

FESTIVAL FLEA MARKET PROPERTY				FLORIDA			
BROWARD COUNTY				TREE INVENTORY			
				MJN PROJ. No.: 24-313			
				SHEET No.: 1 of 8			
REVISIONS:	BY:	DATE:	03/24	1" = 200'	M/JN		
		SCALE:		DESIGN BY:	M/JN		
				DRAWN BY:	M/JN		
				CHECKED BY:	M/JN		
				APPROVED BY:	M/JN		
M. J. NICHOLS & ASSOCIATES, LLC				14657 93rd St. N. WEST PALM BEACH, FL 33412 TEL: (561) 753-0554 FAX: (561) 753-0389 www.mjnicholsllc.com			





ROAD EXIT

FENCE ON CONC. HEADER

LEGEND

001● EXISTING TREE

NOTES:  
P&Z

BASE IC SURVEY BY MILLER LEGG DATED 11/11/2021  
AERIAL OVERLAY IS GOOGLE EARTH 2023 IMAGERY  
PZ24-12000024

TRACT "A"  
(PARCEL 1)

BUILDING  
AREA=381,762 S.F.  
2900 WEST SAMPLE ROAD  
POMPANO BEACH, FLORIDA

N.V20034th PLACE

30' SETBACK

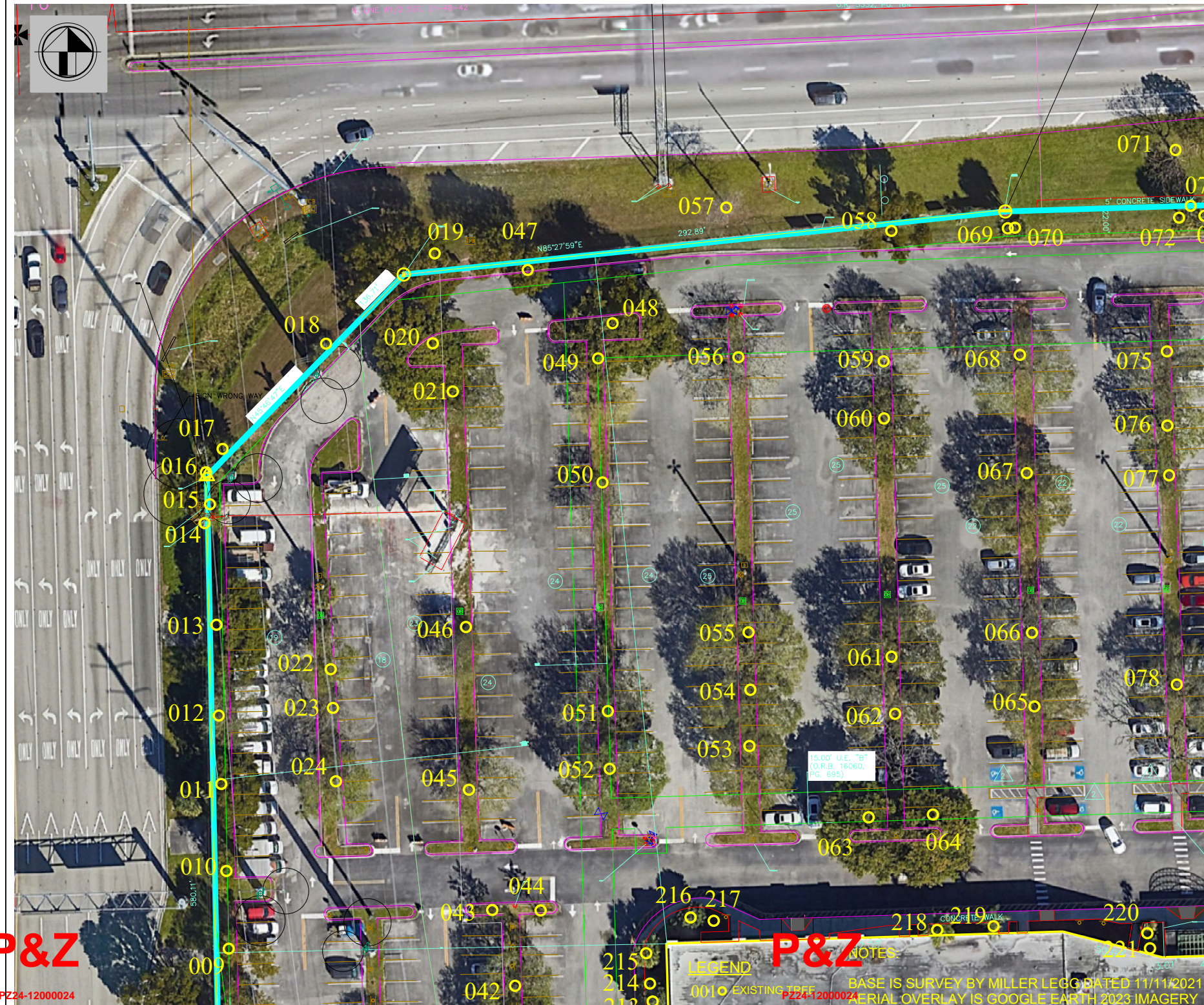
FESTIVAL FLEA MARKET PROPERTY				BROWARD COUNTY				FLORIDA			
03/24				1" = 60'				M/J NICHOLS & ASSOCIATES, LLC			
BY: DATE:				SCALE:				DESIGN BY:			
								DRAWN BY:			
								CHECKED BY:			
								APPROVED BY:			
								TREE INVENTORY			
								MJN PROJ. No.: 24-313			
								SHEET No.: 2 of 8			



