b. Required Number of Replacement Trees

i. The minimum number of replacement trees required to compensate for removed non-specimen trees that cannot be successfully relocated shall be one (1) caliper inch for each one (1) DBH inch removed to the extent that the combined DBH of the replacement trees equals the combined caliper of all the trees removed. Replacement trees shall be canopy trees and meet the minimum height requirements of Section 155.5203.B.2.g.ii. Removal and replanting shall be done at the full expense of the applicant, and submitted as part of an application for a Tree Permit.

ii. Replacement of a specimen tree shall be the number of trees whose combined purchase price, as determined by the Development Services Director, equal the dollar value of the removed trees, as determined by an appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030, Florida Administrative Code, as amended, and submitted as part of the application for a Tree Permit.

iii. In lieu of replacement on site due to a lack of planting space, funds may be deposited into the Tree Canopy Trust Fund as detailed in Section 36.033. Funds must be derived based on the average of current market value for same-species of trees removed, at Florida Grade #1 or greater quality, plus a 2.5 multiplier for installation.

iv. If trees are removed before obtaining authorization for removal through a Tree Permit Application, and the value of the removed trees(s) cannot be determined from any remnants, such value shall be determined by using aerial photography; on-site inspection; and/or review of a tree survey. The number of required replacement trees shall be based upon the size of canopy impacted and the type of replacement trees selected by the applicant and approved by Development Services Director. The canopy of the replacement trees at maturity shall at least equal the canopy removed.

III. RESULTS

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During the Arborist assessment, a total of 15 protected trees and 24 palm trees were reviewed, with five (5) trees/shrubs being invasive or dead. The health conditions were assessed using the Limited Visual Assessment (LVA) method, to determine arboricultural conditions. More specifically, wind damage, rot, included bark, diseased and canopy dieback.

Out of the 15 trees and 24 palms reviewed, all were given a good, fair, poor or very poor rating and calculated the condition rating (0.1 to 0.8 index rating).

In addition, ECS identified one (1) healthy specimen Live oak (21"dbh) and one (1) healthy specimen Sabal palm (19"dbh), equating to a total of 40 inches. If the protected trees cannot be replaced or relocated in the replacement cost (mitigation) for the protected trees and palms is estimated to be a total of approximately \$31,990.10.

\$31,990.10 is the total-estimated replacement cost if all protected trees and palms were to be removed.

Please refer to Table 1 located in the appendix.

Pursuant to the code , no Natural Forest Communities were identified onsite. This is due to the majority of the trees identified being landscape trees, located in and around a developed parking lot, with no natural habitat remaining. In addition, the project area does not contain high value habitat for use by listed species.

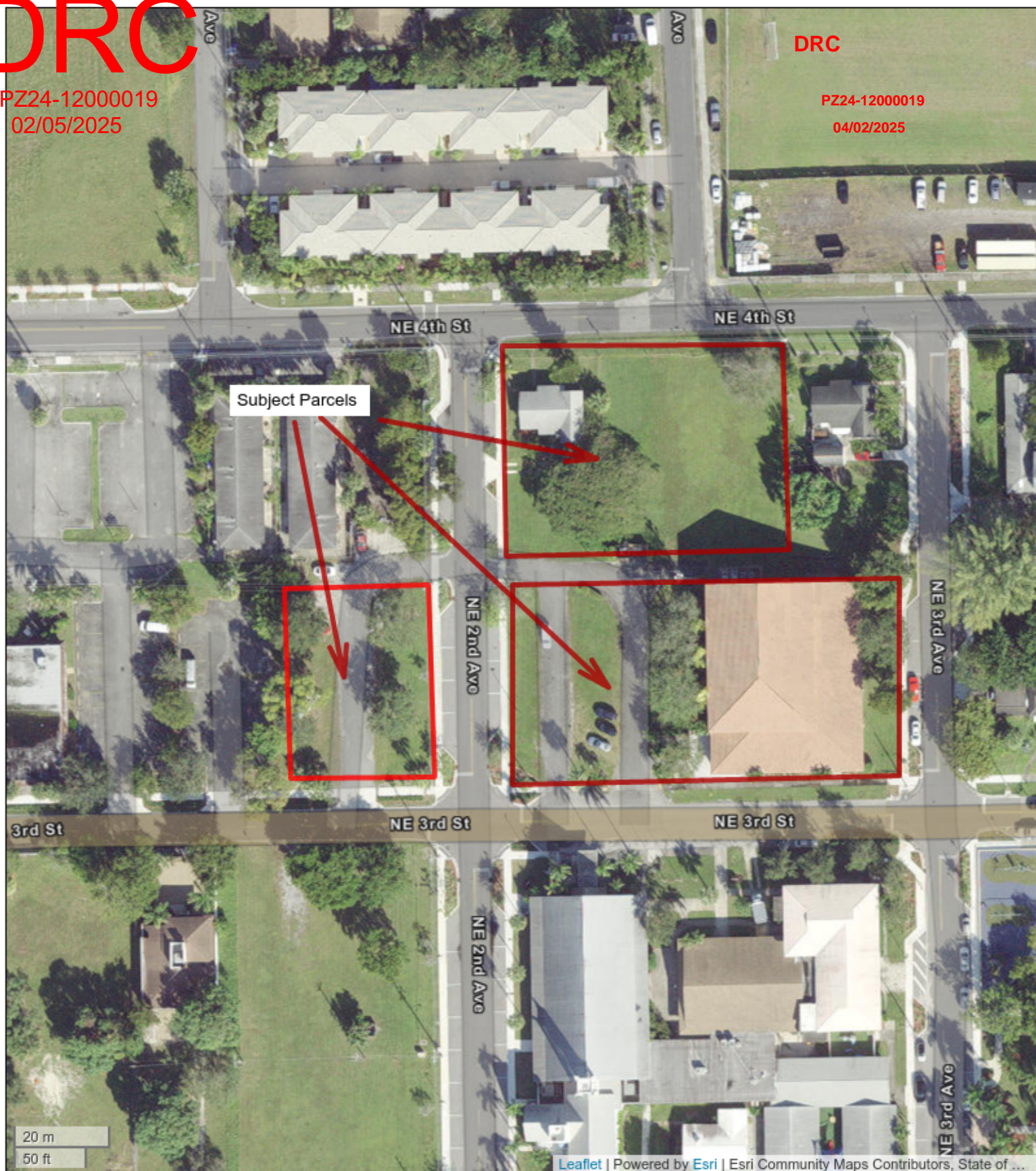
All trees to remain and trees to be relocated will be pruned in accordance with American National Standard (ANSI) A300 Pruning Standards.

All trees to remain within work limits will have tree barricades, based on the vegetation protection criteria, and county approval should be obtained prior to demolition, clearing and site work. No construction traffic, cutting, filling, staging trenching, or root compaction within a tree barricade. Barriers will be erected around trees to remain with 4-inch DBH and greater.

Pursuant to 155.5204(D) of the Pompano Beach Municode, all tree relocation's with written approval by the Development Services Director and performed by a City approved contractor. Contractors will relocate trees in accordance with ANSI for Tree Care Operations Tree, Shrub, and Other Woody Plant Maintenance Standard Practices (Transplanting) ANSI A300(Part 6).

