



ECS Florida, LLC

Geotechnical • Construction Materials • Environmental • Facilities

"One Firm. One Mission."

February 21, 2025

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
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"ONE FIRM. ONE MISSION."

DRC

PZ24-12000019

08/06/2025

1.0 POMPANO PROTECTED TREE APPRAISAL

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

x the unit of measurement of the subject casualty palm tree

x condition rating

= mitigation cost

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
Paradise Tree	24.95
	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

Summary of Municode 155.5204 – Tree Preservation

Specimen Tree Definition

A *specimen tree* is any tree with a Diameter at Breast Height (DBH) of 18 inches or greater and a condition rating of at least 60%, except for:

- Non-native fruit trees cultivated for edible fruit (e.g., mango, avocado, citrus).
- Certain *Ficus* species (except specified native ones).
- Multi-trunk palms.
- Trees in poor condition as determined by the Development Services Director.

Tree Relocation

1. When Required

- Trees approved for removal must be relocated unless they are invasive or relocation is unfeasible.
- Trees may be moved to another property with written permission from the property owner.

2. Relocation Standards

- Trees must be transplanted within the city without harming other trees.
- Root and canopy pruning should follow arboricultural standards.
- Transplant locations should avoid obstructing solar energy collection systems.

3. Maintenance & Monitoring

- The relocated tree's health must be maintained for one year.
- Dead or effectively destroyed trees must be replaced within 60 days.
- The maintenance period resets when a tree is replaced.

4. Bond Requirement

- A bond is required to ensure tree survival.
- If a relocated tree dies and is not replaced, the bond funds go to the Tree Canopy Trust Fund.

Tree Replacement

1. When Required

- If a removed tree is invasive or relocation is not feasible, replacement is mandatory.

2. Replacement Standards

- Non-specimen trees: Replacement must match one caliper inch for each DBH inch removed.
- Specimen trees: Replaced based on the appraised monetary value of the removed tree.
- If no planting space is available, funds must be deposited into the Tree Canopy Trust Fund.
- Unauthorized tree removal requires replacement based on aerial photography, inspection, or a tree survey.

This ordinance ensures tree preservation through relocation, replacement, and financial contributions when necessary.

III. RESULTS

During the Arborist assessment, a total of 21 protected trees and 24 palm trees were reviewed, with six (6) trees/shrubs being invasive or dead. The health condition of each tree and palm were assessed using the Limited Visual Assessment (LVA) method, to determine arboricultural conditions. More specifically, wind damage, rot, included bark, diseased and canopy dieback. The inches inventoried that require mitigation totals approximately 729 inches.

Out of the 21 trees and 24 palms reviewed, all were given a good, fair, poor or very poor rating and associated 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, the replacement cost (mitigation) for the protected trees and palms is estimated to be a total of approximately \$36,901.06.

\$36,901.06 is the total-estimated replacement cost if all protected trees and palms were to be removed.

Please refer to Table 1 and Figure 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 trees purposed for relocation require 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).



