



CONSULTING ARBORIST, INC.

**DRC**  
Page 1 of 16

PZ24-12000010

01/15/2025

## Arboriculture Tree Report

1600 SW 2<sup>nd</sup> Place, Pompano Beach

**Name:** Caulfield & Wheeler, INC.  
**Attn.:** Allan Hendricks  
**Address:** 7900 Glades Rd, Suite 100  
Boca Raton, FL 33434

Revised **Date:** Oct. 23, 2024  
**Phone:** 561.392.1991  
**Email:** allan@cwiasoc.com

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

### Certification of Performance

I, Treia 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.

*Treia Jones*

Treia Jones/Sutton Consulting Arborist  
ISA Certified Arborist #FL-9929A

# **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 S1600 SW 2<sup>nd</sup> Place, Pompano Beach property. I arrived on site 7-25-2024, revised trees added 10-23-2024. 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 landscapes 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.

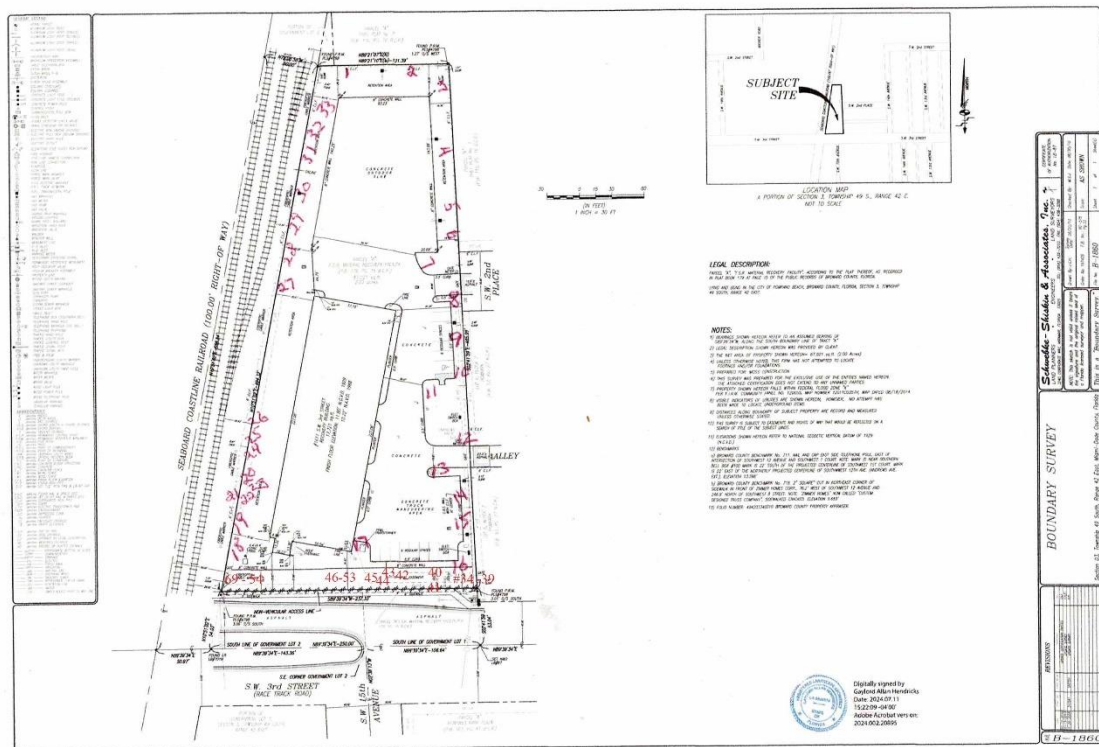
P224-12000010

01/15/2025

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, excel spreadsheet and pictures below. All trees accessible have been tagged with numbers that correspond with report and survey. Total tree appraisal value \$39,605.81



Tree #	Common name	Botanical name	DBH	Height c/t	Condition	Price per in / ft	Value before Diminution	Value	Notes
1	Live oak	Quercus virginiana	4	NA	15%	\$208.33	\$833.32	\$125.00	Sub-canopy, heavy vine
2	Live oak	Quercus virginiana	5	NA	30%	\$208.33	\$1,041.65	\$312.50	Co-canopy, co-dom