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Figure 1

Site Location Map

JBW Memorial Center

217 Northeast 3rd Street and 200 Northeast 4th Street

Pompano Beach, Florida 33067

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Pompano Pickle


Tree Inventory and Appraisal

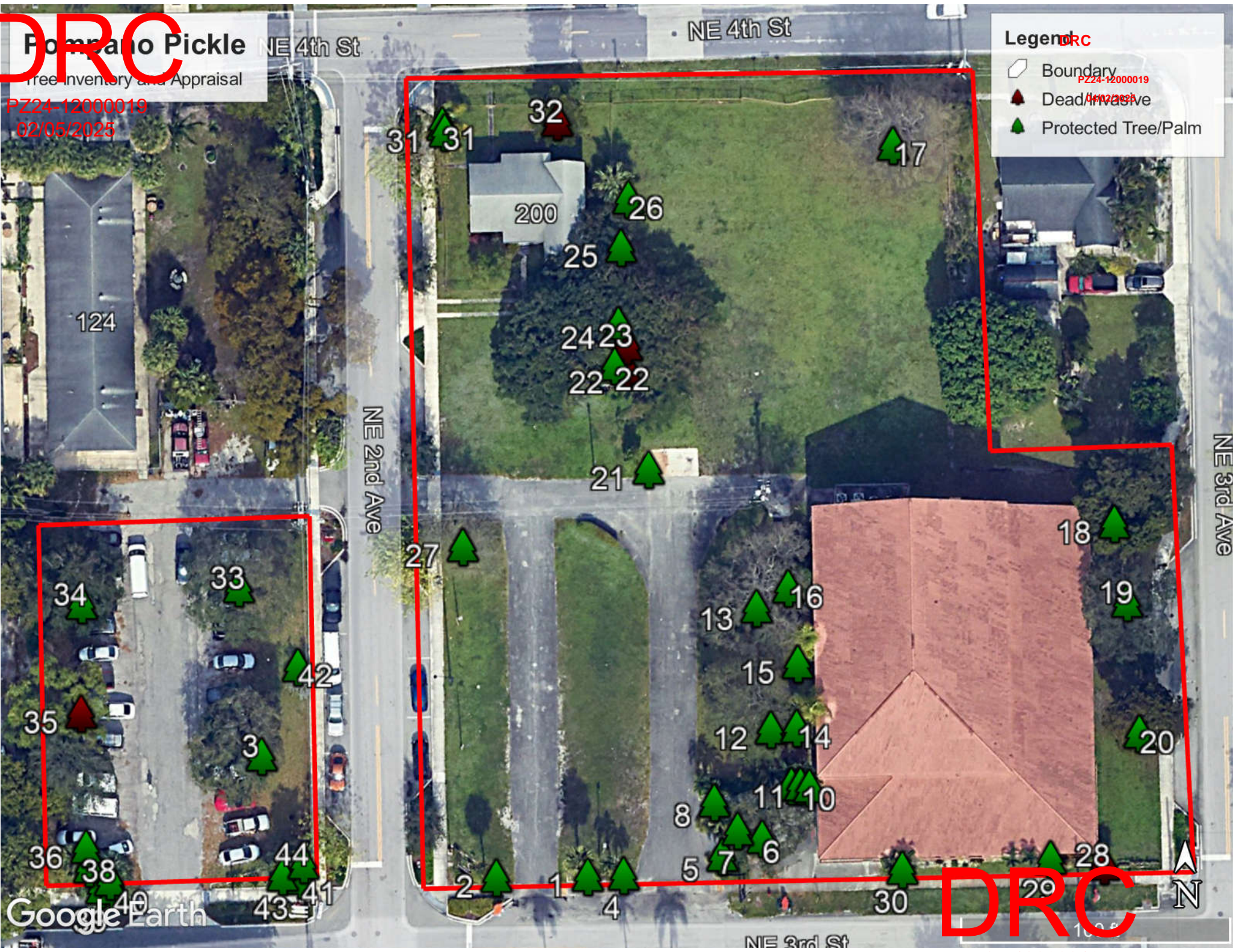
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Legend

 Boundary

 Dead/Invasive

 Protected Tree/Palm



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Table 1 - Tree Appraisal Pompano Pickle 10-2-24							04/02/2025
Tree ID	Species	DBH (Inches)	Tree-Palm Height (feet)	Health Condition	Health Condition Index	Health Issues/Notes	Mitigation Fee
1	Cabbage Palm (<i>Sabal palmetto</i>)	8	20	Good	0.8		\$350.00
2	Cabbage Palm (<i>Sabal palmetto</i>)	7	20	Very Poor	0.3	Cracks or Splits in the Trunk Insect Infestation (Boring insects, frass, or beetle holes) Mechanical Damage (From mowers, vehicles, or improper pruning)	\$131.25
3	Laurel oak (<i>Quercus Hemisphaerica</i>)	17	15	Fair	0.6		\$1,115.63
4	Christmas Palm (<i>Adonidia merrillii</i>)	9	10	Fair	0.7	Cracks or Splits in the Trunk Excessive Leaning	\$112.00
5	Christmas Palm (<i>Adonidia merrillii</i>)	8	8	Fair	0.6	Cracks or Splits in the Trunk Excessive Leaning	\$76.80
6	Live Oak (<i>Quercus virginiana</i>)	17	20	Poor	0.4	Dead or Dying Branches Excessive Leaning	\$1,768.00
7	Christmas Palm (<i>Adonidia merrillii</i>)	8	8	Fair	0.6	Cracks or Splits in the Trunk Excessive Leaning	\$76.80
8	Christmas Palm (<i>Adonidia merrillii</i>)	9	9	Fair	0.7	Cracks or Splits in the Trunk Excessive Leaning	\$100.80
9	Canary Island Date Palm (<i>Phoenix canariensis</i>)	10	15	Fair	0.6	Cracks or Splits in the Trunk Excessive Leaning	\$1,080.00
10	Christmas Palm (<i>Adonidia merrillii</i>)	9	8	Fair	0.5	Cracks or Splits in the Trunk Excessive Leaning	\$64.00
11	Christmas Palm (<i>Adonidia merrillii</i>)	8	20	Fair	0.6	Cracks or Splits in the Trunk Excessive Leaning	\$192.00
12	Live Oak (<i>Quercus virginiana</i>)	22	25	Poor	0.4	Rot in limbs, not appropriate compartmentalization of limb holes Cracks or Splits in the Trunk Dead or Dying Branches Excessive Leaning Unbalanced Canopy (One side significantly heavier than the other)	\$2,288.00
13	Live Oak (<i>Quercus virginiana</i>)	23	25	Fair	0.7	Cracks or Splits in the Trunk Dead or Dying Branches	\$4,186.00
14	Foxtail Palm (<i>Wodyetia bifurcata</i>)	24	30	Poor	0.4	Cracks or Splits in the Trunk Excessive Leaning Epicormic Shoots (Sprouts from the Trunk or Base)	\$204.00
15	Foxtail Palm (<i>Wodyetia bifurcata</i>)	15	20	Poor	0.4	Dead or Dying Branches Peeling or Missing Bark Epicormic Shoots (Sprouts from the Trunk or Base)	\$136.00
16	Foxtail Palm (<i>Wodyetia bifurcata</i>)	25	25	Very Poor	0.3	Rot in limbs, not appropriate compartmentalization of limb holes Dead or Dying Branches Cavities or Decay in the Trunk or Branches Epicormic Shoots (Sprouts from the Trunk or Base)	\$127.50
17	Live Oak (<i>Quercus virginiana</i>)	22	30	Poor	0.4	Rot in limbs, not appropriate compartmentalization of limb holes Dead or Dying Branches Cavities or Decay in the Trunk or Branches Peeling or Missing Bark Unbalanced Canopy (One side significantly heavier than the other)	\$2,288.00
18	Laurel oak (<i>Quercus Hemisphaerica</i>)	40	35	Very Poor	0.3	Rot in limbs, not appropriate compartmentalization of limb holes Major Rot in Bole Cracks or Splits in the Trunk Dead or Dying Branches Cavities or Decay in the Trunk or Branches Root Damage or Exposed Roots Girdling Roots (Roots encircling the base of the tree)	\$1,312.50
19	Live Oak (<i>Quercus virginiana</i>)	22	25	Poor	0.4	Dead or Dying Branches Fungal Growth on the Trunk or Base Root Damage or Exposed Roots Epicormic Shoots (Sprouts from the Trunk or Base) Unbalanced Canopy (One side significantly heavier than the other)	\$2,288.00
20	Florida Mahogany (<i>Swietenia mahagoni</i>)	20	35	Very Poor	0.3	Rot in limbs, not appropriate compartmentalization of limb holes Major Rot in Bole Cracks or Splits in the Trunk Dead or Dying Branches Excessive Leaning Cavities or Decay in the Trunk or Branches Root Damage or Exposed Roots Epicormic Shoots (Sprouts from the Trunk or Base) Mechanical Damage (From mowers, vehicles, or improper pruning)	\$600.00
21	Bougainvillea (<i>Bougainvillea spp.</i>)	12	10	Poor	0.3	Cracks or Splits in the Trunk Dead or Dying Branches Root Damage or Exposed Roots Epicormic Shoots (Sprouts from the Trunk or Base)	\$0.00
22	royal poinciana (<i>Delonix regia</i>)	60	20	dead	0		\$0.00
22	Royal poinciana (<i>Delonix regia</i>)	60	30	Very Poor/dying	0	Major Rot in Bole Cracks or Splits in the Trunk Dead or Dying Branches Excessive Leaning Cavities or Decay in the Trunk or Branches Root Damage or Exposed Roots Epicormic Shoots (Sprouts from the Trunk or Base) Wilted, Discolored, or Sparse Leaves Unbalanced Canopy (One side significantly heavier than the other)	\$0.00
23	brazilian pepper	15	20	Invasive	0	nuisance exotic	\$0.00
24	Gumbo limbo (<i>Bursera simaruba</i>)	5	10	Fair	0.6	Excessive Leaning Unbalanced Canopy (One side significantly heavier than the other)	\$117.19

