

# ARBORIST TREE VALUATION REPORT

CLIENT:

101 S. OCEAN BLVD  
POMPANO BEACH, FL 33062

PREPARED BY:

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VERDEONE LLC

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AUGUST 22, 2023



# DRC

PZ23-12000042  
02/07/2024

101 S. OCEAN BLVD, POMPANO BEACH  
(street view)

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11/01/2023

# Tree Evaluation Methodology

For trees on project site with DBH greater than 18in:

The following formula has been prepared to assist with calculating the monetary amenity value of a tree in southeastern Florida. When young trees with a 6cm trunk diameter or less will be replaced by another tree, there will be no amenity value charge. This Amenity Value Formula was derived from the formula (by Dr.Peter Yau, 1990) of the Maurer-Hoffman Formula.

The basic monetary value of the tree was taken from the internationally accepted table of values devised by the American Council of Tree and Landscape Appraisers and the International Society of Arboriculture, which in the base year 1988 was \$US27 per square inch trunk basal area. When converted to a value corresponding to centimeters in trunk diameter at breast height (DBH) the Basic Monetary Value table, updated in 2012 to reflect more current monetary values.

$$\text{Value (V)} = \text{Basic Value (\$)} \times \text{Species (S)} \times \text{Aesthetics (A)} \times \text{Locality (L)} \times \text{Condition (C)}$$

## Basic Value (\$)

The basic monetary value of a tree is determined by matching the trunk diameter at breast height (DBH) with its corresponding base value:

DBH cm	Base Value	DBH cm	Base Value	DBH cm	Base Value
6	\$ 309.92	50	\$21,522.33	100	\$ 86,089.33
8	\$ 550.98	55	\$26,042.03	105	\$ 94,913.49
10	\$ 860.89	60	\$30,992.16	110	\$104,168.09
15	\$ 1,937.00	65	\$36,372.74	115	\$113,853.14
20	\$ 3,443.57	70	\$42,183.77	120	\$123,968.63
25	\$ 5,380.58	75	\$48,425.25	125	\$134,514.58
30	\$ 7,748.04	80	\$55,097.17	130	\$145,490.97
35	\$10,545.94	85	\$62,199.54	135	\$156,897.81
40	\$13,774.29	90	\$69,732.35	140	\$168,735.09
45	\$17,433.09	95	\$77,695.62	145	\$181,002.82
				Base Value	

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PZ23-12000042  
02/07/2024

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PZ23-12000042  
11/01/2023

### Species Factor (S)

A tree is assessed according to its known natural life span and its rate of growth in a particular environment. For example, a long-lived tree will be scored higher than a short-lived tree. Significant features to the tree will also modify how the tree is scored. Judgment regarding species factor must be made by a qualified Arborist.

Group	Characteristics	Example Species	Score
1	<ul style="list-style-type: none"><li>trees of short life span (less than 50 years)</li><li>fast growth rate</li></ul>	<i>Prunus, Acacia, Virgillia, Laburnum</i>	0.5
2	<ul style="list-style-type: none"><li>trees of short life span (less than 50 years)</li><li>slow growth rate</li></ul>	<i>Malus, Crataegus, Eugenia, Waterhousia, Pyrus</i>	0.6
3	<ul style="list-style-type: none"><li>trees of medium life span (50 -150 years)</li><li>fast growth rate</li></ul>	<i>Populus, Liquidamber, Eucalyptus, Corymbia, Angophora, Grevillea, Melaleuca, Michelia, Salix, Casaurina, Hakea, Celtis, Acmena</i>	0.7
4	<ul style="list-style-type: none"><li>trees of medium life span (50 - 150 years)</li><li>slow growth rate</li></ul>	<i>Brachychiton, Fraxinus, Gleditsia, Jacaranda, Shinus, Phoenix, Melia, Robinia, Lophostemon, Liriodendron, Agonis, Meterosideros, Syzygium</i>	0.8
5	<ul style="list-style-type: none"><li>trees of long life span (more than 150 years)</li><li>fast growth rate</li></ul>	<i>Cupressus, Platanus, Ficus, Pinus</i>	0.9
6	<ul style="list-style-type: none"><li>trees of long life span (more than 150 years)</li><li>slow growth rate</li></ul>	<i>Ulmus, Quercus, Sequoia, Ginko, Araucaria</i>	1.0
Modifiers	<ul style="list-style-type: none"><li>Environmental Weeds</li><li>dangerous (poor branch attachment)</li><li>undesirable characteristics (e.g. allergenic)</li></ul>	<i>Salix, Fraxinus rotundifolia, Pittosporum undulatum</i>	-0.1
	<ul style="list-style-type: none"><li>a rare species in the locality</li><li>a special precious cultivated variety</li><li>a 'significant tree' registered by the National Trust</li><li>has special historical or other significance</li></ul>		+0.1
Species Factor (S)			

### Aesthetics (A)

The aesthetic value of a tree is determined by the impact on the landscape if the tree were removed. This category is closely tied to the locality factor (L).

