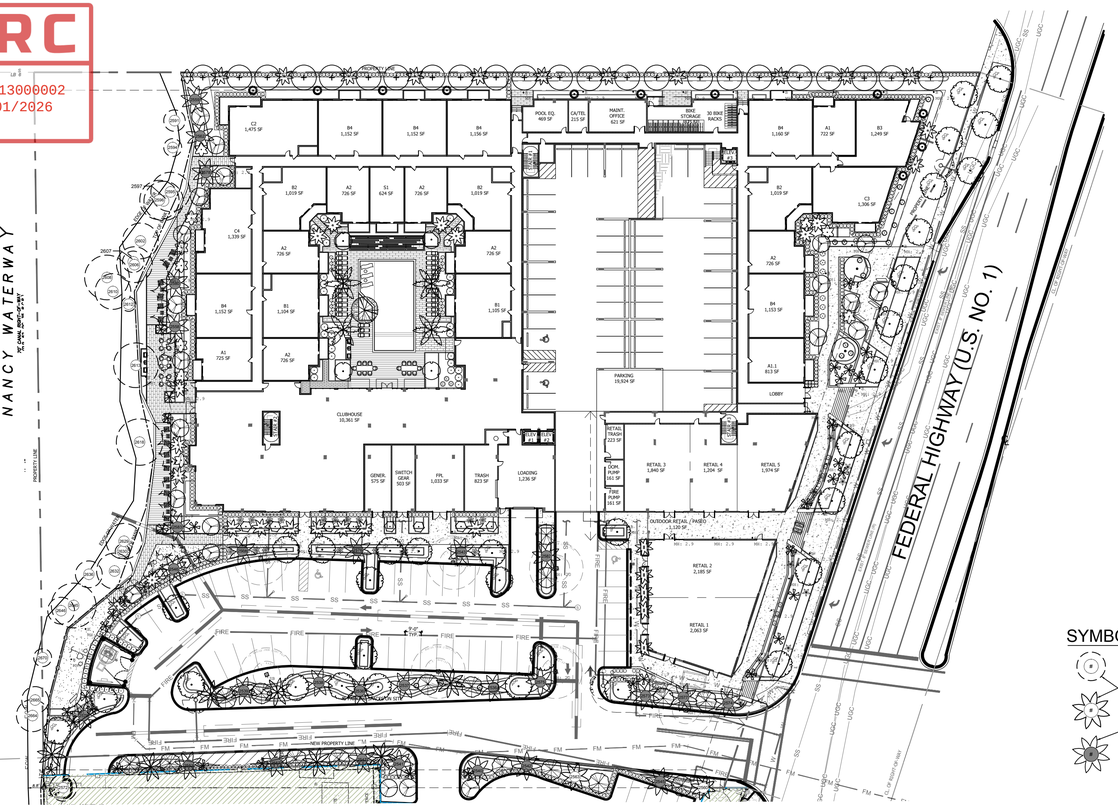
DRC

PZ25-13000002
04/01/2026



SYMBOL LEGEND

- Tree to Remain (EXISTING CANOPY)
- Palm to Remain (EXISTING CANOPY)
- Relocated Palm

KEY PLAN

Scale: 1" = 40'-0"

NORTH

Note: Street trees shall not be placed on top of or 5' of either side of any City-owned utility infrastructure. No trees, shrubbery, obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter.

Note: Landscape provided along the West waterway, including the Magrove's and any Mangrove replacements, will be maintained in perpetuity.

Note: A Pre Construction meeting with Urban Forestry is required before any work is performed onsite, especially where there is tree protection and/or plant material is installed on site.

Note: 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.

Note: No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

Note: 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 and be replaced with planting soil prior to landscape installation

Note: The irrigation system will be providing 100% coverage with 50% overlap. Including the ROW. Bubblers will be provided for all new and relocated trees and palms.

Note: Drought resistant sod or drought-resistant ground cover shall be installed on the entire disturbed areas before close-out of the permit and thereafter maintained. All asphalt, rock, and other non-natural materials shall be removed and refilled to the undisturbed lot level with clean soil before any planting or installation of the required drought-resistant sod or ground cover.

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

Note: 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.

Note: Fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

Note: Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Note: All existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).

Note: 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.

Note: If trees are to be containerized, the root ball will be shaved at the periphery to remove all circling roots.

