TABLE 155.5203.C: MINIMUM DEVELOPMENT SITE LANDSCAPING					
LOT TYPE AND SIZE	BASE ZONING DISTRICT				
	RS-1, RS-2, RS-3, RS-4, RS-L, RD-1, MH-12	RM-12, RM-20, RM-30, RM-45	B-1, B-2, B-3, B-4, M-1, M-2, I-1, I-1X, OIP, TO, RP	CR, PR, CF, PU, T, LAC
Corner lots no more than 7,000 sq ft in area	5 trees and 20 shrubs	1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof	1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof	2 trees and 5 shrubs per 2,000 sq ft of lot area or major fraction thereof
Other lots no more than 7,000 sq ft in area	3 trees and 20 shrubs			
Corner lots more than 7,000 sq ft in area	4 trees and 30 shrubs			
Other lots more than 7,000 sq ft in area	4 trees and 30 shrubs			

TOTAL STREET TREES REQUIRED
REQUIRED: 1,579 Linear Feet, 1 tree/40 LF = 40 Trees
PROVIDED: 40 Trees

ZONE CR
Tree and Shrubs Overall
REQUIRED: 2 Tree and 5 Shrubs per 2000 SF of Lot Area
217,800 SF / 2000 SF = 109 Trees and 545 Shrubs

PROVIDED: 82 Existing Trees plus 27 Trees, and 1163 Shrubs Required, Exceeds Site Minimum

VEHICULAR USE AREA
REQUIRED: Perimeter 1 Canopy Tree–30 LF Buffering ROW
508 LF = 17 Trees
PROVIDED: 23 Trees

REQUIRED: Perimeter 1 Canopy Tree–20 LF North South East West
2,610 LF = 131 Trees
PROVIDED: 131 Trees

INTERIOR ISLAND REQUIRED: Perimeter 1 Canopy Tree–Island
10 Islands = 10 Trees
PROVIDED: 10 Trees

TOTAL TREES Perimeter VUA, Interior VUA and Site Trees
REQUIRED: 223 Trees
PROVIDED: 248 Trees

Figure 155.5203.D.4: Landscaping of vehicular use area interior

5. Landscaping Between Vehicular Use Areas and Buildings
A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. No landscaped area is required along those parts of an abutting building facade containing building entrances, driveways into garages or carports, or loading docks.
a. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area.
b. The landscaped area shall include landscaping meeting the foundation planting standards in Section 155.5203.E.3.
c. The Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:
i. Palms must be provided in multiples (doubles or triples);
ii. If palms and trees are combined, one row of shrubs can be provided;
iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
iv. If trees are provided, design must include a minimum of 2 species;
v. Trees or palms must be a minimum of 14 feet in height;
vi. Layered or height tiered shrubs are provided in variety with a minimum of 2 species;
vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Figure 155.5203.E: Building base plantings
Except for single-family dwellings, shrubs shall be planted along the base of any building facade facing a street. This requirement shall not apply to a building facade constructed along or within one foot of the street right-of-way boundary, or along those parts of a building facade containing building entrances, driveways into garages or carports, or loading docks.
3. Building Base Planting Standards
a. Required shrubs shall be planted within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building.
b. Required shrubs shall maintain a maximum average on-center spacing of six feet, and be evenly-distributed along the building facade.

FINES AND PENALTIES ENCROACHMENT INTO ROOT ZONES

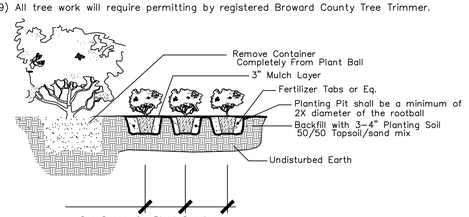
Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result 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.