Aesthetic Factor	Score
Contributes little to the landscape	0.5
One of a group of close plantings	0.6
Wide plantings	0.7
Irregular spacing between trees; regular spacing one side	0.8
Street or pathway plantings, regular spacing both sides	0.9
Solitary feature specimen tree	1.0
Aesthetics (A)	

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### Locality (L)

The locality factor is determined by the tree's geographical situation. Trees in a Capital City main street or boulevard score highest because of the stressful growing environment in which the tree has to survive. As the location becomes more rural, the significance of the tree diminishes.

Locality Factor	Score
In undeveloped bushland or open forest	0.5
In country areas and country roads	1.0
In outer suburb areas and residential streets	1.5
In inner city suburbs	1.75
In City Park or Reserve; significant street near City Centre	2.0
In City Garden, City Square, Mall or City Centre secondary street	2.25
City Centre Main Street, Principal Boulevard	2.5
Locality (L)	

### Tree Condition (C)

The tree condition value is determined by the corresponding total score of the assessment criteria.

Assessment Criteria	Criteria Condition	Score
Trunk	• solid and sound	5
	• sections of bark damaged/missing	3
	• extensive decay, hollow trunk	1
Growth	• >15cm twig elongation this season	3
	• 5-15cm twig elongation	2
	• <5cm twig elongation	1
Structure	• healthy, stable and sound	5
	• some deadwood and dead limbs	3
	• extensive dieback and deadwood	1
Pests and Diseases	• no pest/disease infestation	3
	• minor symptoms of infestation	2
	• advanced symptoms of infestation	1
Canopy Development	• full balance canopy	5
	• full but unbalanced, lop-sided	3
	• unbalanced and lacking full canopy	1
Life Expectancy	• >50 years	5
	• 10-50 years	3
	• <10 years	1
Total Score		

#### TOTAL SCORE

6-9

10-13

14-18

19-22

23-26

#### TREE CONDITION

very poor

poor

fair

good

excellent

#### RATING

0.2

0.4

0.6

0.8

1.0

Tree Condition Rating (C)

