



## Arboriculture Tree Report

3081 McNab Road Warehouse, Pompano Beach

**Name:** Bluewater Builders, Inc.

**Attn.:** Todd A. Nezwek

**Address:**

**Date:** July 27, 2024

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**Prepared by:** John Sutton  
International Society of Arboriculture Certified Arborist

### Certification of Performance

I, Trea Jones, 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 Sutton Consulting Arborist, Inc. acts as an independent tree, and landscape consultant. This firm has no prospective or current interest in the property evaluated or interest/bias with respect to the parties involved.

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 Sutton Consulting Arborist, Inc. It is for use by the client named only.

John Sutton  
John Sutton/Sutton Consulting Arborist  
ISA Certified Arborist #SO-0326A

# Report

## I. Introduction

This is commercial property. My assignment is to all trees and palms on site for health, condition and mitigation value.

## II. Property Involved

The property involved is known as 3081 McNab Road Warehouse, Pompano Beach property. I arrived on site 7-25-2024. The trees/palms are located throughout the property.

## III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions, species, value of subject as per "Rule 14-40.030, Florida Administrative Code", size (DBH and height) condition as a percentage and pictures.

## IV. 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. We did not evaluate and make no evaluation or conclusions regarding any other part of the landscape or other items of 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.

## V. Discussion

A landscape is not a forest, woods, or other wild habitat. It is intended to be a planned and controlled environment. Trees can cause considerable damage to structures when not planted in the right locations based on species and mature size. Trees should be planted with adequate green space for mature tree size both above and below ground in-order to prevent conflicts with structures above and below ground. The appearance and value of a landscape suffer, and the

property devaluates due to poor tree selection and placement.

Poorly planned landscapes also give rise to possible property damage, bodily injury and other negative circumstances and unnecessary expenses

Professionally designed and professionally maintained landscape, plants, shrubs, and trees traditionally stabilize and/or increase property values.

Trees growing in groups depend on each member of the group for stability of their root systems, wind breaks and shade. They work as one unit and appear as one from an aerial view. The loss of one or more from the group can and does have a detrimental effect on health, stability as well as aesthetics.

Most tree roots grow out horizontally from the tree in the top 6-12 inches of soil. A mature tree's roots can spread 2-3 times the diameter of the tree's crown or canopy.

### Critical Root Zone (CRZ)

For existing trees, there is a minimum amount of area, above (for the trunk and crown) and below ground (for soil health and the root system vitality) that is required to protect trees and preserve tree health. This area is identified as the Critical Root Zone (CRZ) and is generally agreed to be equivalent to the soil area below ground and the space above ground defined by the tree's dripline, or the greatest extent of the branches. Significant risk of catastrophic failure exists if structural roots within this given radius are destroyed or severely damaged. Limits of disruption are based upon tree diameter (DBH) at 4.5 feet above the ground. We define the Critical Root Zone for all trees as the circular area above and below ground with a radius equivalent to the greater of 6 feet or 1.0 feet for every inch in trunk diameter at 4.5 feet above the ground. For example, a tree with a trunk diameter (DBH) of 10 inches has a CRZ of 10 feet (10 inches x 1.0) around the tree. While the radius of the CRZ is 10 feet, the diameter of the entire CRZ is 20 feet.

Generally, the full Perimeter (PCRZ) is considered the optimum amount of root protection for a tree. (The ICRZ is identified as the inner half of the CRZ radius). As root impact occurs within the PCRZ, greater post care will be required for the tree to remain alive and stable. The absolute maximum disturbance allowed must still leave the ICRZ undisturbed if the tree is to have any chance of survival.

The CRZ (Critical Root Zone) is calculated at 1" of root for each inch of trunk diameter at or near breast height (dbh). This gives the radius of the CRZ.

Example:

Tree Diameter	CRZ	Tree Diameter	CRZ
2" diameter	2' radius	16" diameter	16' radius
4" diameter	4' radius	20" diameter	20' radius
6" diameter	6' radius	24" diameter	24' radius
10" diameter	10' radius	30" diameter	30' radius
12" diameter	12' radius	40" diameter	40' radius

The CRZ of a tree, also called the "tree protection zone", is often defined as an imaginary circle on the ground that corresponds with the "dripline" of the tree. However, the dripline

is very irregular and misleading, so the trunk diameter is referred to.