CITY ROW SHRUB MAINTENANCE

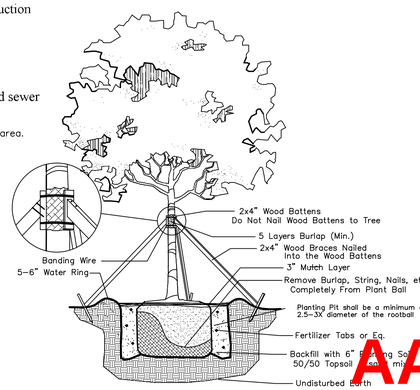
that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

NOTES:

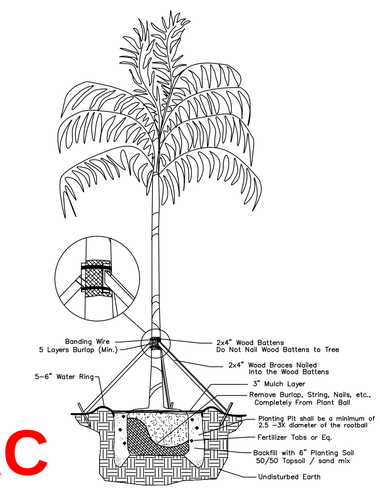
1) All hedges abutting City Rights of Way shall be maintained at a height no greater than 24".
2) Irrigation plan shall provide 100% coverage with 50% overlap.
3) Pre–Construction meeting with Urban Forestry is required before any plant material is installed onsite.
4) All road rock , concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
4) Provide irrigation bubblers for all new tree/palm installations and relocations until established.
5) 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.
6) as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter.
7) as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5'of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter
8) As per Sec 155.5204.F No development, work, or demo activity shall be allowed within the dripline of a tree or protection area.
9) All tree work will require permitting by registered Broward County Tree Trimmer.



Shrub & Ground Cover Planting Detail
NTS



Large Tree Planting Detail
NTS



Palm Planting Detail
Not to Scale

AAC
PZ23-12000029
03/05/2025

PROPOSED PLANT LIST

TREES / PALMS

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
CE	(N)	V	89	Conocarpus erectus / Green Buttonwood	B&B Field Grown, 4" DBH, 16' OA
VMD		V	4	Veitchia Montgomeryana / Veitchia Montgomery	B&B Field Grown, Double, 14' OA
DR		V	8	Delonix regia / Royal Poinciana	B&B Field Grown, 4" DBH, 16' OA
QV	(N)	V	70	Quercus virginiana / Live Oak	B&B Field Grown, 4" DBH, 16' OA
JT		V	8	Jatropha sp / Red Jatropha Multi Trunk	B&B Field Grown, Multitrunk, 6–8" OA
PS		V	2	Phoenix sylvestris / Sylvester Palm	B&B Field Grown, 12' CT, 18–20' OA
SP	(N)	V	22	Sabal palmetto / Sabal Palm	B&B Field Grown, staggered height, 12–14–16' OA
TH		V	13	Tabebuia heterophylla / Pink Tabebuia	B&B Field Grown, 2.5" DBH, 12' OA
SM	(N)	V	53	Swietenia mahagoni / Mahogany Tree	B&B Field Grown, 4" DBH, 16' OA
TD	(N)	V	15	Taxodium distcums / Bald Cypress	B&B Field Grown, 4" DBH, 16' OA

ACCENTS / SHRUBS / GROUND COVERS

CIR	(N)	V	1505	Chrysobalanus icaco / Red Tip Cocoplum	24" Spread, 24" Tall, 2' OC
HL	(N)	V	157	Hymencallis latifolia / Spider Lilly	18" Spread, 18" Tall, 18" OC
FMG		V	468	Ficus macrocarpa / Green Island Ficus	24" Spread, 24" Tall, 24" OC
JNC	(N)	V	99	Juniperus conferta / Shore Juniper	18" Spread, 18" Tall, 2' OC
MC	(N)	V	268	Muhlenbergia capillaris / Dwarf Muhly Grass	24" Spread, 24" Tall, 2' OC
VS	(N)	V	157	Viburnum sandanka / Sandanka Viburnum	24" Spread, 48" Tall, 2' OC
ZF	(N)	V	14	Zamia floridana / Cardboard Plant	24" Spread, 24" Tall, 30" OC

MISCELLANEOUS

SOD		M	Stenotaphrum secundatum / St. Augustine 'Floratam' Solid application APPROX 142,000 SF		
	(N)		Florida Native Plant Species	M	Moderate Drought Tolerance
	L		Low Drought Tolerance	V	Very Drought Tolerant

TREE MITIGATION CALCULATIONS

REMOVAL – Hardwood Tree Values = $ 7,313.61
REMOVAL – Palm Total – 0
REMOVAL – Non Specimen less than 18" and 60% Value = 40.5"
REMOVAL – Invasives – Quantity 29