Tree #	Common name	Botanical name	DBH	Height c/t	Condition	Price per in / ft	Value before Diminution	PZ24-12000010 01/15/2025	
								Value	Notes
3	Live oak	Quercus virginiana	4.25	NA	30%	\$208.33	\$885.40	\$265.62	Co-canopy
4	Live oak	Quercus virginiana	5	NA	50%	\$208.33	\$1,041.65	\$520.83	
5	Live oak	Quercus virginiana	5	NA	50%	\$208.33	\$1,041.65	\$520.83	Co-dom, poor structure
6	Live oak	Quercus virginiana	5.5	NA	50%	\$208.33	\$1,145.82	\$572.91	Co-canopy
7	Gumbo limbo	Bursera simaruba	10	NA	70%	\$312.50	\$3,125.00	\$2,187.50	
8	Gumbo limbo	Bursera simaruba	14.8	NA	40%	\$312.50	\$4,609.38	\$1,843.75	Restricted roots, co-dom
9	Gumbo limbo	Bursera simaruba	10.8	NA	60%	\$312.50	\$3,359.38	\$2,015.63	Restricted roots, co-dom
10	Gumbo limbo	Bursera simaruba	15	NA	20%	\$312.50	\$4,687.50	\$937.50	Major trunk damage/decay
11	Sabal palm	Sabal palmetto		18	70%	NA	NA	\$233.33	
12	Gumbo limbo	Bursera simaruba	11.5	NA	50%	\$312.50	\$3,593.75	\$1,796.88	Co-dom, decay 2nd order
13	Gumbo limbo	Bursera simaruba	11.5	NA	50%	\$312.50	\$3,593.75	\$1,796.88	Restricted roots, co-dom
14	Gumbo limbo	Bursera simaruba	14.5	NA	40%	\$312.50	\$4,531.25	\$1,812.50	Restricted roots, very poor structure
15	Gumbo limbo	Bursera simaruba	10.8	NA	50%	\$312.50	\$3,359.38	\$1,679.69	Restricted roots, poor structure-dom
16	Gumbo limbo	Bursera simaruba	8.75	NA	60%	\$312.50	\$2,734.38	\$1,640.63	
17	Gumbo limbo	Bursera simaruba	12.5	NA	40%	\$312.50	\$3,906.25	\$1,562.50	Restricted roots, co-canopy, dmg 1st order
18	Sea grape	Coccoloba uvifera	5	NA	20%	\$229.17	\$1,145.85	\$229.17	Sub-canopy
19	Gumbo limbo	Bursera simaruba	13	NA	60%	\$312.50	\$4,062.50	\$2,437.50	
20	Gumbo limbo	Bursera simaruba	8.5	NA	40%	\$312.50	\$2,656.25	\$1,062.50	Co-canopy
21	Sea grape	Coccoloba uvifera	5.5	NA	30%	\$229.17	\$1,260.44	\$378.13	Co-canopy, over grown hedge
22	Sea grape	Coccoloba uvifera	6.5	NA	30%	\$229.17	\$1,489.61	\$446.88	Co-canopy, over grown hedge

Tree #	Common name	Botanical name	DBH	Height c/t	Condition	Price per in / ft	Value before Diminution	PZ24-12000010 01/15/2025 Value	Notes
23	Sea grape	Coccoloba uvifera	4	NA	30%	\$229.17	\$916.68	\$275.00	Co-canopy, over grown hedge
24	Sea grape	Coccoloba uvifera	3	NA	30%	\$229.17	\$687.51	\$206.25	Co-canopy, over grown hedge
25	Sea grape	Coccoloba uvifera	5.5	NA	30%	\$229.17	\$1,260.44	\$378.13	Co-canopy, over grown hedge
26	Sea grape	Coccoloba uvifera	10	NA	30%	\$229.17	\$2,291.70	\$687.51	Co-canopy, over grown hedge
27	Live oak	Quercus virginiana	10	NA	30%	\$208.33	\$2,083.30	\$624.99	Co-canopy, Co-dom inclusion
28	Live oak	Quercus virginiana	8	NA	50%	\$208.33	\$1,666.64	\$833.32	Co-canopy
29	Live oak	Quercus virginiana	7	NA	40%	\$208.33	\$1,458.31	\$583.32	Co-canopy
30	Live oak	Quercus virginiana	6	NA	50%	\$208.33	\$1,249.98	\$624.99	Co-canopy
31	Live oak	Quercus virginiana	6	NA	70%	\$208.33	\$1,249.98	\$874.99	Co-canopy
32	Live oak	Quercus virginiana	6.25	NA	50%	\$208.33	\$1,302.06	\$651.03	Co-canopy
33	Live oak	Quercus virginiana	4.5	NA	50%	\$208.33	\$937.49	\$468.74	Co-canopy
34	Sabal palm	Sabal palmetto	NA	15	70%	NA	NA	\$233.33	
35	Sabal palm	Sabal palmetto	NA	17	70%	NA	NA	\$233.33	
36	Sabal palm	Sabal palmetto	NA	15	70%	NA	NA	\$233.33	
37	Sabal palm	Sabal palmetto	NA	17	70%	NA	NA	\$233.33	
38	Sabal palm	Sabal palmetto	NA	14	70%	NA	NA	\$233.33	
39	Sea grape	Coccoloba uvifera	6	NA	25%	\$229.17	\$1,375.02	\$343.76	Cluster, co canopy
40	Pigeon plum	Coccoloba diversifolia	5	NA	50%	\$98.75	\$493.75	\$246.88	Non-symmetrical, root bound
41	Gumbo limbo	Bursera simaruba	5	NA	40%	\$312.50	\$1,562.50	\$625.00	
42	Verawood	Bulnesia arborea	2	NA	30%	\$175.00	\$350.00	\$105.00	Co-canopy
43	Verawood	Bulnesia arborea	6	NA	10%	\$175.00	\$1,050.00	\$105.00	Heaved, dying