This is a generally accepted method for measuring CRZ, root systems do vary in depth and spread based on size of tree, soil quality, water table, species, and other related factors such as root obstructions. If the rooting area is restricted by structures, soil compaction, impermeable soil layers, excessive soil water, or a high-water table, the root system may not develop well enough to adequately anchor the tree.

## VI. Conclusions and Recommendations

Please see the survey with tree locations (attached), excel spreadsheet and pictures below. All trees accessible have been tagged with numbers that correspond with report and survey. Total tree appraisal value \$32,105.11

Tree #	Common name	Botanical name	DBH	Height c/t	Condition	Price per in / ft	Value before Diminution	Value	Notes
1	Black olive (SL)	<i>Bucida buceras sericeus</i>	10		70%	\$179.17	\$1,791.70	\$1,254.19	
2	Black olive (SL)	<i>Bucida buceras sericeus</i>	8.75		70%	\$179.17	\$1,567.74	\$1,097.42	
3	Slash pine	<i>Pinus elliottii</i>	4.75		60%	\$85.00	\$403.75	\$242.25	
4	Slash pine	<i>Pinus elliottii</i>	6		70%	\$85.00	\$510.00	\$357.00	
5	Black olive (SL)	<i>Bucida buceras sericeus</i>	9.75		60%	\$179.17	\$1,746.91	\$1,048.14	Restricted roots 2 sides
6	Slash pine	<i>Pinus elliottii</i>	5.5		60%	\$85.00	\$467.50	\$280.50	
7	Slash pine	<i>Pinus elliottii</i>	5.25		70%	\$85.00	\$446.25	\$312.38	
8	Slash pine	<i>Pinus elliottii</i>	7.75		70%	\$85.00	\$658.75	\$461.13	
9	Black olive (SL)	<i>Bucida buceras sericeus</i>	8.5		70%	\$179.17	\$1,522.95	\$1,066.06	Restricted roots
10	Black olive (SL)	<i>Bucida buceras sericeus</i>	10		70%	\$179.17	\$1,791.70	\$1,254.19	Restricted roots
11	Black olive (SL)	<i>Bucida buceras sericeus</i>	9.75		60%	\$179.17	\$1,746.91	\$1,048.14	Poor structure
12	Black olive (SL)	<i>Bucida buceras sericeus</i>	9.75		60%	\$179.17	\$1,746.91	\$1,048.14	Poor structure
13	Slash pine	<i>Pinus elliottii</i>	4		30%	\$85.00	\$340.00	\$102.00	Non-symmetrical
14	Slash pine	<i>Pinus elliottii</i>	7		70%	\$85.00	\$595.00	\$416.50	
15	Mahogany	<i>Swietenia mahagoni</i>	3		60%	\$156.25	\$468.75	\$281.25	Planted too deep
16	Mahogany	<i>Swietenia mahagoni</i>	4.25		60%	\$156.25	\$664.06	\$398.44	Poor structure, trunk damage



