AGENDA

ENVIRONMENTAL ADVISORY BOARD

CITY OF PORT ORANGE

Meeting Date: Monday, February 23, 2026 **Time:** 4:00 PM

Type of Meeting: Special **Location:** 2nd Floor Conference Room
City Hall, 1000 City Center Circle

A. CALL TO ORDER

1. Roll Call

B. DISCUSSION/ACTION

2. Recommendation of Mitigation Options for the Removal of a Historic Live Oak Tree at 164 Sweetgum Lane

3. Spring Festival/Plant Giveaway

4. Items for Next Agenda

C. PUBLIC COMMENTS

D. BOARD COMMENTS

E. ADJOURNMENT

5. Next Meeting Date: April 27, 2026

6. Board Report to City Council: March 17, 2026

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE ENVIRONMENTAL ADVISORY BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.

FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.

HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2

WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

EAB AGENDA ITEM

EAB MEETING DATE 2/23/26
CITY COUNCIL DATE 3/3/26

SUBJECT: Recommendation of Mitigation Options for the Removal of a Historic Live Oak Tree at 164 Sweetgum Lane

DEPARTMENT: Community Development

REQUEST:
Christopher Ford, property owner, requests removal of a 45-inch DBH historic Live Oak tree due to significant root-related impacts to the residence. Tree roots have caused displacement of the concrete pad and surrounding yard in front of the townhome at 164 Sweetgum Lane, altering drainage patterns and directing runoff toward the home, which has resulted in repeated water intrusion into the home during heavy or extended rain events.

The tree is located directly adjacent to the front entrance of the townhome at 164 Sweetgum Lane. The townhome is part of a quadplex building consisting of four dwellings that are attached to one another, with each dwelling unit situated in an individually owned lot. Even though the subject property is an individually owned lot, and each dwelling unit functions as a separate dwelling, the quadplex buildings located along Sweetgum Lane are built as one continuous building, sharing walls, rooflines, and infrastructure. The Land Development Code (LDC) defines a multi-family dwelling as, “A building containing three or more dwelling units which would include the following types: Single-family attached; Apartments, low and mid-rise; and Townhouses.” Therefore, the subject property (164 Sweetgum Lane) is classified as “multi-family” and not a “single-family home”

The Environmental Advisory Board (EAB) is required to recommend a mitigation plan for the proposed removal of a historic tree on a multi-family property, based on guidance from city staff and in accordance with the City’s tree mitigation resolution (Resolution No. 20-46), before the City Council considers the homeowner’s removal request on March 3, 2026. The EAB may recommend mitigation through planting replacement trees on the property, contributing to the City’s tree bank, or a combination of both, provided the mitigation equals or exceeds 15% of the total cross-sectional area of the historic tree, as established by Resolution 20-46.

Figure 1. Location of the Historic Tree

Location Map of the townhome at 164 Sweetgum Lane and the 45-inch DBH historic Live Oak tree

SUMMARY:

In January 2026, the property owner submitted a tree removal permit to remove the 45-inch diameter at base height (DBH) historic Live Oak tree. Ray Jarrett, Biologist/Arborist, has evaluated the tree and determined the tree is a historic Live Oak with a diameter at breast height (DBH) of approximately 45" and approximately 70' tall (Exhibit 1) and did not display sign of disease. The report states that the tree grows directly in front of the townhome unit at 164 Sweetgum Lane. According to the property owner, the tree is less than 1' foot away from the second-floor deck, and several lateral roots have undermined the deck support beams and foundation of the home. City staff have observed that the tree's roots are lifting the patio slab, pitching the patio slab and surrounding yard back towards the structure.

According to an Arborist Report, the subject tree is located less than one (1) foot from an attached second-floor deck and approximately 5 to 6 feet from the residential dwelling unit. Although the tree is currently classified as healthy, its proximity to the townhome unit has created an ongoing and worsening nuisance condition for the property owner.

Figure 2. Pictures of the Historic Tree and damage it has caused at 164 Sweetgum Lane

Based on the repair estimate obtained by the homeowner (Exhibit 2), recurring water intrusion into the residence has been attributed to the root system of the subject tree. The roots have caused the concrete patio slab located between the front facade of the townhome unit and the tree to buckle and have lifted the concreate patio slab and surrounding yard to slope toward the structure and directs stormwater toward the townhome unit, allowing water to enter through the front door and window openings, resulting in water damage. The contractor for the homeowner also identifies cracking in the brick facade around the kitchen window and gaps associated with ground and slab movement caused by continued root growth from the tree and have contributed to ongoing water intrusion into the townhome unit. A Mold Testing and Inspection Report obtained by the homeowner identifies several walls (drywall) and cabinets being wet and requiring mold remediation due to the water intrusion (Exhibit 3).

