



# Earth Advisors, Inc.

Providing Urban Forestry, Arboriculture, and Landscape Expertise, Consulting, and Management for over 30 years.

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**DRC**

**PZ25-12000009**

**09/03/2025**

## Arborist Report- Development Project

### Tree Inspection(s) and Consulting Arborist Recommendations

Report Date: May 11, 2025; revised 05/12/25

Inspection Date: May 10, 2025

**Client: River Development, LLC.**

**Attn: Felipe Vergara**

**Property: 117 S. Riverside Dr, Pompano Beach, FL**

**Agency with Interest: City of Pompano Beach**

**Summary:** A Tree Inspection was done for the listed tree(s) on stated Property (Tree Inspection is for trees, palms, and/or other protected plant species). This Inspection was requested by Client and/or Property Owner for meeting Tree Disposition requirements of Agency with Interest for planned site improvements per Site Plan and/or Landscape Plan and/or conceptual design reviewed with Client. This Tree Inspection was done following an ISA Level 2 Tree Risk Assessment Method that included visual inspection from ground level only, using Arboriculture Industry Standards and guidance. Impacts from planned construction, and the current conditions of existing vegetation on this site (including vegetation on surrounding properties that reach into and/or may be impacted by construction) are the main reasons for this Inspection and Report.

**Results and Recommendations:** 23 trees were included for this project, to meet City permitting requirements for development plans, and to inform the owner's decisions about tree disposition for the proposed development project.

Tree Disposition recommendations are stated in this Report, with the standard data used for tree disposition decisions for property owners and government agencies stated in our Tree Disposition Worksheet that is part of this Report. Photographs with observations, to provide evidence of observed tree conditions, are included in this Report. Not every tree inspected is considered to be affected by, or within, construction areas. Not every tree has a high enough risk potential to require removal versus other Arboriculture (tree care) maintenance recommended to reduce risks to persons or property. All trees have risks associated with them on any property, as with any property improvement. Regular inspections and maintenance are recommended to help manage risks and improve conditions for trees that remain on this property. This Property Owner decides whether or not to notify the local government agency that regulates tree removal(s), and also who they will contract for any services. Earth Advisors has no responsibility or interest in any actions or inactions as a result of this Report.

We recommend replacing removed trees in appropriate locations of the listed Property to replace canopy and environment lost, even if not required by a government agency as part of this project. Replacement trees may need to be different species and planting locations to better fit the growing space for this property. Let us know any questions and any additional information needed for the Tree Disposition for this project.

We look forward to continuing working with you for a better shared environment.

In Support,


*John A. Harris*

**ASCA/RCA #468**  
Registered Consulting Arborist\*

John A. Harris, Landscape Economist; MS, MBA, BS, AAS

**Certified Arborist #OH-0274A**, Certified Forester, Registered Consulting Arborist, Certified Landscape Inspector, Qualified Tree Risk Assessor, Professional Mangrove Trimmer, Nursery Tree Grader, Tree and Plant Appraisal Qualified

## Evidence of tree and site conditions at time of Inspection Visit

Tree/Survey #201 and #202 Sabal Palm, <i>Sabal palmetto</i>	PZ25-12000009
	09/03/2025  These Sabal palms are growing adjacent to the power pole and under power lines. These are likely wildlife installed palms, not designed in landscape. They are in good condition, but have been over-pruned. They are in the construction footprint. The location is not conducive to transplanting the palms. The recommendation is to remove the palms.





This Mahogany we think has trunk reaching across the property line. It is in fair to poor condition. The tree has been over-lifted, has exposed roots, and is damaging the adjacent pavement. There are overhead utilities in the canopy and underground utilities in the rootzone. The recommendation is for the tree to remain and be protected during construction.



