DRC
PZ25-12000013
12/03/2025

POMPANO BEACH CODE COMPLIANCE (PER SEC. 155.5203)

WORK AREA: 48,532 SF 1.11 ACRES ZONING:B3/PCI (GENERAL BUSINESS PLANNED COMMERCIAL OVERLAY)	REQUIRED	PROVIDED
155.5203.B.1.b - NATIVE VEGETATION AND DIVERSITY WHERE 20 OR MORE TREES ARE REQUIRED ON A SITE, AT LEAST 50% OF THE REQUIRED TREES SHALL BE NATIVE SPECIES, AND THE REQUIRED TREES SHALL CONSIST OF AT LEAST FOUR DIFFERENT SPECIES. 52 REQUIRED TREES x 50% = 26 TREES 4 SPECIES REQUIRED	26 NATIVE TREES (50%) 4 SPECIES	60 PROP. NATIVE TREES 4 SPECIES
155.5203.B.2.g.ii(A) - CANOPY TREES AT LEAST 50% OF REQUIRED CANOPY TREES SHALL BE 16' HT IF THE PRINCIPAL STRUCTURE ON THE LOT IS 25' HIGH 52 REQUIRED CANOPY TREES x 50% - 26 TREES	18 TREES (50%)	48 TREES
155.5203.B.2.g.ii(C) - PALM TREES AT LEAST 50% OF REQUIRED PALM TREES SHALL BE 22' HT IF THE PRINCIPAL STRUCTURE ON THE LOT IS 25' HIGH. NO MORE THAN 50% OF THE TOTAL NUMBER OF REQUIRED TREES SHALL BE PALMS 11 REQUIRED PALMS x 50% - 6 PALMS 52 REQUIRED TREES x 50% = 26 PALMS (MAX)	6 PALMS 26 PALMS (MAX)	14 PALMS
OVERALL SITE		
155.5203.C - MINIMUM DEVELOPMENT SITE LANDSCAPING AT LEAST ONE TREE AND FIVE SHRUBS PER 3,000 SF OF LOT AREA OR FRACTION THEREOF 48,537 SF / 3,000 SF = 16 TREES 48,537 SF / 3,000 SF x 5 = 81 SHRUBS	(*) 16 TREES 81 SHRUBS	9 BUTTONWOOD 5 LIVE OAKS 8 ALEXANDER PALMS @3:1 =16 TOTAL TREES >81 SHRUBS
VEHICULAR USE AREA:		
155.5203.D.1.4.b.iii - LANDSCAPE ISLAND PARKING BAYS EACH LANDSCAPE ISLAND SHALL CONTAIN AT LEAST 1 CANOPY TREE. UNDERSTORY TREES MAY BE SUBSTITUTED IN AREAS BENEATH OVERHEAD UTILITY LINES. 5 LANDSCAPE ISLANDS x 1 TREE = 5 TREES	(*) 5 TREES	2 LIVE OAKS 3 BUTTONWOOD
155.5203.D.3.b - PERIMETER ROW LANDSCAPE STRIP COMPOSITION CANOPY TREES SHALL BE SPACED A MAXIMUM AVERAGE OF 30' OC NORTH: 216' / 30' = 7 TREES NORTH WEST: 50' / 30 = 2 TREES WEST: 173' / 30' = 6 TREES	(*) NORTH: 7 TREES NW: 2 TREES WEST: 6 TREES	NORTH: 3 BUTTONWOOD 4 LIVE OAKS NORTH WEST: 1 BUTTONWOOD 1 EXIST TREE WEST: 3 LIVE OAKS 2 BUTTONWOOD 1 EXIST. TREE
155.5203.D.4.a - INTERIOR LANDSCAPING STANDARDS LANDSCAPE PLANTING AREAS SHALL MAKE UP AT LEAST 15% OF THE TOTAL AREA OF A VEHICULAR USE AREA. (VUA = 27,342.5 SF) 23,883 SF x 15% = 4,101.4 SF	4,101.4 SF	6,511 SF
155.5203.E. - BUILDING BASE PLANTINGS REQUIRED SHRUBS SHALL BE PLANTED WITHIN 3 FEET OF THE BASE OF THE BUILDING. 205 LF X 3 = 615 SF	615 SF	615 SF
BUFFERS:		
155.5203.F.3 - PERIMETER BUFFERS TYPE 'B' BUFFER SHALL BE PROVIDED ALONG THE SOUTH AND EAST PERIMETER WITH ONE CANOPY TREE PER 30 LF, 4' MIN. CONTINUOUS HEDGE ON THE EXTERIOR SIDE OF THE WALL OR FENCE, AND 1 SHRUB PER 10 LF ON INTERIOR SIDE OF WALL OR FENCE. SOUTH: 321' / 30' = 11 TREES EAST: 156' / 30' = 5 TREES	(*) SOUTH: 11 TREES EAST: 5 TREES 1 SHRUB/10 LF INTERIOR CONT. 4' MIN HEDGE EXTERIOR	SOUTH: 6 RELOCATED LIVE OAKS 6 LIVE OAKS 2 BUTTONWOOD 1 EXISTING TREES INTERIOR SHRUBS PROVIDED EXTERIOR HEDGE PROVIDED EAST: 2 LIVE OAKS 3 BUTTONWOOD INTERIOR SHRUBS PROVIDED EXTERIOR HEDGE PROVIDED
TOTAL REQUIRED TREES 16 + 5 + 7 + 2 + 6 + 11 + 5 = 52 TREES (*) DENOTES REQUIRED TREES	52 TREES	43 PROP. TREES 3 EXIST. TREES 6 RELOCATED TREES 52 TREES
155.5204.E.1.b - THE MINIMUM NUMBER OF REPLACEMENT TREES REQUIRED TO COMPENSATE FOR REMOVED NON-SPECIMEN TREES THAT CANNOT BE SUCCESSFULLY RELOCATED SHALL BE ONE (1) CALIPER INCH FOR EACH ONE (1) DBH INCH REMOVED TO THE EXTENT THAT THE COMBINED DBH OF THE REPLACEMENT TREES EQUALS THE COMBINED CALIPER OF ALL THE TREES REMOVED. TOTAL INCHES REMOVED = 213" INCHES	213"	25" DBH INCHES PROVIDED TOWARDS MITIGATION (5 CB,2 CE)
STREET TREES:		
155.5203.G.2.c - STREET TREES STREET TREES SHALL BE PROVIDED AT A 1:40' OF STREET FRONTAGE NORTH (SAMPLE ROAD FRONTAGE): 149' / 40' = 4 TREES	4 TREES	4 TREES