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25	Gumbo limbo (<i>Bursera simaruba</i>)	7	10	Fair	0.6	Excessive Leaning Unbalanced Canopy (One side significantly heavier than the other)	PZ24-12000019 \$164.06 04/02/2025
26	Cabbage Palm (<i>Sabal palmetto</i>)	19	8	Good	0.8	Wilted, Discolored, or Sparse Leaves	\$140.00
27	Live Oak (<i>Quercus virginiana</i>)	15	20	Poor	0.4	Rot in limbs, not appropriate compartmentalization of limb holes Dead or Dying Branches Cavities or Decay in the Trunk or Branches Excessive Sap Flow or Bleeding from the Trunk	\$1,560.00
28	Carrotwood (<i>Cupaniopsis anacardiopsis</i>)	5	9	Invasive	0.4	Dead or Dying Branches Root Damage or Exposed Roots Epicormic Shoots (Sprouts from the Trunk or Base) Unbalanced Canopy (One side significantly heavier than the other)	\$0.00
29	Christmas Palm (<i>Adonidia merrillii</i>)	10	11	Poor	0.4	Excessive Leaning Root Damage or Exposed Roots	\$70.40
30	Christmas Palm (<i>Adonidia merrillii</i>)	11	12	Poor	0.4	Excessive Leaning Root Damage or Exposed Roots	\$76.80
31	Coconut Palm (<i>Cocos nucifera</i>)	12	8	Poor	0.4	Excessive Leaning	\$48.00
31	Coconut Palm (<i>Cocos nucifera</i>)	12	8	Poor	0.4	Excessive Leaning	\$48.00
32	Norfolk Island pine (<i>Araucaria excelsia</i>)	25	60	Exotic	0	Excessive Sap Flow or Bleeding from the Trunk	\$0.00
33	Live Oak (<i>Quercus virginiana</i>)	33	35	Poor	0.4	Rot in limbs, not appropriate compartmentalization of limb holes Major Rot in Bole Cracks or Splits in the Trunk Cavities or Decay in the Trunk or Branches Weak Branch Unions (Branches forming at sharp angles)	\$3,432.00
34	Live Oak (<i>Quercus virginiana</i>)	21	40	Good	0.8		\$4,368.00
35	earleaf acacia	25	45	Invasive	0		\$0.00
36	Live Oak (<i>Quercus virginiana</i>)	16	35	Fair	0.6	Dead or Dying Branches Excessive Leaning Unbalanced Canopy (One side significantly heavier than the other)	\$2,496.00
37	Cabbage Palm (<i>Sabal palmetto</i>)	17	8	Good	0.8		\$140.00
38	Cabbage Palm (<i>Sabal palmetto</i>)	15	9	Fair	0.6	Excessive Leaning	\$118.13
39	Cabbage Palm (<i>Sabal palmetto</i>)	14	6	Good	0.8		\$105.00
40	Cabbage Palm (<i>Sabal palmetto</i>)	22	7	Poor	0.4	Excessive Leaning Peeling or Missing Bark	\$61.25
41	Cabbage Palm (<i>Sabal palmetto</i>)	10	20	Poor	0.4	Cracks or Splits in the Trunk Dead or Dying Branches Root Damage or Exposed Roots Peeling or Missing Bark	\$175.00
42	Buttonwood (<i>Conocarpus erectus</i>)	6	10	Poor	0.4	Cracks or Splits in the Trunk Excessive Leaning Cavities or Decay in the Trunk or Branches Root Damage or Exposed Roots Peeling or Missing Bark Epicormic Shoots (Sprouts from the Trunk or Base)	\$198.00
43	Cabbage Palm (<i>Sabal palmetto</i>)	10	5	Good	0.8		\$87.50
44	Cabbage Palm (<i>Sabal palmetto</i>)	8	5	Good	0.8		\$87.50
Total Inches		695					
							Total Mitigation Fee Estimate:
							\$31,990.10

