

Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.

01/27/2026

ROCK, CONCRETE, ASPHALT AND OTHER
NON-NATURAL MATERIALS, SHALL BE REMOVED FROM
ALL PLANTING AREAS PRIOR TO LANDSCAPE
INSTALLATION AND SHALL BE REPLACED WITH
PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

NOTE! EXISTING TREES AT EXISTING BUILDING
TO BE PRESERVED AND PROTECTED DURING
CONSTRUCTION. SEE DETAIL SHEET LA.02.

ANY TREES THAT ARE CONTAINERIZED, SHALL
HAVE THE ROOTBALL SHAVED AT THE
PERIPHERY TO REMOVE ALL CIRCLING ROOTS.

A PRE-CONSTRUCTION MEETING WITH URBAN
FORESTRY IS REQUIRED BEFORE ANY WORK I
PERFORMED ON-SITE. PLEASE CONTACT THE URBAN
FORESTRY DEPARTMENT AT 954-545-7766.

"OUTDOOR STORAGE AREAS" AS DESIGNATED ON THE
SITE PLAN, ARE FOR THE STORAGE OF FLEET VEHICLES
AND EQUIPMENT ASSOCIATED WITH THE BUSINESS AND
IS PERMITTED AS ACCESSORY TO THE BUSINESS.

ADJOINING OWNER:
AQUATHIN CORP.
FOLIO: 4942 02 00 0551

ADJOINING OWNER:
ICBP IV HOLDINGS 27 LLC
FOLIO: 4942 02 00 0833

ADJOINING OWNER:
1040 SW 10 AVE LLC
FOLIO: 4942 02 00 0830

CITY OF POMPANO BEACH - LANDSCAPE CODE COMPLIANCE CHART

POMPANO BEACH CODE OR ORDINANCES

I-1 ZONING: LANDSCAPING AND BUFFERING REQUIREMENTS

SEC. 155.5203. GENERAL REQUIREMENTS

Tree: 12' minimum height, 2" minimum caliper
Palms: 14" oa min.
Shrubs: 24" ht., x 24" spr., minimum (unless otherwise required by buffer type)
50% of Required Canopy Trees Shall be Relative in Height (18") to the Structure
25% Max of Required Trees May be Palms

TOTAL SITE AREA: 24,503 SF (0.56 AC)
GREEN AREA: 9,559 SF (39%)
INTERIOR GREEN AREA*: 6,039SF (24.6%)
PAVING: 14,517 SF (59.2%)
CURB: 428 SF (1.7%)
TOTAL PERVIOUS: 14,945 SF (61%)
(* NIC Perimeter buffers)

SEC. 155.5203.F: REQUIRED PERIMETER LANDSCAPING ADJACENT TO R-Q-W

a. 10' wide landscaped with grass or groundcovers 345.04' South and East Perimeter
b. 1 Canopy tree/30 linear feet
c. 48" hedge
d. (OH lines) 1 Understory Trees/20 lf

REQUIRED	PROVIDED
13 TREES	12 TREES** 12 PALMS** PROVIDED 5 TREES
48" HEDGE 5 TREES	

SEC. 155.5203.C: MINIMUM DEVELOPMENT SITE LANDSCAPING

a. 1 Tree/5 Shrubs per 3000 sq.ft. (24,503 sq.ft. +/-) 0.56 Acres
b. 1 Tree/Parking Island 2 Islands

9 TREES 45 SHRUBS 2 TREES	9 TREES 54 SHRUBS 2 TREES
3 TREES	4 TREES

SEC. 155.5203.D.3: 5' wide landscape strip is required between VUA and the East property w/understory tree/40lf 100 lf

3 TREES	3 TREES 210 SHRUBS*
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SEC. 155.5203.G STREET TREES

1 Tree/40 linear feet of street frontage
Required Trees shall be Understory Trees to accommodate overhead utility lines

3 TREES	3 TREES 210 SHRUBS*
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TOTALS		
35 TREES, 45 SHRUBS		35 TREES/12 PALMS 405 SHRUBS

** Superior Landscape: Development Services Director may grant modifications if required landscaping between VUA and building provides at least 50% of required width and must include one or more of the following