P&Z

PZ24-12000024

08/27/2025



<b>FESTIVAL FLEA MARKET PROPERTY</b>		03/24		1" = 60'	
		DATE:		SCALE:	
		BY:		DESIGN BY:	
BROWARD COUNTY				DRAWN BY:	
FLORIDA				CHECKED BY:	
TREE INVENTORY				APPROVED BY:	
MJN PROJ. No.: 24-313					
SHEET No.: 3 of 8					

M. J. NICHOLS  
& ASSOCIATES, LLC  
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NOTES:

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LEGEND

0010 EXISTING TREE

SIGN SHOULDER

SIGN MPH 45

SIGN PED CROSS WALK  
SIGN SWK S

FESTIVAL FLEA MARKET PROPERTY

BROWARD COUNTY

FLORIDA

TREE INVENTORY

MJN PROJ. No.: 24-313

SHEET No.:  
4 of 8

REVISIONS:	BY:	DATE:	DATE:	03/24
				1" = 60'
				M/JN
				DESIGN BY:
				DRAWN BY:
				CHECKED BY:
				APPROVED BY:

M.J. NICHOLS  
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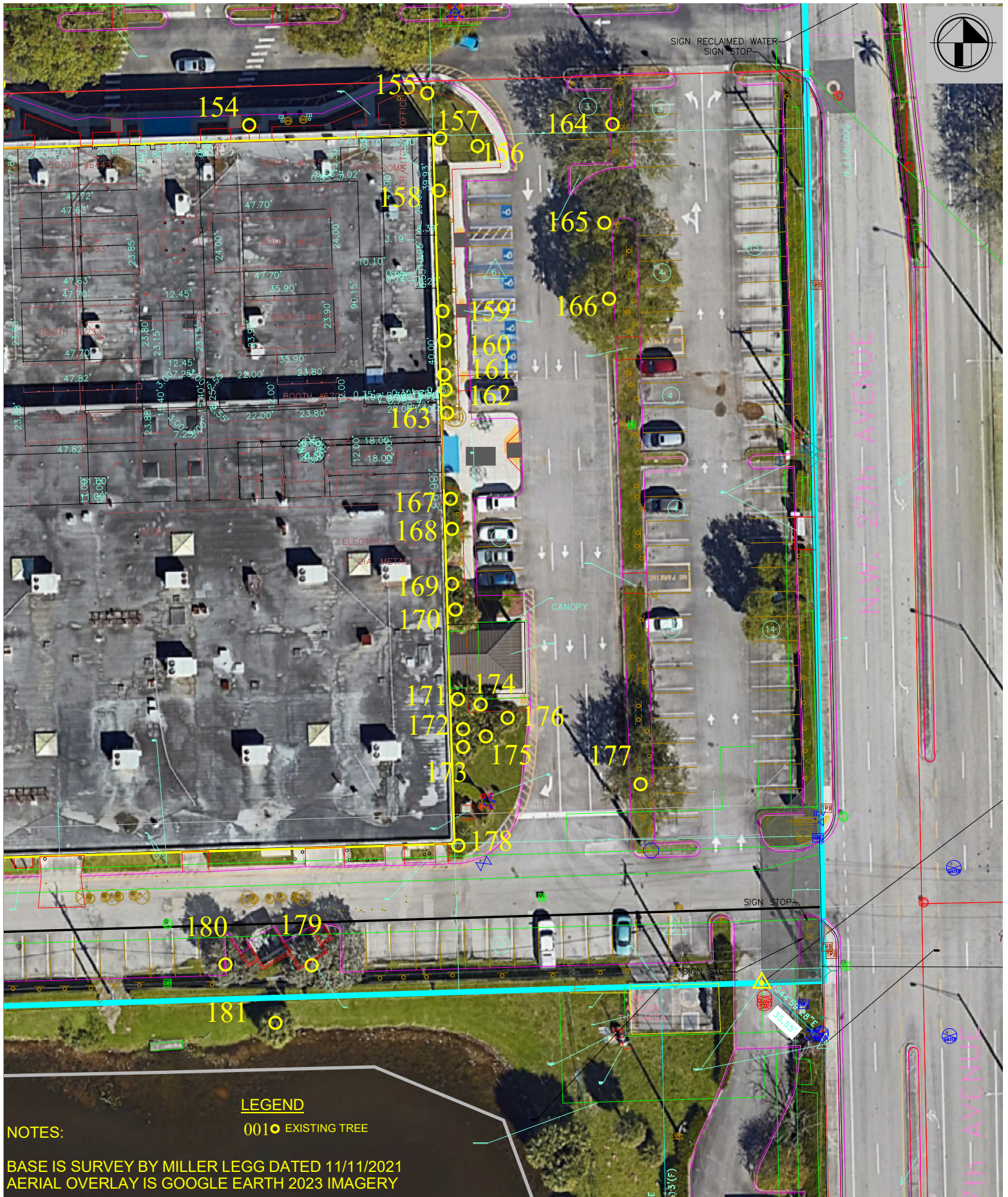
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NOTES:

BASE IS SURVEY BY MILLER LEGG DATED 11/11/2021  
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LEGEND  
001● EXISTING TREE

REVISIONS:	BY:	DATE:	DATE:
			03/24
			SCALE: 1" = 50'
			DESIGN BY: MJN
			DRAWN BY: MJN
			CHECKED BY: MJN
			APPROVED BY: MJN









**P&Z** LEGEND  
001● EXISTING TREE

**P&Z** NOTES

BASE IS SURVEY BY MILLER LEGG DATED 11/11/2021  
AERIAL OVERLAY IS GOOGLE EARTH 2023 IMAGERY

M. J. NICHOLS  
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FESTIVAL FLEA MARKET PROPERTY

BROWARD COUNTY

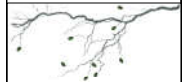
FLORIDA

TREE INVENTORY

MJN PROJ. No.: 24-313

SHEET No.:  
8 of 8

REVISIONS:	BY:	DATE:	DATE:	03/24
			SCALE:	1" = 50'
			DESIGN BY:	MJN
			DRAWN BY:	MJN
			CHECKED BY:	MJN
			APPROVED BY:	MJN