Tree #	Common name	Botanical name	DBH	Height c/t	Condition	Price per in / ft	Value before Diminution	PZ24-12000010 01/15/2025 Value	Notes
44	Verawood	Bulnesia arborea	5	NA	10%	\$175.00	\$875.00	\$87.50	Dying
45	Sea grape	Coccoloba uvifera	10	NA	30%	\$229.17	\$2,291.70	\$687.51	Cluster, co canopy
46	Sabal palm	Sabal palmetto	NA	19	70%	NA	NA	\$233.33	
47	Sabal palm	Sabal palmetto	NA	19	70%	NA	NA	\$233.33	
48	Sabal palm	Sabal palmetto	NA	20	70%	NA	NA	\$233.33	
49	Sabal palm	Sabal palmetto	NA	19	70%	NA	NA	\$233.33	
50	Sabal palm	Sabal palmetto	NA	19	70%	NA	NA	\$233.33	
51	Sea grape	Coccoloba uvifera	6	NA	30%	\$229.17	\$1,375.02	\$412.51	Cluster, co canopy
52	Pigeon plum	Coccoloba diversifolia	4	NA	20%	\$98.75	\$395.00	\$79.00	
53	Gumbo limbo	Bursera simaruba	2	NA	20%	\$312.50	\$625.00	\$125.00	
54	Verawood	Bulnesia arborea	5.5	NA	20%	\$175.00	\$962.50	\$192.50	
55	Sea grape	Coccoloba uvifera	5.5	NA	20%	\$229.17	\$1,260.44	\$252.09	
56	Sabal palm	Sabal palmetto	NA	20	70%	NA	NA	\$233.33	
57	Sabal palm	Sabal palmetto	NA	20	70%	NA	NA	\$233.33	
58	Sabal palm	Sabal palmetto	NA	20	70%	NA	NA	\$233.33	
59	Sabal palm	Sabal palmetto	NA	20	70%	NA	NA	\$233.33	
60	Sabal palm	Sabal palmetto	NA	20	70%	NA	NA	\$233.33	
61	Sea grape	Coccoloba uvifera	9	NA	20%	\$229.17	\$2,062.53	\$412.51	Cluster, co canopy
62	Pigeon plum	Coccoloba diversifolia	4	NA	20%	\$98.75	\$395.00	\$79.00	Top gone, non-symmetrical,
63	Pigeon plum	Coccoloba diversifolia	7.5	NA	50%	\$98.75	\$740.63	\$370.31	Non-symmetrical
64	Verawood	Bulnesia arborea	6		20%	\$175.00	\$1,050.00	\$210.00	Heaved
65	Sabal palm	Sabal palmetto	NA	20	70%	NA	NA	\$233.33	
66	Sabal palm	Sabal palmetto	NA	20	70%	NA	NA	\$233.33	
67	Sabal palm	Sabal palmetto	NA	15	70%	NA	NA	\$233.33	
68	Sabal palm	Sabal palmetto	NA	15	70%	NA	NA	\$233.33	



Tree #	Common name	Botanical name	DBH	Height c/t	Condition	Price per in / ft	Value before Diminution	PZ24-12000010 01/15/2025 Value	Notes
69	Sea grape	Coccoloba uvifera	5.5	NA	20%	\$229.17	\$1,260.44	\$252.09	Cluster, co canopy
								\$39,605.81	





PZ24-12000010

01/15/2025





PZ24-12000010  
01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025



PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025



PZ24-12000010

01/15/2025



07.25.2024 11:31



PZ24-12000010

01/15/2025



PZ24-12000010  
01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025



PZ24-12000010

01/15/2025





PZ24-12000010  
01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010  
01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025



07.25.2024 12:16



PZ24-12000010

01/15/2025



07.25.2024 12:18



PZ24-12000010

01/15/2025





PZ24-12000010  
01/15/2025



07.25.2024 12:20



PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025









PZ24-12000010  
01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010  
01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025



PZ24-12000010

01/15/2025





PZ24-12000010  
01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025





PZ24-12000010

01/15/2025



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

In Support

*John Sutton*

John Sutton/Sutton Consulting Arborist

ISA Certified Arborist #SO-0326

TRAQ, Tree Risk Assessment Qualification

PPQ, Pruning Prescription Qualification

LIAF, Certified Landscape Inspector #2002-202

Sutton Consulting Arborist is staffed by professional Arborists, Horticulturists, and Landscape Inspectors. We utilize associates with expertise in their fields to provide the most accurate, efficient and useful information available to clients. We stand behind our work and can additionally answer any questions or fulfill needs for additional information or services.