According to the homeowner, if the tree remains, the expanding root system is expected to continue lifting and buckling the slab and surrounding yard and increasing both the frequency and severity of water intrusion into the townhome unit. Due to the proximity of the tree to the townhome unit and the limited space available to install effective drainage solutions, the homeowner is concerned that the nuisance caused by the tree will persist and worsen over time.

The homeowner reports that temporary, short-term measures, such as sealing cracks and caulking openings, have been implemented; however, these efforts have provided only limited relief and do not address the underlying cause of the issue. The primary concern appears to be the tree's root system, which has caused lifting and buckling of the slab and surrounding yard.

The altered patio and grading now slopes toward the townhome units, directing stormwater toward the townhome unit.

According to the homeowner's contractor, drainage improvements such as trench drains, underground piping, and catch basins were evaluated. These options would require cutting and removing portions of the existing patio slab and installing drainage infrastructure within close proximity to the root zone of the tree. Due to the size, location, and continued growth of the root system, the infrastructure would remain susceptible to displacement, clogging, or failure. Additionally, removing portions of the root system to install the drainage improvements could compromise the structural stability of the tree, increasing the risk of failure during high-wind events.

The homeowner's contractor has determined that the only permanent and effective solution to correct the drainage issues is the removal of the tree and stump, followed by removal and replacement of the existing patio slab with a new slab properly sloped away from the structure and regrading of the surrounding area to direct runoff toward the development's drainage system and this corrective action cannot be completed while the tree remains.

Staff have reviewed the information provided by the homeowner and contractor and find that alternatives to removal of the tree have been evaluated. According to the homeowner, he has demonstrated that removal of the tree is the only feasible long-term solution to fully address the documented nuisance conditions, prevent continued water intrusion, and protect the townhome unit from ongoing property damage.

The LDC defines a Live Oak tree with a 36-inch diameter at breast height (DBH) or greater as a historic tree. According to the LDC, all historic tree removal permits on land other than single-family and two-family lots are required to be reviewed by the EAB for a recommendation regarding the appropriate mitigation for the removal of historic trees, should the City Council approve the tree removal request. Final review and approval of the historic tree removal permit and the associated mitigation plan are provided by the City Council.

MITIGATION REQUIRED BY THE LDC:
According to the LDC, the EAB may recommend mitigation for removing a historic tree, as provided by city staff, based upon the current tree mitigation resolution adopted by the City Council (Exhibit 4 - Resolution 20-46). The EAB may allow the mitigation for the removal of a historic tree through a combination of planting replacement trees on the subject property and contribution to the city's tree bank, provided that the combination equals or exceeds the required percentage of the total cross-sectional area of the historic tree as established by Resolution 20-46. Exhibit A of the resolution is used in this case since the arborist report states the historic tree is healthy.

Mitigation Options:
<u>45" Live Oak Tree</u>

a. Payment of $6,441 into the tree bank (45-inch DBH @ 15% cross-sectional area = 239.57 x $27.00); or
b. Plant 15 trees on the subject property. The replacement trees shall be 4.5" caliper measured 12" above ground and 14' tall; or
c. A combination of payment into the tree bank and replacement trees.

Due to the lack of space on the subject property for tree replanting, it is recommended that the mitigation be addressed through a mitigation payment.

The property owner is requesting a waiver of the tree mitigation requirement due to safety concerns, as the 45-inch DBH Live Oak poses a moderate risk to his residential unit, other attached dwelling units, and surrounding structures. The owner notes that if his dwelling unit were a detached single-family home, the exemption under Florida Statutes Section 163.045 F.S. would allow removal without a permit or mitigation, as supported by the arborist report prepared by Ray Jarret, Arborist/Biologist. The report indicates the tree presents a moderate risk to the home (a target) and meets the statutory criteria for removal without a permit. However, because the property is classified as multi-family, this exemption does not apply, and tree removal must comply with the City's Land Development Code requirements. Based on the arborist's assessment, the tree's potential for failure and high impact on the residence demonstrates that removal is the only practical solution to protect the property.

The townhome unit is part of a quadplex building consisting of four dwellings that are attached to one another, with each dwelling unit situated in an individually owned lot. Even though the subject property is an individually owned lot, and each dwelling unit functions as a separate dwelling, the structure is built as one continuous building, sharing walls, rooflines, and infrastructure. Therefore, the subject property is classified as "multi-family" and not a "single-family home".

This item is scheduled for City Council on March 3, 2026, and will include the mitigation recommendation made by the EAB in the City Council agenda item.

ATTACHMENTS:
Exhibit 1 – Arborist Report
Exhibit 2 – Damage Repair Estimate
Exhibit 3 – Mold Testing and Inspection Report
Exhibit 4 – Resolution 20-46

EXHIBIT 1

Arbor Report
December 11, 2025

Christopher Ford
Affordablehomesolutionsllc386@gmail.com

Re: Tree Health and Risk Assessment for one (1) live oak (*Quercus virginiana*).

