

B-3 Zoning District	Required	Provided
Open Space - Minimum Trees and Shrubs A minimum of 20% of the of the total gross area of a plot shall be devoted to landscaped pervious area. All plots shall contain one tree & five shrubs for every 3,000 SF of lot area.	9 Trees 45 Shrubs	30 Trees 259 Shrubs
Interior Vehicular Use Area 15% of the total vehicular-use area shall be devoted to interior landscaping. Each parking row shall begin and end with a landscape island...one additional landscaped island shall be provided for every ten (10) parking spaces. The landscaped islands shall have a minimum size of five (5) feet in width by fifteen (15) feet with a minimum of one (1) canopy tree. A landscaped area at least eight (8) feet wide shall be provided between abutting parallel parking bays. The landscaped area shall contain canopy trees spaced no more than forty (40) feet apart.	8 Trees 1,989 SF (8 Islands) (13,259 SFx.15)	8 Trees 1,989 SF
Perimeter Landscape - Vehicular Use Area & Adjacent Roadway Minimum continuous depth of ten (10) feet of landscape area and shall contain a minimum of one (1) tree for every 30 linear feet or major fraction thereof and a continuous hedge or shrub grouping to provide separation between the property line adjacent to right-of-way.	2 Trees 31 Shrubs (61'30=2)	2 Trees 31 Shrubs
Perimeter Landscape - Vehicular Use Area & Adjacent Property Minimum continuous depth of ten (10) feet of landscape area and shall contain a minimum of one (1) tree for every 40 linear feet or major fraction thereof and a continuous hedge or shrub grouping to provide separation from the adjacent property.	9 Trees 173 Shrubs (347/40)	14 Trees 173 Shrubs
Vehicular Use Area & Adjacent Building; Building Base Plantings 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. *Can be reduced 50% with the use of Superior Landscape Design 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.	223 LFx12 = 2,676 SF (223/6=37 Shrubs)	666 SF (25%) 54 Shrubs
*Superior Landscape Design in VUA abutting building: Palms provided in multiples		*4 Double Palms
Native Requirements A minimum of 50% of required trees shall be native species.	10 Native Trees (50%)	19 Native Trees (95%)
23' Building Height Requirements A minimum of 50% of required Canopy & Ornamental Trees shall be 14' in height; 50% of Palms shall be 18' in height with 8' CT	(10)14' Tall Trees/18' Tall Palms with 8' CT	(23)14' Tall Trees/18' Tall Palms with 8' CT

*NOT APPLIED TOWARDS PROVIDED TREE & SHRUB CREDITS
-ALL SOD AREAS TO MATCH EXISTING FLORATAM SOD SPECIES ON SITE

JJ 13
 QV--R 1
 COR 22
 SP-R 12
 CE-R 1
 CRR 21
 CDP 3
 SEE SHEET LA-3 FOR ADJOINING SITE LANDSCAPE INFORMATION
 ADD ROOT BARRIER TYP. SEE DETAIL ON SHEET LA-4
 CE-R 1
 CEB 6
 SOD TYP
 15' RADIUS TYP
 SOD TYP
 LIMITS OF WORK
 SOD TYP
 CHR 45
 JE 64
 LBS 153
 LBS 18
 LBS 23
 LSB 1
 ALCR 5
 CVP 28
 SCA 3
 PED 4
 CRL 10
 SCA 3
 CVP 5
 LBS 42
 CRR 2
 LSB 1
 PROPOSED RETAIL
 SITE LIGHTING TYP
 SEE SHEET LA-3 FOR ADJOINING SITE LANDSCAPE INFORMATION
 SOD TYP
 LIMITS OF WORK
 SIGHT TRIANGLE TYP
 CLA 7
 CHR 8
 CLA 14
 CRR 9
 SOD TYP
 CDP 2
 CE-R 1
 CDP 4
 CRR 30
 LSB 2
 THH 1
 CRR 33
 811
 Know what's below. Call before you dig.

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Pompano Beach Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Pompano Beach Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place" and City of Pompano Beach Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Pompano Beach. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required.
- Irrigation Note: According to 155.5203, Landscaping, wherever landscaping is required by this Code, it shall be kept in a healthy growing condition through appropriate irrigation by an automatic underground irrigation system installed in accordance with requirements of the Building Code.

ORC
LA-1
PZ25-12000021

Project Team

Landscape Architect:

LAS | **LANDSCAPE ARCHITECTURAL SERVICES, LLC**

Brandon White | Owner
772-834-1357 | brandon@las-fl.com

Paul Goulas | Owner
772-631-8400 | paul@las-fl.com

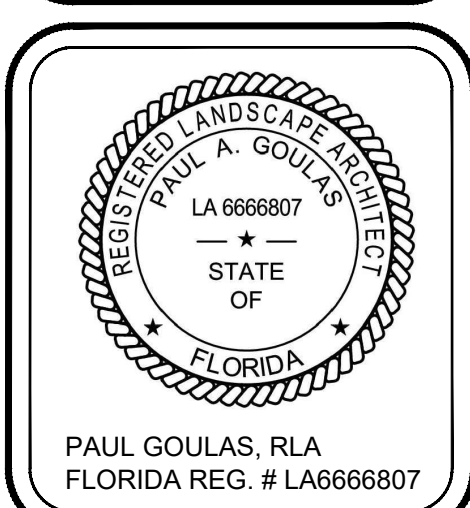
1708 SE Ivy Highway
Port St. Lucie, FL 34983

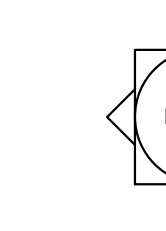
Architect:

DesignTech International
ARCHITECTS
Architecture • Planning • Interior Design
14120 E. 15th Ave., Suite 100
Mesa, AZ 85206
760-556-6040
760-556-6041
daniel@designtech.com
www.designtech.com

FOLIO 4942-03-27-0012
PROPOSED SHELL BLDG
2100 W ATLANTIC BLVD
POMPAHO BEACH, FLORIDA 33069
Landscape Plan

Revisions		
Date	Init.	Description
07.26.22	PG	Initial Submittal
12.06.22	PG	Revised per Comments
2.27.23	PG	Revised per Comments
3.29.23	PG	Revised per Comments
5.13.25	ST	Revised per Site Plan



Drawn By: PG
 Checked By: PG
 Municipal Project:
 Scale:

 SCALE: 1" = 12'
 0 12' 24'