



872 McNab Rd., Pompano Beach, FL 33060

TREAGE LLC
Tree and Garden Experts

September 7, 2024

Dear Andres,

Enclosed please find the Certified Arborist Report with updated mitigation amounts for the property located at 872 McNab Rd. in Pompano Beach, FL conducted on July 24, 2023 by Treage LLC.

Please do not hesitate to contact me if you have any further questions or needs.

Thank you,

Alison Walker
ISA FL-9317A, ISA TRAQ
Owner, Treage LLC

872 McNab Rd., Pompano Beach, FL 33060



ARBORIST REPORT

872 McNab Rd.
Pompano Beach, FL 33030



Report prepared by:

Treage LLC ~ Tree and Garden Experts
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P&Z

PZ23-12000045

3/26/2025

Assignment/Overview

Treage LLC was contacted by Andres Montero of AMLA Studio in July 2023 to conduct a Certified Arborist Report at 872 McNab Rd., Pompano Beach, FL.

The site consists of an empty lot proposed for construction. There are 34 trees located onsite as well as 8 trees located offsite that are referenced below.

Site Visit

A site visit was conducted on July 24, 2023. A Level 2 inspection of all trees was conducted and documented with photographs. Measurements of DBH, height, and canopy were taken and recorded, and the condition of each tree was noted as Good, Fair, Moderate or Poor. Tree measurements were taken as follows: caliper was recorded with a metal Spencer ProTape; height and canopy were estimated from the ground, or with a Stanley Power Lock metal tape when necessary; and overall condition was done by visual inspection from ground level. Critical Root Zone (CRZ) and Tree Protection Zone (TPZ) were determined based on ANSI A-300 Standards for the *Management of Trees and Shrubs During Site Planning, Site Development and Site Construction*.

Appraisal Methodology

The tree assessment was done in accordance with Section 14-10.057 of the Florida Administrative Code and the Council of Tree and Landscape Appraisers Guide to Plant Appraisal, 10th Edition. Plant prices were obtained using an average of 3 values listed in the PlantAnt online directory.

Disposition Chart

Note: Final disposition information will be included in Landscape Plans.

See Disposition and Replacement Cost Table on following page.