Scope:

Services were retained to assess the health and risk for one (1) tree located at 164 Sweetgum Lane, Port Orange, Fl. (Figure 1).

Figure 1. Aerial view and tree location.

This tree was identified to species and visually inspected using a **Level 2, Tree Risk Assessment (Ground Based Visual Inspection)** as defined by the **International Society of Arboriculture (ISA)**. A **Level 2, Tree Risk Assessment** type of evaluation includes an on-site, 360-degree view of the tree from the ground to inspect the trunk, root crown and above-ground roots. This type of assessment looks for visual signs of decay, pests, disease and structural defects.

This tree was measured for Diameter at Breast Height (DBH) using a standard forestry DBH tape or field calipers. Tree height was estimated using a clinometer and / or tangent height gauge. **Live Crown Ratio** (LCR) was estimated using aerial imagery, ground observation and / or a convex spherical densiometer. LCR is a useful measurement to indicate tree vigor using a ratio of crown length to total tree height or the percentage of a tree's total height that has foliage.

Risk and liability determinations include location to potential targets such as building structures, automobiles, streets, sidewalks, and nearby utilities. The **Level 2 Inspection** is used to help determine three main categories of risk: **Likelihood of Failure** (Imminent, Probable, Possible, and Improbable), **Likelihood of Impact** (High, Medium, Low, Very Low), and **Consequences of Failure** (Severe, Significant, Minor, Negligible). Together, these three risk categories can be used to help the property owners in making decisions for pruning and / or removal.

Observations / Discussion:

This tree is approximately 70' tall with a DBH of 45" and a LCR of around 50%. This tree grows directly behind the home, adjacent to the second-floor open deck. The main stem is less than 1' foot away from the deck. This tree is healthy and vigorous, and several lateral roots have undermined the deck support beams and foundation of the home. This tree is a Historic tree as defined by the City of Port Orange code:

> *Historic tree.* Any Live Oak (*Quercus virginiana*) or Bald Cypress (*Taxodium distichum*) 36 inches diameter at breast height (DBH) or greater or any other tree which is 36 inches DBH or greater and is determined by the city council to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value to justify this classification. This term shall also include any tree in the city selected and designated as a Florida State Champion, United States Champion, or World Champion by the American Forestry Association.

The property owner wishes to remove this tree to eliminate the risk of it failing and impacting the home during a tropical storm or high wind event and to make repairs to the home. The owner seeks a tree removal permit and / or variance to remove this tree. This tree poses an unacceptable risk for the homeowner. Height reduction pruning is not a practical solution for this tree. Reducing the height and lateral limbs to lower the overall risk rating would remove most of the living canopy of the tree and may accelerate decline.

Tree risk assessment does not consider root impacts to infrastructure in the ratings and only documents these impacts in this report. Cutting away lateral roots, grinding, and excavating beside this tree could cause it to be poorly anchored and unstable, increasing the overall risk rating. Removing these trees is the only practical solution for the property owner.

Any tree can fail under extreme weather events such as hurricanes and tornadoes. The following risk categories are standardized ratings that follow the **International Society of Arboriculture, Tree Risk Assessment Guidelines**. These ratings are based on available targets in which the tree could impact if it were to fail. The **Likelihood of Failure** rating in this report is for a 2-year time frame from the date of inspection.

Conclusion / Risk Ratings:

The categories of risk for this tree:
Likelihood of Failure – Possible
Likelihood of Impact – High
Consequences of Failure – Significant
Potential Targets – Home
Overall Risk Rating – Moderate for home

Tree Risk Assessment Evaluation Matrices and Definitions provided by the International Society of Arboriculture, Tree Risk Assessment Qualification Training:

Matrix 1. **Likelihood Matrix.**

Likelihood of Failure	Likelihood of Impact			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat Likely	Likely	Very Likely
Probable	Unlikely	Unlikely	Somewhat Likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat Likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. **Risk Rating Matrix.**

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat Likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Likelihood of Failure	Likelihood of Impact	Consequences of Failure
Imminent: Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load.	**High:** The failed tree or tree part is likely to impact the target.	**Severe:** Serious personal injury or death, high-value property damage, or major disruption of important activities.
Probable: Failure may be expected under normal weather conditions.	**Medium:** The failed tree or tree part could impact the target but is not expected to do so.	**Significant:** Substantial personal injury, moderate to high-value property damage, or considerable disruption of activities.
Possible: Failure may be expected in extreme weather conditions, but it is unlikely during normal weather	**Low:** There is a slight chance that the failed tree or tree part will impact the target.	**Minor:** Minor personal injury, low to moderate - value property damage, or small disruption of activities.
Improbable: The tree or tree part is not likely to fail during normal weather conditions and may not fail in extreme weather conditions.	**Very Low:** The chance of the failed tree or tree part impacting the specified target is remote.	**Negligible:** No personal injury, low - value property damage, or disruptions that can be replaced or repaired.