**Festival Flea Market, Pompano Beach, Broward County, FL  
Tree Inventory - March 26, 2024**

Tree #	Scientific Name	Common Name	DBH - in.	DBH - in.	Height - ft.	Canopy	Condition	Notes
				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
1	<i>Coccoloba uvifera</i>	seagrape	multi	3	14	15	Fair	
2	<i>Roystonea regia</i>	royal palm	14		30		Good	
3	<i>Quercus virginiana</i>	live oak	20.5		35	40	Fair	
4	<i>Swietenia mahagoni</i>	West Indian mahogany	22.5		35	48	Fair	
5	<i>Swietenia mahagoni</i>	West Indian mahogany	15.5		35	30	Poor	
6	<i>Swietenia mahagoni</i>	West Indian mahogany	20.5		35	30	Fair	
7	<i>Swietenia mahagoni</i>	West Indian mahogany	22		45	25	Poor	
8	<i>Swietenia mahagoni</i>	West Indian mahogany	24		40	40	Poor	
9	<i>Swietenia mahagoni</i>	West Indian mahogany	18.5		35	40	Poor	
10	<i>Swietenia mahagoni</i>	West Indian mahogany	23.5		45	50	Poor	
11	<i>Swietenia mahagoni</i>	West Indian mahogany	23		45	36	Poor	
12	<i>Quercus virginiana</i>	live oak	19		40	30	Poor	
13	<i>Swietenia mahagoni</i>	West Indian mahogany	29.5		45	42	Poor	
14	<i>Sabal palmetto</i>	cabbage palm	12		6		Poor	
15	<i>Swietenia mahagoni</i>	West Indian mahogany	22.5		40	25	Poor	
16	<i>Sabal palmetto w/Ficus aurea</i>	cabbage palm w/str. fig	18/multi	8	18/30	20	Fair/Poor	
17	<i>Quercus virginiana</i>	live oak	5		18	10	Poor	
18	<i>Sabal palmetto</i>	cabbage palm	14		5		Poor	
19	<i>Swietenia mahagoni</i>	West Indian mahogany	29.5		40	40	Poor	
20	<i>Terminalia buceras</i>	black olive	19		40	60	Fair	
21	<i>Quercus virginiana</i>	live oak	18		35	30	Fair	
22	<i>Quercus virginiana</i>	live oak	14.5		28	30	Fair	
23	<i>Quercus virginiana</i>	live oak	15		30	36	Fair	
24	<i>Quercus virginiana</i>	live oak	19.5		30	36	Fair	
25	<i>Quercus virginiana</i>	live oak	14		25	24	Fair	
26	<i>Quercus virginiana</i>	live oak	19.5		30	40	Fair	
27	<i>Quercus virginiana</i>	live oak	23		40	40	Good	
28	<i>Terminalia buceras</i>	black olive	21		45	40	Poor	
29	<i>Quercus virginiana</i>	live oak	18.5		28	30	Poor	
30	<i>Terminalia buceras</i>	black olive	12		30	20	Poor	
31	<i>Terminalia buceras</i>	black olive	26		50	46	Fair	
32	<i>Terminalia buceras</i>	black olive	22		40	30	Poor	
33	<i>Terminalia buceras</i>	black olive	16		40	40	Fair	
34	<i>Quercus virginiana</i>	live oak	19		30	36	Fair	
35	<i>Quercus virginiana</i>	live oak	19		30	36	Fair	
36	<i>Quercus virginiana</i>	live oak	18		30	40	Fair	