Specimen
Tree/Palm
40

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





N INV=TOP OF BAFFLE; 11.43
S INV=TOP OF BAFFLE; 11.57
W INV=10.16
BOTTOM=7.56

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PLANT SCHEDULE									04/02/2024
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	
TREES									
	AR	4	ACER RUBRUM	RED MAPLE	3' CAL 14' 16" HT. CA X 5.6" SPD	CONT.88B	NATIVE	TOLERANT	
	JA	8	ILEX X ATTENUATA EAST PALATKA	EAST PALATKA HOLLY	3' CAL 10'-12" CA HT. X 5.4" SPD	CONT.88B	NATIVE	TOLERANT	
	IC	5	ILEX CASINE	DAKHOH HOLLY	3' CAL 10'-12" CA HT. X 5.4" SPD	CONT.88B	NATIVE	TOLERANT	
	LI	5	LASTEROSOMA NDCA X FAUREI NATCHEZ	NATCHEZ CRAPE MYRTLE WHITE TRUNK	2' CAL 10'-12" CA HT. X 6" SPD. MULTI-STEM	CONT.88B	NO	TOLERANT	
	DS	12	QUERCUS VIRGINIANA "SKY CLIMBER"	SKY CLIMBER SOUTHERN LIVE OAK	3' CAL 14' 16" HT. CA HT. X 5.6" SPD	CONT.88B	NATIVE	TOLERANT	
PALMS									
	SP	13	SABAL PALMETTO	CABBAGE PALMETTO	10'-12' CT.	FG	NATIVE	TOLERANT	
	WB	38	WODVETIA BIFURCATA	FOXTAIL PALM	8'-15' CT	FG	NO	TOLERANT	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT	
SHRUB AREAS									
	CH	155	CHRYSOBLANKUS ICAGO	COCO PLUM	24" HT X 24" SPD	CONTAINER	NATIVE	TOLERANT	
	FMG	152	PICUS MICROCARPA GREEN ISLAND	GREEN ISLAND FIG	24" HT X 24" SPD	CONTAINER	NO	TOLERANT	
	MLH	76	MULBERRIGERIA CAPILLARS	PINK MULLEY GRASS	24" HT X 24" SPD	CONTAINER	NATIVE	TOLERANT	
	BM	112	PHILODENDRON BURLE-MARSH	BURLE-MARSH PHLODENDRON	24" HT X 24" SPD	CONTAINER	NO	TOLERANT	
	POD	382	PODCARPUS MACROPHYLLUS DWARF PRINGLEY	DWARF PRINGLEYES YEW PODCARPUS	24" HT. X 24" SPD	CONTAINER	NO	TOLERANT	
SOD									
	SOD	11,620 SF	STENOTAPHRUM SECUNDATUM PALMETTO	PALMETTO ST. AUGUSTINE GRASS	FULL TIGHT COVERAGE	PALLET			

[illegible]

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

**ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB240130.00-0A
DRAWN BY: GD
CHECKED BY: BW
DATE: 09/11/2024
CAD I.D.: P-CIVL-LAND

PROJECT:

**PROP.
SITE PLAN
DOCUMENTS**

FOR

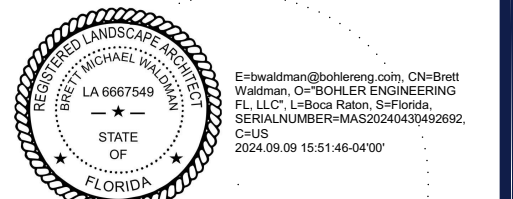
**POMPANO
PICKLE, LLC**

**PROPOSED
DEVELOPMENT**

**210-217 NE 3RD STREET
POMPANO BEACH, FL
BROWARD COUNTY**

BOHLER //

**1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780**



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT MICHAEL WALDMAN, PLA, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER: _____

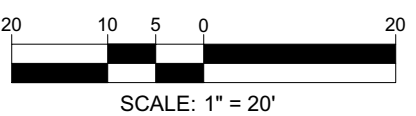
C-701

ORG. DATE - 09/11/2024

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11/06/2024

**THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY**



PROJECT
POMPAÑO PICKLE
OT PROPERTY GROUP, LLC
210-217 NE 3 Street
Pompano Beach, FL

SHEET TITLE
SITE PLAN

No.	DATE	REVISION
CHECKED	CORONEL ASSOCIATES	
DRAWN	CORONEL ASSOCIATES	
DATE	09.09.24	
PROJECT No.	24-117	

ARCHITECT OF RECORD
ROBERT A. LENAHAN
ARCHITECT P. C.
AR98881
2121 N Ocean Boulevard 401E
Boca Raton, FL 33431
Ofc. 845.639.7492
Rlenahan@optonline.net