Risk Tolerance

Risk tolerance is the amount of risk you are willing to accept. Different people have varying amounts of risk they will tolerate. You will have to decide your own risk tolerance and decide on a course of action for this tree.

Risk Mitigation Options

There are a few options that can be considered for mitigation to lower your risk for this tree.

1. Prune to reduce the length of lateral branches and tree height by 30 - 50%. Reducing the height and length of lateral branches that cover targets could reduce the risk from **Moderate** to **Low**.
2. Do nothing and continue to monitor the tree with regular inspections.
3. Remove the tree. This would eliminate all risk.

SINCERELY,

Ray Jarrett
Biologist / Arborist
ISA Certified Arborist FL-5343A (Nov 2005)
ISA Tree Risk Assessment Qualified (TRAQ)

ASSUMPTIONS, LIMITING CONDITIONS and DISCLAIMER

My inspection was a ground based visual inspection that sometimes includes a sounding test with a mallet to detect decay. The inspection was limited to defects that can be seen while standing on the ground. There may be defects below ground or in the canopy that were not visible from this perspective. These hidden defects may result in the failure of branches, trunks, or roots. No other trees on this property were inspected other than those specifically addressed in this report. Trees and plants are living things and are subject to an array of potential health problems, abiotic factors and unpredictable weather that can cause healthy trees and plants to fail. Information provided in this report is for consideration; and is based on my professional experience, formal education, and methodologies of the International Society of Arboriculture (ISA). Ultimately the client must make their own judgment and decisions but may consider these recommendations.

Technical Literature References

American National Standard Institute (ANSI) A300 (Part 9) 2017. ***Tree Risk Assessment***, **Tree Care Industry Association, Inc.** (TCIA), Manchester, NH.

American National Standard Institute (ANSI) A300 (Part 8) 2020. ***Tree, Shrub, and Woody Plant Management – Standard Practices (Root Management)***, **Tree Care Industry Association, Inc.** (TCIA), Manchester, NH.

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Council of Tree and Landscape Appraisers.2000. ***Guide for Plant Appraisal, 9th Edition***. International Society of Arboriculture, Champaign, Illinois.

Costello, L.R. and K.S. Jones. 2003. ***Reducing Infrastructure Damage by Tree Roots: A Compendium of Strategies***. Western Chapter of the International Society of Arboriculture) WCISA). Porterville, CA.

Deitz, Katy. ***Field Guide to Diseases on Florida Trees.*** 2025. Florida Chapter, International Society of Arboriculture.

Dunster, Julian A. ***Tree Risk Assessment Manual, Second Edition***. 2017. International Society of Arboriculture, Champaign, Illinois.

Fite, Kelby and E. Thomas Smiley. 2016. Best Management Practices, ***Managing Trees During Construction***. International Society of Arboriculture, Champaign, Illinois.

Fishel, Frederick M., Susan W. Williams and O. Norman Nesheim. 2013. ***Ornamental and Turfgrass Management***. University of Florida.

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Luley, Christopher J., 2023. ***Wood Decay Fungi Common to Urban Living Trees in the Northeast & Central United States***. Urban Forest Diagnostics LLC in Cooperation with Draves Arboretum. Darien Center NY.

Matheny, N. (2000). ***Trees and development: A technical guide to preservation of trees during land development.*** International Society of Arboriculture.

Matheny, Nelda P., and James R. Clark. ***Evaluation of Hazard Trees in Urban Areas***. 1994. International Society of Arboriculture. Champaign, Illinois.

Merullo, Victor D and Michael J. Valentine. ***Arboriculture & The Law***. 1992. International Society of Arboriculture, Champaign, Illinois.

Purcell, Lindsey. Arboricultural Practices: A Science-Based Approach. 2024.Waveland Press, Inc. Long Grove, Illinois.

Smiley, E. Thomas, Nelda Matheny and Sharon Lil. 2017. Best Management Practices, ***Tree Risk Assessment***. International Society of Arboriculture, Champaign, Illinois.

Watson, Gary. 2014. Best Management Practices, ***Tree Planting***. International Society of Arboriculture, Champaign, Illinois.

Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants* (http://www.plantatlas.usf.edu/).[S. M. Landry and K. N. Campbell (application development), Florida Center for Community Design and Research.] Institute for Systematic Botany, University of South Florida, Tampa.