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Tree #	Scientific Name	Common Name	DBH - in.	DBH - in.	Height - ft.	Canopy	Condition	Notes
				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
37	<i>Quercus virginiana</i>	live oak	5		20	12	Good	
38	<i>Quercus virginiana</i>	live oak	4.5		22	12	Good	
39	<i>Quercus virginiana</i>	live oak	4.5		22	12	Good	
40	<i>Quercus virginiana</i>	live oak	5		20	12	Good	
41	<i>Quercus virginiana</i>	live oak	22.5		40	45	Good	
42	<i>Quercus virginiana</i>	live oak	15.5		35	30	Fair	
43	<i>Bursera simaruba</i>	gumbo limbo	6.5		18	15	Good	
44	<i>Bursera simaruba</i>	gumbo limbo	7		18	15	Good	
45	<i>Quercus virginiana</i>	live oak	15		30	30	Fair	
46	<i>Quercus virginiana</i>	live oak	12		30	30	Fair	
47	<i>Swietenia mahagoni</i>	West Indian mahogany	24.5		35	26	Poor	
48	<i>Terminalia buceras</i>	black olive	28		45	50	Fair	
49	<i>Terminalia buceras</i>	black olive	15		35	36	Fair	
50	<i>Quercus virginiana</i>	live oak	13.5		28	30	Fair	
51	<i>Quercus virginiana</i>	live oak	22		40	40	Fair	
52	<i>Quercus virginiana</i>	live oak	19		40	48	Good	
53	<i>Quercus virginiana</i>	live oak	21		40	40	Fair	
54	<i>Quercus virginiana</i>	live oak	21		40	36	Fair	
55	<i>Quercus virginiana</i>	live oak	24.5		40	40	Fair	
56	<i>Quercus virginiana</i>	live oak	20		40	40	Fair	
57	<i>Taxodium distichum</i>	bald cypress	16		45	24	Good	
58	<i>Quercus virginiana</i>	live oak	26.5		35	30	Poor	
59	<i>Quercus virginiana</i>	live oak	22.5		35	30	Poor	
60	<i>Quercus virginiana</i>	live oak	22.5		40	40	Fair	
61	<i>Quercus virginiana</i>	live oak	20.5		40	40	Good	
62	<i>Quercus virginiana</i>	live oak	21		40	40	Fair	
63	<i>Terminalia buceras</i>	black olive	19.5		40	40	Fair	
64	<i>Terminalia buceras</i>	black olive	19.5		40	40	Fair	
65	<i>Quercus virginiana</i>	live oak	20.5		35	40	Fair	
66	<i>Quercus virginiana</i>	live oak	21.5		35	40	Fair	
67	<i>Quercus virginiana</i>	live oak	25.5		40	40	Good	
68	<i>Quercus virginiana</i>	live oak	25		40	50	Good	
69	<i>Sabal palmetto</i>	cabbage palm	14.5		18		Fair	
70	<i>Sabal palmetto</i>	cabbage palm	11		22		Fair	
71	<i>Bursera simaruba</i>	gumbo limbo	18.5		25	25	Poor	
72	<i>Sabal palmetto</i>	cabbage palm	11		16		Good	