872 McNab Rd., Pompano Beach, FL 33060

Tree #	Scientific Name	Common Name	DBH	Height	Spread	Disposition	TPZ	Replacement Cost/ ft for palms	Replacement Tree Caliper	Mark Up	Condition	Mitigation Cost
1	<i>Sabal palmetto</i>	Sabal Palm	12	15	10	TBD	3	18		2.5	0.7	473
2	<i>Schinus terebinthifolia</i>	Brazilian Pepper	6	15	25	Remove	NA	NA		NA	NA	NA
3	<i>Sabal palmetto</i>	Sabal Palm	10	18	10	TBD	3	18		2.5	0.6	486
4	<i>Coccoloba uvifera</i>	Seagrape	5	15	15	TBD	5	400	3	2.5	0.45	750
5	<i>Coccoloba uvifera</i>	Seagrape	50	30	40	TBD	20	600	3	2.5	0.55	13750
6	<i>Schinus terebinthifolia</i>	Brazilian Pepper	6	10	20	Remove	NA	NA		NA	NA	NA
7	<i>Coccoloba uvifera</i>	Seagrape	3	15	10	TBD	3	400	3	2.5	0.5	500
8	<i>Sabal palmetto</i>	Sabal Palm	13	24	8	TBD	3	18		2.5	0.6	648
9	<i>Schinus terebinthifolia</i>	Brazilian Pepper	6	18	20	Remove	NA	NA		NA	NA	NA
10	<i>Schinus terebinthifolia</i>	Brazilian Pepper	16	30	25	Remove	NA	NA		NA	NA	NA
11	<i>Ficus benjamina</i>	Weeping Fig	6	18	15	TBD	5	195	3	2.5	0.55	536
12	<i>Coccoloba uvifera</i>	Seagrape	27	30	30	TBD	15	400	3	2.5	0.6	5400
13	<i>Sabal palmetto</i>	Sabal Palm	~12	30	10	TBD	3	18		2.5	0.5	675
14	<i>Schefflera actinophylla</i>	Umbrella Tree	3	18	15	Remove	NA	NA		NA	NA	NA
15	<i>Schinus terebinthifolia</i>	Brazilian Pepper	4	18	20	Remove	NA	NA		NA	NA	NA
16	<i>Sabal palmetto</i>	Sabal Palm	~10	20	12	TBD	3	18		2.5	0.66	594
17	<i>Coccoloba uvifera</i>	Seagrape	22	20	18	TBD	15	400	3	2.5	0.55	4033
18	<i>Schinus terebinthifolia</i>	Brazilian Pepper	8	18	20	Remove	NA	NA		NA	NA	NA
19	<i>Coccoloba uvifera</i>	Seagrape	11	10	10	TBD	8	400	3	2.5	0.4	1467
20	<i>Sabal palmetto</i>	Sabal Palm	no CT	18	12	TBD	3	18		2.5	0.5	405
21	<i>Sabal palmetto</i>	Sabal Palm	~12	30	12	TBD	3	18		2.5	0.6	810
22	<i>Sabal palmetto</i>	Sabal Palm	~10	25	10	TBD	3	18		2.5	0.55	619
23	<i>Sabal palmetto</i>	Sabal Palm	~10	25	10	TBD	3	18		2.5	0.6	675
24	<i>Cupaniopsis anacardiodes</i>	Carrotwood	3	12	8	Remove	NA	NA		NA	NA	NA
25	<i>Cupaniopsis anacardiodes</i>	Carrotwood	7	20	18	Remove	NA	NA		NA	NA	NA
26	<i>Cupaniopsis anacardiodes</i>	Carrotwood	3	20	15	Remove	NA	NA		NA	NA	NA
27	<i>Cupaniopsis anacardiodes</i>	Carrotwood	3	15	10	Remove	NA	NA		NA	NA	NA
28	<i>Sabal palmetto</i>	Sabal Palm	10	25	12	TBD	3	18		2.5	0.6	675
29	<i>Cupaniopsis anacardiodes</i>	Carrotwood	5	12	12	Remove	NA	NA		NA	NA	NA
30	<i>Cupaniopsis anacardiodes</i>	Carrotwood	5	12	10	Remove	NA	NA		NA	NA	NA
31	<i>Cupaniopsis anacardiodes</i>	Carrotwood	3	12	8	Remove	NA	NA		NA	NA	NA
32	<i>Coccoloba uvifera</i>	Seagrape	3	10	10	TBD	3	400	3	2.5	0.4	400
33	<i>Coccoloba uvifera</i>	Seagrape	9	15	25	TBD	8	400	3	2.5	0.45	1350
34	<i>Cupaniopsis anacardiodes</i>	Carrotwood	5	15	12	Remove	NA	NA		NA	NA	NA

Summary Table	Replacment Inches	Replacment Dollars
Hardwoods under 18"	37	
Hardwoods 18" and higher		23,185.00
Palms		6,060.00

* Replacement Inches and Replacement Dollars assumes that all trees will be removed from the site; however, final disposition will be included in the Landscape Plans so numbers may need to be revised based on any trees that remain onsite or are relocated.

Observations and Photographs

Tree #1 – *Sabal palmetto*, Sabal Palm – this tree is located on the northwest side of the site near the property line. It is crowded, overgrown, and unmaintained, but overall is in fair condition. It will require a permit if it is to be removed, or protection during construction per measures below. As an alternative, it is a decent candidate for relocation.



Tree #2 – *Schinus terebinthifolia*, Brazilian Pepper – this tree is growing directly south of Tree #1. It consists of multiple small trunks/sprouts and is very overgrown. This is considered a Nuisance Species that must be removed with a no-fee permit.



Tree #3 – *Sabal palmetto*, Sabal Palm – this tree is located on the southeast side of the property within 4' of the chain link fence separating the adjacent property. It is very crowded and overgrown but otherwise in fair condition. It will require a permit if it is to be removed, or protection during construction per measures below. As an alternative, it is a possible candidate for relocation.



Tree #4 – *Coccoloba uvifera*, Seagrape – this tree is growing directly west of Tree #3. It has a large dead/decayed trunk that terminates at approximately 5' height and only small upright sprouts remaining. This tree is very crowded and overgrown and it has a poor branching structure. Overall, it is in moderate to poor condition.



