CONSULTING ARBORIST, INC.

Arboriculture Tree Report

2419-2613 N Federal Hwy, Delray Beach

Name: JC Planning Solutions
Attn.: Jeffery Costello
Address: Delray Beach, FL

Date: March 21, 2025
Phone: (561)573-1486
Email: jcostello@jcplanningsolutions.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.

_____John Sutton_____
John Sutton/Sutton Consulting Arborist
ISA Certified Arborist #SO-0326

Report

I. Introduction

This is a vacant commercial property. My assignment is to evaluate all trees on site for health and condition.

II. Property Involved.

The property involved is known as 2419-2613 N Federal Hwy, Delray Beach. I arrived on site 3-21-2025. The trees subject of this report are located on this property.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions, species and DBH (diameter @ or near 4.5' above grade).

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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 be 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

An urban 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 all structures above and below ground. The appearance and value of residential landscapes suffer, and the property devaluates due to poor tree placement.

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

Properly 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 aesthetically.

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:

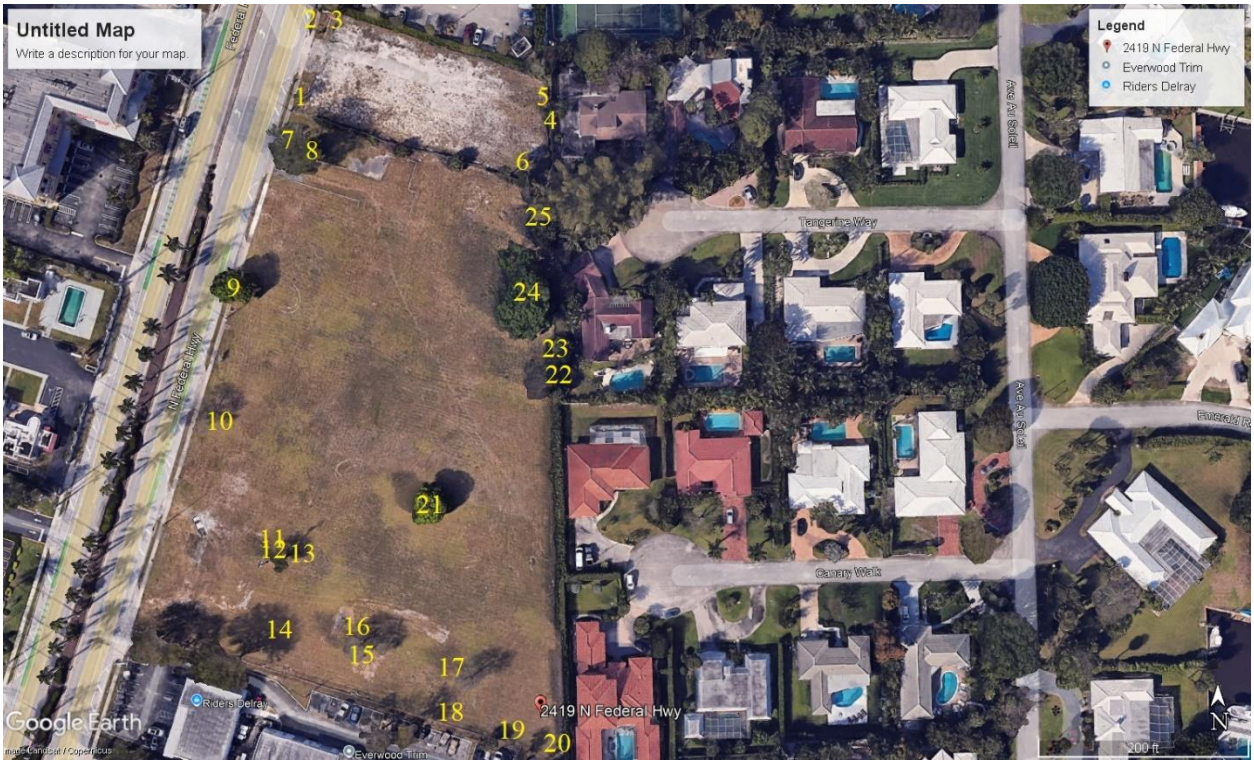
Tree Diameter	CRZ	Tree Diameter	CRZ
2" diameter	2' radius	16" diameter	16' radius
4" diameter	4' radius	20" diameter	20' radius
6" diameter	6' radius	24" diameter	24' radius
10" diameter	10' radius	30" diameter	30' radius
12" diameter	12' radius	40" diameter	40' radius

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.

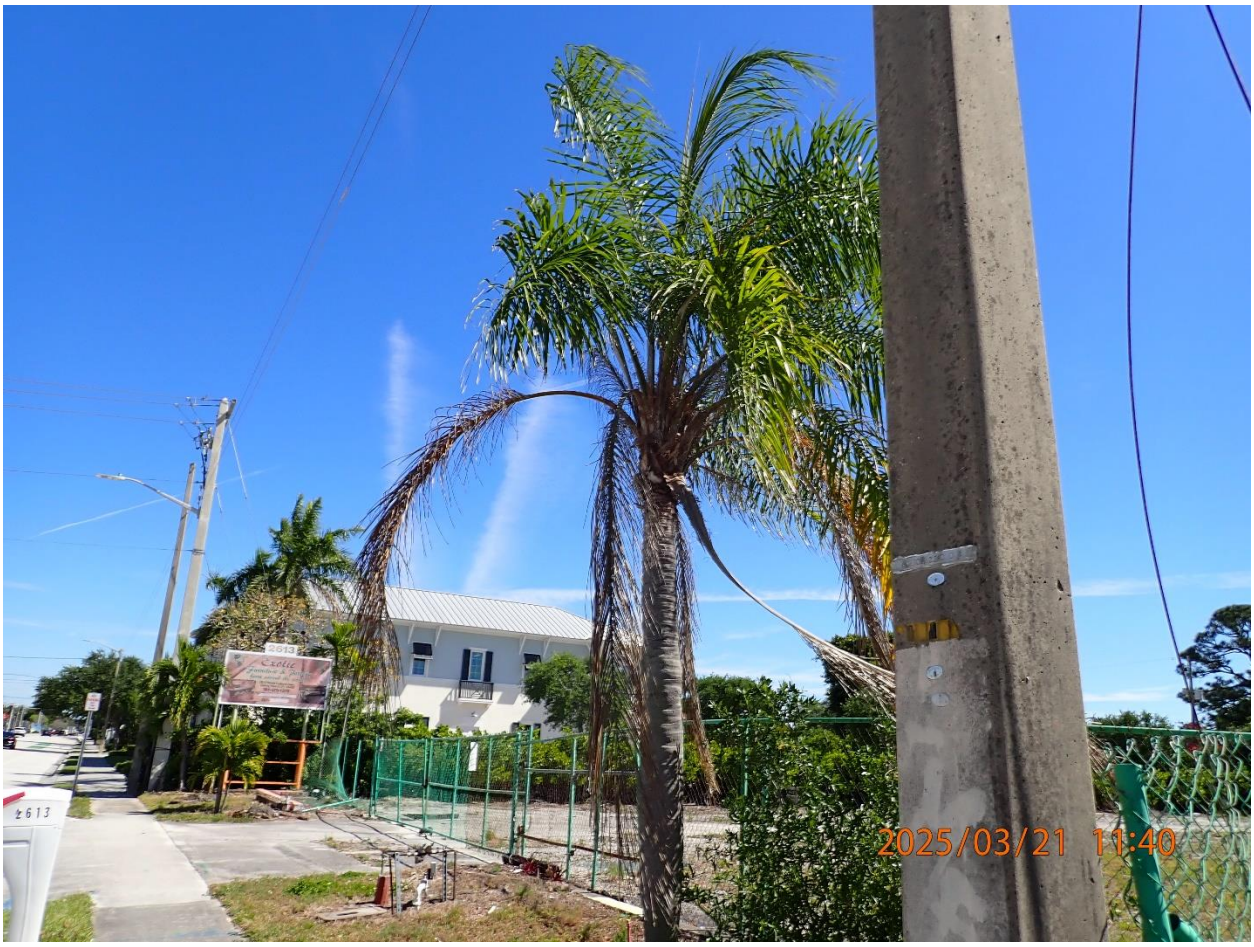
VI. Conclusions and Recommendations

Please see Google Earth picture with tree locations, individual tree specifics and pictures below.



