



Arboriculture Tree Report

Cypress Landing Condo Parking Lot, 201 – 203 McNab Rd , Pompano Beach, Fl

To: City of Pompano Beach
Attn: Fernand Thony
100 W. Atlantic Blvd
Pompano Beach, Florida 33060

Date: May 14, 2025
Office: (954) 786-7923
Email: fernand.thony@copbfl.com

Prepared by: John Sutton
International Society of Arboriculture Certified Arborist

Certification of Performance

I, John Sutton, 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-0326



Report

I. Introduction

I have been retained by the City of Pompano Beach to identify and appraise all trees located on 201-203 McNab Rd, Pompano Beach, Fl. property.

II. Property Involved

The property involved is known as 201-203 E McNab Rd, Pompano Beach, Fl. I arrived on site 5-14-2025. This is residential home and commercial property slated for demolition.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions. This appraisal is based on value of subject as per ISA Rule Chapter 14_40. Base price for plants and trees was attained using the Plant Finder by Betrock information Systems.

IV. Limiting Conditions

This “Arboriculture Report” is a “Limited visual assessment” and 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

The value of each tree/palm/plant that can be replaced from nursery stock was arrived at by calculating an average wholesale unit price using the “Betrock’s Plant Finder, Wholesale Guide to Foliage and Ornamental Plants” as per ISA Rule Chapter 14_40.

VI. Conclusions and Recommendations

Please see attached survey with tree locations, excel spreadsheet and pictures below.

The total appraised value is \$190,181.22

Tree #	Common name	Botanical name	DBH	Height	Condition	Price per in / ft	Sq. inches	Value before Diminution	Value
1	Gumbo limbo	<i>Bursera simaruba</i>	13	20	60%	\$156.25	NA	2,031.25	\$1,218.75
2	Black olive	<i>Bucida buceras</i>	17	50	60%	\$179.16	NA	3,045.72	\$1,827.43
3	Gumbo limbo	<i>Bursera simaruba</i>	8	15	40%	\$156.25	NA	1,250.00	\$500.00
4	Sabal palm	<i>Sabal palmetto</i>	NA	8	70%	\$233.33	NA	233.33	\$163.33
5	Not used					\$0.00		0.00	\$0.00
6	Sabal palm	<i>Sabal palmetto</i>	NA	25	60%	\$233.33	NA	233.33	\$140.00
7	Gumbo limbo	<i>Bursera simaruba</i>	6.5	14	40%	\$156.25	NA	1,015.63	\$406.25
7A	Pink tabebuia	<i>Tabebuia rosea</i>	7.5	14	30%	\$166.66	NA	1,249.95	\$374.99
8	Sabal palm	<i>Sabal palmetto</i>	NA	8	80%	\$233.33	NA	233.33	\$186.66
9	Live oak	<i>Quercus virginiana</i>	8.5	30	30%	\$177.08	NA	1,505.18	\$451.55
10	Gumbo limbo	<i>Bursera simaruba</i>	8.5	15	20%	\$156.25	NA	1,328.13	\$265.63
11	Sabal palm	<i>Sabal palmetto</i>	NA	20	60%	\$233.33	NA	233.33	\$140.00
12	Sabal palm	<i>Sabal palmetto</i>	NA	15	60%	\$233.33	NA	233.33	\$140.00
13	Sabal palm	<i>Sabal palmetto</i>	NA	10	70%	\$233.33	NA	233.33	\$163.33
14	Sabal palm	<i>Sabal palmetto</i>	NA	20	70%	\$233.33	NA	233.33	\$163.33
15	Sabal palm	<i>Sabal palmetto</i>	NA	20	70%	\$233.33	NA	233.33	\$163.33
16	Missing					\$0.00	NA	0.00	\$0.00
17	Missing					\$0.00	NA	0.00	\$0.00
18	Sabal palm	<i>Sabal palmetto</i>	NA	20	70%	\$233.33	NA	233.33	\$163.33
19	Strangler fig	<i>Ficus aurea</i>	47	30	60%	\$210.16	1256.64	\$264,095.46	\$158,457.28
20	Sabal palm	<i>Sabal palmetto</i>	NA	28	40%	\$233.33	NA	233.33	\$93.33
21	Alexander palm	<i>Ptychosperma elegans</i>	NA	9	70%	\$30.00	NA	270.00	\$189.00
22	Areca palm	<i>Dypsis lutescens</i>	NA	20	50%	362.50	NA	362.50	362.50
23	Areca palm	<i>Dypsis lutescens</i>	NA	8	50%	362.50	NA	362.50	362.50
24	Missing					\$0.00		0.00	\$0.00
25	Sabal palm	<i>Sabal palmetto</i>	NA	20	70%	\$233.33	NA	233.33	\$163.33
26	Live oak	<i>Quercus virginiana</i>	9.5	30	70%	\$177.08	NA	1,682.26	\$1,177.58
27	Sabal palm	<i>Sabal palmetto</i>	NA	20	70%	\$233.33	NA	233.33	\$163.33
28	Live oak	<i>Quercus virginiana</i>	11	30	60%	\$177.08	NA	1,947.88	\$1,168.73
29	Sabal palm	<i>Sabal palmetto</i>	NA	20	70%	\$233.33	NA	233.33	\$163.33
30	Green buttonwood	<i>Conocarpus erectus</i>	6.5	25	50%	\$362.50	NA	2,356.25	\$1,178.13
31	Live oak	<i>Quercus virginiana</i>	14	40	80%	\$177.08	NA	2,479.12	\$1,983.30
32	Green buttonwood	<i>Conocarpus erectus</i>	8.5	25	60%	\$362.50	NA	3,081.25	\$1,848.75
33	Cypress	<i>Taxodium distichum</i>	21.5	50	70%	\$91.25	NA	1,961.88	\$1,373.31
34	Pink tabebuia	<i>Tabebuia rosea</i>	4.5	20	40%	\$166.66	NA	749.97	\$299.99
35	Mahogany	<i>Swietenia mahagoni</i>	8	35	70%	\$156.25	NA	1,250.00	\$875.00