Documentary Photographs:

EXHIBIT 2

CERTIFIED REPAIRS
Property Maintenance for Property Managers

Estimate

Certified Repairs
4046 N Goldenrod Rd, #255,
Winter Park, FL 32792
Phone: 407-403-6500
Email: workorders@certifiedrepairs.com

Estimate Date:	04/11/2025
Estimate No:	DOC-49204
Work Order:	WO#-32950
Customer #:	82624-1

Bill To	Service To
The Realty Medics 10027 University Blvd. Orlando,Fl,32817	The Realty Medics 164 Sweetgum Ln Port Orange,FL,32129

Estimate

Work Order Description

Summary of Key Issues and Areas for Vendor Reference
1. Water Intrusion and Dampness: The assessment report indicates that the source of dampness in the unit is water intrusion from the outside, caused by standing water after rain. This water seeps into the unit, resulting in the dampness.
2. Tree and Patio Issue: A large tree at the entrance has caused the concrete patio to buckle and slant toward the unit, exacerbating the water intrusion problem. The tree is part of the HOA-maintained exterior, but the HOA has stated that the tree is the owner's responsibility.
3. Cracks and Gaps: The inspector has identified cracks in the bricks around the kitchen window and gaps on the patio, specifically on the right side of the kitchen sliding glass door. These may be contributing to water entering the unit.
4. Vendor Reference: A vendor may be needed to:
* Assess and address the patio slanting and standing water issue.
* Seal cracks around the kitchen window and patio.
* Provide a long-term solution for water drainage away from the unit.

Description of Work to be completed

Description of Work to be completed

Issue: Water pooling by the front door, and living room glass door. Moisture is getting in the unit.

Permanent solution: Remove the tree and the stump that is grooving in the front yard. Remove and redo the patio slab with a proper slope away from the unit. Not able to complete this work as it requires services of a tree removal company.

Long Lasting but NOT permanent solution: Cut out the 16 in of patio slab along the glass doors and install a drain pipe leading to the back and side yard of the property.
Install a water basin by the front door to accommodate water volume and connect it to the
drain pipe under ground. Install furnace mount pool drain along the house to further assist in water diversion. Pour new concrete after installing the pipe.
Will require a dumpster to property dispose of all debris.
Labor and materials included. 3-4 days of work.

Work Order Break Down

Category	Unit	Description	Qty/Hrs	Amount	Total Amount
General Maintenance	Labor & Material	Seal the gaps around the kitchen window and the kitchen sliding door with siliconized caulking.	1.00	$300.00	$300.00
General Maintenance	Labor & Material	Cut out the 16 in of patio slab along the glass doors and install a drain pipe leading to the back and side yard of the property. Install a water basin by the front door to accommodate water volume and connect it to the drain pipe under	1.00	$14,241.91	$14,241.91

ground. Install furnace mount pool drain along the house to further assist in water diversion. Pour new concrete after installing the pipe.

Total

$14,541.91

A trip charge may be incurred if Estimate is declined

Photos

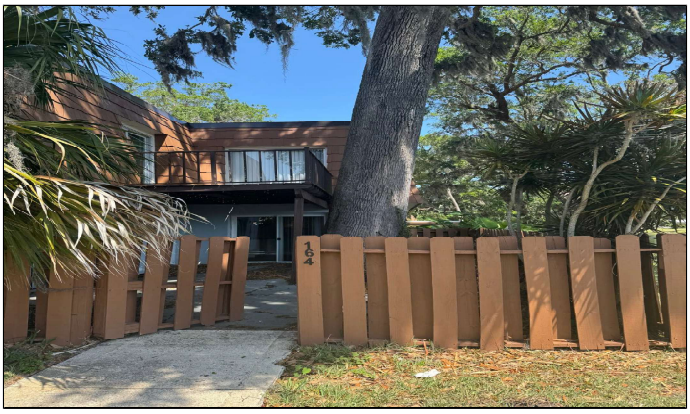

EXHIBIT 3

Flagler Mold Testing and Inspection

IAC2 Mold Inspection Report

164 Sweetgum Ln, Port Orange , FL 32129
Inspection prepared for: Ford
Date of Inspection: 2/17/2025

Inspector: Chris Licata
Palm Coast, FL 32164

Email: flaglermoldtesting@yahoo.com

Advise several living room and kitchen walls are 66%-99% wet in numerous areas. Recommend having dehumidifiers placed in unit until moisture intrusion can be controlled.

Advise several living room and kitchen walls are 66%-99% wet in numerous areas. Recommend having dehumidifiers placed in unit until moisture intrusion can be controlled.

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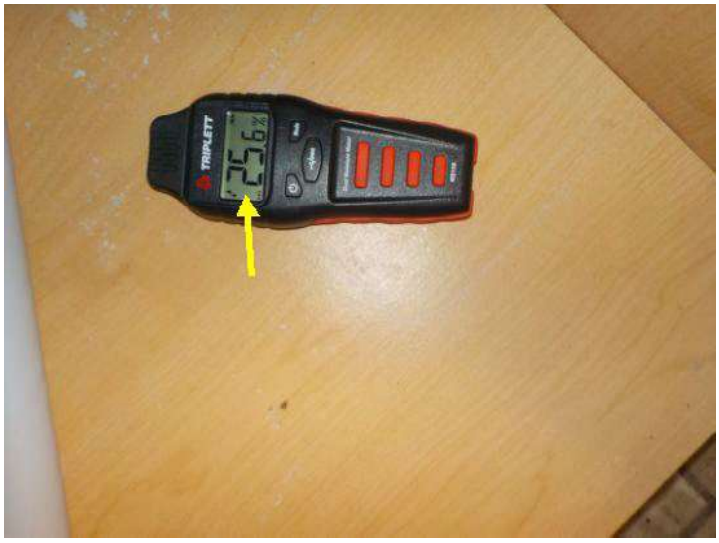

Advise cabinets 99% wet at bottoms and 25% wet on interior of most cabinets.