Figure 1

Site Location Map
JBW Memorial Center

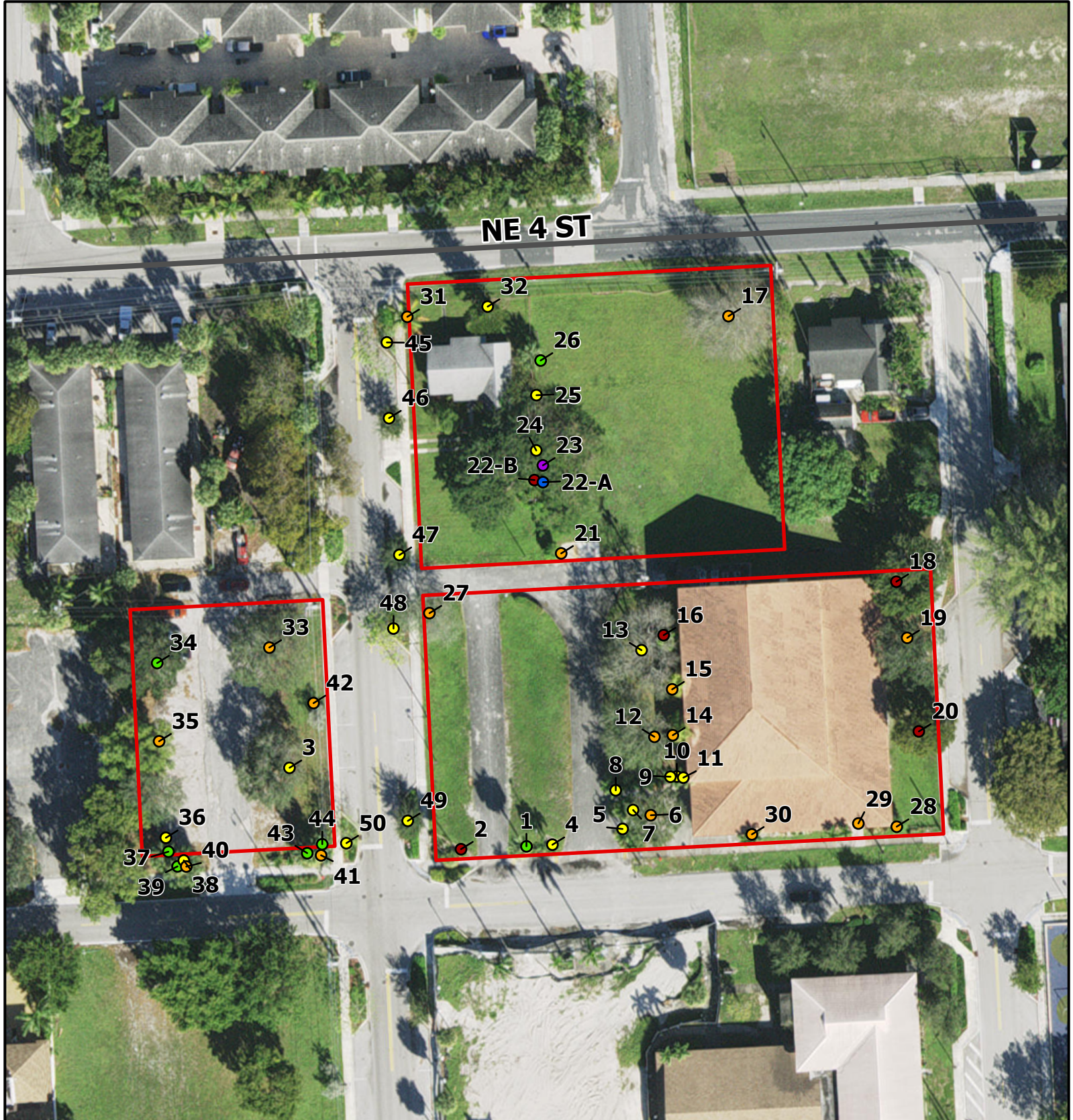
217 Northeast 3rd Street and 200 Northeast 4th Street
Pompano Beach, Florida 33067



DRC

PZ24-12000019

08/06/2025



PALM BEACH

BROWARD

MIAMI-DADE

Broward County, Florida

PZ24-120000 (R)

09/06/2025

Tree Inventory & Health Condition Map
JBW Memorial Center Site
 217 NE 3rd St & 200 NE 4th St,
 Pompano Beach, FL, 33067
 Office 55: Project 6977

ECS

Created by: Nico Martinez
 February 2025

Legend

Project Boundary (Red outline)

Trees

Health Condition

- Good (Green dot)
- Fair (Yellow dot)
- Poor (Orange dot)
- Very Poor (Red dot)
- Dead (Blue dot)
- Exotic (Purple dot)