LANDSCAPE REQUIREMENTS

ZONE DISTRICT: B-3

SITE AREA: 169,012 sf 3.88 Acres

SITE TREE REQUIREMENTS	REQUIRED	PROVIDED
Lot Tree Requirement - 1 tree per 3,000 sf	57	57+
50% of trees shall be native (*when more than 20 trees are required*)	29	29+
% of Palms Allowed = No. Trees required x 20% (*when more than 20 trees are required*)	12	12
Lot shrub requirement = 5 shrubs per 3,000 sf	285	285+
VUA REQUIREMENTS	**REQUIRED**	**PROVIDED**
Perimeter landscape strips [South drive aisle] Width 10'-0" Min. 1 Understory tree per 20 feet or 1 Canopy Tree per 40 feet in areas beneath overhead utility lines L.F. = 382'	10	10
Continuous Hedge	REQUIRED	PROVIDED
Groundcover or grass in all other planted areas	REQUIRED	PROVIDED
Perimeter landscape strips [South, West] Width 10'-0" Min. 1 Understory tree per 20 feet or 1 Canopy Tree per 40 feet in areas beneath overhead utility lines L.F. = 350'	9	9
Continuous Hedge	REQUIRED	PROVIDED
Groundcover or grass in all other planted areas	REQUIRED	PROVIDED
VUA to Building Buffer [North] Width 12'-0" Min. 14 foot height Trees & Palms	REQUIRED	PROVIDED
Layered Shrubs	REQUIRED	PROVIDED
BUILDING BASE PLANTING	**REQUIRED**	**PROVIDED**
Required shrubs shall be planted within 3 feet of the base of the building	REQUIRED	PROVIDED
PERIMETER LANDSCAPE BUFFER	**REQUIRED**	**PROVIDED**
Perimeter landscape buffer [North] Width 10'-0" Min. 1 canopy tree per 30 feet = 446'	15	15
Continuous Hedge	REQUIRED	PROVIDED
Perimeter landscape buffer [West] Width 10'-0" Min. 1 canopy tree per 30 feet = 365'	13	13
Continuous Hedge	REQUIRED	PROVIDED
STREET TREE REQUIREMENTS	**REQUIRED**	**PROVIDED**
Street trees (40' O.C. Per street tree plan): Federal Highway (U.S. No.1) L.F. = 426'	11	11
MITIGATION		
Total dollar value of removed Trees & Palms = $122,696.77 Total dollar value of proposed Mitigation Trees & Palms = $218,300.00		

*See Landscape List

**23 Existing Trees and 12 Existing Palms are counted toward Code Requirements

Mitigation Calculations

Removed		Replaced	
Total Tree DBH Removed (in.)	497	Total Tree Caliper Replaced (in.)	360
Non Specimen Tree DBH Removed (in.)	399		
Total Palm Removed (Qty.)	28	Total Palm Height Replaced (ft.)	1,478.00
Total Palm Height Removed (ft.)	1188		
Canopy Area	**Area (Sq. Ft)**		
Total Canopy Area Removed (sq.ft.)	50,821		
Appraisal Value	**Value ($)**	**Appraisal Value**	**Value ($)**
Total Specimen Removed	$34,777.78	Code required trees	91,600.00
Total Non-Specimen Removed	$87,918.99	Replacement trees beyond code requirements	98,500.00
		Replacement Palms beyond code requirements	143,300.00
Total Value Removed	**$122,696.77**	**Total Value Replaced**	**333,400.00**