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				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
73	<i>Sabal palmetto</i>	cabbage palm	15		17		Good	
74	<i>Sabal palmetto</i>	cabbage palm	11		15		Good	
75	<i>Quercus virginiana</i>	live oak	21.5		35	36	Good	
76	<i>Quercus virginiana</i>	live oak	21		35	40	Fair	
77	<i>Quercus virginiana</i>	live oak	8		28	20	Poor	
78	<i>Quercus virginiana</i>	live oak	23		40	40	Good	
79	<i>Quercus virginiana</i>	live oak	17		40	40	Poor	
80	<i>Quercus virginiana</i>	live oak	16		40	40	Fair	
81	<i>Quercus virginiana</i>	live oak	11		30	30	Fair	
82	<i>Quercus virginiana</i>	live oak	17.5		40	40	Good	
83	<i>Sabal palmetto</i>	cabbage palm	13.5		8		Good	
84	<i>Bursera simaruba</i>	gumbo limbo	16.5		40	30	Fair	
85	<i>Bursera simaruba</i>	gumbo limbo	15		35	30	Fair	
86	<i>Bursera simaruba</i>	gumbo limbo	20		38	30	Fair	
87	<i>Quercus virginiana</i>	live oak	18.5		35	40	Fair	
88	<i>Quercus virginiana</i>	live oak	17		35	40	Fair	
89	<i>Quercus virginiana</i>	live oak	15.5		40	36	Fair	
90	<i>Quercus virginiana</i>	live oak	17.5		35	40	Fair	
91	<i>Quercus virginiana</i>	live oak	20.5		40	40	Good	
92	<i>Quercus virginiana</i>	live oak	19		35	40	Fair	
93	<i>Terminalia buceras</i>	black olive	17.5		35	30	Fair	
94	<i>Swietenia mahagoni</i>	West Indian mahogany	26		50	40	Poor	
95	<i>Terminalia buceras</i>	black olive	23		50	30	Poor	
96	<i>Terminalia buceras</i>	black olive	16.5		50	30	Poor	
97	<i>Quercus virginiana</i>	live oak	19.5		40	40	Poor	
98	<i>Quercus virginiana</i>	live oak	18		40	40	Poor	
99	<i>Quercus virginiana</i>	live oak	19.5		40	40	Good	
100	<i>Quercus virginiana</i>	live oak	13.5		30	30	Fair	
101	<i>Terminalia buceras</i>	black olive	6.5		25	15	Poor	
102	<i>Syagrus romanzoffiana</i>	queen palm	7		15		Fair	
103	<i>Syagrus romanzoffiana</i>	queen palm	8		17		Fair	
104	<i>Syagrus romanzoffiana</i>	queen palm	8		12		Fair	
105	<i>Syagrus romanzoffiana</i>	queen palm	8.5		13		Fair	
106	<i>Syagrus romanzoffiana</i>	queen palm	8		12		Fair	
107	<i>Syagrus romanzoffiana</i>	queen palm	10.5		10		Fair	
108	<i>Sabal palmetto</i>	cabbage palm	9		22		Good	



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Tree Inventory - March 26, 2024**

