HALEY WARD

May 15, 2026

Chris Piazza, P.E.
Development
Mahaffey Apartment Complex
147 2nd Avenue South, Ste 300
St. Petersburg, FL 33701
email: cpiazza@mahaffeycompany.com

Re: Kings Highway – 40.77ac. - Tree Assessment & Inventory

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance:
I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That Haley Ward, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith, and all rights are reserved by Haley Ward, Inc. It is for use by the client named only.

Signature: _____ Date: 05/15/2026

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I. Introduction

This Report is written for Mr. Chris Piazza. It is based on information obtained from the site visit(s), to provide and assign values to the trees located on the subject property.

II. Property Involved

The Subject Property evaluated as part of this Tree Inventory consists of an estimated 41.01 acres located within PCN # 2323-501-0002-000-0. The Subject Property is located within the Medium Density Residential Zone (R-4) Zoning District.

I. Data Collection

The property/trees were evaluated by site visits to determine environmental conditions. This appraisal is based on value of subject as per ISA "Rule 14-40.030, Florida Administrative Code". See Appendix A for full Tree Data.

II. Limiting Conditions

This "Arboriculture Report" includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

III. Discussion

There is a total of one hundred and thirty-one (131) native trees on the subject located on the Subject Property that meet the local mitigation requirements. A detailed breakdown of the tree data can be found within the table below.

TREES

TYPE	COUNT	TOTAL DBH
Laurel Oak (*Quercus laurifolia)*	11	207
Live Oak (*Quercus virginiana*)	1	26
Cabbage Palm (*Sabal palmetto)*	119	
TOTAL	131	233

IV. Conclusions and Recommendations

Values are calculated for trees per local code (City of Fort Pierce) and/or fee schedule.

TREES

(Total D.B.H. Inches) x ($250) = Mitigation Costs - Tree Removal

PALMS

(Total # of Palms) x ($250) = Mitigation Costs - Palms

Trees =	(233in. DBH)	x $250	=	$58,250.00
Palms =	(119)	x $250	=	$29,750.00
		***Max. Mitigation Cost**	**=**	**$88,000.00***

The calculated fee of $88,000.00 is the **maximum** tree mitigation fee that is possible – if every tree on the Subject Property was to be cleared.

A site planner can use the information in this report to avoid impacts to high-value trees and preserve other trees to reduce mitigation costs to zero, if desired.

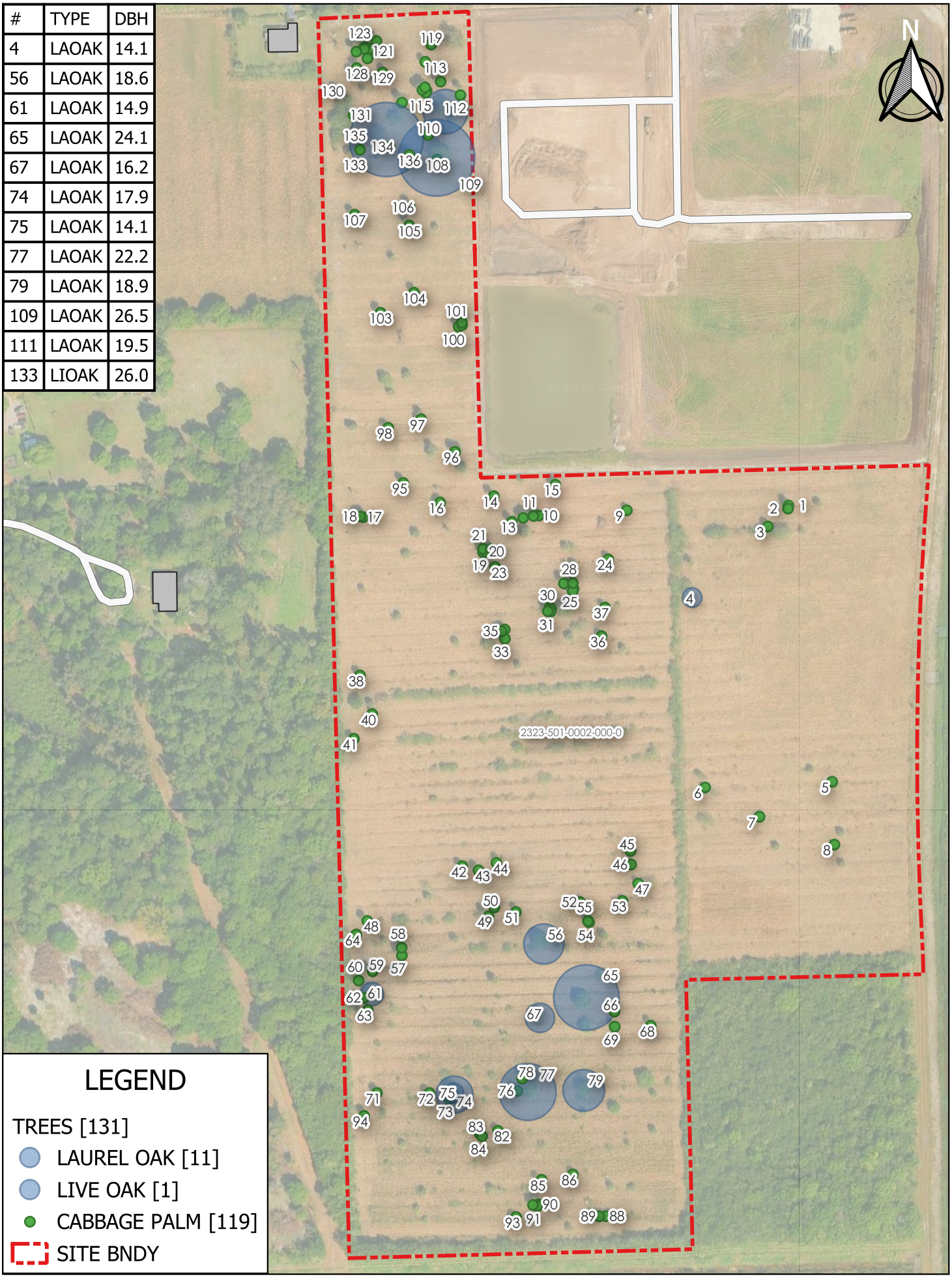
Please see the attached Tree Table(s) and Tree Location Map(s).

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Mahaffey - Kings Hwy - Tree Location Map

#	TYPE	DBH
4	LAOAK	14.1
56	LAOAK	18.6
61	LAOAK	14.9
65	LAOAK	24.1
67	LAOAK	16.2
74	LAOAK	17.9
75	LAOAK	14.1
77	LAOAK	22.2
79	LAOAK	18.9
109	LAOAK	26.5
111	LAOAK	19.5
133	LIOAK	26.0



Project# 26-146
18 May 2026

0 200 400 600 ft

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