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES	TOTAL TREE / PALM VALUES UNIT PRICE	TOTAL TREE / PALM VALUES TOTAL	TREE / PALM VALUES FOR MITIGATION QTY	TREE / PALM VALUES FOR MITIGATION TOTAL
TREES											
	BA	16	Bulnesia arborea Verawood	12' HT. X 4' SPR. 2" CAL.	F.G.	N	ALTERNATE SPECIES: BRIDALVEIL	$800	$12,800	0	$0
	CR	1	Clusia rosea Pitch Apple	18' HT. X 9' SPR. 4" CAL.	F.G.	Y	CHARACTER SPECIMEN	$3,000	$3,000	1	$3,000
	CD	22	Coccoloba diversifolia Pigeon Plum	12' HT. X 4' SPR. 2" CAL.	F.G.	Y	-	$1,000	$22,000	5	$5,000
	CE	23	Conocarpus erectus Green Buttonwood	18' HT. X 9' SPR. 4" CAL.	F.G.	Y	-	$1,800	$41,400	13	$23,400
	LJ	4	Ligustrum japonicum Japanese Privet	8' HT. X 8' SPR.	F.G.	N	MULTI TRUNK	$800	$3,200	4	$3,200
	MF	10	Myrcianthes fragrans Simpson's Stopper	8' HT. X 4' SPR.	F.G.	Y	-	$750	$7,500	10	$7,500
	PP1	2	Peltophorum pterocarpum Yellow Poinciana	18' HT. X 9' SPR. 4" CAL.	F.G.	N	-	$3,000	$6,000	2	$6,000
	PP	11	Polyalthia longifolia pendula Indian Mast Tree	18' HT. X 4' SPR. 4" CAL.	F.G.	N	-	$3,000	$33,000	6	$18,000
	QV	34	Quercus virginiana Live Oak	18' HT. X 9' SPR. 4" CAL.	F.G.	Y	-	$1,800	$61,200	18	$32,400
								TREES TOTAL: $190,100		TREES TOTAL: $98,500	
PALM TREES											
	DC	11	Dypsis cabadae Cabada Palm	10' O.A. HT. MIN.	F.G.	N	-	$1,000	$11,000	11	$11,000
	PS	4	Phoenix Sylvestris Silver Date Palm	12' C.T.	F.G.	N	-	$6,000	$24,000	4	$24,000
	RE	7	Roystonea elata Florida Royal Palm	12' G.W.	F.G.	Y	HEAVY WITH NO TRUNK CONSTRICTIONS	$2,400	$16,800	7	$16,800
	TR	37	Thrinax radiata Florida Thatch Palm	6'-12' O.A. HT.	F.G.	Y	SEE HEIGHTS ON PLAN	$1,500	$55,500	37	$55,500
	VM2	12	Veitchia montgomeryana 'Double' Montgomery Palm	24' O.A. HT.	F.G.	N	-	$1,000	$12,000	12	$12,000
	VM	24	Veitchia montgomeryana 'Single' Montgomery Palm	18'-26' O.A. HT.	F.G.	N	SEE HEIGHTS ON PLAN	$1,000	$24,000	24	$24,000
								PALMS TOTAL: $143,300		PALMS TOTAL: $143,300	
SHRUBS											
	AI	9	Alcantarea imperialis Imperial Bromeliad	2'-6" O.A. SPR.	-	N	-				
	CC	8	Chamaedorea cataractarum Cat Palm	4' O.A. HT.	-	N	-				
	CH2	17	Chamaerops humilis European Fan Palm	4-5' O.A. HT.	-	N	-				
	CG	432	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	-	Y	-				
	CE1	507	Conocarpus erectus Green Buttonwood	36" HT. X 24" SPR./ 24" O.C.	-	Y	-				
	CE2	28	Conocarpus erectus Green Buttonwood	72" HT. X 36" SPR. / 36" O.C.	-	Y	-				
	CQ	24	Crinum augustum 'Queen Emma' Purple Crinum Lily	3' O.A. HT.	-	N	-				
	DS	9	Dioon spinulosum Giant Dioon	36" HT. X 36" SPR.	-	N	-				
	MD1	20	Monstera deliciosa Swiss Cheese Plant	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	PG	16	Philodendron giganteum Giant Philodendron	36" HT. X 24" SPR.	-	N	-				
	RE2	28	Rhapis excelsa Lady Palm	4' O.A. HT.	-	N	-				
SHRUB AREAS											
	CH1	383	Chrysobalanus icaco 'Horizontalis' Horizontal Cocoplum	18" HT. X 18" SPR. / 18" O.C.	-	Y	-				
	CI	1,929	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	24" HT. X 24" SPR. / 24" O.C.	-	Y	-				
	EL	200	Ernodea littoralis Golden Creeper	18" HT. X 18" SPR. / 18 O.C.	-	Y	-				
	MD	155	Monstera deliciosa Swiss Cheese Plant	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	NB	461	Nephrolepis biserrata Macho Fern	24" HT. X 24" SPR. / 24" O.C.	-	Y	-				
	PB	588	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	PV	261	Pittosporum tobira 'Variegata' Variegated Japanese Pittosporum	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	SA	352	Schefflera arboricola Green Schefflera	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	SV	97	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	-	N	-				
	TD	444	Tripsacum dactyloides Fakahatchee Grass	36" HT. X 36" SPR. / 24" O.C.	-	Y	-				
	TF	228	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	-	Y	-				
GROUND COVERS											
	FM	3,715	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	-	N	-				
	MS	349	Microsorum scolopendria Wart Fern	15" HT. X 15" SPR. / 15" O.C.	-	N	-				
LAWN	As Required		Stenotaphrum secundatum 'Floratam' St. Augustine Grass	SOLID EVEN SOD							

WITKIN HULTS + PARTNERS
307 south 21st avenue · hollywood, florida
phone: 954.923.3661 · facsimile: 954.923.9689
www.witkindesign.com

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Project:

MODERA POMPANO BEACH

POMPANO BEACH, FLORIDA

MASTER LANDSCAPE PLAN INDEX

Revisions:

Revisions:	Date:	By:
2) City Comments	02.11.2026	AGS

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Master Landscape Plan Index

Date: 02/11/2026

Scale: See Left

Drawn by: AGS

Sheet No.:

PD-1L

Cad Id.: 2025-042