Advise wall behind stove 45-99% wet at time of assessment.

Recommend remove and repair if possible lower kitchen cabinets.

Advise wall behind stove 45-99% wet at time of assessment.

Advise wall behind stove 45-99% wet at time of assessment.

Moisture, Humidity and Temperature

1. Moisture Intrusion

NVEP	VEP	SAM	NASA M	EXCL.
		X		

Observations:

• There is evidence of moisture intrusion Our moisture measuring instruments reveal a 40-99% level of moisture in the drywall in numerous areas. It is recommended that a licensed Mold remediation contractor (one such as A Hold Of Mold Environmental) be called in to remove the affected drywall and evaluate any further damage. At this time the source of moisture from the window, siding, drainage issues, grading, should be addressed.

There is evidence of moisture intrusion Our moisture measuring instruments reveal a 40-99% level of moisture in the drywall in numerous areas. It is recommended that a licensed Mold remediation contractor (one such as A Hold Of Mold Environmental) be called in to remove the affected drywall and evaluate any further damage. At this time the source of moisture from the window, siding, drainage issues, grading, should be addressed.

There is evidence of moisture intrusion Our moisture measuring instruments reveal a 40-99% level of moisture in the drywall in numerous areas. It is recommended that a licensed Mold remediation contractor (one such as A Hold Of Mold Environmental) be called in to remove the affected drywall and evaluate any further damage. At this time the source of moisture from the window, siding, drainage issues, grading, should be addressed.

EXHIBIT 4

RESOLUTION NO. 20-46

A RESOLUTION OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA; ADOPTING MITIGATION TABLES FOR HISTORIC TREE REMOVAL ON RESIDENTIAL AND NONRESIDENTIAL PROPERTY; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article II of Chapter 9 of the City of Port Orange Land Development Code authorizes adoption of mitigation tables for historic tree removal on residential and nonresidential property by resolution of the City Council of the City of Port Orange; and

WHEREAS, pusuant to this authority the City hereby adopts mitigation tables for historic tree removal on residential and nonresidential property by resolution; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port Orange, Florida as follows:

SECTION 1. The City Council of the City of Port Orange hereby adopts the Mitigation Table for removal of Healthy Historic Trees, attached hereto as **Exhibit "A."**

SECTION 2. The City Council of the City of Port Orange hereby adopts the Mitigation Table for removal of Diseased or Deteriorated Historic Trees, attached hereto as **Exhibit "B."**

SECTION 3. The City Council of the City of Port Orange hereby adopts the Mitigation Table for removal of Healthy Historic Trees Removed Without a Permit, attached hereto as **Exhibit "C."**

SECTION 4. The City Council of the City of Port Orange hereby adopts the Mitigation Table for removal of Diseased or Deteriorated Historic Trees Removed Without a Permit, attached hereto as **Exhibit "D."**

SECTION 5. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed to the extent of such conflict.

SECTION 6. This resolution shall become effective immediately upon adoption.

MAYOR DONALD O. BURNETTE

ATTEST:

Robin L. Fenwick, MMC, City Clerk

Adopted on the 15 day of September, 2020.

Reviewed and Approved:

Shannon K. Balmer, Assistant City Attorney

EXHIBIT A **HEALTHY HISTORIC TREES**

15% CROSS SECTIONAL AREA REPLACEMENT

MITIGATION FOR HISTORIC TREES ON MULTI-FAMILY, COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL LOTS

A	B	C	D	
SIZE OF TREE BEING REMOVED	15% CROSS SECTIONAL AREA IN SQUARE INCHES	# OF 4 1/2" CALIPER TREES REQUIRED FOR REPLACEMENT	TREE BANK CONTRIBUTION*	
36	152.68	10	B x $27 =	$ 4,122
37	161.28	10	B x $27 =	$ 4,355
38	170.12	11	B x $27 =	$ 4,593
39	179.19	11	B x $27 =	$ 4,838
40	188.50	12	B x $27 =	$ 5,089
41	198.04	12	B x $27 =	$ 5,347
42	207.82	13	B x $27 =	$ 5,611
43	217.83	14	B x $27 =	$ 5,881
44	228.08	14	B x $27 =	$ 6,158
45	238.57	15	B x $27 =	$ 6,441
46	249.29	16	B x $27 =	$ 6,731
47	260.24	16	B x $27 =	$ 7,027
48	271.43	17	B x $27 =	$ 7,329
49	282.86	18	B x $27 =	$ 7,637
50	294.53	19	B x $27 =	$ 7,952
51	306.42	19	B x $27 =	$ 8,273
52	318.56	20	B x $27 =	$ 8,601
53	330.93	21	B x $27 =	$ 8,935
54	343.53	22	B x $27 =	$ 9,275
55	356.38	22	B x $27 =	$ 9,622
56	369.45	23	B x $27 =	$ 9,975
57	382.76	24	B x $27 =	$ 10,335
58	396.31	25	B x $27 =	$ 10,700
59	410.10	26	B x $27 =	$ 11,073
60	424.12	27	B x $27 =	$ 11,451
61	438.37	28	B x $27 =	$ 11,836
62	452.86	28	B x $27 =	$ 12,227
63	467.59	29	B x $27 =	$ 12,625
64	482.55	30	B x $27 =	$ 13,029
65	497.75	31	B x $27 =	$ 13,439
66	513.18	32	B x $27 =	$ 13,856
67	528.85	33	B x $27 =	$ 14,279
68	544.75	34	B x $27 =	$ 14,708
69	560.89	35	B x $27 =	$ 15,144
70	577.27	36	B x $27 =	$ 15,586
71	593.88	37	B x $27 =	$ 16,035
72	610.73	38	B x $27 =	$ 16,490
73	627.81	39	B x $27 =	$ 16,951
74	645.13	41	B x $27 =	$ 17,418
75	662.68	42	B x $27 =	$ 17,892

* $27 - ACCEPTED NATIONAL VALUE PER SQUARE INCH

EXHIBIT B **DISEASED OR DETERIORATED HISTORIC TREES**

5% CROSS SECTIONAL AREA REPLACEMENT

MITIGATION FOR HISTORIC TREES ON MULTI-FAMILY, COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL LOTS

A	B	C	D	
SIZE OF TREE BEING REMOVED	5% CROSS SECTIONAL AREA IN SQUARE INCHES	# OF 4 1/2" CALIPER TREES REQUIRED FOR REPLACEMENT	TREE BANK CONTRIBUTION*	
36	50.89	3	B x $27 =	$ 1,374
37	53.76	3	B x $27 =	$ 1,452
38	56.71	4	B x $27 =	$ 1,531
39	59.73	4	B x $27 =	$ 1,613
40	62.83	4	B x $27 =	$ 1,696
41	66.01	4	B x $27 =	$ 1,782
42	69.27	4	B x $27 =	$ 1,870
43	72.61	5	B x $27 =	$ 1,960
44	76.03	5	B x $27 =	$ 2,053
45	79.52	5	B x $27 =	$ 2,147
46	83.10	5	B x $27 =	$ 2,244
47	86.75	5	B x $27 =	$ 2,342
48	90.48	6	B x $27 =	$ 2,443
49	94.29	6	B x $27 =	$ 2,546
50	98.18	6	B x $27 =	$ 2,651
51	102.14	6	B x $27 =	$ 2,758
52	106.19	7	B x $27 =	$ 2,867
53	110.31	7	B x $27 =	$ 2,978
54	114.51	7	B x $27 =	$ 3,092
55	118.79	7	B x $27 =	$ 3,207
56	123.15	8	B x $27 =	$ 3,325
57	127.59	8	B x $27 =	$ 3,445
58	132.10	8	B x $27 =	$ 3,567
59	136.70	9	B x $27 =	$ 3,691
60	141.37	9	B x $27 =	$ 3,817
61	146.12	9	B x $27 =	$ 3,945
62	150.95	9	B x $27 =	$ 4,076
63	155.86	10	B x $27 =	$ 4,208
64	160.85	10	B x $27 =	$ 4,343
65	165.92	10	B x $27 =	$ 4,480
66	171.06	11	B x $27 =	$ 4,619
67	176.28	11	B x $27 =	$ 4,760
68	181.58	11	B x $27 =	$ 4,903
69	186.96	12	B x $27 =	$ 5,048
70	192.42	12	B x $27 =	$ 5,195
71	197.96	12	B x $27 =	$ 5,345
72	203.58	13	B x $27 =	$ 5,497
73	209.27	13	B x $27 =	$ 5,650
74	215.04	14	B x $27 =	$ 5,806
75	220.89	14	B x $27 =	$ 5,964