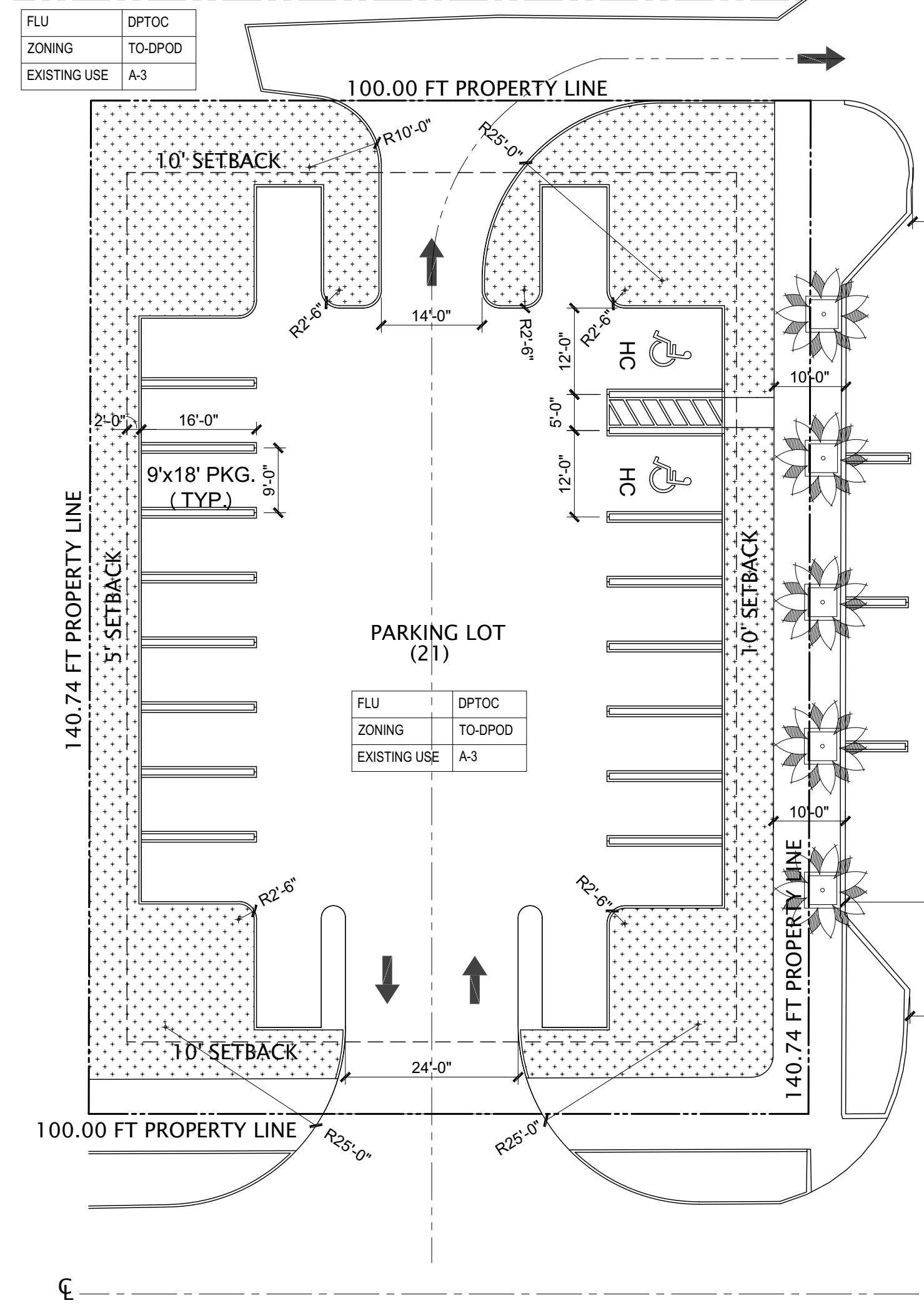
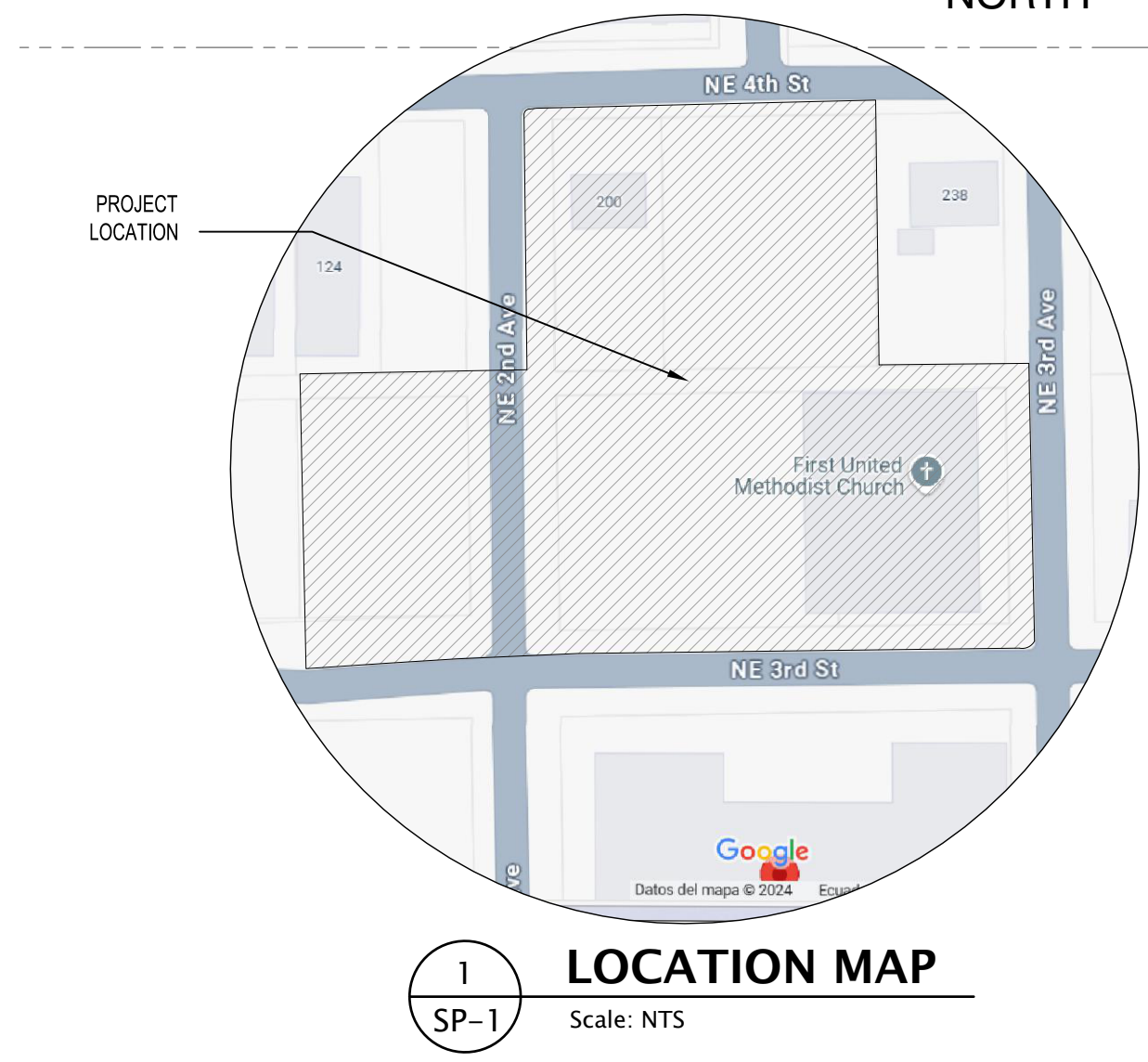
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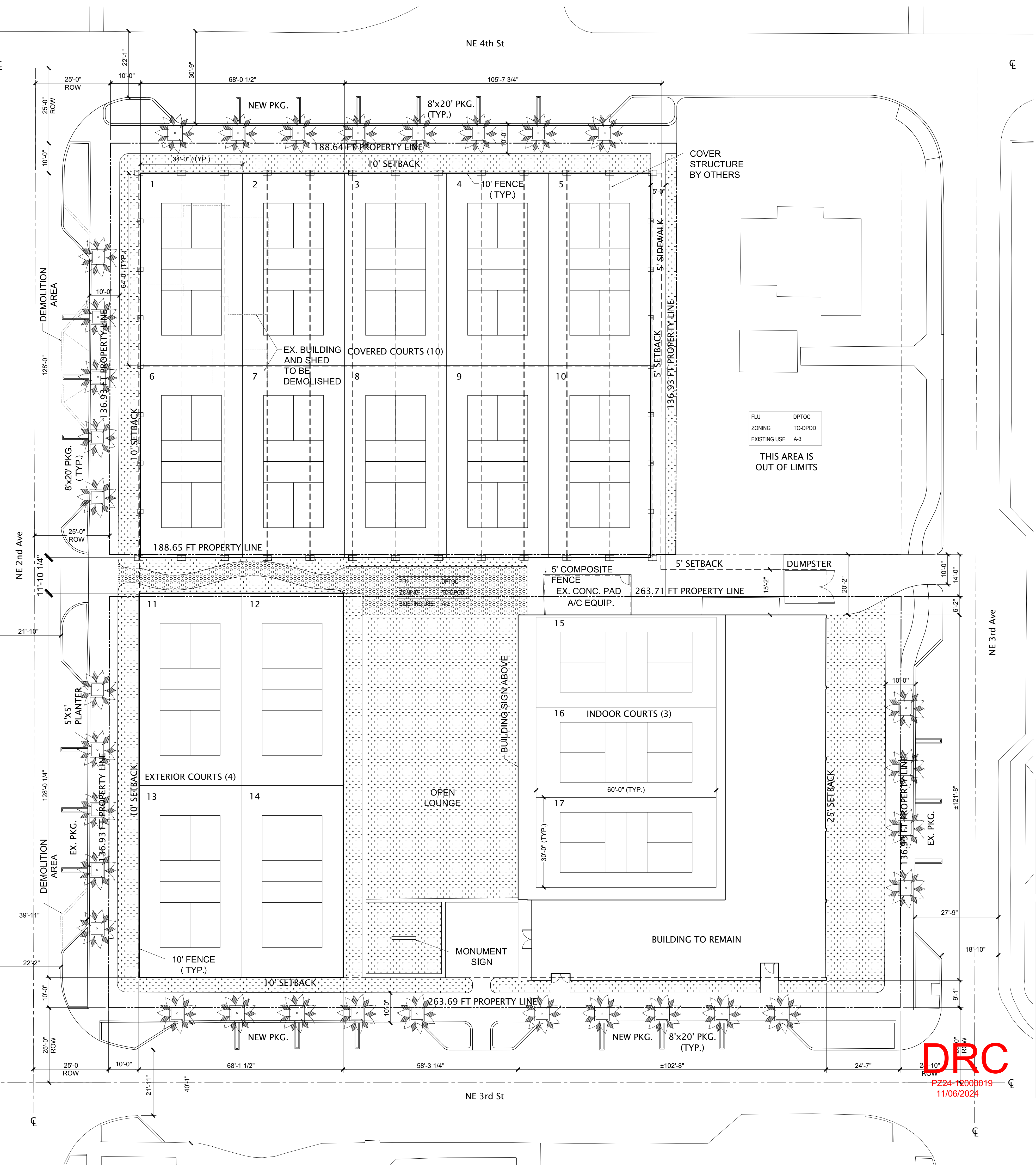
Digitally signed by
Robert A Lenahan
Date: 2024.09.12
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ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ENGINEER AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ENGINEER SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERE-TO. WRITTEN DIMENSIONS