**Tree/Survey #204 and #205 Sabal Palm, *Sabal palmetto*****DRC**

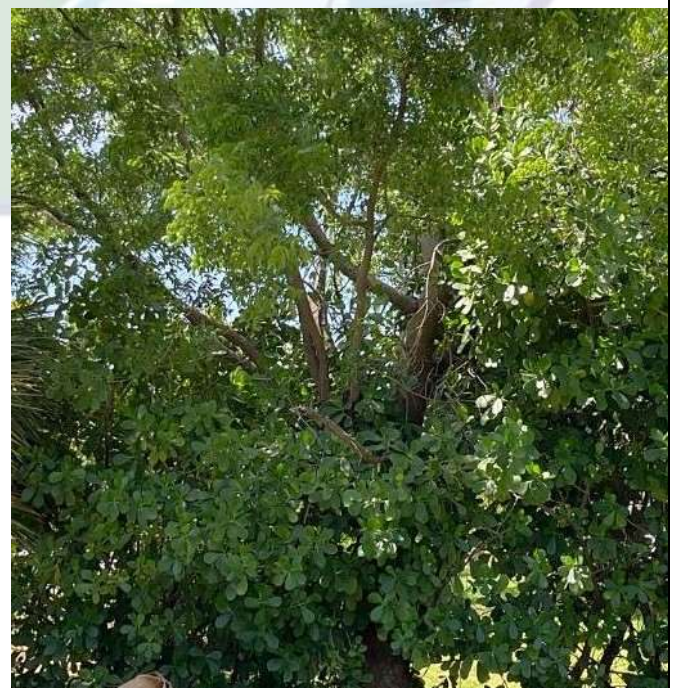
Tree #204



Tree #205






These Sabal palms are growing adjacent to the power poles and under power lines. These area likely wildlife installed. They are in good condition, but have been over-pruned. Tree #204 is in the construction footprint, with location not conducive to transplanting it. We recommend to remove palm #204. Tree #205 is outside the construction footprint, so we recommend for the palm to remain.



**Tree/Survey #206 Gumbo Limbo, *Bursera simaruba***

Tree # 206 is a Gumbo Limbo growing from within the perimeter Clusia hedge on the property line. It is in fair to poor condition, and is likely wildlife installed. It has been hatracked, or hedge-pruned, in the past. There are stub cuts and crossing limbs. There are utility lines near the canopy. The recommendation is to remove the tree, so the Clusia hedge can be maintained for better growth.



Tree/Survey #207 and #209 Areca Palm, <i>Dypsis lutescens</i>		DRC
Tree #207	Tree #209	
		
Areca palms can be aggressive weeds, with them growing in disturbed and unmaintained sites. The palms in this hedge are likely wildlife installed, and are undesirable in this location. They have nutrient deficiencies and exhibit dieback and decline. The recommendation is to remove the palms.		
Tree #302 Weeping Fig, <i>Ficus benjamina</i>		
	<p>Weeping Fig can be an aggressive weed, being wildlife installed in many disturbed and unmaintained sites. This one was either wildlife installed, or sprouted from previous hedge stumps. The recommendation is to remove the tree.</p>	



Tree #303 Autograph Tree, Pitch Apple Hedge, <i>Clusia rosea</i>	DRC
	<p data-bbox="1252 191 1403 212">PZ25-12000009</p> <p data-bbox="1268 231 1386 252">09/03/2025</p> <p data-bbox="824 388 1451 604">The Clusia hedge on the property line ranges from 15 to 25' tall. It is overgrown and has not been maintained recently. It is in fair to good condition. The recommendation is for the hedge to remain and be maintained with proper pruning and weed/invasive plant removal.</p>
Tree #208 Brazilian Pepper, <i>Schinus terebinthifolia</i>	
	<p data-bbox="824 1211 1458 1388">Brazilian Pepper is a Category I invasive exotic plant. It grows in many locations, including open, rarely maintained areas like this hedge. The recommendation is to remove this plant with no mitigation required.</p>



**Tree #210 Melaleuca, Punk Tree, *Melaleuca quinquenervia***

**DRC**



Melaleuca is a Category I invasive exotic plant. It grows in many locations, including open, rarely maintained areas like this hedge. The recommendation is to remove this plant with no mitigation required.

**Tree/Survey #211 and #212 Coconut Palm, *Cocos nucifera***



The Coconut palms are in good to fair condition. They are in the construction footprint. The recommendation is to remove or relocate the palms.



**Tree #214 Australian Pine, Beefwood, *Casuarina spp.***

**DRC**



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Australian Pine is a Category I invasive exotic plant. It grows in many locations, including open, rarely maintained areas. The recommendation is to remove this plant with no mitigation required.

**Tree/Survey #213, #215, and #216 Mango, *Mangifera indica***

Tree #213



Tree #215



Tree #216



These three Mango trees are in fair to poor condition. They all exhibit dieback, decline, and salt damage. They have been damaged by previous trimming and storm damages. They are in the construction footprint. The recommendation is to remove these Mango trees.