Tree #	Common name	Botanical name	DBH	Height	Condition	Price per in / ft	Sq. inches	Value before Diminution	Value
36	Sabal palm	<i>Sabal palmetto</i>	NA	20	70%	\$233.33	NA	233.33	\$163.33
37	Crepe myrtle	<i>Lagerstroemia</i>	4.5	20	70%	\$118.75	NA	534.38	\$374.06
38	Live oak	<i>Quercus virginiana</i>	14	40	70%	\$177.08	NA	2,479.12	\$1,735.38
39	Alexander palm	<i>Ptychosperma elegans</i>	NA	25	60%	\$30.00	NA	750.00	\$450.00
40	Coconut Palm	<i>Cocos nucifera</i>	NA	15	70%	\$154.17	NA	2,312.55	\$1,618.79
41	Coconut Palm	<i>Cocos nucifera</i>	NA	17	70%	\$154.17	NA	2,620.89	\$1,834.62
42	Alexander palm	<i>Ptychosperma elegans</i>	NA	15	60%	\$30.00	NA	450.00	\$270.00
43	Coconut Palm	<i>Cocos nucifera</i>	NA	14	70%	\$154.17	NA	2,158.38	\$1,510.87
44	Ficus microcarpa	<i>Ficus microcarpa</i>	NA			\$0.00	NA	0.00	\$0.00
45	Areca palm	<i>Dypsis lutescens</i>	NA	8	50%	362.50	NA	362.50	\$362.50
46	Areca palm	<i>Dypsis lutescens</i>	NA	8	50%	362.50	NA	362.50	\$362.50
47	Alexander palm	<i>Ptychosperma elegans</i>	NA	40	70%	\$30.00	NA	1,200.00	\$840.00
48	Areca palm	<i>Dypsis lutescens</i>	NA	8	50%	362.50	NA	362.50	\$362.50
49	Silver buttonwood	<i>Conocarpus erectus sericeus</i>	12	16	60%	\$362.50	NA	4,350.00	\$2,610.00
50	Silver buttonwood	<i>Conocarpus erectus sericeus</i>	12.5	16	30%	\$362.50	NA	4,531.25	\$1,359.38
									\$190,181.22

























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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.