Tree #5 – *Coccoloba uvifera*, Seagrape – this tree is growing slightly southwest of Tree #4. There are 6 upright trunks on the east side of the tree and 2 large trunks that are leaning heavily to the west. This is assumed to be 1 tree that fell horizontally and is resprouting vertically from the base, although it could possibly be 2 separate trees growing against each other. It is very crowded and overgrown with areas of significant decay. Overall, this tree is in moderate condition. It is recommended for canopy cleaning/maintenance pruning and further evaluation to determine its disposition.



Tree #6 – *Schinus terebinthifolia*, Brazilian Pepper – this tree is growing next to and against/in contact with Tree #5. It is very overgrown, crowded, and in poor condition. It is a Nuisance Species that will require removal with a no-fee permit.



Tree #7 – *Coccoloba uvifera*, Seagrape – this is a small volunteer growing on the west side of the overgrown cluster of vegetation containing Trees #4-6. It is crowded and leaning as a result with an overall weak structure/growth habit. This tree is in moderate condition. It will require a permit if it is to be removed, or protection during construction per measures below. As an alternative, it is a possible candidate for relocation.



Tree #8 – *Sabal palmetto*, Sabal Palm – this palm is growing within 3.5' of the chain link fence slightly south of Tree #3. It is very crowded and overgrown, but otherwise in fair condition. It will require a permit if it is to be removed, or protection during construction per measures below. As an alternative, it is a possible candidate for relocation.



Note: there are several small Brazilian Pepper volunteers, all under 3" DBH, growing under the canopy of Tree #5. They are under regulation size and were not individually counted. These are Nuisance Species that should be eligible for removal without a separate permit (to be confirmed by the City).



Tree #9 – *Schinus terebinthifolia*, Brazilian Pepper – this tree is growing slightly south of Tree #8 along the fence line. It is very overgrown, crowded, and in moderate condition. It is a Nuisance Species that will require removal with a no-fee permit.

Tree #10 – *Schinus terebinthifolia*, Brazilian Pepper – this tree is growing slightly south of Tree #9 along the fence line. It is very overgrown, crowded, and in moderate condition. It is a Nuisance Species that will require removal with a no-fee permit.



Tree #11 – *Ficus benjamina*, Weeping Fig – this tree is located slightly west of Tree #10. It is very crowded and overgrown and leaning somewhat as a result. Overall, it is in moderate condition. It will require a permit if it is removed, or protection during construction per measures below if it remains.



Tree #12 – *Coccoloba uvifera*, Seagrape – this large tree is growing slightly northwest of Tree #10 near the southeast corner of the property. It consists of multiple trunks, the majority of which have poor cuts and tears with deadwood and decay present. Overall, this tree is in borderline fair condition. It is recommended for canopy cleaning/maintenance pruning and further evaluation to determine its disposition.



Tree #13 – *Sabal palmetto*, Sabal Palm – this palm is growing in the southeast corner of the property. It is very crowded and overgrown and difficult to access, and it has partial boots remaining, so the DBH had to be estimated. Overall, this tree appears to be in fair condition. It is a decent candidate to remain with protection due to its location along the fence. Otherwise, it will require a permit if it is to be removed. There is a small seedling/volunteer Sabal next to it that is under regulation size.



Tree #14 – *Schefflera actinophylla*, Umbrella Tree – this tree is growing on the west side of, and against, Tree #13. It is very crowded with a weak structure as a result. This is a Nuisance Species that requires removal with a no-fee permit.

Tree #15 – *Schinus terebinthifolia*, Brazilian Pepper – this tree is growing slightly west of Trees #13-14 along the west fence line. It is crowded, overgrown, and in moderate condition. It is a Nuisance Species that will require removal with a no-fee permit.



Tree #16 – *Sabal palmetto*, Sabal Palm – this tree is located along the south fenceline slightly west of Tree #15 and south of Tree #12. It is crowded and overgrown and in close proximity to the utility lines. Overall, it is in fair condition. It is a decent candidate to remain with maintenance pruning/canopy cleaning, however it is in proximity of utility lines so this should be taken into account. If it is removed, it will require a permit and mitigation.