SHEET No.
SP-1



2
SP-1
SITE PLAN
Scale: 1" = 200'



LAND USE DATA		
SITE AREA	1.75 ± ac (76,014±)	
EXISTING USE	CHURCH	
PROPOSED USE	SPORTS FACILITY (17) PICKLEBALL COURTS	
ZONING	TO-DPOD	
FUTURE LAND USE	TO-DPTOC	
PARCE ID #	4842-35-17-0130, 4842-35-17-0100, 4842-35-17-0090, 4842-35-25-0070	
F.I.R.M. ZONE	X (OUTSIDE FLOOD ZONE) PANEL 12011C0376H	

CODE COMPLIANCE	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
Front (S)	5'	5'
Left (W)	5'	7'-2"
Right (E)	5'	19'-10"
Rear (N)	5'	6'-6"
MAX. BUILDING HEIGHT	80'	34'-4"
LOADING	1	1
TOTAL VEHICLE PARKING	51	52
HANDICAP PARKING	2	2

LAND USE BREAKDOWN	ACRES	SQ. FEET
TOTAL	1.75	76,014
PERVIOUS	0.37	16,099
IMPERVIOUS	1.18	51,268
BUILDING FOOTPRINT	0.28	12,350
VEHICULAR USE	0.20	8,559

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF OT PROPERTY PROPERTY, LLC AS RECORDED IN INSTRUMENT NUMBER 118851165, AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING PID(S) OF 4842-35-17-0100, 4842-35-17-0090, 4842-35-17-0130, & 4842-35-25-0070 PER THE BROWARD COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 35; TOWNSHIP 48 SOUTH; RANGE 42 EAST).
2. TOTAL AREA = 76,014 SQUARE FEET OR 1.745 ACRES (MEASURED)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON AUGUST 21, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AD2593 WITH A PUBLISHED ELEVATION OF 10.57 FEET.
6. THE PROPERTY IS LOCATED IN OTHER AREAS OF FLOOD HAZARD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND OTHER AREAS ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 376 OF 751", MAP NUMBER 12011C0376H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
8. TREES 4 INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
9. THERE ARE NO VISIBLE ENCROACHMENTS. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
10. PROPERTY HAS ACCESS ALONG NE 2ND AVENUE, NE 3RD STREET, NE 3RD AVENUE, & NE 4TH STREET.
11. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
12. BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983/2011. PROJECTION: TRANSVERSE MERCATOR, BASED ON THE WEST LINE OF BLOCKS 2, 3, & AND 6, AS REFERENCED TO PLAT BOOK 1, PAGE 125, PLAT OF CAMPBELL AND SAXON ADDITION.
13. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITION SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY TRIMBLE, INC.
14. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
15. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
16. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: POMPANO PICKLE, LLC
17. THIS MAP IN INTENDED TO BE DEPICTED AT A SCALE OF 1"=20' ON 24"x36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
18. ZONING: NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR.
19. © COPYRIGHT 2024 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

LEGAL DESCRIPTION:
(PER INSTRUMENT NUMBER 118851165)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 6, 7, & 9 AND 10, LESS THE SOUTH 10 FEET OF BLOCK 2 FOR STREET, ALL OF BLOCK 3, LESS THE NORTH 10 FEET FOR STREET AND VACATED ALLEY LYING EAST AND WEST THROUGH THE CENTER OF SAID BLOCK, OF THE CAMPBELL AND SAXON ADDITION, TOGETHER WITH LOTS 2, 3, 4 AND 5 OF BLOCK 6, OF THE CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW BEING A PART OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOT 5, BLOCK 2, OF CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW BEING A PART OF BROWARD COUNTY, FLORIDA.

PARCEL 4:
LOTS 3 AND 4 AND THE WEST 1/2 OF LOT 2, BLOCK 2, OF CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW BEING A PART OF BROWARD COUNTY, FLORIDA.

PARCEL 6:
LOTS 16 AND 17, BLOCK 1, OF SMOAKS ADDITION TO POMPANO, LESS THE SOUTH 10 FEET, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

UTILITIES:

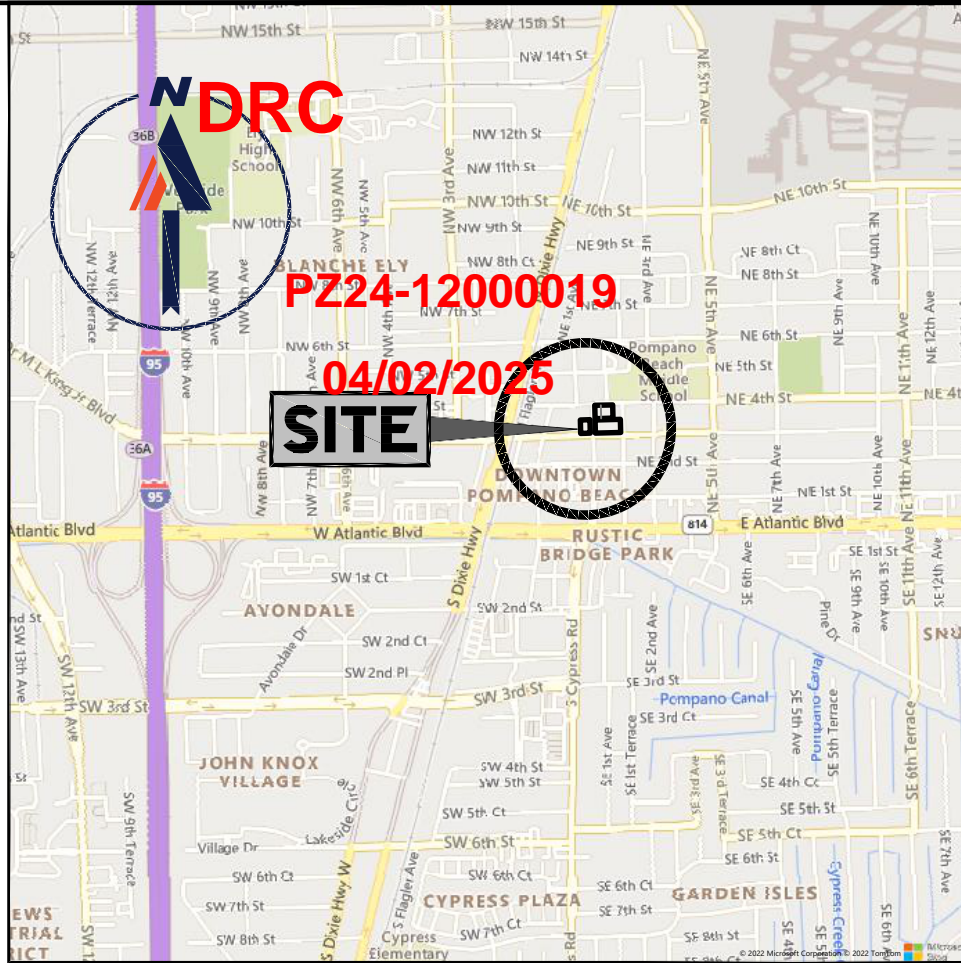
THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-852-8057) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 131205137