Tree #	Common Name	*Botanical Name*	DBH	Height CT/OA	Condition	CRZ Ft Radius, TPZ	Notes
1	Queen palm	*Sabal palmetto*		10	40%	4	Planted too deep
2	Christmas palm dbl	*Adonidia merrillii*		7	50%	4	2 trunks 7'/4'
3	Alexander palm dbl	*Ptychosperma elegans*		14	30%	4	2 trunks 14'
4	Mango	*Mangifera indica*	12	24	30%	12	Power lines, main leader broken
5	Mango	*Mangifera indica*	12	24	30%	12	Power lines, over lifted
6	Sabal palm	*Sabal palmetto*		21	80%	4	
7	Strangler fig	*Ficus aurea*	43.5	40	40%	43	Large decaying 1st order branches and stubs, restricted root 1 side
8	Sabal palm	*Sabal palmetto*		11	50%	4	

Tree #	Common Name	*Botanical Name*	DBH	Height CT/OA	Condition	CRZ Ft Radius, TPZ	Notes
9	Laurel oak	*Quercus laurifolia*	19	30	40%	19	Multi co-dom with inclusions, girdling root
10	Live oak	*Quercus virginiana*	16	25	55%	16	Deformed root plate
11	Black olive	*Bucida buceras*	5	14	20%	5	Co-canopy
12	Black olive	*Bucida buceras*	4	14	20%	4	Co-canopy
13	Black olive	*Bucida buceras*	6	14	30%	6	Co-canopy
14	Live oak	*Quercus virginiana*	17	30	70%	17	Co-dom
15	Live oak	*Quercus virginiana*	9	20	30%	9	Co-canopy
16	Live oak	*Quercus virginiana*	7	20	30%	7	Co-canopy, sweeping trunk
17	Live oak	*Quercus virginiana*	17.5	40	60%	17	
18	Sabal palm	*Sabal palmetto*		6	70%	4	
19	Gumbo limbo	*Bursera simaruba*	9	14	60%	9	Poor structure
20	Black olive	*Bucida buceras*	18	50	30%	18	Non symmetrical canopy, decay 1st order branch
21	Laurel oak	*Quercus laurifolia*	21	30	50%	21	Multi co-dom with inclusions, center leader dying
22	Live oak	*Quercus virginiana*	18	50	40%	18	Non symmetrical canopy
23	Sabal palm	*Sabal palmetto*		7	80%	4	
24	Strangler fig	*Ficus aurea*	120	50	40%	120	Non symmetrical canopy, past storm damage
25	Sabal palm	*Sabal palmetto*		7	70%	4	



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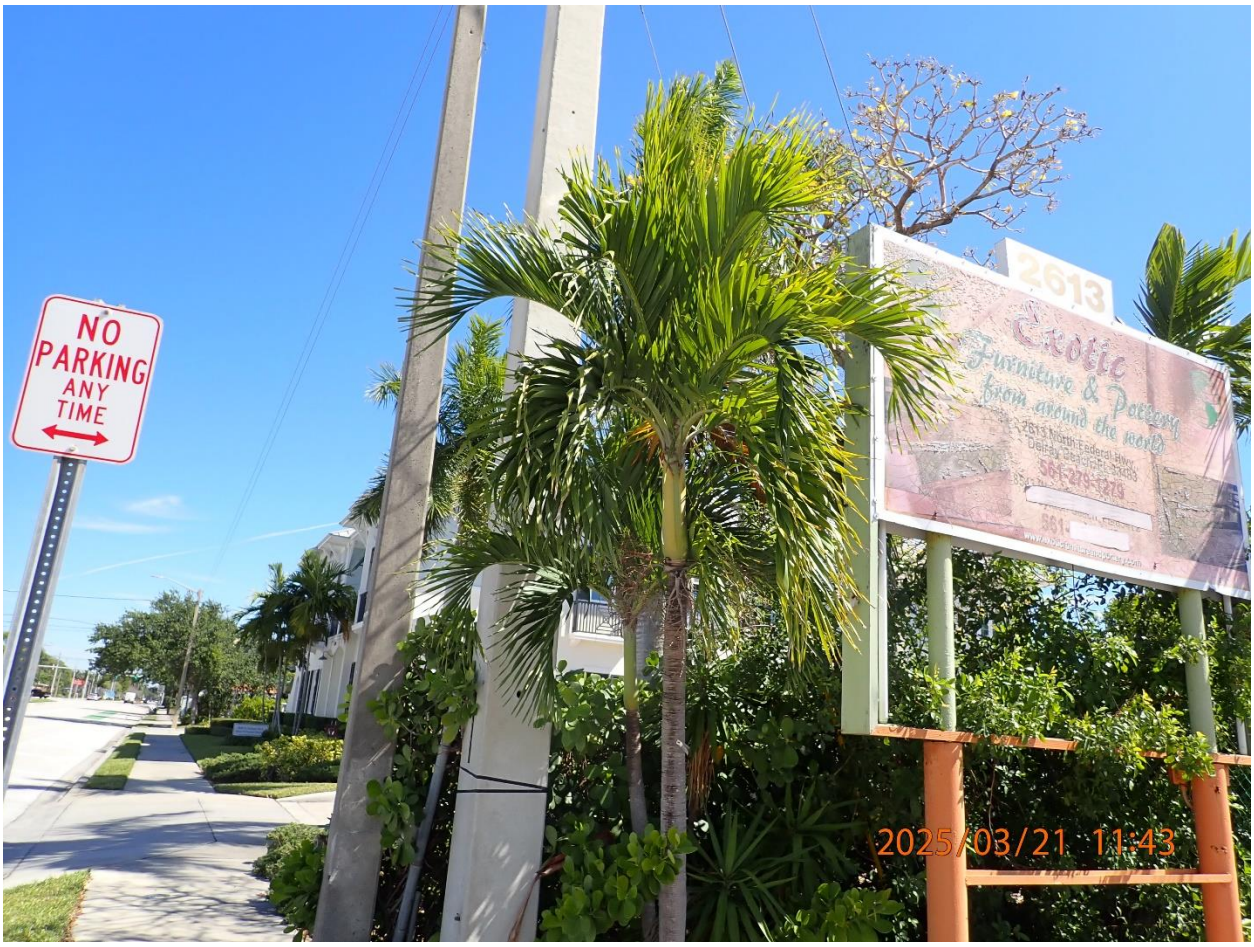
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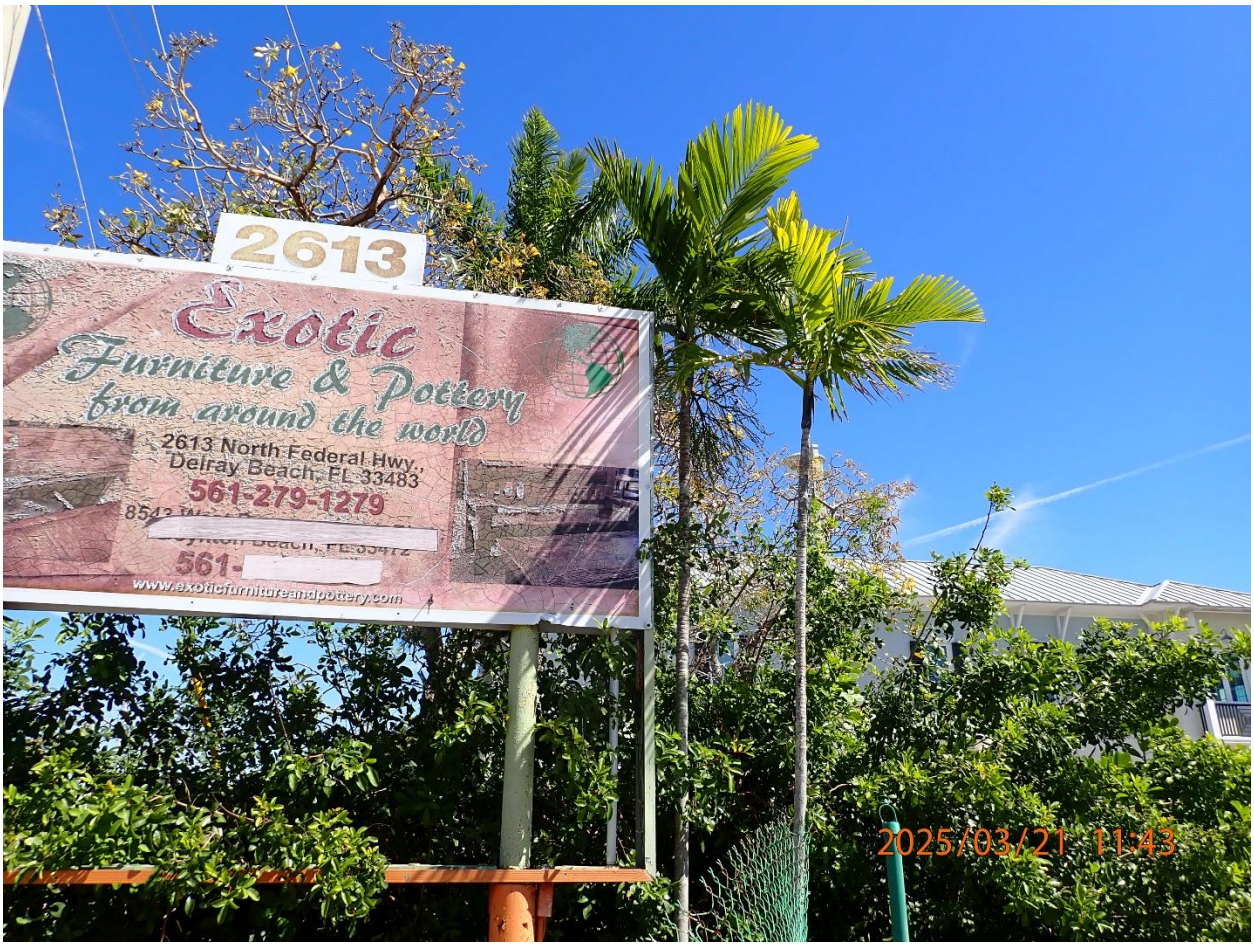
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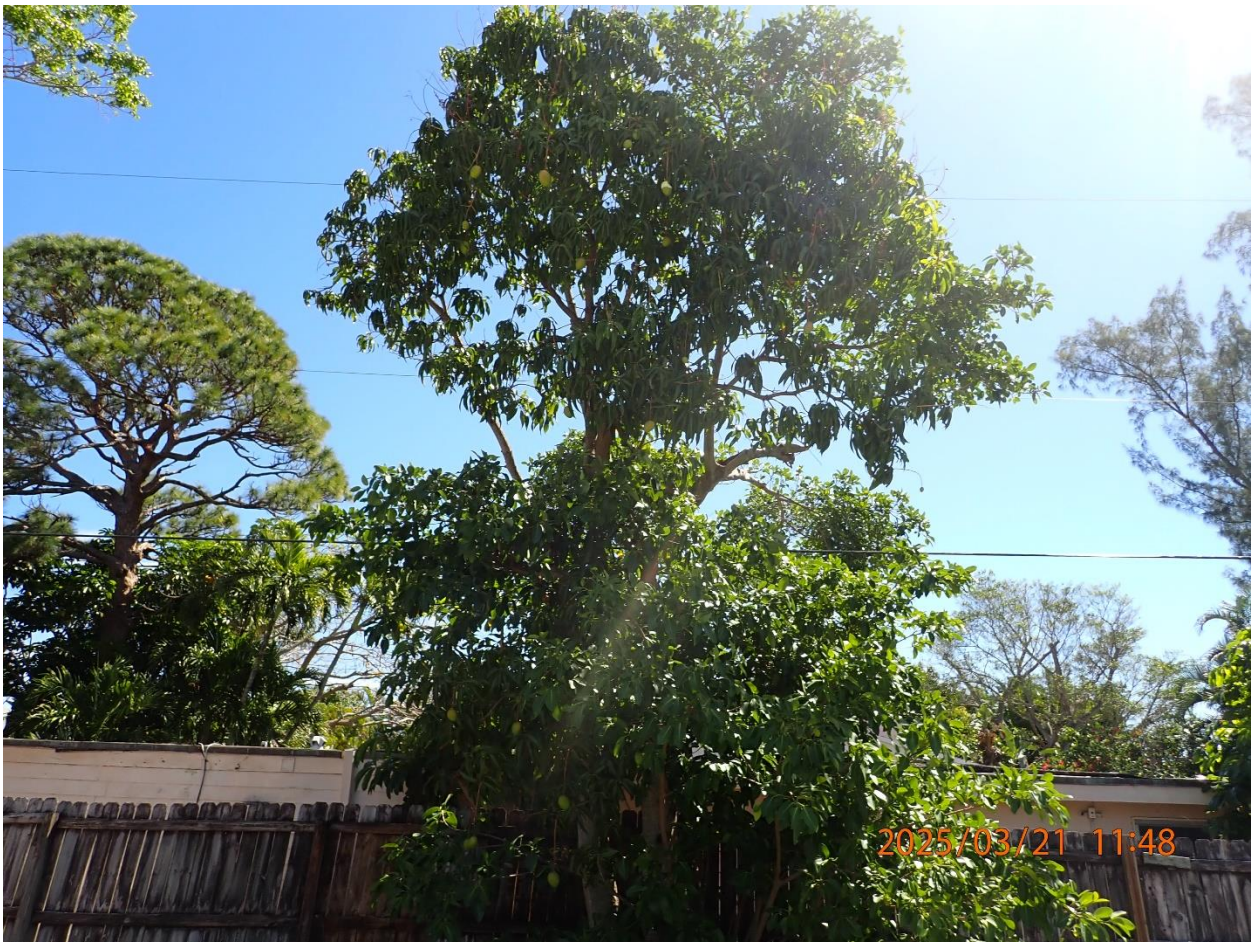