Tree #	Scientific Name	Common Name	DBH - in.	DBH - in.	Height - ft.	Canopy	Condition	Notes
				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
109	<i>Ptychosperma elegans</i>	Alexander palm	multi	7	14		Fair	
110	<i>Ptychosperma elegans</i>	Alexander palm	multi	6	14		Fair	
111	<i>Ptychosperma elegans</i>	Alexander palm	multi	7	15		Fair	
112	<i>Ptychosperma elegans</i>	Alexander palm	multi	7	17		Fair	
113	<i>Ptychosperma elegans</i>	Alexander palm	6		16		Fair	
114	<i>Ptychosperma elegans</i>	Alexander palm	multi	6.5	16		Fair	
115	<i>Ptychosperma elegans</i>	Alexander palm	multi	7	15		Fair	
116	<i>Ptychosperma elegans</i>	Alexander palm	multi	6.5	15		Fair	
117	<i>Terminalia buceras</i>	black olive	19		45	40	Poor	
118	<i>Syagrus romanzoffiana</i>	queen palm	10		16		Fair	
119	<i>Syagrus romanzoffiana</i>	queen palm	7		15		Fair	
120	<i>Syagrus romanzoffiana</i>	queen palm	8.5		14		Fair	
121	<i>Syagrus romanzoffiana</i>	queen palm	8.5		11		Fair	
122	<i>Terminalia buceras</i>	black olive	30		50	60	Fair	
123	<i>Quercus virginiana</i>	live oak	22		35	40	Fair	
124	<i>Quercus virginiana</i>	live oak	18		30	30	Fair	
125	<i>Quercus virginiana</i>	live oak	16.5		40	48	Good	
126	<i>Terminalia buceras</i>	black olive	13		30	24	Poor	
127	<i>Quercus virginiana</i>	live oak	25		30	20	Good	
128	<i>Quercus virginiana</i>	live oak	27		40	40	Good	
129	<i>Quercus virginiana</i>	live oak	19		30	30	Dead	Dead
130	<i>Swietenia mahagoni</i>	West Indian mahogany	31		50	30	Poor	
131	<i>Sabal palmetto</i>	cabbage palm	15.5		20		Fair	
132	<i>Terminalia buceras</i>	black olive	18		40	30	Poor	
133	<i>Quercus virginiana</i>	live oak	20.5		40	60	Fair	
134	<i>Quercus virginiana</i>	live oak	29		45	60	Good	
135	<i>Quercus virginiana</i>	live oak	19		40	40	Good	
136	<i>Quercus virginiana</i>	live oak	15		30	30	Fair	
137	<i>Quercus virginiana</i>	live oak	26.5		40	40	Poor	
138	<i>Terminalia buceras</i>	black olive	13		30	30	Poor	
139	<i>Quercus virginiana</i>	live oak	22		35	40	Poor	
140	<i>Quercus virginiana</i>	live oak	20		35	40	Fair	
141	<i>Quercus virginiana</i>	live oak	16		35	40	Fair	
142	<i>Melaleuca viminalis</i>	bottlebrush	11.5		25	24	Poor	
143	<i>Bursera simaruba</i>	gumbo limbo	15		25	20	Fair	
144	<i>Bursera simaruba</i>	gumbo limbo	19		30	30	Fair	