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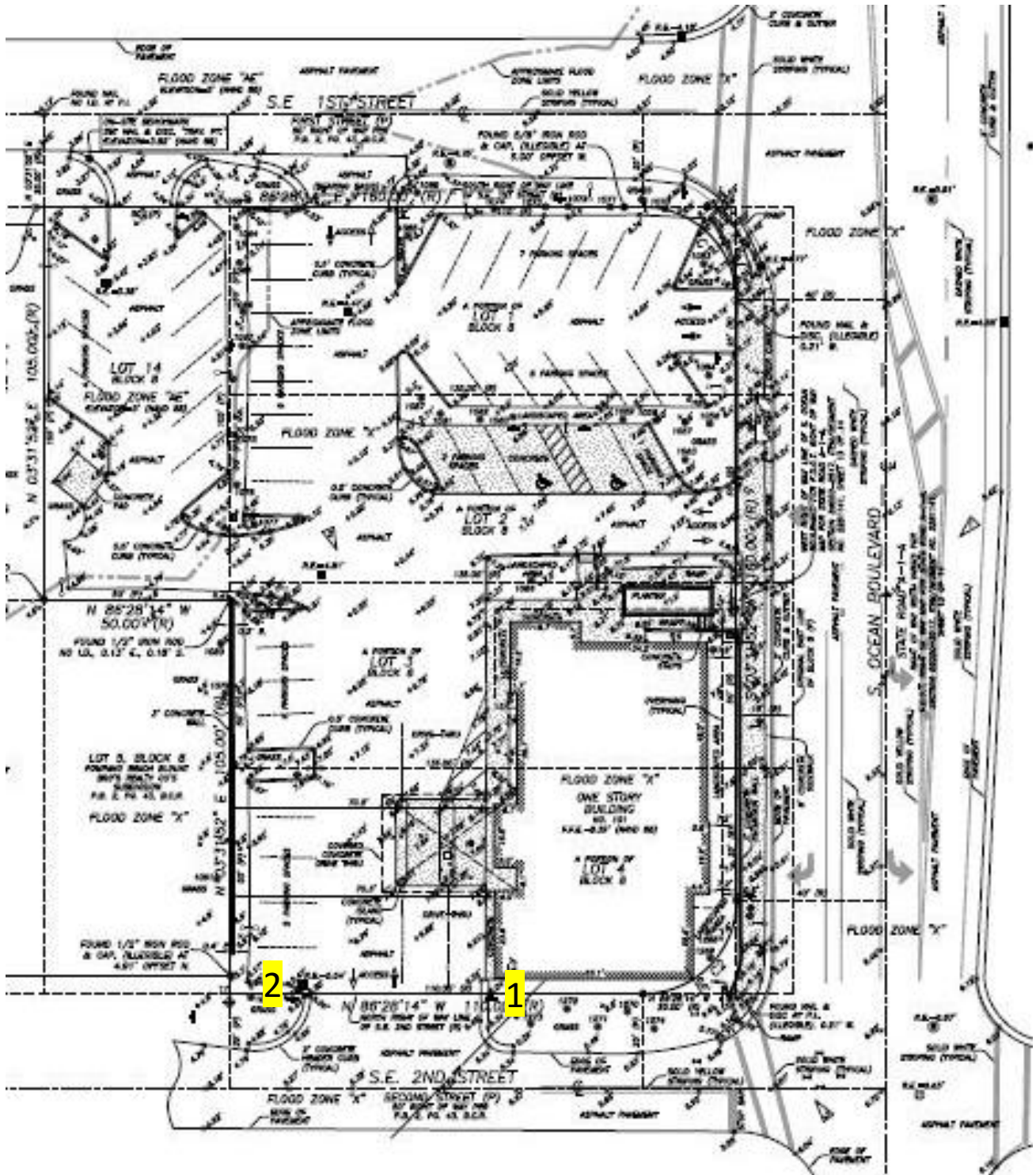
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PZ23-12000042

11/01/2023

# TREE DISPOSITION



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SPECIMEN TREE DEFINITION  
(POMPANO BEACH CITY CODE)

Any tree which has a DBH of eighteen (18) inches or greater with a condition rating of sixty percent (60%) or greater in accordance with the condition rating guidelines as specified in the Guide for Plant Appraisal, 9th edition, as amended; with the exception of the following:

- Non-native fruit trees that are cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to: mangos, avocados, or citrus.
- Species of the genus *Ficus* except *F. aurea* (strangler fig), *F. laevigata* (short leaf fig), *F. rubiginosa* (rusty fig or rusty leaf fig), *F. jacquinifolia*;
- All multi-trunk palms.
- Trees that are in poor condition or form as determined by Development Services Director.

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02/07/2024

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PZ23-12000042  
11/01/2023

## Tree #1

MAHOGANY (*Swietenia mahagoni*)

DBH: 22 in (56 cm)

Height: 35 ft

Spread: 40 ft

Condition: FAIR

Mature mahogany immediately adjacent to structure on south side of lot. Note overhead electric facilities traveling through the center of the canopy. Poor branch orientation and structure due to previous utility line pruning. Tree has a pronounced defect in the lower 1/3 trunk, included bark is visible.

Base Value \$26,042

Species Factor .8

Aesthetics .5

Locality 1.75

Tree Condition .6

Total Valuation: \$10,930



PZ23-12000042

02/07/2024



PZ23-12000042

11/01/2023



## Tree #2

LIVE OAK (*Quercus virginiana*)

DBH: 12 in (30.5 cm)

Height: 28 ft

Spread: 36 ft

Condition: GOOD

Mature live oak in SW corner of lot. Branch structure is good, tree has vigor. Tree canopy provides shade to parking area and street.

Base Value \$7,748

Species Factor 1.0

Aesthetics .8

Locality 1.75

Tree Condition .8

TREE IS EXEMPT FROM  
SPECIMEN TREE CRITERIA  
DUE TO SIZE

Total Valuation: \$8,678



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## TERMS & CONDITIONS:

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The arborist consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of the arborist consultant and named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. The arborist consultant assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The arborist consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The arborist consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Arborist consultant has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the arborist consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by the arborist consultant as to the sufficiency or accuracy of that information.

## CERTIFICATION OF PERFORMANCE:

I, Benjamin Koubek certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees since 2006. License #5926AUM

Signed

Benjamin Koubek

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August 22, 2023  
02/07/2024



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