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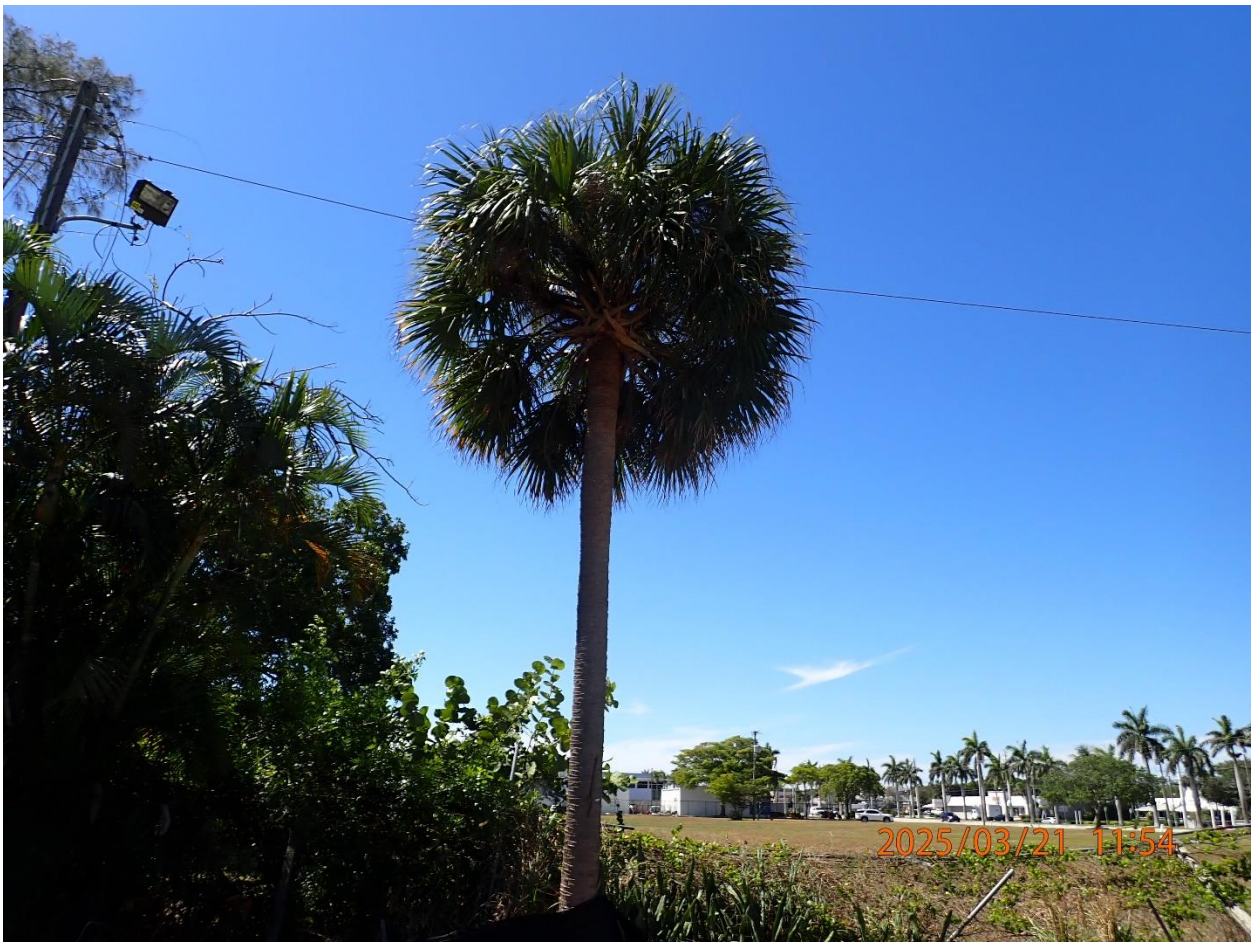

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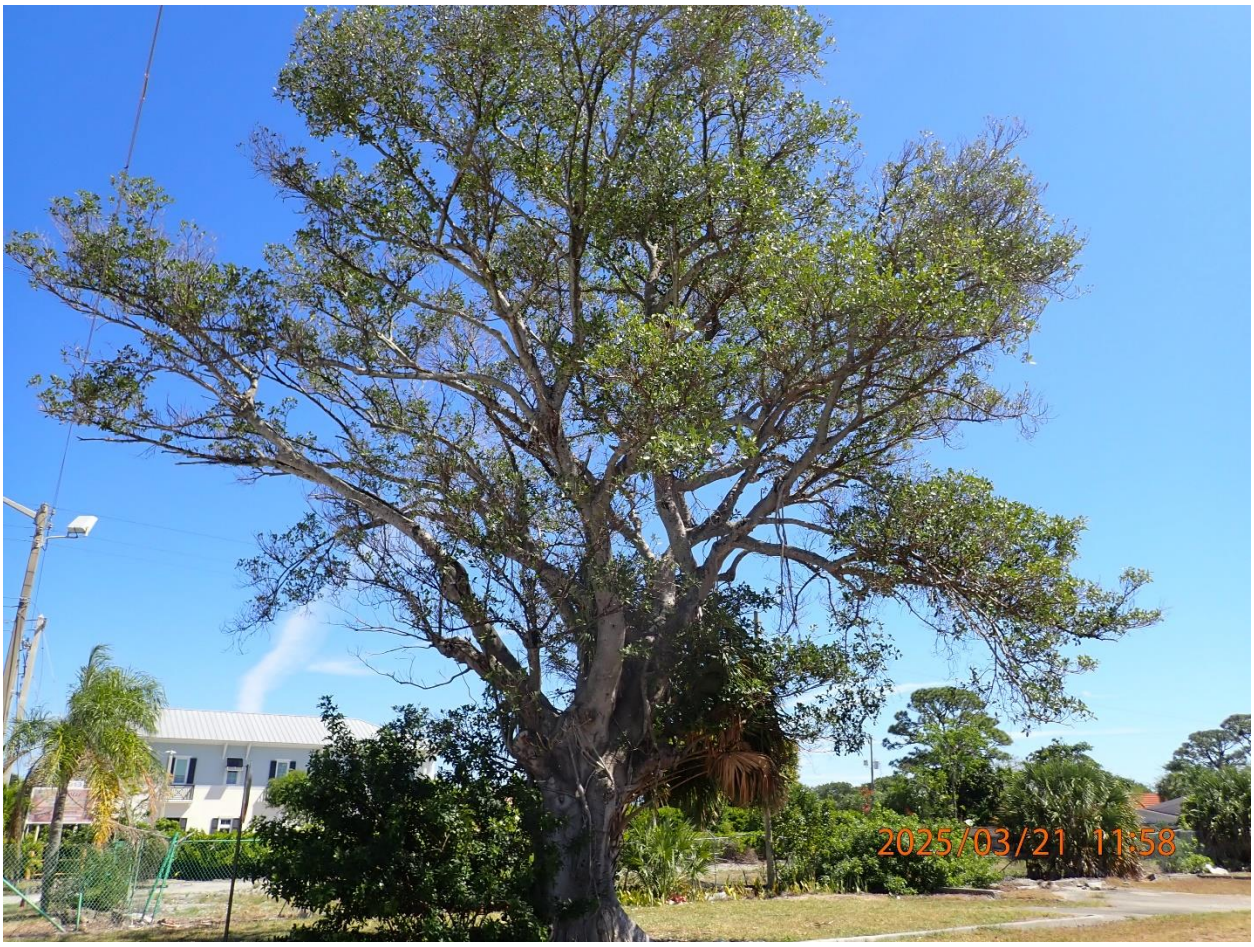