* $27 - ACCEPTED NATIONAL VALUE PER SQUARE INCH

EXHIBIT C **HEALTHY HISTORIC TREES**
REMOVED WITHOUT A PERMIT

MITIGATION FOR HISTORIC TREES ON SINGLE AND TWO-FAMILY LOTS

A	B	C	
SIZE OF TREE BEING REMOVED	15% CROSS SECTIONAL AREA IN SQUARE INCHES	TREE BANK CONTRIBUTION*	
36	152.68	B x $27 =	$ 4,122
37	161.28	B x $27 =	$ 4,355
38	170.12	B x $27 =	$ 4,593
39	179.19	B x $27 =	$ 4,838
40	188.50	B x $27 =	$ 5,089
41	198.04	B x $27 =	$ 5,347
42	207.82	B x $27 =	$ 5,611
43	217.83	B x $27 =	$ 5,881
44	228.08	B x $27 =	$ 6,158
45	238.57	B x $27 =	$ 6,441
46	249.29	B x $27 =	$ 6,731
47	260.24	B x $27 =	$ 7,027
48	271.43	B x $27 =	$ 7,329
49	282.86	B x $27 =	$ 7,637
50	294.53	B x $27 =	$ 7,952
51	306.42	B x $27 =	$ 8,273
52	318.56	B x $27 =	$ 8,601
53	330.93	B x $27 =	$ 8,935
54	343.53	B x $27 =	$ 9,275
55	356.38	B x $27 =	$ 9,622
56	369.45	B x $27 =	$ 9,975
57	382.76	B x $27 =	$ 10,335
58	396.31	B x $27 =	$ 10,700
59	410.10	B x $27 =	$ 11,073
60	424.12	B x $27 =	$ 11,451
61	438.37	B x $27 =	$ 11,836
62	452.86	B x $27 =	$ 12,227
63	467.59	B x $27 =	$ 12,625
64	482.55	B x $27 =	$ 13,029
65	497.75	B x $27 =	$ 13,439
66	513.18	B x $27 =	$ 13,856
67	528.85	B x $27 =	$ 14,279
68	544.75	B x $27 =	$ 14,708
69	560.89	B x $27 =	$ 15,144
70	577.27	B x $27 =	$ 15,586
71	593.88	B x $27 =	$ 16,035
72	610.73	B x $27 =	$ 16,490
73	627.81	B x $27 =	$ 16,951
74	645.13	B x $27 =	$ 17,418
75	662.68	B x $27 =	$ 17,892

* $27 - ACCEPTED NATIONAL VALUE PER SQUARE INCH

**Replacement tree schedule will follow the existing LDC requirements based on the size of the lot (1 shade tree/2,500

EXHIBIT D **DISEASED OR DETERIORATED HISTORIC TREES REMOVED WITHOUT A PERMIT**

MITIGATION FOR HISTORIC TREES ON SINGLE AND TWO-FAMILY LOTS

A	B	D	
SIZE OF TREE BEING REMOVED	5% CROSS SECTIONAL AREA IN SQUARE INCHES	TREE BANK CONTRIBUTION*	
36	50.89	B x $27 =	$ 1,374
37	53.76	B x $27 =	$ 1,452
38	56.71	B x $27 =	$ 1,531
39	59.73	B x $27 =	$ 1,613
40	62.83	B x $27 =	$ 1,696
41	66.01	B x $27 =	$ 1,782
42	69.27	B x $27 =	$ 1,870
43	72.61	B x $27 =	$ 1,960
44	76.03	B x $27 =	$ 2,053
45	79.52	B x $27 =	$ 2,147
46	83.10	B x $27 =	$ 2,244
47	86.75	B x $27 =	$ 2,342
48	90.48	B x $27 =	$ 2,443
49	94.29	B x $27 =	$ 2,546
50	98.18	B x $27 =	$ 2,651
51	102.14	B x $27 =	$ 2,758
52	106.19	B x $27 =	$ 2,867
53	110.31	B x $27 =	$ 2,978
54	114.51	B x $27 =	$ 3,092
55	118.79	B x $27 =	$ 3,207
56	123.15	B x $27 =	$ 3,325
57	127.59	B x $27 =	$ 3,445
58	132.10	B x $27 =	$ 3,567
59	136.70	B x $27 =	$ 3,691
60	141.37	B x $27 =	$ 3,817
61	146.12	B x $27 =	$ 3,945
62	150.95	B x $27 =	$ 4,076
63	155.86	B x $27 =	$ 4,208
64	160.85	B x $27 =	$ 4,343
65	165.92	B x $27 =	$ 4,480
66	171.06	B x $27 =	$ 4,619
67	176.28	B x $27 =	$ 4,760
68	181.58	B x $27 =	$ 4,903
69	186.96	B x $27 =	$ 5,048
70	192.42	B x $27 =	$ 5,195
71	197.96	B x $27 =	$ 5,345
72	203.58	B x $27 =	$ 5,497
73	209.27	B x $27 =	$ 5,650
74	215.04	B x $27 =	$ 5,806
75	220.89	B x $27 =	$ 5,964

* $27 - ACCEPTED NATIONAL VALUE PER SQUARE INCH

**Replacement tree schedule will follow the existing LDC requirements based on the size of the lot (1 shade tree/2,500