*M. J. Nichols and Associates LLC, 14657 93rd Street North, West Palm Beach, FL 33412*



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				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
145	<i>Bursera simaruba</i>	gumbo limbo	15		30	25	Poor	
146	<i>Terminalia buceras</i>	black olive	32		50	70	Poor	
147	<i>Terminalia buceras</i>	black olive	26		50	60	Poor	
148	<i>Quercus virginiana</i>	live oak	24		40	50	Fair	
149	<i>Quercus virginiana</i>	live oak	15.5		35	36	Good	
150	<i>Ptychosperma elegans</i>	Alexander palm	multi (11)	5.5	14		Good	
151	<i>Ptychosperma elegans</i>	Alexander palm	9		20		Good	
152	<i>Ptychosperma elegans</i>	Alexander palm	7		20		Good	
153	<i>Ptychosperma elegans</i>	Alexander palm	9		20		Good	
154	<i>Phoenix roebelenii</i>	pygmy date palm	multi (7.5)	4.5	6		Fair	
155	<i>Syagrus romanzoffiana</i>	queen palm	10.5		17		Fair	
156	<i>Syagrus romanzoffiana</i>	queen palm	8.5		16		Good	
157	<i>Syagrus romanzoffiana</i>	queen palm	8.5		20		Fair	
158	<i>Syagrus romanzoffiana</i>	queen palm	7.5		14		Fair	
159	<i>Phoenix roebelenii</i>	pygmy date palm	multi (6)	3	6		Fair	
160	<i>Syagrus romanzoffiana</i>	queen palm	8		17		Fair	
161	<i>Syagrus romanzoffiana</i>	queen palm	7.5		16		Fair	
162	<i>Syagrus romanzoffiana</i>	queen palm	6		11		Poor	
163	<i>Syagrus romanzoffiana</i>	queen palm	7		13		Fair	
164	<i>Quercus virginiana</i>	live oak	21.5		40	40	Fair	
165	<i>Quercus virginiana</i>	live oak	16		30	30	Poor	
166	<i>Quercus virginiana</i>	live oak	22		40	60	Poor	
167	<i>Syagrus romanzoffiana</i>	queen palm	7		19		Fair	
168	<i>Syagrus romanzoffiana</i>	queen palm	8		22		Fair	
169	<i>Sabal palmetto</i>	cabbage palm	12		20		Fair	
170	<i>Sabal palmetto</i>	cabbage palm	12		20		Fair	
171	<i>Sabal palmetto</i>	cabbage palm	14		17		Fair	
172	<i>Sabal palmetto</i>	cabbage palm	14		16		Fair	
173	<i>Sabal palmetto</i>	cabbage palm	12.5		15		Fair	
174	<i>Sabal palmetto</i>	cabbage palm	12.5		15		Fair	
175	<i>Sabal palmetto</i>	cabbage palm	12.5		15		Fair	
176	<i>Sabal palmetto</i>	cabbage palm	10.5		18		Fair	
177	<i>Quercus virginiana</i>	live oak	18		30	40	Good	
178	<i>Phoenix roebelenii</i>	pygmy date palm	multi (10)	5	6		Good	
179	<i>Conocarpus erectus</i>	silver buttonwood	16.5		25	30	Poor	
180	<i>Conocarpus erectus</i>	silver buttonwood	13.5		28	30	Poor	