**Tree/Survey #217 Willow Busic, *Sideroxylon salicifolium* and #304 Seaside Mahoe, *Thespesia populnea***

**DRC**

P225-12000099


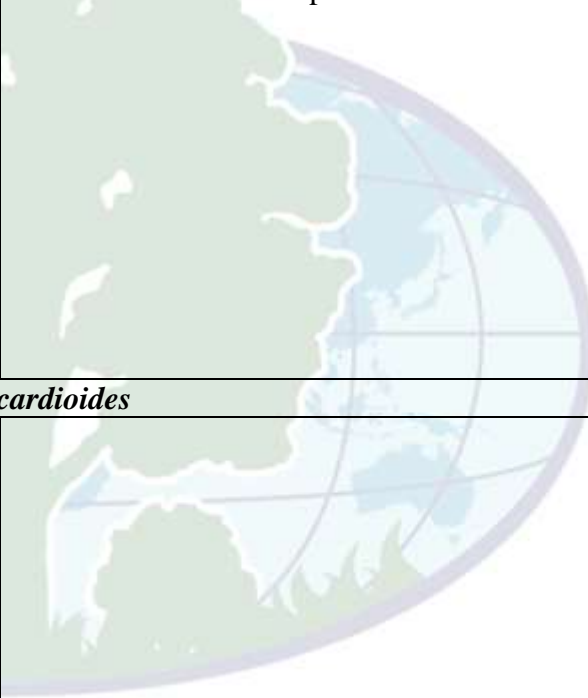

09/03/2025



Tree #217, Willow Busic is in poor condition. It exhibits dieback and decline, and included bark. It has been hatracked and is leaning. It is in the construction footprint, so the recommendation is to remove the tree.

Tree #304 is growing from the root crown area of the Willow Busic. Seaside Mahoe is a Category I invasive exotic plant. It is wildlife installed and then grows near other trees and plants in many locations, including open, rarely maintained areas. The recommendation is to remove this plant with no mitigation required.



Tree/Survey #218 Sabal Palm, <i>Sabal palmetto</i>	DRC
	<p data-bbox="1248 191 1403 212">PZ25-12000009</p> <p data-bbox="1265 231 1386 252">09/03/2025</p> <p data-bbox="824 527 1455 632">This Sabal palm is in good condition. It is in the construction footprint. The recommendation is to remove or relocate the palm.</p> 
Tree/Survey #219 Carrotwood, <i>Cupaniopsis anacardioides</i>	
	<p data-bbox="824 1402 1461 1545">Carrotwood is a Category I invasive exotic plant. It grows in many locations, including open, rarely maintained areas. The recommendation is to remove this plant with no mitigation required.</p>





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This Gumbo Limbo is in fair to poor condition. It exhibits dieback and decline, and has included bark in the branch junctures. It is in the construction footprint. The recommendation is to remove the tree.

For further details, and to discuss any information in this Report, please contact Earth Advisors.  
Thank you for working with us in this project.