Tree #17 – *Coccoloba uvifera*, Seagrape – this refers to an overgrown cluster of Seagrape located slightly west of Tree #16 along the fence line. It consists of multiple small diameter trunks/sprouts. It has a poor branching structure with moderate deadwood and significant decay present, and it is growing in close proximity to utility wires. This tree is recommended for maintenance pruning/canopy cleaning and subsequent further evaluation to determine its disposition. It will require a permit and mitigation if it is removed.



Tree #18 – *Schinus terebinthifolia*, Brazilian Pepper – this tree is growing just west of Tree #17. It is overgrown, unmaintained, and is a Nuisance Species that must be removed with a no-fee permit.



Tree #19 – *Coccoloba uvifera*, Seagrape – this tree is growing against the fence just west of Tree #18. There is one limb that bends and extends backward over the neighboring property and otherwise there are only small sprouts originating above a decay cavity at the base of the trunk. Overall, this tree is in poor condition. It is most likely a good candidate for removal due to its condition.



Tree #20– *Sabal palmetto*, Sabal Palm – this tree is growing against Tree #19 in a cluster of Sabal Palms. It is extremely crowded. It does not appear to have any clear trunk at 4.5' height, so it may be eligible for removal without a permit, to be confirmed by the City.



Tree #21 – *Sabal palmetto*, Sabal Palm – this tree is growing in the middle of a cluster of Sabals along the fence line with Trees #19-20. Its trunk is barely visible due to extreme crowding. It does have its boots still present. This tree could remain with protection during construction, but it is growing in close proximity to utility lines. As an alternative, it may be a decent candidate for relocation onsite per specifications below. Otherwise, it will require a permit and mitigation if it is removed.



Tree #22 – *Sabal palmetto*, Sabal Palm – this palm is growing on the west side of the cluster with Trees #20-21. It is very crowded, overgrown and unmaintained. It is in borderline fair condition. This tree could remain with protection during construction, but it is growing in very crowded conditions and very close to utility lines. As an alternative, it may be a decent candidate for relocation onsite; see relocation specifications below. Otherwise, it will require a permit and mitigation if it is removed.



Tree #23 – *Sabal palmetto*, Sabal Palm – this tree is growing just west of Tree #22 and a utility pole near the south fence line. It is very crowded but otherwise in fair condition. It is growing among the adjacent utility lines. It still has its boots present. This tree could remain with protection during construction, but it is growing in very close proximity to a utility pole/utility lines. As an alternative, it may be a decent candidate for relocation onsite per specifications below. Otherwise, it will require a permit and mitigation if it is removed.



Tree #24 - *Cupaniopsis anacardioides*, Carrotwood – this tree is growing against the south fence line just west of Tree #23. It is crowded, overgrown, leaning and in poor condition. This is a Nuisance Species that requires removal with a no-fee permit.

Tree #25 - *Cupaniopsis anacardioides*, Carrotwood – this tree is growing against the south fence line just west of Tree #24. It consists of multiple trunks and is crowded, overgrown and leaning. This is a Nuisance Species that requires removal with a no-fee permit.



Tree #26-27 - *Cupaniopsis anacardioides*, Carrotwood – this refers to 2 small Carrotwood trees growing just west of Tree #25. They are crowded and leaning as a result. These are a Nuisance Species that require removal with a no-fee permit.



Tree #28 – *Sabal palmetto*, Sabal Palm – this tree is growing against the fence just west of Tree #27. It is crowded, overgrown, and unmaintained, and it still has its boots intact, but overall it is in fair condition. It is a decent candidate to remain due to its location and compact root zone. If it is removed, it will require a permit and mitigation.



Tree #29 - *Cupaniopsis anacardioides*, Carrotwood – this tree is growing just west of Tree #28 near the property line. It is crowded and leaning in poor condition. This is a Nuisance Species that requires removal with a no-fee permit.

Tree #30 - *Cupaniopsis anacardioides*, Carrotwood – this tree is growing just behind Tree #29 near the property line. It is crowded and in poor condition with small tears present. This is a Nuisance Species that requires removal with a no-fee permit.



Tree #31 - *Cupaniopsis anacardioides*, Carrotwood – this tree is growing just west of Tree #30 near the property line. It is crowded and in poor condition. This is a Nuisance Species that requires removal with a no-fee permit.