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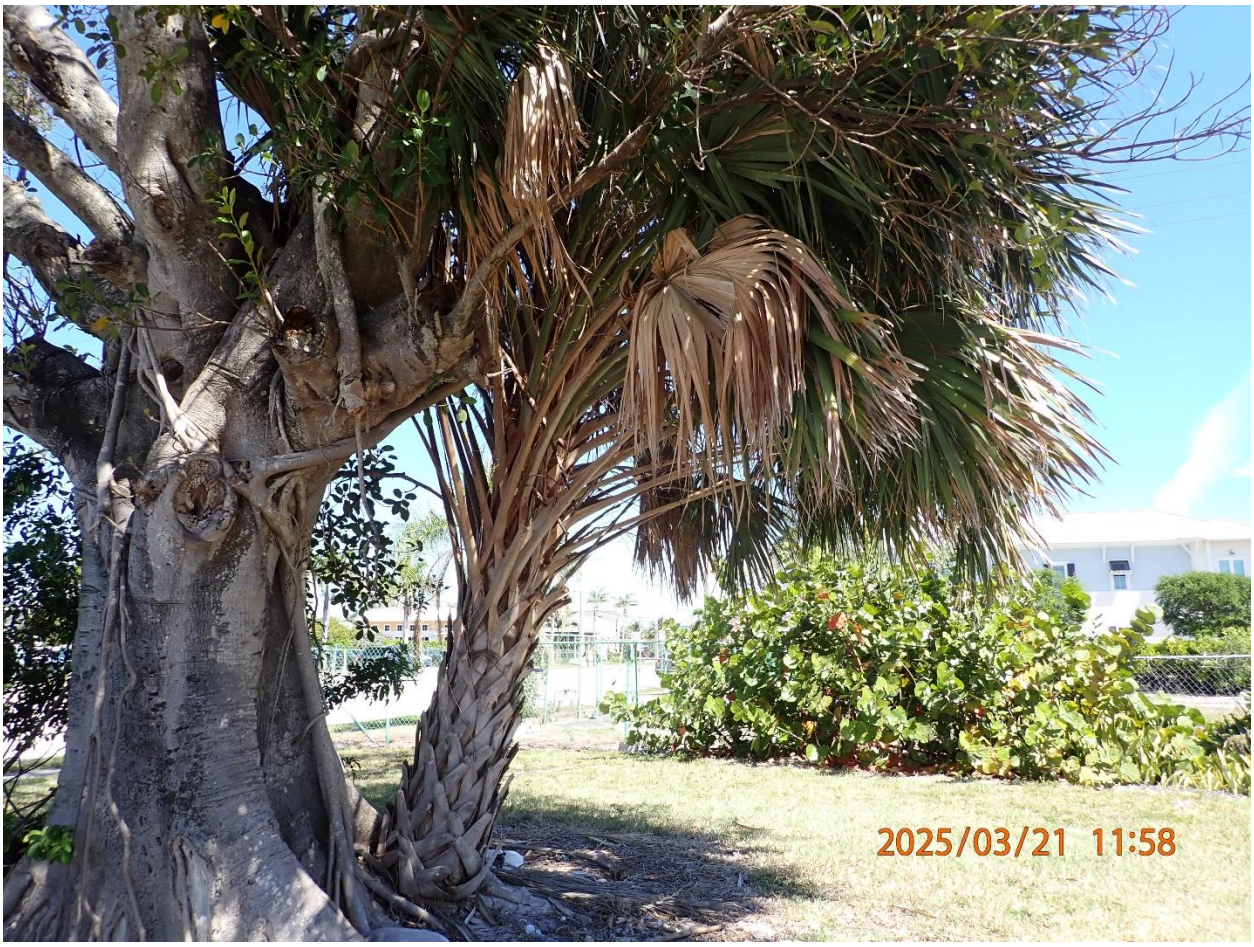

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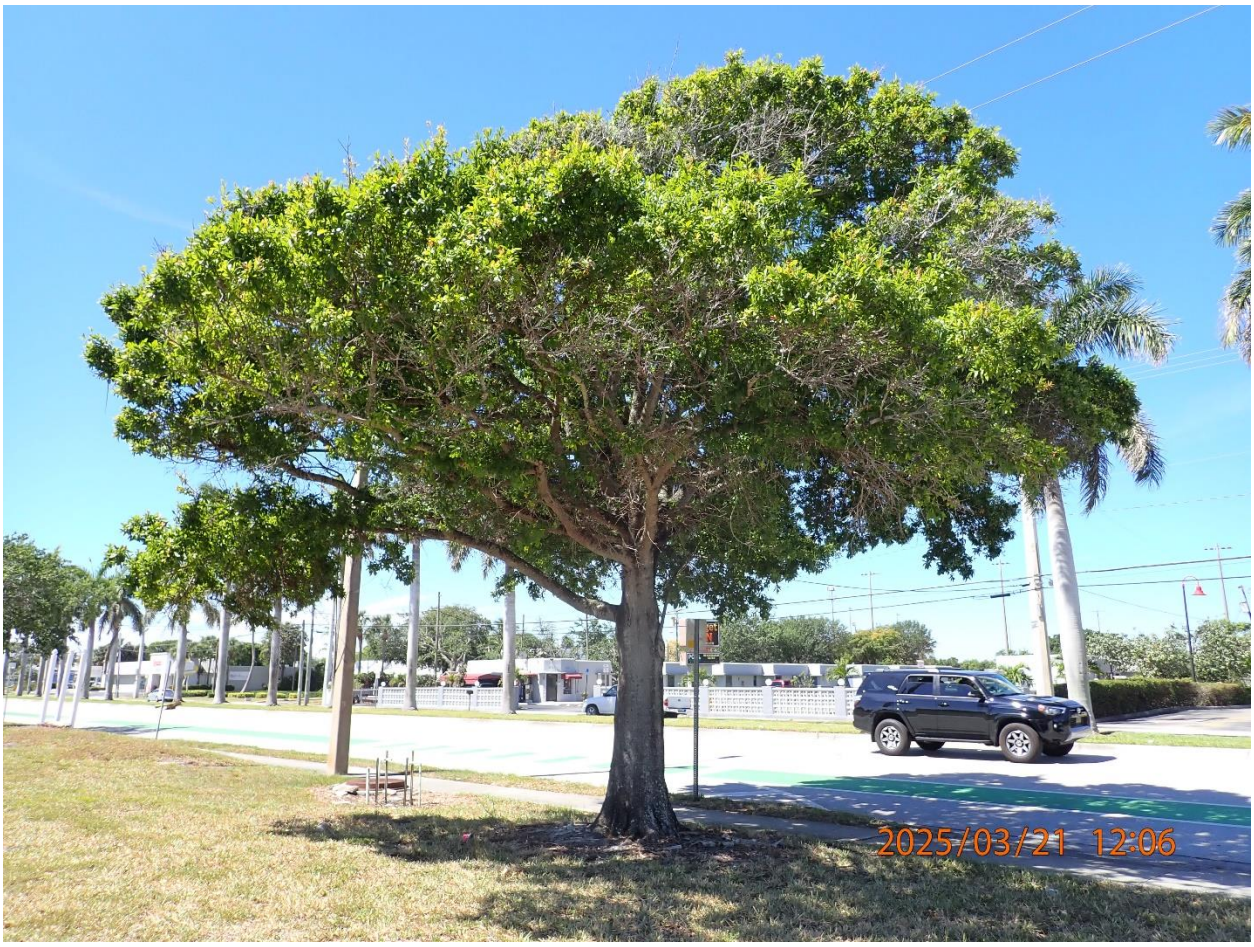