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				Lg'est Trunk	(Palms - CT)	Diameter (Ft)		
181	<i>Sabal palmetto</i>	cabbage palm	22		12		Good	
182	<i>Sabal palmetto</i>	cabbage palm	22		8		Good	
183	<i>Sabal palmetto</i>	cabbage palm	7.5		10		Good	
184	<i>Sabal palmetto</i>	cabbage palm	9		10		Good	
185	<i>Sabal palmetto</i>	cabbage palm	8		7		Good	
186	<i>Sabal palmetto</i>	cabbage palm	11		6		Good	
187	<i>Sabal palmetto</i>	cabbage palm	9.5		7		Good	
188	<i>Sabal palmetto</i>	cabbage palm	8.5		8		Good	
189	<i>Sabal palmetto</i>	cabbage palm	7.5		9		Good	
190	<i>Sabal palmetto</i>	cabbage palm	9		9		Good	
191	<i>Wodyetia bifurcata</i>	foxtail palm	11		14		Good	
192	<i>Wodyetia bifurcata</i>	foxtail palm	13		14		Good	
193	<i>Sabal palmetto</i>	cabbage palm	8.5		10		Good	
194	<i>Sabal palmetto</i>	cabbage palm	8		12		Good	
195	<i>Sabal palmetto</i>	cabbage palm	16.5		19		Good	
196	<i>Sabal palmetto</i>	cabbage palm	8		10		Good	
197	<i>Sabal palmetto</i>	cabbage palm	8		14		Good	
198	<i>Sabal palmetto</i>	cabbage palm	7		14		Good	
199	<i>Sabal palmetto</i>	cabbage palm	7		13		Good	
200	<i>Syagrus romanzoffiana</i>	queen palm	10		19		Good	
201	<i>Syagrus romanzoffiana</i>	queen palm	8		20		Fair	
202	<i>Sabal palmetto</i>	cabbage palm	12		20		Fair	
203	<i>Eriobotrya japonica</i>	loquat	4		15	12	Good	
204	<i>Sabal palmetto</i>	cabbage palm	14		18		Fair	
205	<i>Eriobotrya japonica</i>	loquat	multi (12.5)	7	30	15	Fair	
206	<i>Sabal palmetto</i>	cabbage palm	14		15		Good	
207	<i>Sabal palmetto</i>	cabbage palm	9		15		Good	
208	<i>Eriobotrya japonica</i>	loquat	4.5		20	15	Good	
209	<i>Sabal palmetto</i>	cabbage palm	9		16		Good	
210	<i>Ptychosperma elegans</i>	Alexander palm	multi	5.5	10		Good	
211	<i>Eriobotrya japonica</i>	loquat	4.5		20	18	Good	
212	<i>Sabal palmetto</i>	cabbage palm	7		26		Good	
213	<i>Eriobotrya japonica</i>	loquat	10.5		30	30	Good	
214	<i>Sabal palmetto</i>	cabbage palm	19		18		Dead	Dead
215	<i>Sabal palmetto</i>	cabbage palm	9		13		Good	
216	<i>Sabal palmetto</i>	cabbage palm	9		12		Good	



**Festival Flea Market, Pompano Beach, Broward County, FL**  
**Tree Inventory - March 26, 2024**

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