



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

 #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, *Sabal palmetto*

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.

PZ25-12000009

09/03/2025



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*

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, *Dypsis lutescens*

Tree #209



PZ25-12000009

09/03/2025

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, *Ficus benjamina*

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.

Tree #303 Autograph Tree, Pitch Apple Hedge, *Clusia rosea*

PZ25-12000009

09/03/2025

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.

Tree #208 Brazilian Pepper, *Schinus terebinthifolia*

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.

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

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.*

PZ25-12000009

09/03/2025

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 #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, *Sabal palmetto*

PZ25-12000009

09/03/2025

This Sabal palm is in good condition. It is in the construction footprint. The recommendation is to remove or relocate the palm.

Tree/Survey #219 Carrotwood, *Cupaniopsis anacardioides*

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.

PZ25-12000009

09/03/2025



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.

2025 Tree Disposition Worksheet with Specimen Tree Appraised Values															
Earth Advisors, Inc.															
Client: River Development, LLC. Attn: Felipe Vergara															
Property: 117 S. Riverside Dr, Pompano Beach, FL															
Date: May 10, 2025; revised 05/11/25, 05/12/25															
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Tree #	Item #/ Survey #	Common Name	Scientific Name	Ht in Feet	Canopy & TPZ Radius in Feet	dbh in Inches	CRZ Radius in Feet	Copy Area in Sq Ft	Health Cat %	Observations	Priority 1 Maintenance	Priority 2 Maintenance	Comments	Disposition	Specimen Tree Value
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		On property line	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>Dyopsis 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>Dyopsis 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	Not Specimen Condition
17	217	Willow Busic	<i>Salixrayston salicifolium</i>	35	15.0	30	12	707	45	Dieback or decline overall. Hatracked (stub cuts severe on most leaders)	X2 Recommended Removal			Remove	Not Specimen Condition
18	218	Sabal Palm	<i>Sabal palmetto</i>	15	7.5	13	5	177	80	Nutrient deficiency	RE Relocate/ Transplant	X2 Recommended Removal		Remove	Not Specimen Condition
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	Not Specimen Condition
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	Invasive- Not Specimen
21	302	Weeping Fig	<i>Ficus benjamina</i>	25	4.0	6	2	50	75		X2 Recommended Removal		In hedge	Remove	Not Specimen Condition
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	Invasive- Not Specimen
23	304	Seaside Mahoe	<i>Thecspista populnea</i>	25	7.5	8	3	177	50	Invasive	X2 Recommended Removal			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.

DRC

PZ25- 12000009
12/17/2025

DRC

River Development

2025 Tree Locations
117 S Riverside Dr
Pompano Beach, FL
33062
DRAFT - Not for distribution

This document is the property of:
Earth Advisors, Inc.
www.earthadvisors.com

Drawn by: CCB

Revision Number: 1.00/0000

Date: 05/10/25

Approved by: JAI

Aerial Source / Date: 05/13/2024

Boundary Survey: 00/00/00

Sheeted per: 00/00/00

Accurate to: 1/4" = 100' (AS of 05/10/25)

Legend

Tree Locations per Survey (23)

Property Lines

Approximate Scale

12 6 0 12 Feet

1 inch = 12 feet

PZ25-12000009

09/03/2025

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.

LB # 2098

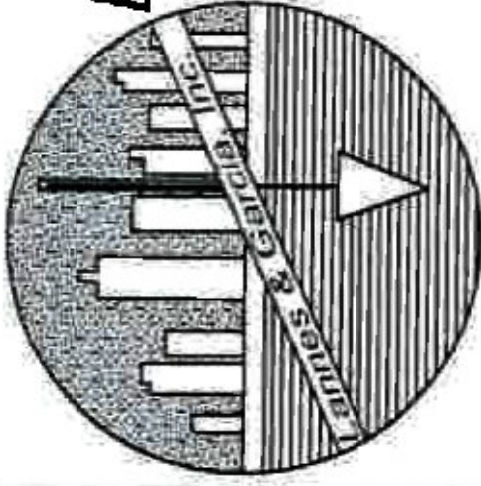
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)

4967 SW 75th AVENUE,

MIAMI, FLORIDA 33155

PH (305) 666-7909

FAX (305) 442-2530



FIELD DATE: 04/23/2024

SCALE: 1" = 20'

DRAWN BY: PB, TJY

DWG. No.: 258208D & 258209D

ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17.050 THROUGH 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767