Earth Advisors, Inc.														
2025 Tree Disposition Worksheet with Specimen Tree Appraised Values														
Client: River Development, LLC. Attn: Felipe Vergara														
Property: 117 S. Riverside Dr, Pompano Beach, FL														
Date: May 10, 2025; revised 05/11/25, 06/1/25														
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Tree #	Item #/ Survey #	Common Name	Scientific Name	HT in Feet	Canopy & T/CZ Radius in Feet	dbh in Inches	C/RZ Radius in Feet	Canopy Area in Sq Ft	Health Cnd %	Observations	Priority 1 Maintenance	Priority 2 Maintenance	Comments	Disposition
1	201	Sabal Palm	<i>Sabal palmetto</i>	12	7.5	15	6	177	80	Attached items. Over thinned or lion tailed canopy. Utilities overhead. Wildlife planted.	X2 Recommended Removal	PP Palm Pruning		Remove
2	202	Sabal Palm	<i>Sabal palmetto</i>	4	5.0	10	4	79	80	Attached items. Over thinned or lion tailed canopy	X2 Recommended Removal	PP Palm Pruning	Smaller than protected size	Remove
3	203	Mahogany	<i>Swietenia mahagoni</i>	55	22.5	35	14	1590	55	Damage- Driveway (by tree). Hatracked (stub cuts severe on most leaders). Over thinned or lion tailed canopy. exposed root. Utility- Overhead within Canopy Width	X2 Recommended Removal			Remain
4	204	Sabal Palm	<i>Sabal palmetto</i>	12	6.0	10	4	113	75	Attached items. Nutrient deficiency. Over thinned or lion tailed canopy. Utility- Underground within root zone	X2 Recommended Removal	PP Palm Pruning	Wildlife planted	Remove
5	205	Sabal Palm	<i>Sabal palmetto</i>	10	6.0	10	4	113	75	Attached items. Nutrient deficiency. Over thinned or lion tailed canopy. Utility- Underground within root zone	X2 Recommended Removal	PP Palm Pruning	Wildlife planted	Remain
6	206	Gumbo Limbo	<i>Bursera simaruba</i>	30	17.5	15	6	962	50	Dieback or decline overall. Hatracked (stub cuts severe on most leaders). Utility lines in the canopy. Crossing limbs, exposed roots. Stub cuts.	X2 Recommended Removal	SP Structural Pruning	In hedge, wildlife planted, on property line	Remove
7	207	Areca Palm	<i>Dypsis lutescens</i>	15	7.5	4	2	177	50	Nutrient deficiency	X2 Recommended Removal		In hedge	Remove
8	208	Brazilian Pepper	<i>Schinus terebinthifolia</i>	30	15.0	45	18	707	70	Hatracked (stub cuts severe on most leaders)	X2 Recommended Removal		Invasive	Remove No Mitigation
9	209	Areca Palm	<i>Dypsis lutescens</i>	15	7.5	4	2	177	50	Nutrient deficiency	X2 Recommended Removal		In hedge	Remove
10	210	Melaleuca, Punk Tree	<i>Melaleuca quinquanervia</i>	30	20.0	70	28	1257	55	Hatracked (stub cuts severe on most leaders)	X2 Recommended Removal		Invasive, in hedge	Remove No Mitigation
11	211	Coconut Palm	<i>Cocos nucifera</i>	25	7.5	13	5	177	75	Nutrient deficiency	RE Relocate/ Transplant	X2 Recommended Removal		Remove
12	212	Coconut Palm	<i>Cocos nucifera</i>	25	7.5	13	5	177	75	Nutrient deficiency	RE Relocate/ Transplant	X2 Recommended Removal		Remove
13	213	Mango	<i>Mangifera indica</i>	35	15.0	45	18	707	55	Dieback or decline overall. Hatracked (stub cuts severe on most leaders)	X2 Recommended Removal		Salt Damage	Remove
14	214	Australian Pine, Beefwood	<i>Casuarina spp.</i>	15	4.0	10	4	50	60	Dieback or decline overall. Hatracked (stub cuts severe on most leaders). Included bark in junctures of leaders and branches	X2 Recommended Removal		Invasive	Remove No Mitigation
15	215	Mango	<i>Mangifera indica</i>	30	12.5	35	14	491	50	Disease damaging plant. Included bark in junctures of leaders and branches	X2 Recommended Removal		Salt damage	Remove
16	216	Mango	<i>Mangifera indica</i>	25	7.5	20	8	177	40	Disease damaging plant. Included bark in junctures of leaders and branches	X2 Recommended Removal		Salt Damage	Remove
17	217	Willow Busic	<i>Sideroxylon salicifolium</i>	35	15.0	30	12	707	45	Dieback or decline overall. Hatracked (stub cuts severe on most leaders)	X2 Recommended Removal			Remove
18	218	Sabal Palm	<i>Sabal palmetto</i>	15	7.5	13	5	177	80	Nutrient deficiency	RE Relocate/ Transplant	X2 Recommended Removal		Remove
19	219	Carrotwood	<i>Cupaniopsis anacardioides</i>	15	5.0	10	4	79	45	Dieback or decline overall. Leaning trunk/stem	X2 Recommended Removal		Invasive	Remove
20	220	Gumbo Limbo	<i>Bursera simaruba</i>	15	7.5	15	6	177	55	Dieback or decline overall. Included bark in junctures of leaders and branches	RE Relocate/ Transplant	X2 Recommended Removal		Remove
21	302	Weeping Fig	<i>Ficus benjamina</i>	25	4.0	6	2	50	75		X2 Recommended Removal		In hedge	Remove
22	303	Autograph Tree, Pitch Apple	<i>Clusia rosea</i>	20	10.0	multi	2	314	70	Overgrown hedge. HM or SP structural pruning to form line of trees	HM Hedge Maintenance			Remain/Maintenance
23	304	Seaside Mahoe	<i>Thecspista populnea</i>	25	7.5	8	3	177	50		X2 Recommended Removal		Invasive	Remove No Mitigation

NOTES:  
- Earth Advisors identified 3 additional trees (302, 303, 304) meeting City requirements for inclusion in Tree Disposition. These need to be added to Survey and Plan pages.





**DR**

**River Development**  
2025 Tree Locations  
117 S Riverside Dr  
Pompano Beach, FL  
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Drawn by:	CCB	Revision Number:
Date:	05/10/25	1.00/00.00
Approved by:	JAH	Aerial Source / Date:
Date:	00/00/00	Broward Co, Jan 29, 2024


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## Legend

Tree Locations (23)

Property Lines

**Approximate Scale**



10 5 0 10 Feet

1 inch = 10 feet



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