Scale

0 25 50 100 Feet

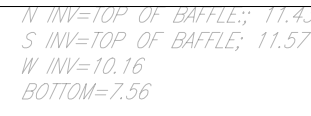
Compass

N
E
S
W

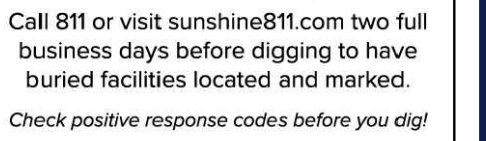
Table 1 - Tree Appraisal Pompano Pickle 2-21-25							
Tree ID	Species	DBH (Inches)	Tree-Palm Height (feet)	Health Condition	Health Condition Index	Health Issues/Notes	Mitigation Fee
1	Cabbage Palm (<i>Sabal palmetto</i>)	8	20	Good	0.8		\$350.00
2	Cabbage Palm (<i>Sabal palmetto</i>)	7	20	Very Poor	0.3	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)	\$149.70
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
22A	royal poinciana (<i>Delonix regia</i>)	60	20	dead	0		\$0.00
22B	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
25	Gumbo limbo (<i>Bursera simaruba</i>)	7	10	Fair	0.6	Excessive Leaning Unbalanced Canopy (One side significantly heavier than the other)	\$164.06
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
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
45	Paradise tree (<i>Simarouba glauca</i>)	9	20	Fair	0.7	Dead or Dying Branches	\$157.19
46	Live Oak (<i>Quercus virginiana</i>)	8	25	Good	0.8		\$1,664.00
47	Live Oak (<i>Quercus virginiana</i>)	8	25	Good	0.8		\$1,664.00
48	Paradise tree (<i>Simarouba glauca</i>)	7	20	Fair	0.7	Dead or Dying Branches	\$122.26
49	Live Oak (<i>Quercus virginiana</i>)	8	20	Good	0.8		\$1,664.00
50	Paradise tree (<i>Simarouba glauca</i>)	6	20	Fair	0.6	Dead or Dying Branches	\$89.82
Total Inches		729					
Total Mitigation Fee Estimate:							\$36,853.06

DRC



SOD								
	SOD	11,820 SF	STENOTAPHRUM SECUNDATUM PALMETTO	PALMETTO ST. AUGUSTINE GRASS	FULL TIGHT COVERAGE	PALLET		

[illegible]

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

OBJECT:

**PROPOSED
DEVELOPMENT**

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

**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**

EET TITLE:

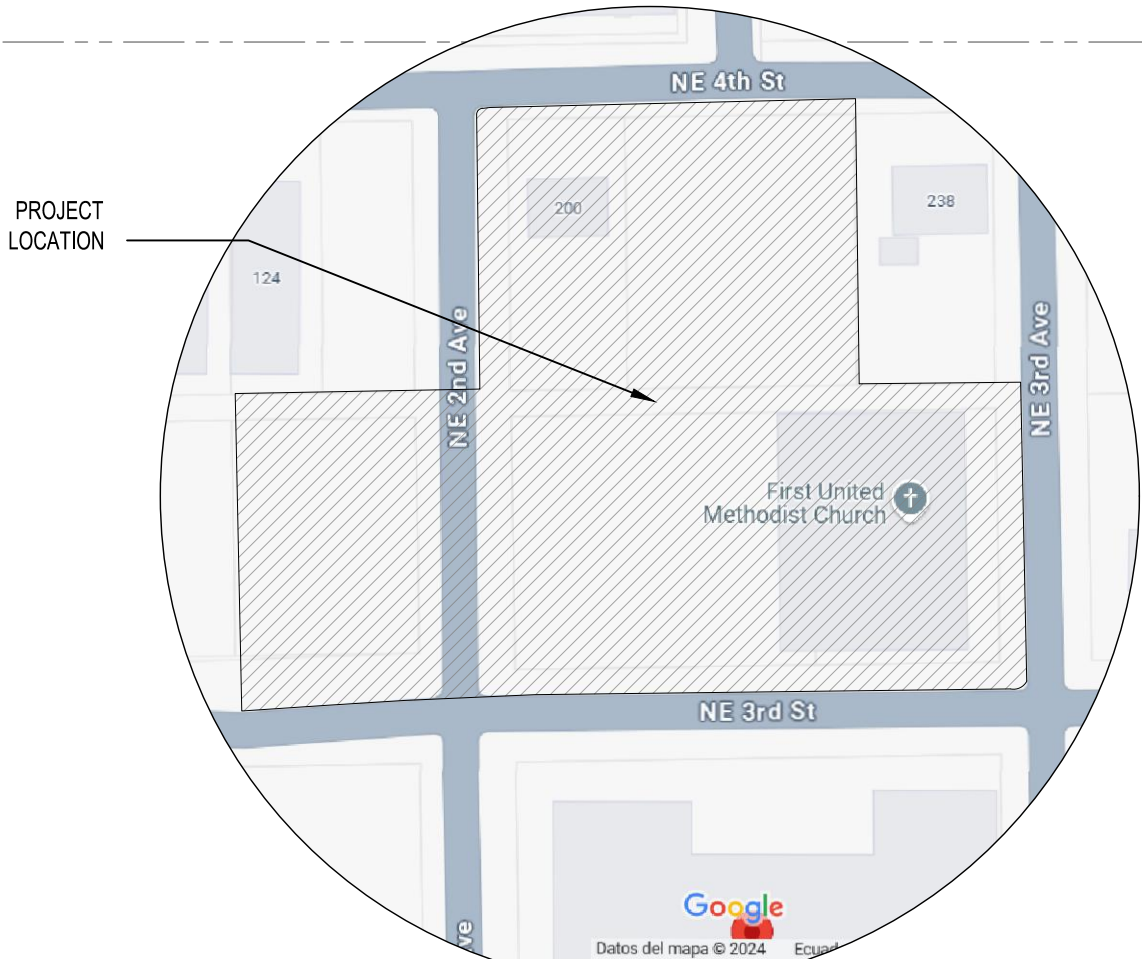