PROPERTY OF: ROYAL QUALITY HOMES OF FLORIDA LLC,

MAP & PANEL = 12011C0377

COMMUNITY No.: 120055

SUFFIX: H

DATE OF FIRM: 08-18-2014

BASE ELEV. = +5.00 NAVD 1988

117 SOUTH RIVERSIDE DRIVE,

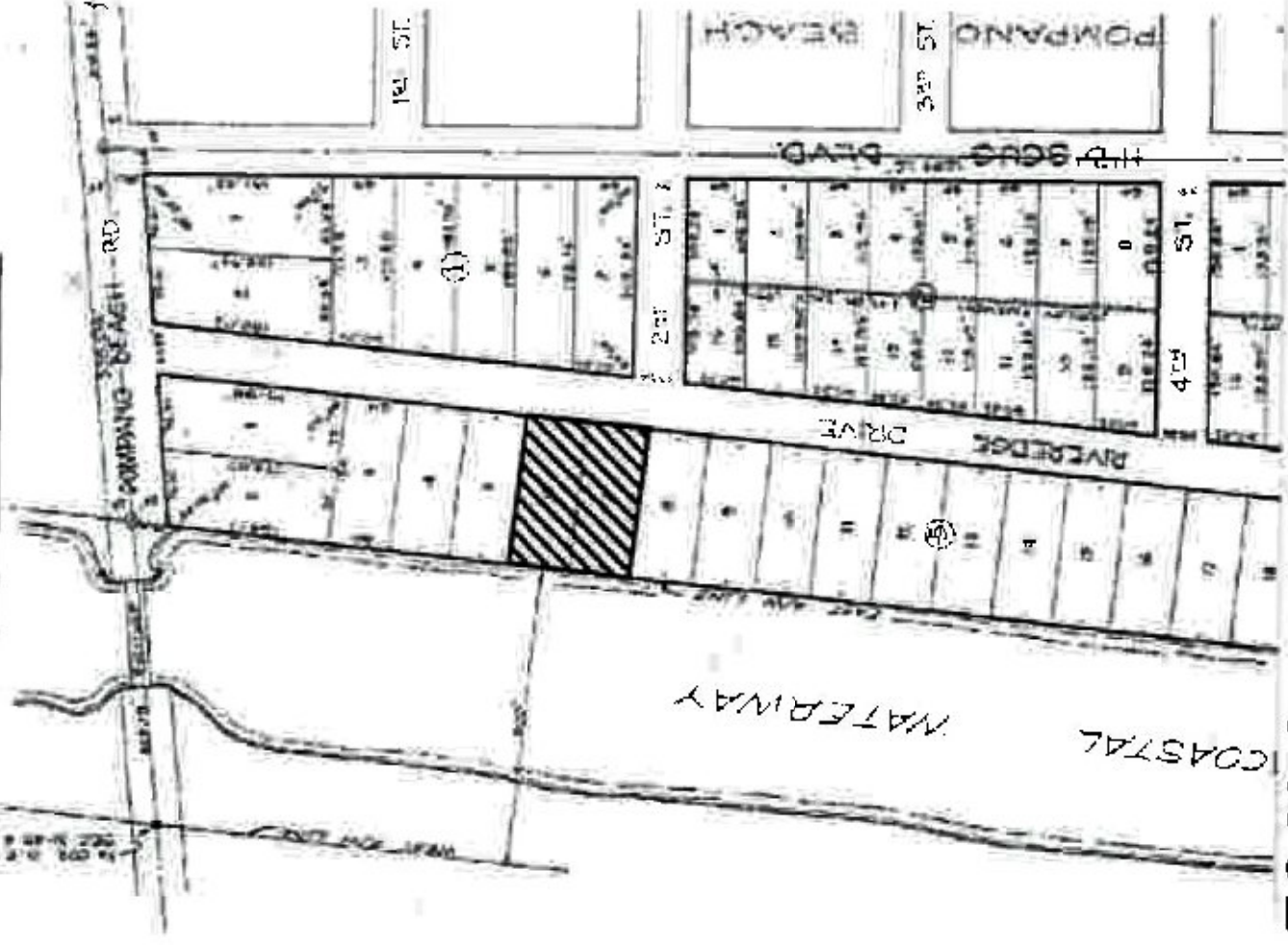
POMPAÑO BEACH, FLORIDA 33062

ELEVATIONS SHOWN REFER TO N.A.V.D. 1988.

B.M. # AD2593 ELEV. = 10.57 (NATIONAL GEODETIC SURVEY)

LOCATION SKETCH
NOT TO SCALE

PAGE 1 OF 2



LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK 5, "POMPAÑO BEACH PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT WESTERLY RIGHT OF WAY OF SOUTH RIVERSIDE DRIVE (S10°00'00"W).
- 13) THERE NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON THE PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 14) THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 15) THERE IS NO OBSERVED EVIDENCE OF FIELD DELINEATION OF WETLANDS.

GRAPHIC SCALE

1 inch = 20 ft

UTILITIES:

CORRUGATED METAL PIPE = CMP

CB# 1

RIM ELEV. = 1.03

INVERT -0.37, SOUTHEAST, 12" CMP

INVERT -0.45, WEST, 12" CMP

INVERT -0.52, BOTTOM OF BOX

CB# 2

RIM ELEV. = 0.76

INVERT -0.63, SOUTH, 12" CMP

INVERT -0.98, BOTTOM OF BOX

CB# 3

RIM ELEV. = 1.01

INVERT -0.26, NORTHWEST, 12" CMP

INVERT -0.30, EAST, 12" PVC

INVERT -0.32, NORTH, 12" CMP

INVERT -0.56, BOTTOM OF BOX

M# 1 (SANITARY)

RIM ELEV. = 1.50

INVERT -3.50, SOUTH, 8" PVC PIPE

INVERT -3.60, NORTH, 8" PVC PIPE

M# 2

RIM ELEV. = 1.10

UNABLE TO OPEN COVER

M# 3

RIM ELEV. = 1.76

UNABLE TO OPEN COVER

ALTA/NSPS LAND TITLE SURVEY

OWNER: ATLANTIC MAGNET PROPERTIES LLC

ID# 494306AL0070

LOT - 5, BLOCK - 5

580°00'00"E

150.00' (R&M)

4" CBS WALL

NEIGHBOR'S CONC. SEAWALL

FOUND NAIL & DISC

CAUTION ID.

212

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50.00' TOTAL R/W

W.V. 1/2

7 (E)

F.H.

NO ID.

371.98' (R&M)

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