Tree #32 – *Coccoloba uvifera*, Seagrape – this is a small individual that is likely a volunteer. It has a poor branching structure and weak growth habit due to very crowded conditions. It has a single trunk that bends at nearly a 90 degree angle at approximately 5' height and its maximum height is 10'. This tree is just over regulation size, so it will most likely require a permit and mitigation for removal.



Tree #33 – *Coccoloba uvifera*, Seagrape – this cluster is located near the southwest corner of the property just west of Tree #32. It consists of multiple small diameter sprouts growing mostly horizontally due to crowding; there are only 2 sprouts over regulation height. It is crowded, overgrown and unmaintained. Overall, it is in moderate condition. It will require protection during construction and is recommended for maintenance pruning/cleaning if it remains; otherwise, it will require a permit and mitigation if it is removed.



Tree #34 - *Cupaniopsis anacardioides*, Carrotwood – this tree is growing on the southwest side of the property near the fence line. It is crowded and overgrown with a weak structure. This is a Nuisance Species that requires removal with a no-fee permit.



Additional trees located offsite but within 10' of property:

***Bucida buceras*, Black Olive** – there are 2 Black Olive trees located on the property to the west adjacent to the northwest side of this property. Both trees are within 10' or less of the property line, so it is likely that their CRZ's extend approximately 5' or more over the property line. They are not expected to be impacted but protection measures below apply during any work, including staging and access, within their TPZs. If any canopy pruning is required for clearance, it must be in accordance with ANSI Standards and pruning specifications below.



***Conocarpus erectus* var. *sericeus*, Silver Buttonwood** – this refers to a row of 7 somewhat recently planted Silver Buttonwoods located on the property to the east. They are not expected to be impacted and their TPZ's should not extend over the property line, but protection measures below apply.



Summary

There are 34 trees located onsite, 15 of which are Nuisance Species that require removal with a no-fee permit. There are several Sabal Palms located onsite that are growing in very crowded conditions and/or in proximity to utility lines; although they are currently unmaintained, they are all otherwise in fair condition and could be good candidates for relocation per measures below. All the remaining trees but one, a Weeping Fig, are Seagrapes that are almost all in poor condition, with poor branching structures/growth habits, and significant deadwood, decay and tears. Most of these Seagrapes are recommended for canopy cleaning, maintenance pruning, and further evaluation of their condition and suitability to remain. If any are removed, they will require a permit and mitigation. Final disposition will be included in the Landscape Plans.

Any trees remaining onsite will require careful protection per measures below during any work activities within their TPZ. If any trees require pruning for clearance, specifications are included below. Although not anticipated, if any roots of any trees are encountered in the work area, root pruning specifications below must be adhered to.

There are 8 trees located offsite, 6 of which are relatively small and do not have TPZs extending onto this property. There are 2 large Black Olives within 10' of the property that will require protection per measures below if any work activities come within their TPZs.

Tree Protection During Construction

Any trees remaining onsite in proximity of the proposed work area must be protected during all phases of construction per ANSI A-300 (Part 5): Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction).

Protection measures include, but are not necessarily limited to: 1) establishing Tree Protection Zones (TPZ) with proper fencing and signage (see detail below), 2) protecting the Critical Root Zone (CRZ) with a temporary application of a minimum of 6" of mulch to disperse heavy loads in access routes, thereby reducing soil compaction and mechanical root damage (A combination of 4+ inches mulch and 3/4" inches minimum plywood can be used as an alternative), 3) ensuring that no grade changes occur in the Tree Protection Zone, and no storage or disposal of harmful substances occurs in Tree Protection Zone, 4) careful hand or air excavation within the TPZ of any trees near the work to identify and avoid major structural roots and 5) clean pruning cuts and avoiding cutting any roots greater than 2" diameter whenever possible. If any larger roots must be cut, cuts should be clean, as far toward the edge of the TPZ as possible, and proper cultural methods should be utilized to reduce shock and aid root regeneration (ie irrigation, soil aeration, mulching).

If the TPZ of any tree must be altered, one or more of the following additional measures may be taken to reduce any impacts to the tree: 1) increase the remaining TPZ wherever possible to compensate for the reduction of TPZ in one area; 2) temporarily reduce the

TPZ while work is done in the immediate area and then re-establish the original size of the TPZ as soon as possible; 3) install trunk protective materials such as wood planks and foam pads to protect from mechanical injury to bark or vascular tissues; 4) utilize geotextile fabric or plywood on top of mulch layer per ANSI standards, 5) proper root pruning techniques per ANSI standards if necessary, and 6) supervision and/or monitoring by a Certified Arborist.

