NOTE:

1. SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
2. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 50% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
6. PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
7. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
8. ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
9. NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
10. INVESTIGATE TO DETERMINE AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION FOR LANDSCAPE OR OTHER UNDERGROUND WORK.
11. ALL OVERHEAD UTILITIES TO BE BURIED PER CODE SECTION 155.5509.
12. NO LANDSCAPE MATERIAL OTHER THAN SOD IS ALLOWED WITHIN 5' OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT-OF-WAY INCLUDING METERS, HYDRANTS, SERVICE LINES, ETC.
13. NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN 3' RADIUS OF CITY OWNED SEWER LATERAL CLEAN-OUT OR WATER AND/OR REUSE METER.
14. ALL CATEGORY 1 EXOTIC/INVASIVE TREES TO BE REMOVED PER LOCAL ORDINANCE.
15. ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.
16. ALL EXISTING TREES TO BE PRUNED BY AN ISA CERTIFIED ARBORIST UNDER DIRECTION OF A BCMA OR ASCA REGISTERED CONSULTING ARBORIST.
17. PENALTIES WOULD BE INCURRED BY THE CONTRACTOR FOR DAMAGES TO THE EXISTING TREES ON SITE FROM THE CONTRACTOR, THE SUBCONTRACTORS, OR EMPLOYEES. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE, FAILURE TO MAINTAIN THE TREE PROTECTION ZONE, OR ANY DAMAGE TO THE TREE(S) OR CRITICAL ROOT ZONES WILL RESULT IN MITIGATION. THE CAUSE OF DAMAGES WOULD INCLUDE, BUT NOT BE LIMITED TO, STORAGE OF MATERIALS, PLACING FILL OR DEBRIS, DISPOSAL OF PAINT OR SOLVENTS, PARKING OF MACHINES UNDER TREES OR TREE PROTECTION ZONE ENCROACHMENT. AN EXAMPLE OF THIS WOULD BE; VIOLATIONS OF THIS WILL RESULT IN A FINE OF $1000.00 FOR THE FIRST OFFENSE, $1500.00 FOR THE SECOND, AND $2000.00 FOR THE THIRD, ETC. IF PHYSICAL DAMAGE IS DONE TO THE TREE, AN APPRAISAL OF THE DAMAGES AND RELATED FEES WILL BE DETERMINED BY AN ASCA REGISTERED CONSULTING ARBORIST, AND BE BASED ON ALL, OR A PERCENTAGE OF, THE ESTABLISHED VALUE ASSIGNED TO THE TREE.