- Palms must be provided in multiples (doubles or triples)
- If palms and trees are combined, one row of shrubs can be provided
- If palms or trees are provided, must be included in layering or height tiering with a minimum of 2 tiers
- If trees are provided, design must include 2 species
- Trees or palms must be a minimum of 14' hts
- Layered or height tiered shrubs are provided in variety with a minimum of two species

Given the existing parameters of the adjacent building abutting the property line, the required retention, and the nature of the site (semi-trunk parking), we are proposing an alternate Superior Landscape for the south perimeter buffer planting that meets at least one of the above conditions.

RETRO-ACTIVE LANDSCAPING REQUIREMENTS FOR EXISTING BUILDING PARCEL (150.02' WIDTH)

SEC. 155.5203.A.2.a: Development Without a Prior Landscape Plan Approved on Record, or Existing Prior to 1974.

A. Sod shall be provided within the right-of-way swale to the edge of the paved travel lane except where in areas the Development Service Director finds are developed as a loading area or provide necessary access to loading or parking areas. One street tree per 40 lineal feet of sodded swale area shall be provided.
Placement of street trees is subject to prior approval of the City Engineer.

B. A landscaped area at least five feet wide and containing a continuous hedge or one tree per 40 lineal feet of frontage shall be provided adjacent to a building wall facing a public street, except those parts of such wall providing necessary access to building entrances, loading docks, overhead doors, garages or parking spaces. (119.31')

C. A landscape strip with an average width of five feet shall be provided between any parking area or driveway and a front or street side lot line. The development shall provide the following landscaping within the planting strip:

- 24" ht. continuous hedge
- one tree/30 lf along the length of the strip

SEC. 155.5301.A.1.b: Mechanical Equipment

- Any lawfully established development that does not conform to the standards in Section 155.5301.A.2.a, New Development Screening Standards, shall not be required to screen any roof-mounted mechanical equipment, unless required to be upgraded as a nonconforming site feature under Article 7, Part 5 of this code.
- Notwithstanding the provisions elsewhere in this section, any lawfully established development that does not have an approved landscape plan on record and does not conform to the standards in Section 155.5301.A.2.b, New Development Screening Standards, shall screen all mechanical equipment mounted on ground level, or mounted within three feet from ground level, if the equipment is visible from a public right-of-way or more restrictive zoning district. Screening must be provided on three sides, using a hedge, berm, semi-opaque fence, or solid wall that is maintained or installed at least six inches higher than the equipment.

SEC. 155.5301.C.1.b: Location and Screening of Commercial Containers

- Commercial containers that are visible from a public right-of-way or more restrictive zoning district, or sub-area shall provide a continuous hedge at least two feet high around the commercial container enclosure.
- Unless legally located in a front or street side yard, no commercial container enclosure shall be placed in an area where the fence regulations would cause a conflict with this section.

REQUIRED	PROVIDED
4 TREES	4 TREES
3 TREES 24" HEDGE	3 TREES (incl 1 ex. PALM) PROVIDED
24" HEDGE 5 TREES	PROVIDED 6 EX CABBAGE PALMS

Existing Air Conditioner in front of building has existing opaque screening	NA
NA	NA
NA	NA

NA	NA
NA	NA

4 TREES	4 TREES
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4 TREES, 2 DBL. PALMS, TEX. PALMS	
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT/ROOT BALL SIZE	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
TREES										
	BS	4	Bursera simaruba / Gumbo Limbo	B & B	3" cal.	14' Ht	5-6'	Yes	High	4' CT
	CE-S	7	Conocarpus erectus 'sericeus' / Silver Buttonwood	B & B	2.5" Cal	12'	4-5'	Yes	High	4' CT
	CS	6	Cordia sebestena / Orange Geiger Tree	B & B	2" Cal	14' Ht	4-5'	Yes	High	4' CT
	CS2	4	Cupressus sempervirens / Italian Cypress	B&B	2.5" Cal	8'-10'	2-3'	No	Medium	
	LI	9	Lagerstroemia indica 'Tuskegee' / Crape Myrtle	B & B	2.5" Cal	12'	6-7'	No	High	4' CT
	TD	5	Taxodium distichum / Bald Cypress	B&B	2.5" Cal	10'	4'-5'	Yes	High	
	TD2	4	Taxodium distichum / Bald Cypress	B&B	3" cal.	14' Ht	4'-5'	Yes	High	
	VM	2	Veitchia merillii / Adonidia Palm	25 gal.		8' gw		No	High	double