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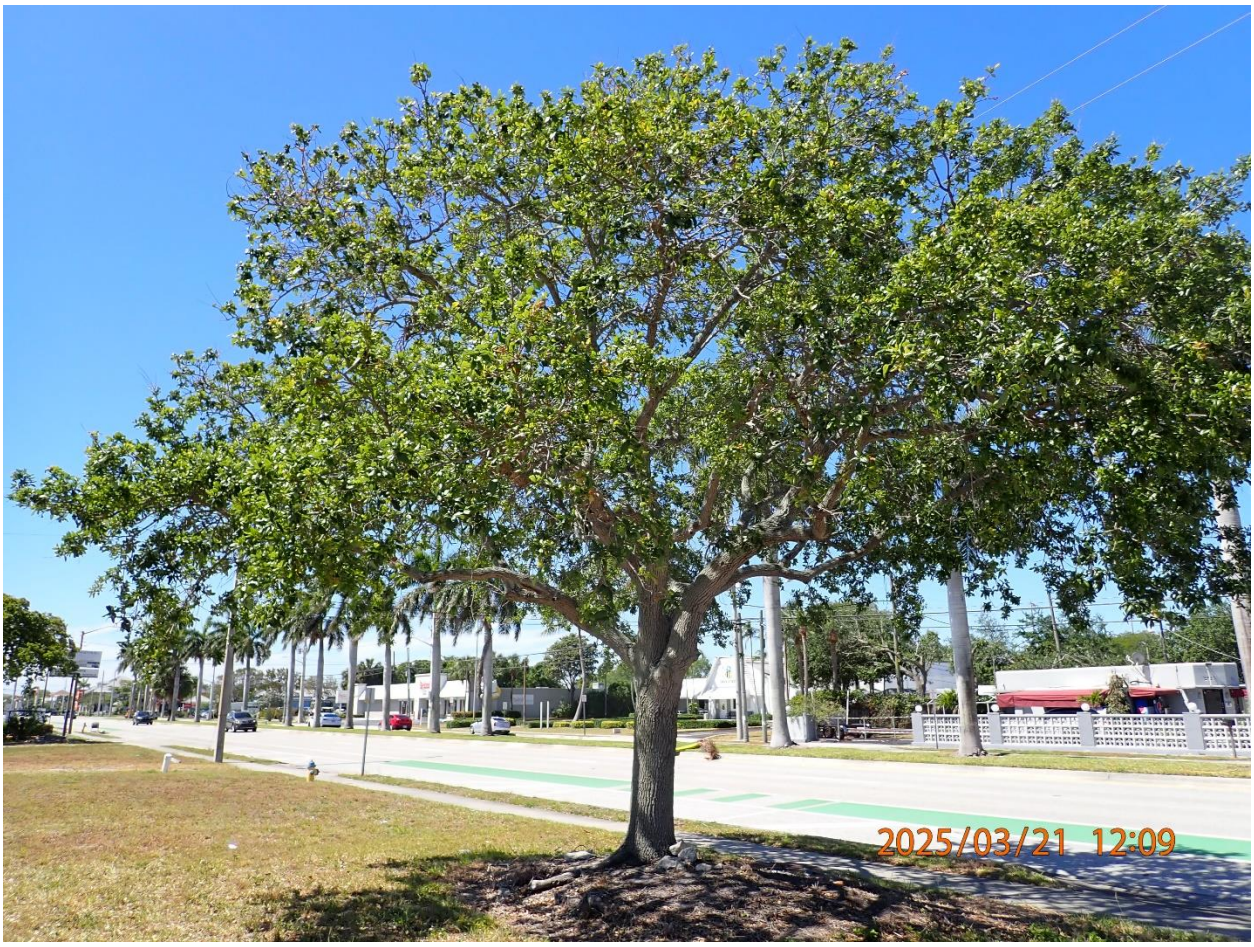
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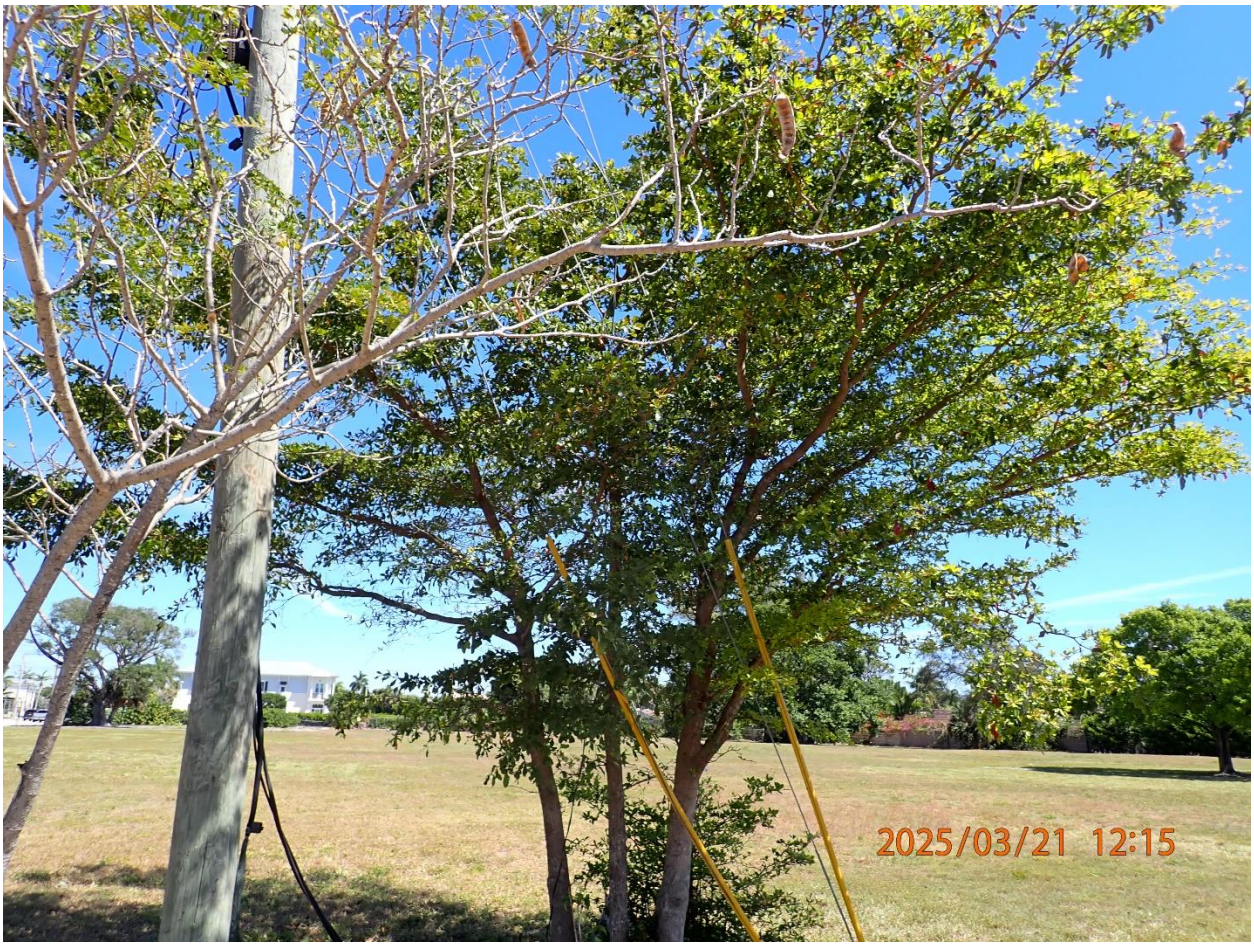

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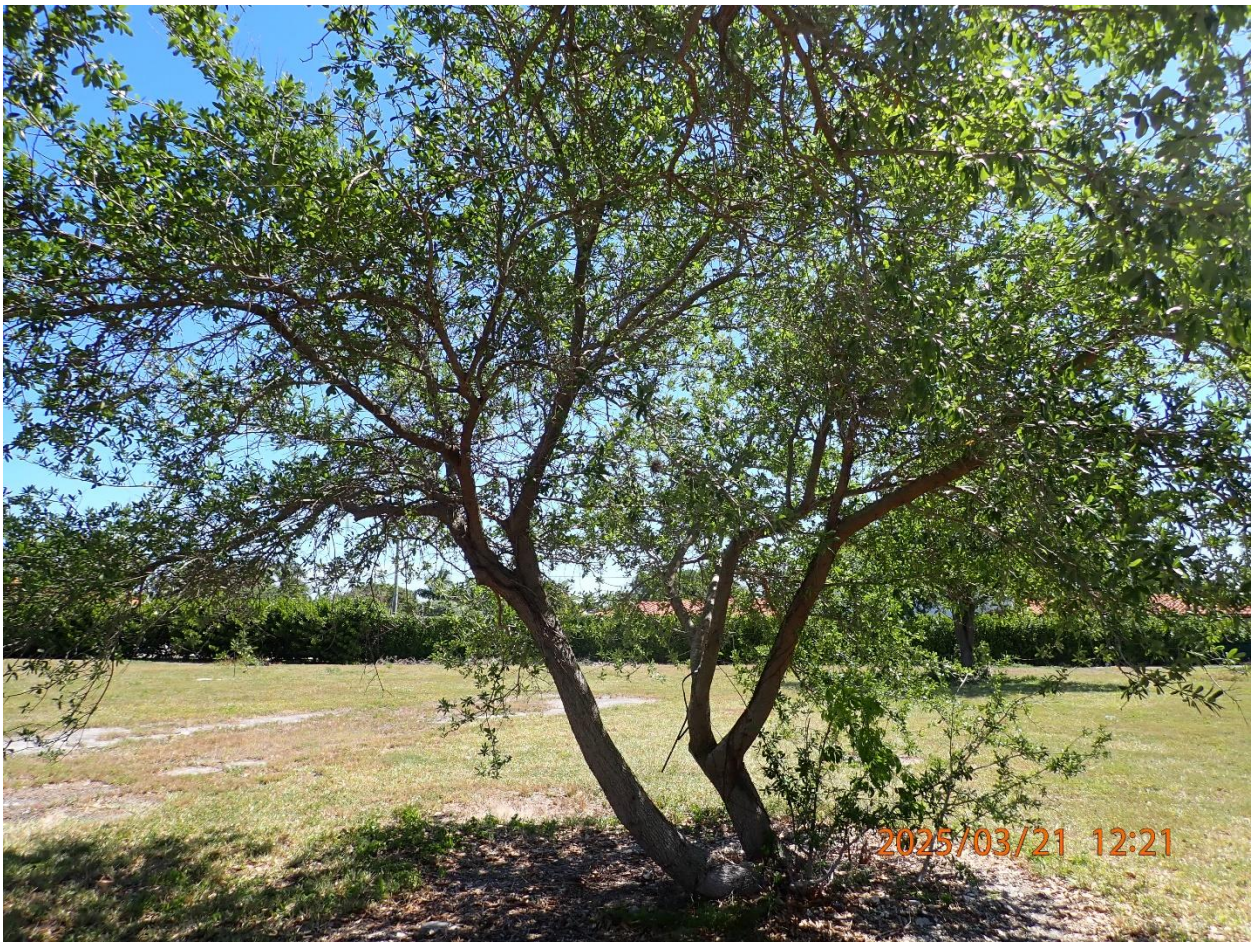