Additional details on protection during construction can be found in the ANSI A-300 standards referenced above, or by further consultation and oversight of construction activities by a certified arborist. See Tree Protection Detail below.

Canopy Pruning

All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub. All cuts must be clean with no jagged edges or tears. Pruning cuts should not change the natural shape of the tree. Not more than 25% of the canopy can be removed in one year. Additional details on correct pruning procedures can be found in the ANSI A-300 standards referenced above, or by further consultation and oversight of pruning by a certified arborist.

Root Pruning Specifications

Any removal of roots one inch in diameter or greater and/or the removal of more than ten percent of a tree's root system shall require a tree pruning permit. Roots must be pruned using the following procedures: 1) roots must be cleanly severed with sharp hand tools or power root saws roots and may not be torn or left with jagged edges, 2) the final root cuts should result in a flat surface with adjacent bark firmly attached, 3) cut roots should be covered as soon as possible and not be left exposed for more than 8 hours, and 4) proper cultural methods (ie, irrigation and mulch) should be used to aid root regeneration. If roots will be left exposed for longer than 8 hours, they must be kept moist and covered with burlap or similar material. Root cuts shall be made, at minimum, a distance from the trunk equivalent to three times the DBH, and preferably 5 to 6 times the DBH. Root barriers may be installed to reduce future conflicts with infrastructure.

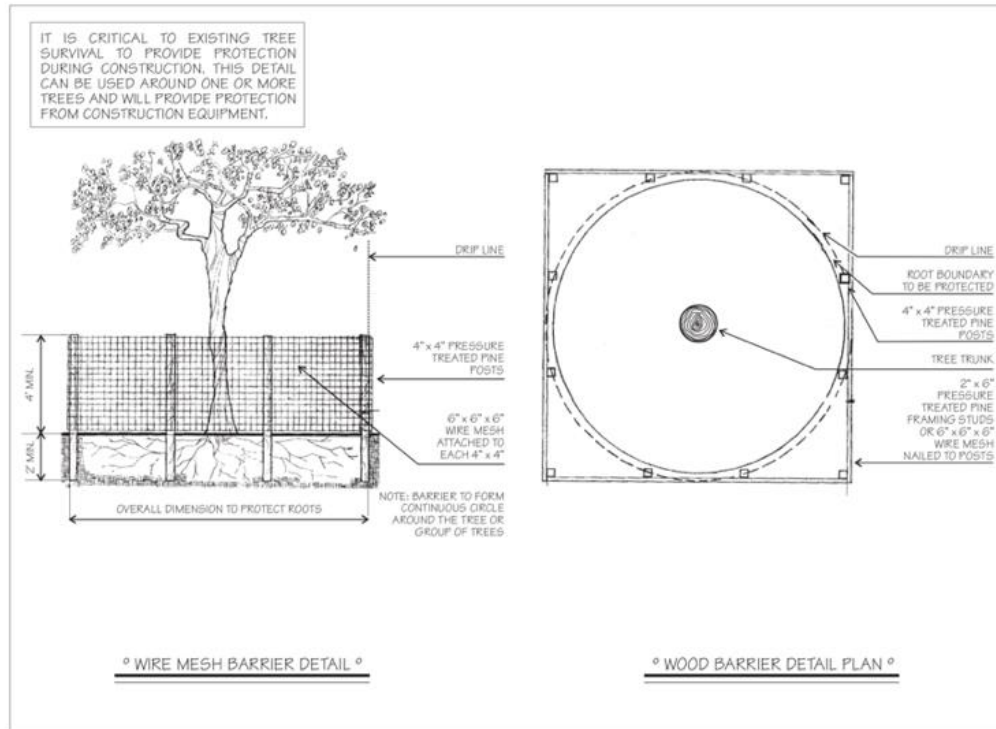
Please do not hesitate to contact me with any further questions.

Thank you,



Alison Walker
ISA FL-9317A, ISA TRAQ
Owner, Treage LLC

TREE PROTECTION AND SUPPORT



TREE PROTECTION AND SUPPORT