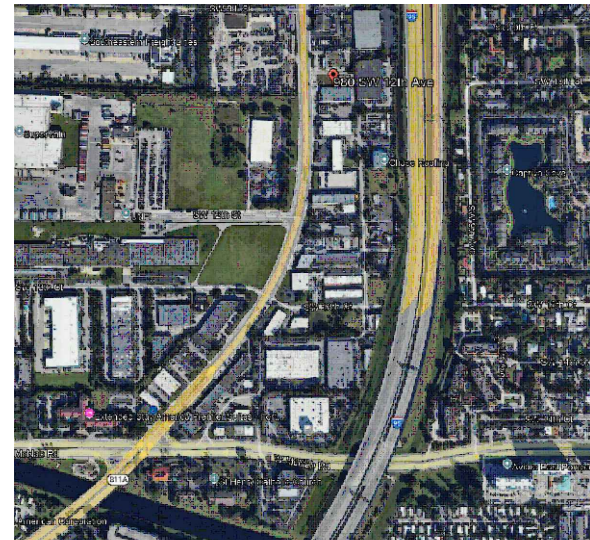
PALMS

	SP	12	Sabal palmetto / Cabbage Palmetto	B & B		18-22' ct	10'	Yes	High	stagger hts.
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD	NATIVE	REMARKS
SHRUBS									
	CHH	93	Chrysobalanus icaco 'Red Tip' / Red Tip Coccolup	NA	24"	24"	24"	Yes	Full to base
	CLG	105	Clusia guttifera / Small Leaf Clusia	-	42"	48"	42"	No	Full to base
	TRD	51	Tripsacum dactyloides / Fakahatchee Grass	n/a @	30"	30"	24"	Yes	Full to base
	VIB	103	Viburnum suspensum / Sandankwa Viburnum	NA	24"	24"	24"	No	Full to base

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD	NATIVE	SPACING	REMARKS
SHRUB AREAS										
	JAS	53	Jasminum simplicifolium / Southern Wax Jasmine	n/a @	24"	16"	18"	No	24" o.c.	Full to base
GROUND COVERS										
	LIR	58	Liriope muscari / Lilyturf	---	16"	8-10"	8'-10"	No	16" o.c.	full chumps

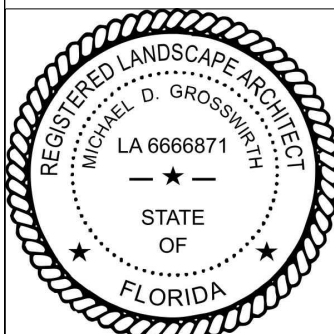
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LOCUS MAP
NTS.

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REV.	DATE	DESCRIPTION	INIT.
3	01/14/26	FENCE SHIFT	MDG
2	10/29/2025	2nd DRC COMMENTS	MDG
1	9/15/2025	INITIAL DRC COMMENTS	MDG
A		INITIAL ISSUE	



PREPARED BY:

**WDA
DESIGN
GROUP**
31 EAST MAIN STREET WESTBOROUGH, MA |
508.366.6552
WDA-DG.COM

OWNER:

**JOEFFRAN
INVESTMENTS**

PREPARED FOR:

**THOMAS ENGINEERING
GROUP**
6300 NW 31ST AVE
FORT LAUDERDALE, FL 33309
BROWARD COUTY, FL

TITLE:

LANDSCAPE PLAN

**980 SW 12TH AVE
POMPANO BEACH, FL**

DRC

SCALE: 1" = 20'
0 20 40 60

JOB NO.: 1632 DATE: 04/02/25
DWN. BY: MDG SHEET:
CHK'D BY: MDG

LA.01