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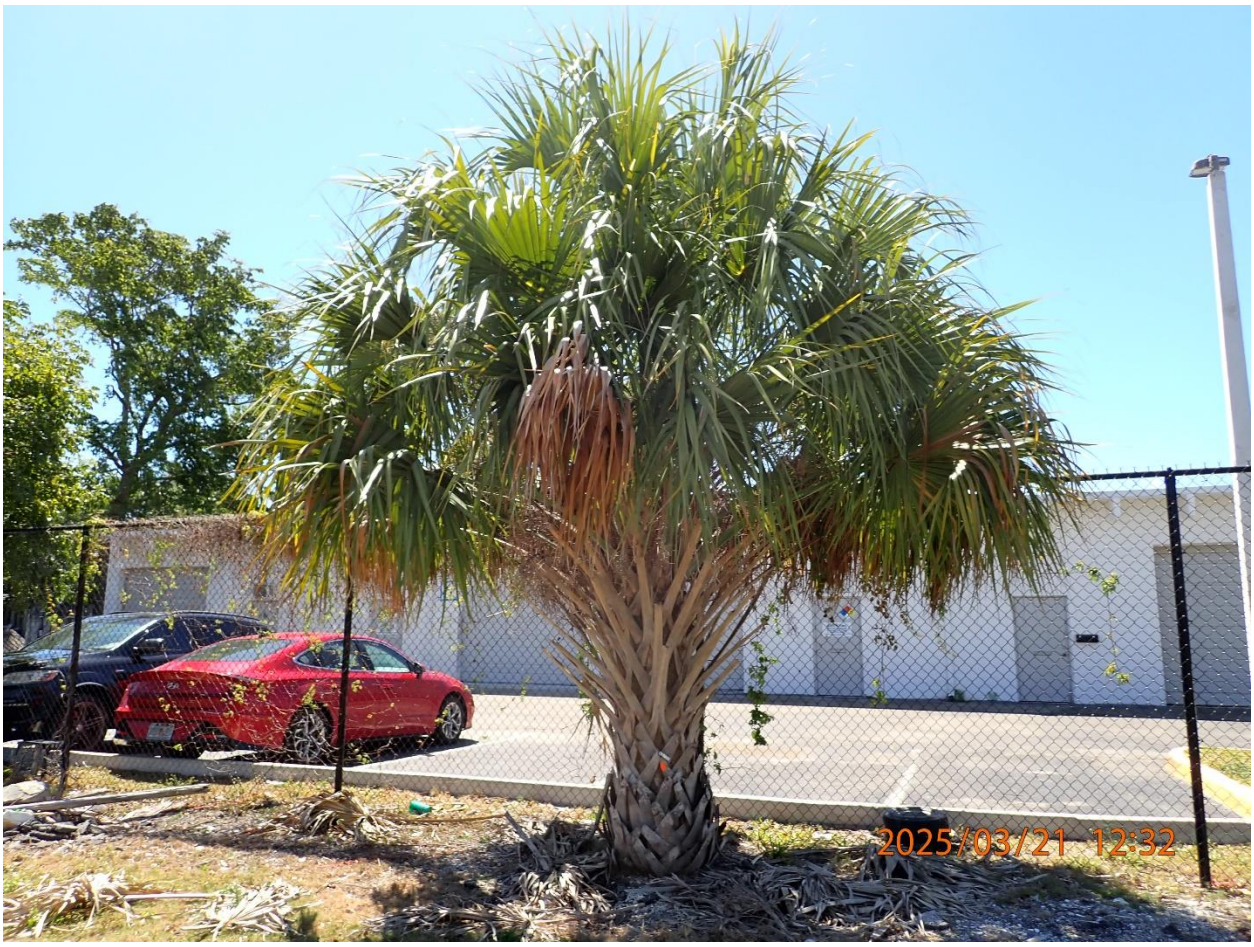

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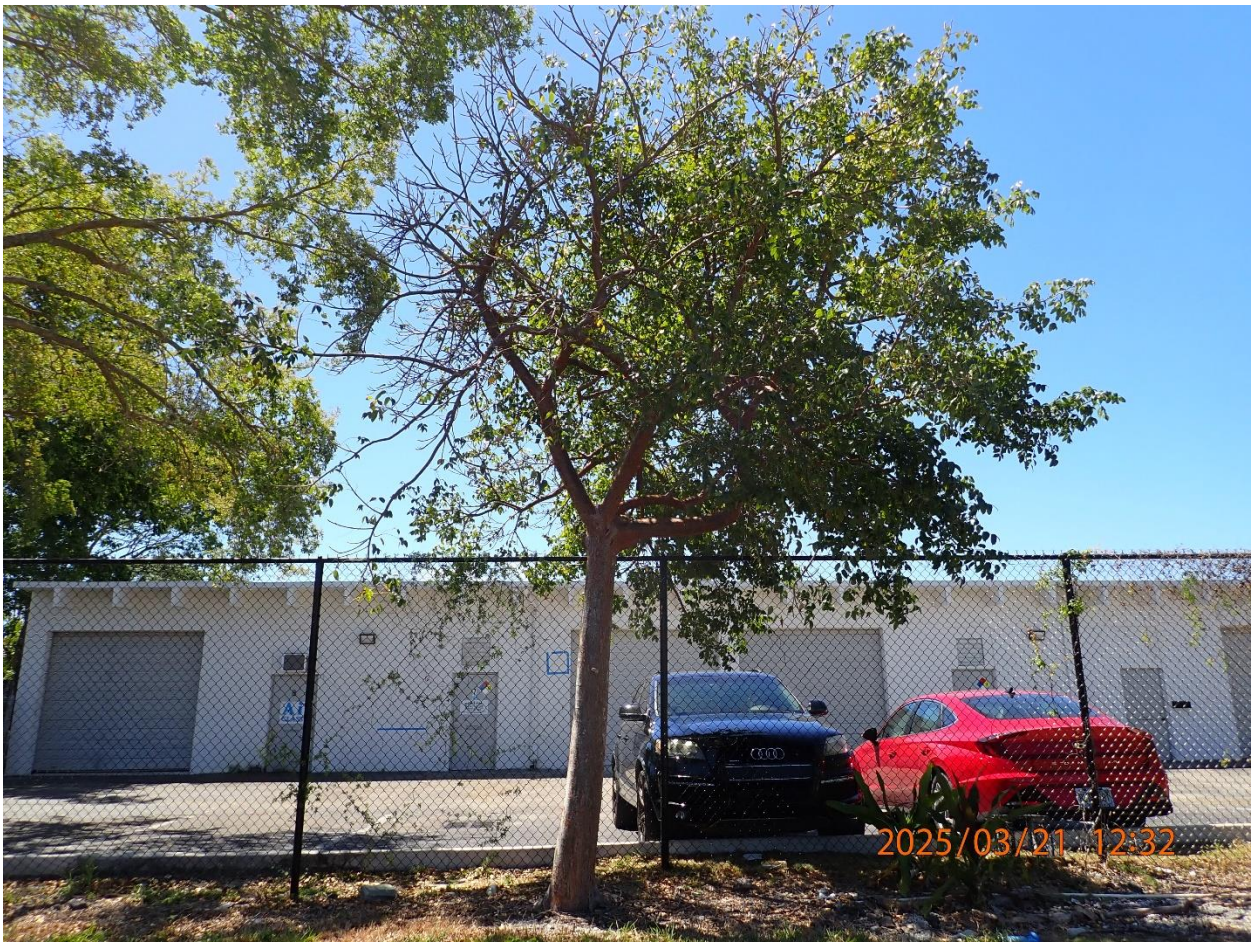