SITE PLAN/ BUILDING DATA

PROJECT DESCRIPTION:	TENNIS COURT ENCLOSURE AND CLUBROOM FACILITY
PARCEL ID:	484232000143
LAND USE DESIGNATION:	CR COMMERCIAL RECREATION
ZONING DESIGNATION:	CR COMMERCIAL RECREATION
SITE AREA:	217,800 SF (5.0 ACRES)
WATER/WASTEWATER SERVICE PROVIDER :	x
STRUCTURE USES:	
CLUBHOUSE	2,784.80 SF
ENCLOSED TENNIS COURTS	23,978.60 SF
TOTAL :	26,763.40 SF
BUILDING FOOTPRINT: TOTAL BUILDING FOOTPRINT :	26,763.40 SF

LOT STANDARDS:	MIN	MAX	PROVIDED
LOT AREA	10,000SF		217,800 SF
LOT WIDTH	100'	N/A	1,455'
LOT COVERAGE	–	108,895 SF (50%)	26,763.40 SF (12.28%)
PERVIOUS AREA	87,118SF (40%)	–	154,436.43 SF (70.90%)
HEIGHT	–	105'	32'–3" (TO MEAN OF ROOF)
FRONT NORTH SETBACK	25'	–	66'–1" (CLOSEST)
SIDE EAST SETBACK	25'	–	68'–7" (CLOSEST)
SIDE WEST SETBACK	25'	–	227'–6" (CLOSEST)
REAR SOUTH	15' (ADJ. WATER)	–	46'–10" (CLOSEST)

AREA SUMMARY	
LOT AREA :	217,800.00 SF (5.0 ACRES)
GREEN AREA :	154,436.43 SF
BUILDING :	26,763.40 SF
VUA :	30,375.89 SF
SIDEWALKS, LIFT STATION AND DUMPSTER AREA :	6,024.28 SF

PARKING DATA: AS PER POMPANO BEACH FL. PARKING REGULATIONS

RACKET SPORTS:	3 SPACE PER COURT (6)	= 18 SPACES REQUIRED
OTHER INDOOR MEMBERSHIP RECREATION USE: 2,784.80 SF/300		= 10 SPACES REQUIRED
TOTAL REQUIRED		= 28 SPACES
TOTAL ACCESSIBLE SPACES REQUIRED		= 2 PER FBC
TOTAL SPACES PROVIDED	= 32 TOTAL	
TOTAL ACCESSIBLE SPACES PROVIDED	= 2 PER FBC	
BICYCLE PARKING PROVIDED	= 16 BICYCLES SPACES (16 REQ'D)	

VALUES

Approx Value	
$ 450 Each =	$ 54,000
$ 550 Each =	$ 1,100
$ 850 Each =	$ 6,800
$ 850 Each =	$ 59,500
$ 300 Each =	$ 2,400
$ 1250 Each =	$2,500
$ 300 Each =	$ 6,600
$ 350 Each =	$ 4,550
$ 850 Each =	$ 18,700
$ 850 Each =	$ 12,750
TOTAL Proposed =	$ 168,900

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N–P–K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tonning,RLA.

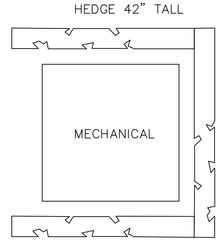
The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/– 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratam' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

The mechanical screening will be maintained at least 6" above the unit.



LANDSCAPE DETAIL – Mechanical Equipment
NTS

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect – Florida License #6666709
4855 NW 92nd Terrace
Coral Springs, Florida 33067
Tel: 561–414–8269
Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN
PROJECT : FLORIDA INDOOR TENNIS
WEST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069
CLIENT : RWB LINARES ARCHITECTURE

Wayne K Tonning RLA
Digitally signed by Wayne K Tonning
Date: 2025.03.03 11:51:30 -05'00'
WAYNE K. TONNING, RLA
RLA #6666709

PROJECT NO.	22–144
DRAWN BY	WKT
DESIGNED BY	WKT
CHECKED BY	WKT
DATE :	01–17–23
DWG. NO.	LP–2
SHT. NO.	2 of 4
REVISIONS :	
12–07–23	
08–22–24	
11–21–24	
01–24–25	
03–03–25	