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH/CAL	NATIVE	REMARKS
TREES							
CG-R	6	CAESALPINIA GRANADILLO RELOCATED BRIDAL VEIL TREE	VARIES			*	RELOCATED FROM SITE
CJ	19	CASSIA JAVANICA APPLE BLOSSOM SHOWER TREE	24` HT	10` SPR	5" CAL	*	PER CODE REQUIREMENT
CO	12	CHRYSOPHYLLUM OLIVIFORME SATINLEAF	16` HT	7` SPR	3" CAL	N**	ALTERNATE TREE TO CONSIDER IS BEAUTYLEAF
CR	2	CLUSIA ROSEA PITCH APPLE	12` HT	5` SPR	2.5" CAL	N**	
CE	1	CONOCARPUS ERECTUS GREEN BUTTONWOOD	16` HT	7` SPR	3" CAL	N**	
CE2	5	CONOCARPUS ERECTUS GREEN BUTTONWOOD	24` HT	10` SPR	5" CAL	N**	
ED	30	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	16` HT	7` SPR	3.5" CAL	**	TREE FORM, NO SHAPING
FL	4	FICUS LYRATA FIDDLE LEAF FIG	6` CT				SHADE GROWN; STANDARD
FD	4	FILICIUM DECIPIENS JAPANESE FERN TREE	12` HT	5` SPR	2" CAL		
LM	7	LAGERSTROEMIA INDICA X FAURIEI `MUSKOGEE` PINK CRAPE MYRTLE	12` HT	5` SPR	2" CAL	**	MULTI-TRUNK
LJ	5	LIGUSTRUM JAPONICUM JAPANESE PRIVET	10` HT	5` SPR	2" CAL	**	
QV-12	3	QUERCUS VIRGINIANA LIVE OAK	12` HT	5` SPR	2.5" CAL	N**	FULL CANOPY
QV	14	QUERCUS VIRGINIANA LIVE OAK	24` HT	10` SPR	7" CAL	N**	8' CT; CERTIFIED RPG GROWN OR EQUAL; NO CULTIVARS, FULL CANOPY
SL2	4	STEMMADENIA LITORALIS MILKY WAY TREE	8` HT	4` SPR	1.5" CAL		
TI	1	TABEBUIA IMPETIGINOSA PURPLE TRUMPET	24` HT	10` SPR	5" CAL	**	PER CODE REQUIREMENT
PALMS							
BN	5	BISMARCKIA NOBILIS BISMARCK PALM	14` CT	15` SPR	10" CAL	**	BOOTED
CB2	2	COPERNICIA BAILEYANA BAILEY PALM	8` CT				
PS	7	PHOENIX SYLVESTRIS WILD DATE PALM	12` CT	18` SPR	14" CAL	**	
PE	18	PTYCHOSPERMA ELEGANS ALEXANDER PALM	8` & 12` CT	12` SPR	3" CAL	*	STAGGERED HTS, HEAVY
SP	26	SABAL PALMETTO SABAL PALM	12`, 18`, 24` CT	12` SPR	10" CAL	N**	STAGGERED HTS, SEE PLAN FOR HTS
SP-C	11	SABAL PALMETTO SABAL PALM	12`, 18`, 24` CT	12` SPR	10" CAL	N**	CURVED, STAGGERED HTS, SEE PLAN FOR HTS
SL	6	SATAKENTIA LIUKIUENSIS SATAKE PALM	8` GW	12` SPR			
VM3	5	VEITCHIA MONTGOMERYANA MONTGOMERY PALM	12`-16` CT	14` SPR	6" CAL	*	TRIPLE
VM	44	VEITCHIA MONTGOMERYANA MONTGOMERY PALM	16`-20` CT	14` SPR	6" CAL	*	MIN. 22' OA
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE	REMARKS
SHRUBS							
AO	28	ALOCASIA ODORA DWARF ELEPHANT EAR	2.5` HT	2.5` SPR			
LG	3	LICUALA GRANDIS RUFFLED FAN PALM	3`-4` HT				SHADE GROWN
PRC	30	PHILODENDRON X 'ROJO CONGO' ROJO CONGO	24" HT	24" SPR	N/A		
POD	50	PODOCARPUS MACROPHYLLUS PODOCARPUS	36" HT	20" SPR	20" O.C.		FULL TO BASE
RHA	9	RHAPIS EXCELSA LADY PALM	3` HT	3` SPR	N/A	*	
TFP	2	TABERNAEMONTANA 'FLORE PLENO' JASMINE FLORE PLENO	36" HT	36" SPR	N/A	**	
SHRUB AREAS							
ALO	236	ALOCASIA X 'CALIDORA' DWARF ELEPHANT EAR	24" HT	24" SPR	N/A		
CAR	306	CARISSA MACROCARPA NATAL PLUM	24" HT	24" SPR	24" O.C.	**	
FGI	2,537	FICUS 'GREEN ISLAND' GREEN ISLAND FICUS	12" HT	12" SPR	12" O.C.	**	
HPD	495	HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH	24" HT	24" SPR	24" O.C.	N**	
NBM	41	NEPHROLEPIS BISERRATA 'MACHO' MACHO FERN	18" HT	18" SPR	30" O.C.	N*	
PEP	18	PEPEROMIA OBTUSIFOLIA BABY RUBBER PLANT	8" HT	12" SPR	18" OC		
PBM	142	PHILODENDRON X 'BURLE MARX' BURLE MARX	18" HT	18" SPR	24" O.C.		
PHX	418	PHILODENDRON X 'XANADU' XANADU PHILODENDRON	18" HT	18" SPR	24" O.C.	*	
POL	730	POLYPODIUM SCOLOPENDRIA WART FERN	12" HT	14" SPR	18" O.C.	**	
PSY	606	PSYCHOTRIA NERVOSA WILD COFFEE	20" HT	20" SPR	24" O.C.	N**	
ZAM	305	ZAMIA PUMILA COONTIE	15" HT	18" SPR	18" O.C.	N**	

NOTE:
SOD TO BE SHADE TOLERANT ST. AUGUSTINE 'CITRA BLUE' IN COURTYARDS

N DENOTES NATIVE SPECIES
** DENOTES HIGH DROUGHT TOLERANT SPECIES
* DENOTES MODERATE DROUGHT TOLERANT SPECIES

LANDSCAPE REQUIREMENTS:

PROJECT INFORMATION:			
ZONING DESIGNATION:	TO-EOD		
NET SITE AREA (S.F.)	138,903	3.19	AC
EXCEPTIONS - J.1.	REQUIRED	PROVIDED	
a. SECTION 155.5203.B.2.h. (BERMS)	N/A	N/A	
b. SECTION 155.5203.E.2+3 (BUILDING BASE PLANTING)	N/A	N/A	
MODIFIED LANDSCAPING REQUIREMENTS - J.2	REQUIRED	PROVIDED	
a. SECTION 155.5203.D.3.c. (PERIMETER LANDSCAPE)	N/A	N/A	
b. SECTION 155.5203.D.4.b.ii (INTERIOR LANDSCAPE)	N/A	N/A	
c. SECTION 155.5203.D.4.c. (LANDSCAPE PARALLEL PARKING BAYS)	N/A	N/A	
d. SECTION 155.5203.D.5.a (LANDSCAPE BETWEEN VUA AND BUILDING)	N/A	N/A	
e. SECTION 155.5203.G.2.c (STREET TREES)			
STREET TREES (ATLANTIC BOULEVARD)	11	11	
STREET TREES (SE 24TH AVENUE)	22	24	
STREET TREES (SE 25TH AVENUE)	22	25	
STREET TREES (SE 2ND STREET)	11	11	
ADDITIONAL LANDSCAPING REQUIREMENTS - J.3.a.	REQUIRED	PROVIDED	
SUSPENDED PAVEMENT SYSTEMS MUST BE SPECIFIED FOR TREES IN LANDSCAPE AREAS DIRECTLY ABUTTING PAVED AREAS	TBD	TBD	
GREENWAY SYSTEM - K.5	REQUIRED	PROVIDED	
TREE PER 25 LF OF STREET FRONTAGE (STREET TREES)			
ATLANTIC BLVD	11	11	
SE 24TH AVE	22	24	
SE 25TH AVE	22	25	
SE 2ND STR	11	11	
THEMED STREET TREE			
ATLANTIC BLVD - QUERCUS VIRGINIANA	11	11	
SE 24TH AVE - CASSIA JAVANICA	22	15	
SE 25TH AVE	N/A	N/A	
SE 2ND STR - TABEBUIA IMPETIGINOSA	11	11	
PERIMETER BUFFER 155.5203.F	REQUIRED	PROVIDED	
NORTH	N/A	N/A	
EAST	N/A	N/A	
SOUTH	N/A	N/A	
WEST	N/A	N/A	
PERVIOUS AREA 155.5201	REQUIRED	PROVIDED	
10% MIN. SF OF SITE	13,890	20,187	
REQUIREMENTS PER ZONING 155.5203.C	REQUIRED	PROVIDED	
(1) TREE PER 3000 SF	46	54	
(5) SHRUBS PER 3000 SF	232	232+	
*EXCLUSIVE OF STREET TREES			
TREE HT RELATIVE TO BLDG 155.5203.B.2.g	REQUIRED	PROVIDED	
50% REQ'D. TREES TO BE 16' OA	56	68	
50% REQ'D. PALMS TO BE 22' OA	N/A	55	
NATIVE TREE REQUIREMENT 155.5203.B	REQUIRED	PROVIDED	
50% OF REQUIRED TREES TO BE NATIVE	56	49	
TREE SPECIES DIVERSITY 155.5203.B	REQUIRED	PROVIDED	
WHERE 20 TREES ARE REQ'D, FOR SITE, 4 DIFFERENT SPECIES REQ'D ON PLAN	N/A	N/A	
LANDSCAPE VUA 155.3501.J.2.d	REQUIRED	PROVIDED	
MIN. 5' WIDE LANDSCAPE STRIP	5'	5'	

KEITH
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REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	02/24/25
DESIGNED BY:	RK/KS
DRAWN BY:	RK/JB
CHECKED BY:	RK/KS
BID-CONTRACT:	

This item has been digitally signed and sealed by Paul H. Weinberg on the date below using a Digital Signature.

REGISTERED LANDSCAPE ARCHITECT PAUL H. WEINBERG LA 6666804 STATE OF FLORIDA

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: 2025.07.24 09:44:31-04'00'

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

CLIENT

PORTMAN HOLDINGS

PROJECT

2400 E ATLANTIC
2400 East Atlantic Blvd.
Pompano Beach, FL

SHEET TITLE

PLANTING SCHEDULE

SHEET NUMBER LP-002

PROJECT NUMBER 14267.00

P&Z
PZ25-12000001
08/27/2025

Plotted by: rkinsey On 7/24/2025 9:21 AM

Drawing name: H:\14267.00 - 2400 E Atlantic - Portman Holdings\Landscape Architecture\CAD\14267.00-LP-13X.dwg

STATUS: PZB SET