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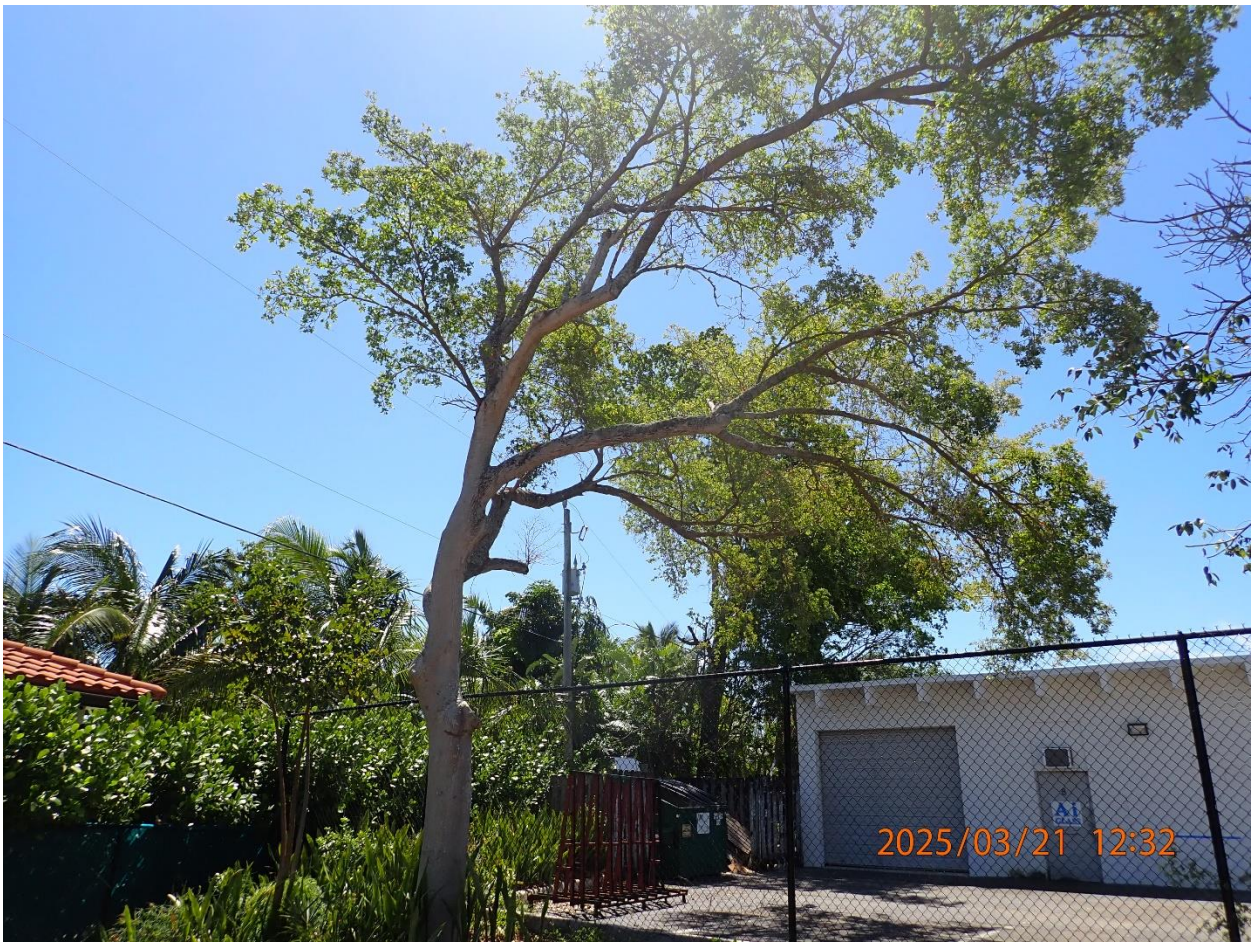

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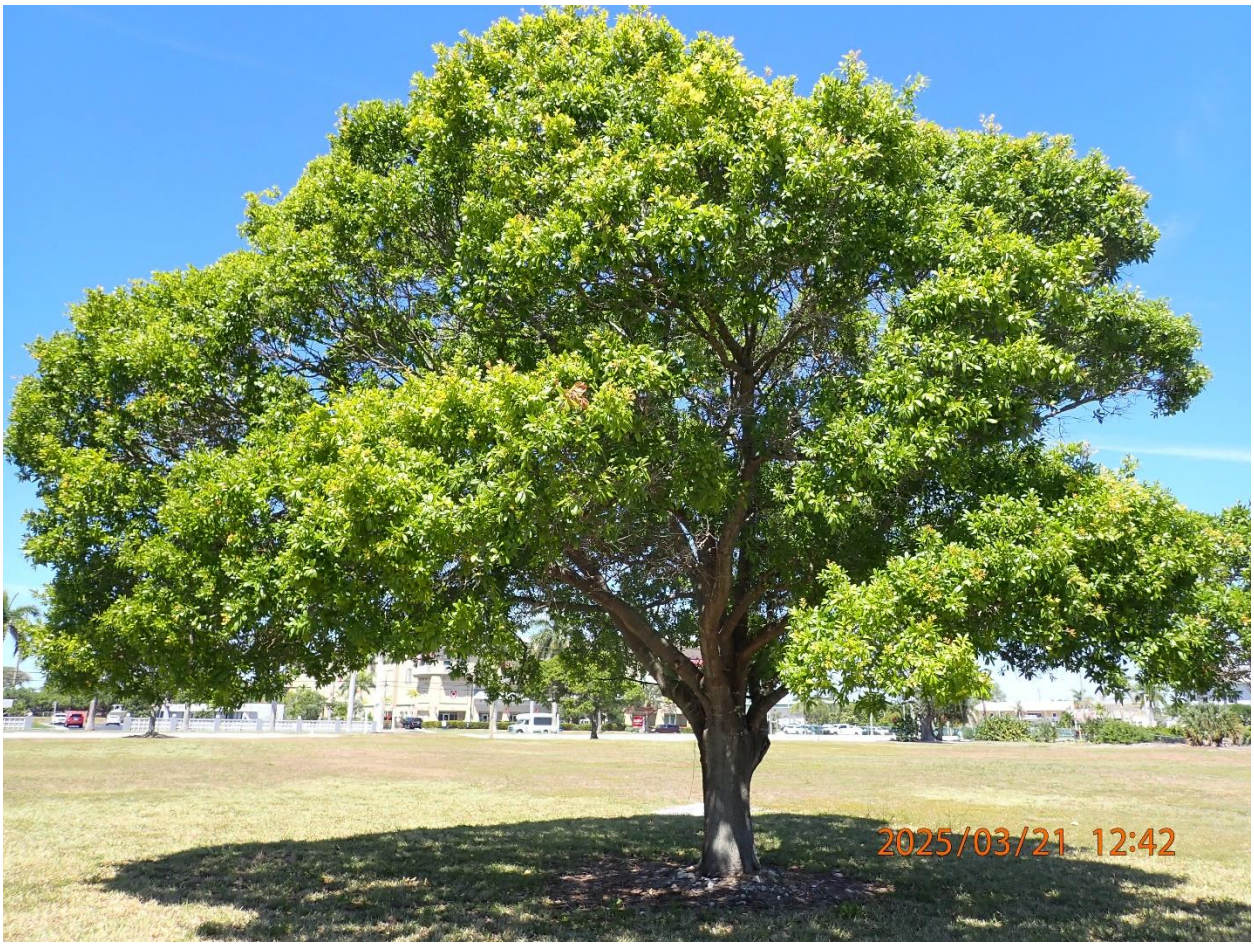

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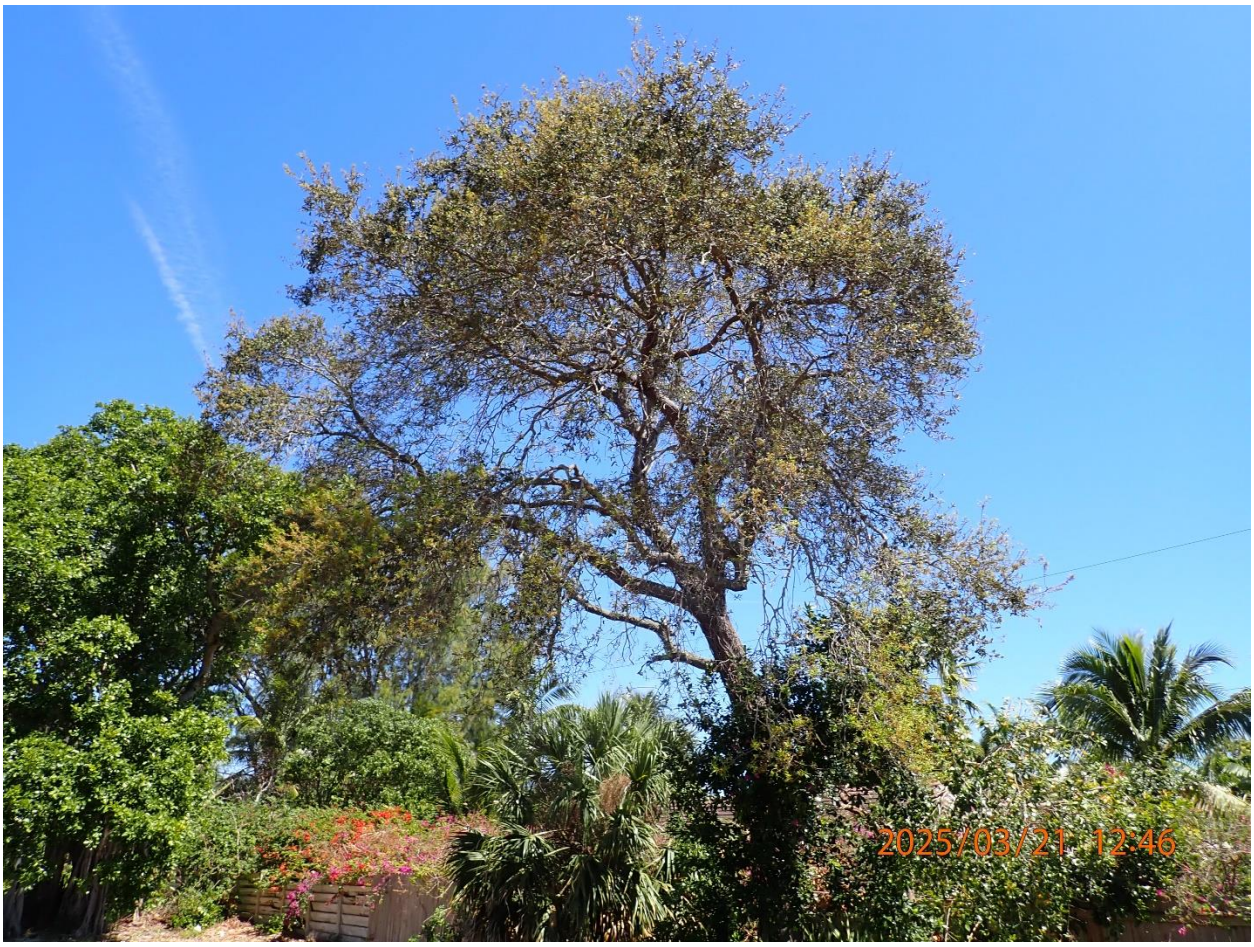