Tree #	Common name	Botanical name	DBH	Height c/t	Condition	Price per in / ft	Value before Diminution	Value	Notes
17	Mahogany	Swietenia mahagoni	3.75		60%	\$156.25	\$585.94	\$351.56	Poor structure
18	Mahogany	Swietenia mahagoni	4		60%	\$156.25	\$625.00	\$375.00	Poor structure, trunk damage
19	Mahogany	Swietenia mahagoni	3.25		60%	\$156.25	\$507.81	\$304.69	Girdling root
20	Mahogany	Swietenia mahagoni	4		60%	\$156.25	\$625.00	\$375.00	Trunk damage
21	Slash pine	<i>Pinus elliotii</i>	5.5		70%	\$85.00	\$467.50	\$327.25	
22	Mahogany	Swietenia mahagoni	3		30%	\$156.25	\$468.75	\$140.63	Heaved, planted too deep
23	Live oak	<i>Quercus virginiana</i>	7		30%	\$208.33	\$1,458.31	\$437.49	Grown into fence, poor structure, co-dom inclusion
24	Slash pine	<i>Pinus elliotii</i>	6		60%	\$85.00	\$510.00	\$306.00	Co-canopy
25	Crepe myrtle	<i>Lagerstroemia indica</i>	6.5		60%	\$118.75	\$771.88	\$463.13	Co-canopy, co-dom
26	Slash pine	<i>Pinus elliotii</i>	5		60%	\$85.00	\$425.00	\$255.00	Co-canopy
27	Slash pine	<i>Pinus elliotii</i>	3.75		30%	\$85.00	\$318.75	\$95.63	
28	Slash pine	<i>Pinus elliotii</i>	6.5		70%	\$85.00	\$552.50	\$386.75	Restricted roots
29	Black olive (SL)	<i>Bucida buceras sericeus</i>	8.75		60%	\$179.17	\$1,567.74	\$940.64	
30	Black olive	<i>Bucida buceras</i>	26		50%	\$179.17	\$4,658.42	\$2,329.21	Restricted roots 4 ft, over extended branches, co-dom
31	Sabal palm	<i>Sabal palmetto</i>		14	80%	\$85.00	\$0.00	\$0.00	
32	Black olive (SL)	<i>Bucida buceras sericeus</i>	7.25		70%	\$179.17	\$1,298.98	\$909.29	
33	Slash pine	<i>Pinus elliotii</i>	6		60%	\$85.00	\$510.00	\$306.00	
34	Slash pine	<i>Pinus elliotii</i>	5.75		70%	\$85.00	\$488.75	\$342.13	
35	Sabal palm	<i>Sabal palmetto</i>		7	70%	\$85.00	\$0.00	\$0.00	
36	Sabal palm	<i>Sabal palmetto</i>		5	70%	\$85.00	\$0.00	\$0.00	

Tree #	Common name	Botanical name	DBH	Height c/t	Condition	Price per in / ft	Value before Diminution	Value	Notes
37	Black olive	Bucida buceras	27.5		40%	\$179.17	\$4,927.18	\$1,970.87	Broken curb, restricted roots 4 ft, heaved, co-dom, over extended branches
38	Silver buttonwood		3.25		60%	\$362.50	\$1,178.13	\$706.88	Over extended branches
39	Slash pine	<i>Pinus elliottii</i>	5.5		60%	\$85.00	\$467.50	\$280.50	
40	Crepe myrtle	<i>Lagerstroemia indica</i>	9.75		70%	\$118.75	\$1,157.81	\$810.47	Co-dom
41	Silver buttonwood	Conocarpus erectus sericeus	3.75		50%	\$362.50	\$1,359.38	\$679.69	Poor structure
42	Silver buttonwood	Conocarpus erectus sericeus	3.5		50%	\$362.50	\$1,268.75	\$634.38	Poor structure
43	Silver buttonwood	Conocarpus erectus sericeus	7.5		30%	\$362.50	\$2,718.75	\$815.63	Poor structure
44	Silver buttonwood	Conocarpus erectus sericeus	6.25		40%	\$362.50	\$2,265.63	\$906.25	Poor structure, heaved
45	Silver buttonwood	Conocarpus erectus sericeus	5		40%	\$362.50	\$1,812.50	\$725.00	Poor structure, heaved
46	Silver buttonwood	Conocarpus erectus sericeus	5.5		40%	\$362.50	\$1,993.75	\$797.50	Poor structure, heaved
47	Silver buttonwood	Conocarpus erectus sericeus	7.5		60%	\$362.50	\$2,718.75	\$1,631.25	Poor structure
48	Silver buttonwood	Conocarpus erectus sericeus	6.25		50%	\$362.50	\$2,265.63	\$1,132.81	Poor structure
49	Silver buttonwood	Conocarpus erectus sericeus	7		40%	\$362.50	\$2,537.50	\$1,015.00	Poor structure, heaved
50	Crepe myrtle	<i>Lagerstroemia indica</i>	8.25		70%	\$118.75	\$979.69	\$682.78	

Tree #	Common name	Botanical name	DBH	Height c/t	Condition	Price per in / ft	Value before Diminution	Value	Notes
51	Slash pine	Pinus elliottii	4.5		0%	\$85.00	\$382.50	\$0.00	Dead
								\$32,105.11	











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**DRC**

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Please feel free to contact me should you have any questions.

In Support

*John Sutton*

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ISA Certified Arborist #SO-0326

TRAQ, Tree Risk Assessment Qualification

PPQ, Pruning Prescription Qualification

LIAF, Certified Landscape Inspector #2002-202

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