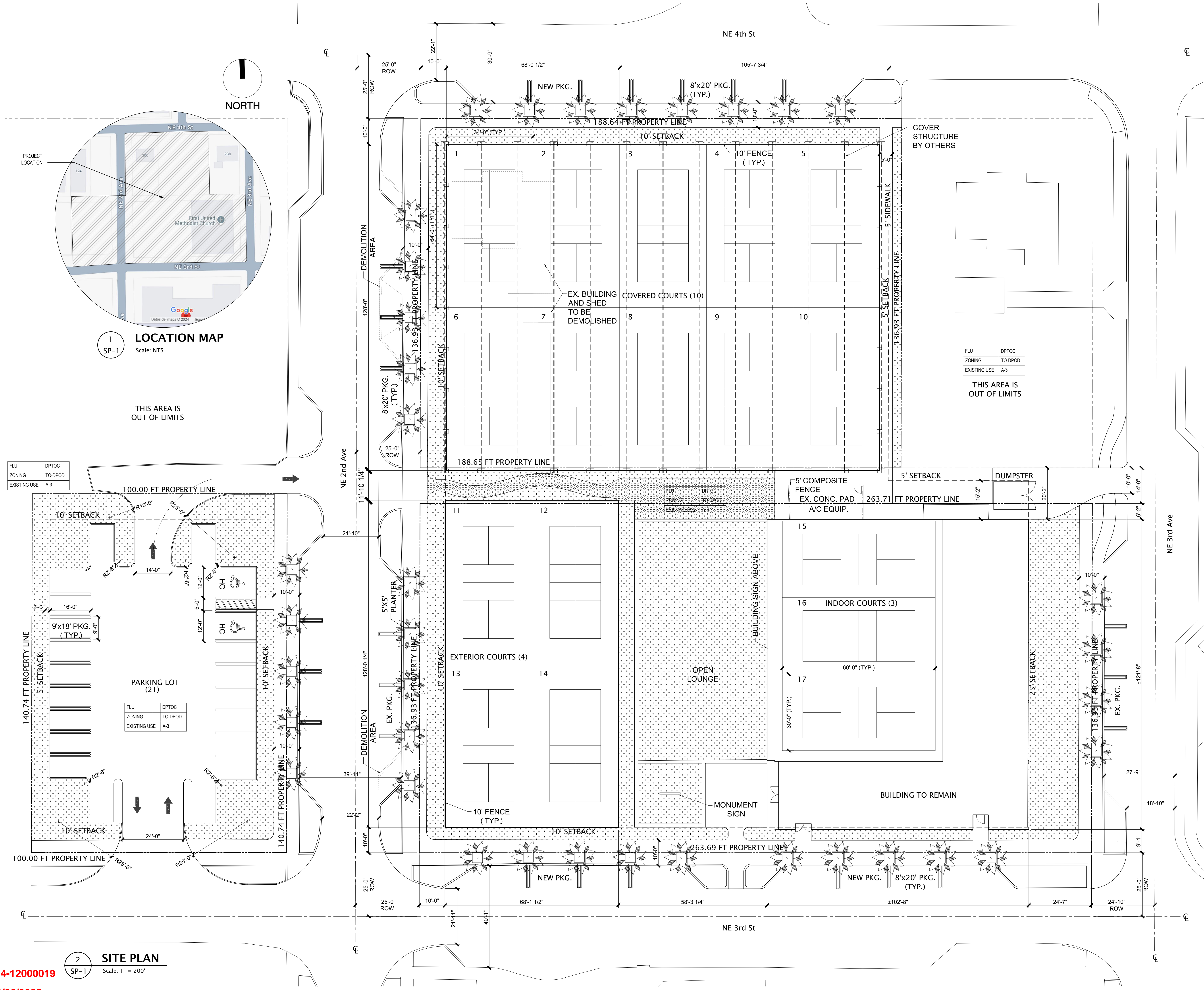
FET NUMBER:

C-701

ORG. DATE - 09/11/2024

20 10 5 0 2

SCALE: 1" = 20'



1
SP-1
LOCATION MAP
Scale: NTS

THIS AREA IS
OUT OF LIMITS

FLU	DPTOC
ZONING	TO-DPOD
EXISTING USE	A-3

100.00 FT PROPERTY LINE

PARKING LOT
(21)

FLU	DPTOC
ZONING	TO-DPOD
EXISTING USE	A-3

100.00 FT PROPERTY LINE

FLU	DPTOC
ZONING	TO-DPOD
EXISTING USE	A-3

5' COMPOSITE
FENCE
EX. CONC. PAD
A/C EQUIP.

263.71 FT PROPERTY LINE

FLU	DPTOC
ZONING	TO-DPOD
EXISTING USE	A-3

THIS AREA IS
OUT OF LIMITS

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

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

DIGITAL SIGNED

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

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 SJ-17.050 THROUGH SJ-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, 8, 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

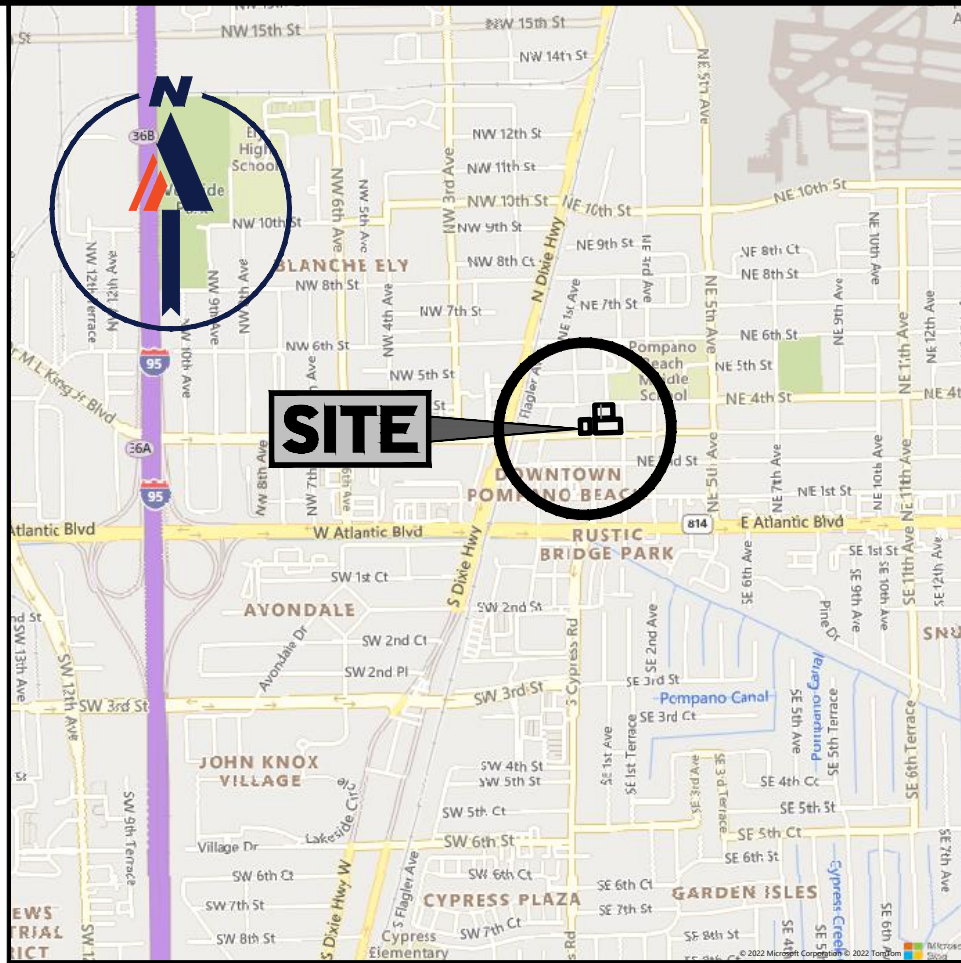
UTILITY COMPANY	PHONE NUMBER
A T & T DISTRIBUTION	(800) 778-9140
BROWARD COUNTY TRAFFIC ENGINEERING	(954) 947-2642
CENTURYLINK	(877) 366-8344 X3
CITY OF POMPANO BEACH WATER/SEWER	(305) 412-0891 X103
COMCAST CABLE	(800) 778-9140
FLORIDA POWER & LIGHT	(800) 778-9140
SPRINT	(800) 521-0579 X5141
TECO PEOPLES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

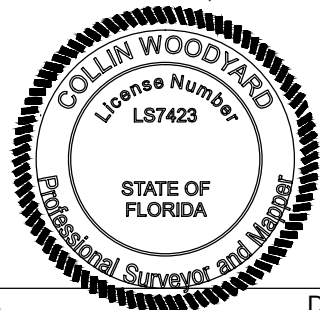
POMPANO PICKLE, LLC

210-217 NE 3RD STREET &
200 NE 4TH STREET
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

FILE NO. FLB240130.00	SUITE 101E BOCA RATON, FLORIDA 33431 951.571.0280 www.bohlerengineering.com CERT. OF AUTHORIZATION: L988995
DATE 08/27/2024	BOHLER

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
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I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2024. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027.



COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. L87423

DATE

PZ24 12000019

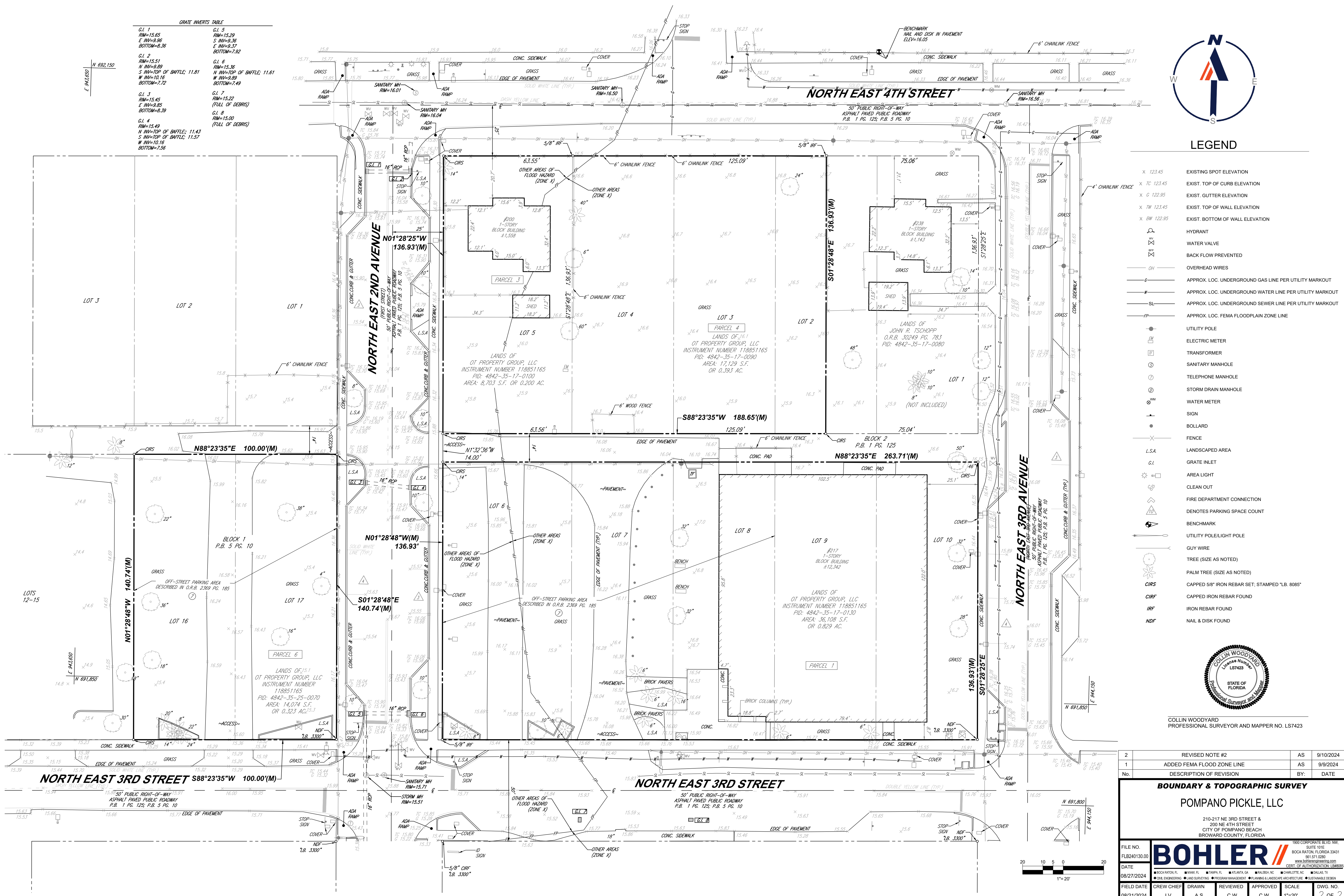
08/06/2025

BOHLER ENGINEERING, ALL RIGHTS RESERVED. OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED.

DRC

PZ2412000019

08/06/2025



The International Society of Arboriculture

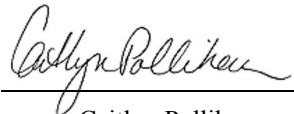
Hereby Announces That

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