UTILITY COMPANY	PHONE NUMBER
A T & T DISTRIBUTION	(800) 778-9140
BROWARD COUNTY TRAFFIC ENGINEERING	(954) 947-2642
CENTURYLINK	(877) 366-8344 X3
CITY OF POMPANO BEACH WATER/SEWER	(305) 412-0891 X103
COMCAST CABLE	(800) 778-9140
FLORIDA POWER & LIGHT	(800) 778-9140
SPRINT	(800) 521-0579 X5141
TECO PEOPLES GAS SOUTH FLORIDA	(786) 910-9568



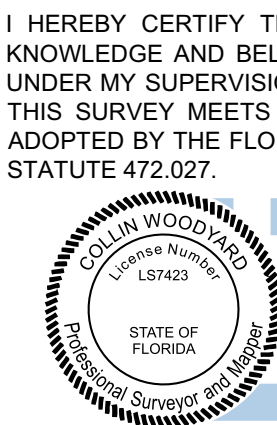
Know what's below.
Call before you dig.
Dial 811
Or Call 800-432-4770

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: CLGL-186; POLICY NUMBER: 5011412-1150184E, WITH AN EFFECTIVE DATE OF MAY 12, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B EXCEPTIONS FROM COVERAGE:						
EXCEPTION NO.	TYPE OF INSTRUMENT	RECORDING INFORMATION	AFFECTS PARCEL	PLOTTED	BLANKET/ GENERAL	TITLE PARCELS AFFECTED
3	RESERVATIONS (LOTS 8 BLOCK 2 AND 4 BLOCK 3, PB. 1 PG. 125)	O.R.B. 491 PG. 325	Y	N		PARCEL 1
4	WARRANTY DEED (LOT 4, BLOCK 3, PB.1 PG. 125)	O.R.B. 826 PG. 539	Y	N	Y	PARCEL 1
5	WARRANTY DEED (LOTS 3-5, BLOCK 6, PB. 1 PG. 125)	O.R.B. 292 PG. 381	Y	N	Y	PARCEL 1
6	QUITCLAIM DEED / WARRANTY DEED (LOT 3, BLOCK 3, PB. 1 PG. 125)	O.R.B. 1065 PG. 61 & PG. 62	Y	N		PARCEL 1
7	AGREEMENT	O.R.B. 2369 PG. 185	Y	N	Y	PARCEL 1 & 6
8	QUITCLAIM DEED (LOTS 6, 7, AND 8, BLOCK 3, PB. 1 PG. 125)	O.R.B. 2363 PG. 612	Y	N	Y	PARCEL 1
9	QUITCLAIM DEED (LOTS 16 AND 17, BLOCK 1, PB. 5 PG. 10)	O.R.B. 2363 PG. 614	Y	N	Y	PARCEL 1 & 6
10	WARRANTY DEED (LOT 3, BLOCK 2, PB. 5 PG. 10)	O.R.B. 4634 PG. 816	Y	N	Y	PARCEL 5
11	WARRANTY DEED (LOTS, 1, 2, 19, 20, 21, BLOCK 2, PB. 5 PG. 10)	O.R.B. 4634 PG. 818	Y	N	Y	PARCEL 5
12	AUTOMATIC RESERVATION (LOTS, 1, 2, 19, 20, 21, BLOCK 2, PB. 5 PG. 10)	O.R.B. 4634 PG. 823	N	N		AFFECTS THE LANDS IN THE RIGHT-OF-WAY
13	WARRANTY DEED (LOT 5, BLOCK 2, PB. 1 PG. 125)	O.R.B. 5092 PG. 822 & 5308 PG. 285	Y	N	Y	PARCEL 3
14	WARRANTY DEED (LOT 1, BLOCK 6, PB. 1 PG. 125)	O.R.B. 7146 PG. 527	Y	N	Y	PARCEL 2
15	WARRANTY DEED (LOTS 3, 4, AND WEST 1/2 OF LOT 2, BLOCK 2, PB. 1 PG. 125)	O.R.B. 7838 PG. 642	Y	N	Y	PARCEL 4
16	WARRANTY DEED (LOTS 9 AND 10, BLOCK 2, PB. 1 PG. 125)	O.R.B. 8952 PG. 115	Y	N	Y	PARCEL 1
17	ORDINANCE (ALLEY IN PB. 5 PG. 10)	O.R.B. 48110 PG. 551	Y	Y		PARCEL 5
18	ORDINANCE	INSTR. #116755121	Y	N		ALL
20	MORTGAGE	INSTR. #118851166	Y	N		ALL
21	ASSIGNMENT OF LEASES	INSTR. #118851167	Y	N		ALL



LOCATION MAP
SCALE: 1"=2000'

2	REVISED NOTE #2	AS	9/10/2024
1	ADDED FEMA FLOOD ZONE LINE	AS	9/9/2024
No.	DESCRIPTION OF REVISION	BY:	DATE
BOUNDARY & TOPOGRAPHIC SURVEY			
POMPANO PICKLE, LLC			
210-217 NE 3RD STREET & 200 NE 4TH STREET CITY OF POMPANO BEACH BROWARD COUNTY, FLORIDA			
FILE NO. FLB240130.00	BOHLER 1900 CORPORATE BLVD., NW, SUITE 101E, BOCA RATON, FLORIDA 33431 561.571.0280 www.bohlerengineering.com CERT. OF AUTHORIZATION: LB88985		
DATE 08/27/2024	■ BOCA RATON, FL ■ MIAMI, FL ■ TAMPA, FL ■ ATLANTA, GA ■ RALEIGH, NC ■ CHARLOTTE, NC ■ DALLAS, TX ■ CIVIL ENGINEERING ■ LAND SURVEYING ■ PROJECT MANAGEMENT ■ PLANNING & LANDSCAPE ARCHITECTURE ■ SUSTAINABLE DESIGN		
FIELD DATE 08/21/2024	CREW CHIEF J.V.	DRAWN A.S.	REVIEWED C.W.
		APPROVED C.W.	SCALE N/A
			DWG. NO. 1 OF 2