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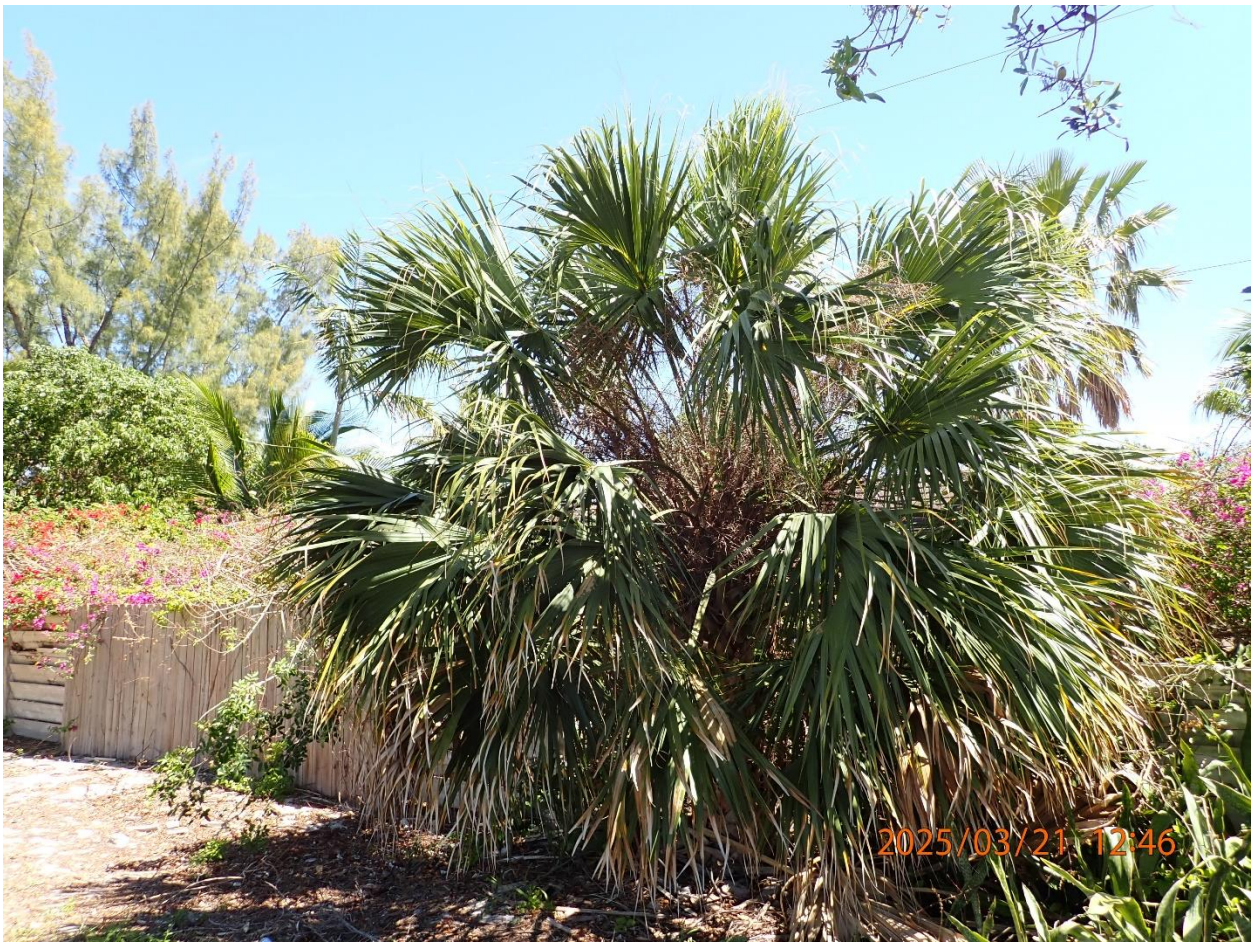

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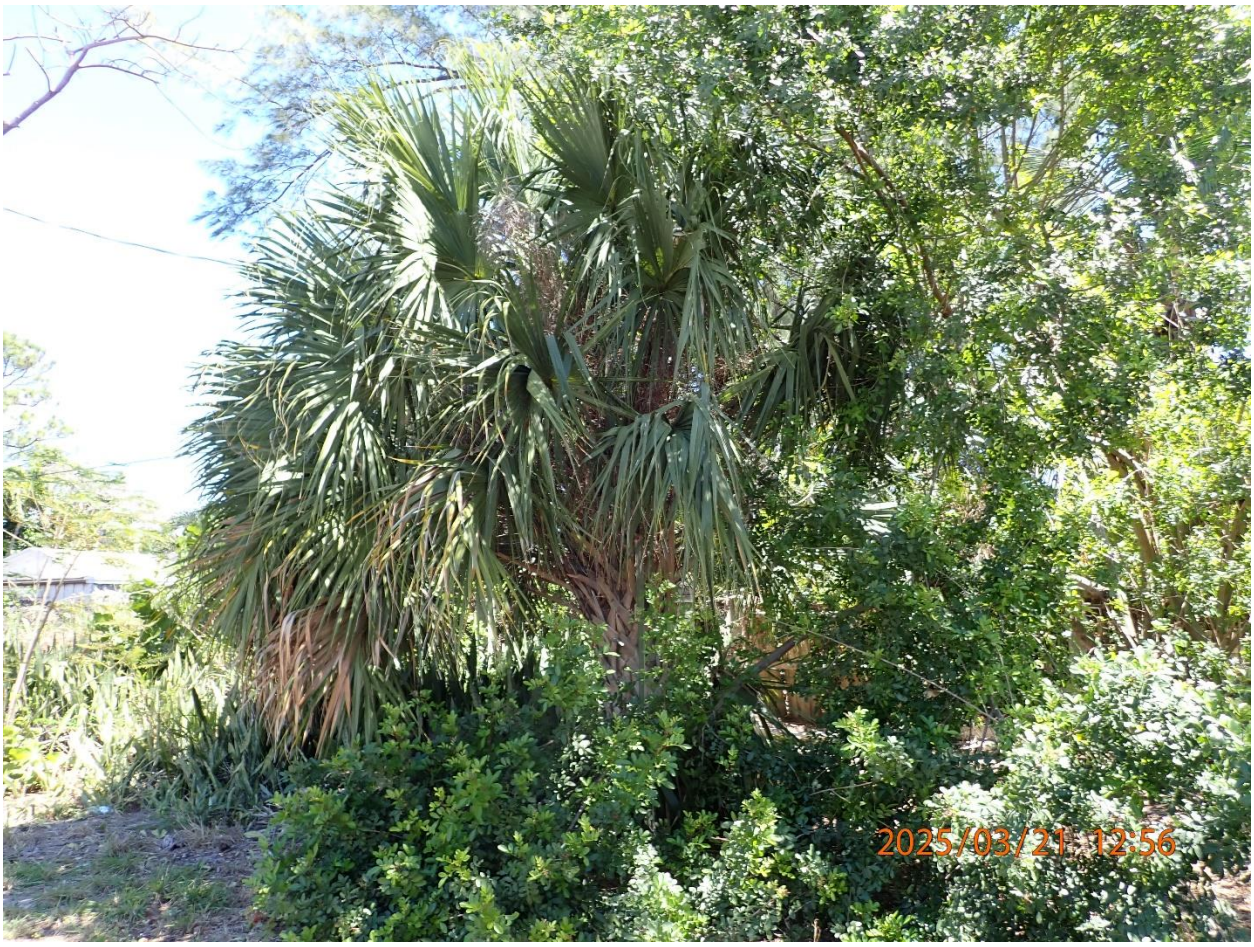

Please feel free to contact me should you have any questions.

In Support

_____John Sutton_____

John Sutton/Sutton Consulting Arborist
ISA Certified Arborist #SO-0326
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PPQ, Pruning Prescription Qualification
LIAF, Certified Landscape Inspector #2002-202

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