Digitally signed by cwoodyard
DN: E=cwoodyard@bohlereng.com,
CN=cwoodyard
Date: 2024.05.10 17:39:18-0400'



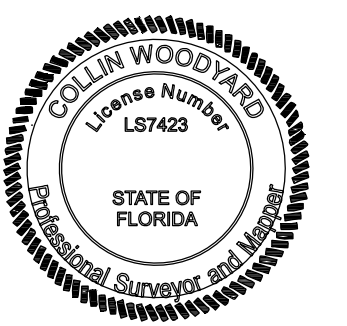
COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. L57423

DATE



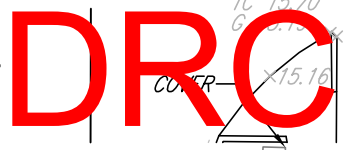
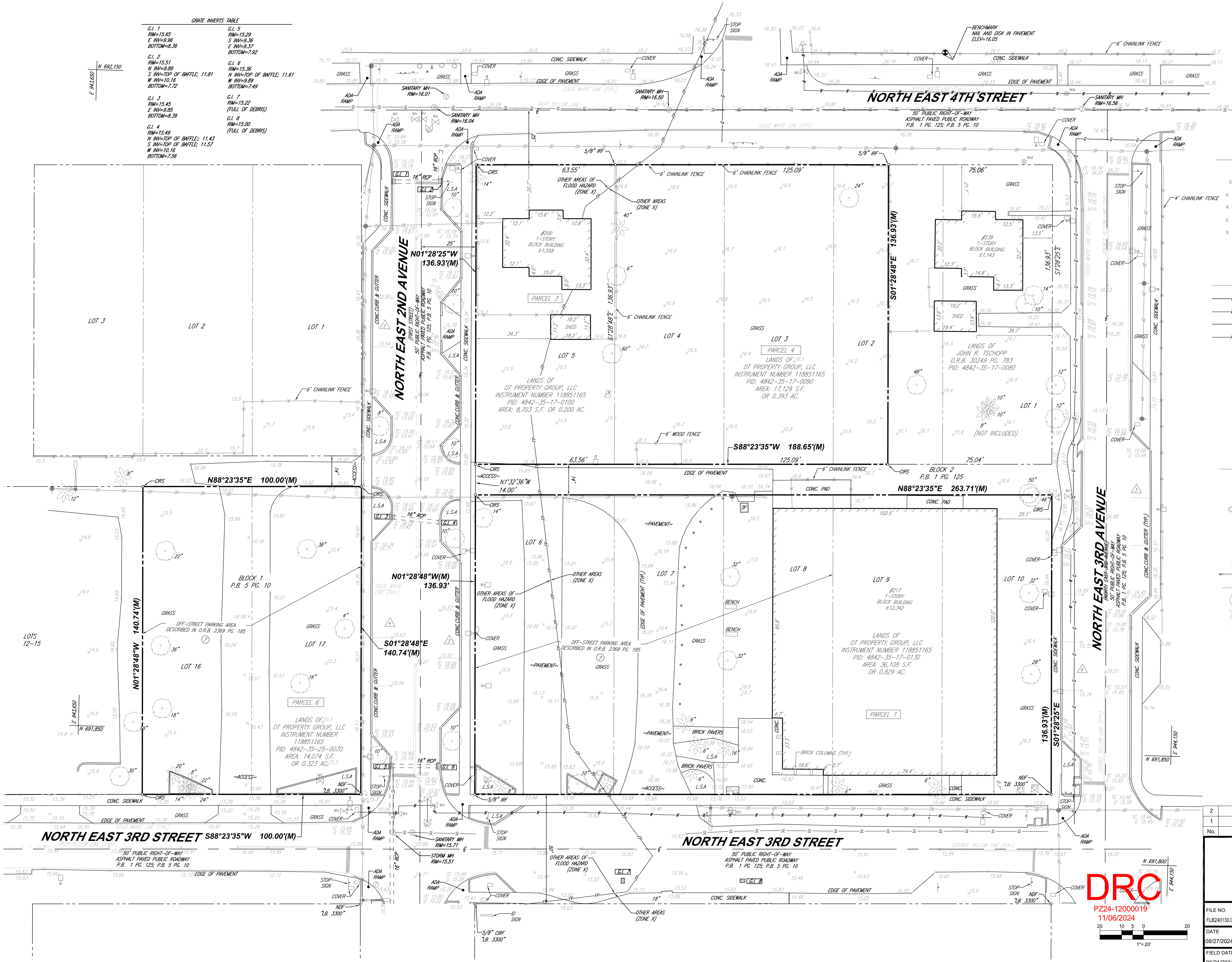
LEGEND

- X 123.45 EXISTING SPOT ELEVATION
- X TC 123.45 EXIST. TOP OF CURB ELEVATION
- X G 122.95 EXIST. GUTTER ELEVATION
- X TW 123.45 EXIST. TOP OF WALL ELEVATION
- X BW 122.95 EXIST. BOTTOM OF WALL ELEVATION
- HYDRANT
- WATER VALVE
- BACK FLOW PREVENTED
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND SEWER LINE PER UTILITY MARKOUT
- APPROX. LOC. FEMA FLOODPLAIN ZONE LINE
- UTILITY POLE
- ELECTRIC METER
- TRANSFORMER
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- SIGN
- BOLLARD
- FENCE
- LANDSCAPED AREA
- GRATE INLET
- AREA LIGHT
- CLEAN OUT
- FIRE DEPARTMENT CONNECTION
- DENOTES PARKING SPACE COUNT
- BENCHMARK
- UTILITY POLE/LIGHT POLE
- GY WIRE
- TREE (SIZE AS NOTED)
- PALM TREE (SIZE AS NOTED)
- CAPPED 5/8" IRON REBAR SET; STAMPED "LB. 8085"
- CAPPED IRON REBAR FOUND
- IRON REBAR FOUND
- NDF NAIL & DISK FOUND



COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423

2	REVISED NOTE #2	AS	9/10/2024
1	ADDED FEMA FLOOD ZONE LINE	AS	9/9/2024
No.	DESCRIPTION OF REVISION	BY:	DATE
BOUNDARY & TOPOGRAPHIC SURVEY			
POMPAÑO PICKLE, LLC			
210-217 NE 3RD STREET & 200 NE 4TH STREET CITY OF POMPAÑO BEACH BROWARD COUNTY, FLORIDA			
FILE NO. FLB240130.00	BOHLER		
DATE 08/27/2024	1900 CORPORATE BLVD. NW, SUITE 101E BOCA RATON, FLORIDA 33431 951.571.0280 www.bohlerengineering.com CERT. OF AUTHORIZATION LB88985		
FIELD DATE 08/21/2024	CREW CHIEF J.V.	DRAWN A.S.	REVIEWED C.W.
	APPROVED C.W.	SCALE 1"=20'	DWG. NO. 2 OF 2



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The International Society of Arboriculture

DRC

PZ24-12000019
02/05/2025

Hereby Announces That

Joseph Brinson

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 Pollihan
CEO & Executive Director

5 May 2014

Issue Date

31 December 2025

Expiration Date

FL-6626A

Certification Number



PZ24-12000019