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
TREES							
CB	Conocarpus erectus	Green Buttonwood	Cont.	4" Cal.	16' HT x 7' SPR	Yes	24
CE	Conocarpus erectus f. sericeus	Silver Buttonwood	F.G.	2.5" Cal.	12' HT x 5' SPR	Yes	2
QR	Quercus virginiana	Southern Live Oak	Relocated				6
QV	Quercus virginiana	Southern Live Oak	F.G.	4" Cal.	16' H x 7' SPR	Yes	24
PALM TREES							
PE	Ptychosperma elegans Double Trunk	Alexander Palm	F.G.		22' OA	Florida Friendly	8
CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	NATIVE	QTY
SHRUBS							
CA	Clusia rosea	Clusia	Cont.	36" O.C.	48"x36"	Yes	169
CT	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Cont.	36" O.C.	30"x24"	Yes	298
HF	Hamelia patens	Firebush	Cont.	36" O.C.	24"x24"	Yes	27
PM	Podocarpus macrophyllus	Yew Podocarpus	Cont.	24" O.C.	60" HT		172
SHRUB AREAS							
JJ	Jasminum volubile	Wax Jasmine	Cont.	24" O.C.	18"x18"	Yes	292
GROUND COVERS							
DB	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	Cont.	18" O.C.	12' HT. x 12' SPR.		248
SOD	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	Sod				±15,537 sf

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
9. ALL HEDGES ABUTTING CITY RIGHTS OF WAY ARE TO BE MAINTAINED AT A HEIGHT NO GREATER THAN 24".
10. A PRE-CONSTRUCTION MEETING WITH THE CITY'S URBAN FORESTRY DIVISION IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
11. ALL ROCK, CONCRETE, ASPHALT AND OTHER NON NATURAL MATERIAL IS TO BE REMOVED FROM ALL PLANTING AREAS AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
12. SITE MUST MEET THE MINIMUM CONDITIONS OF THE APPROVED PLAN PRIOR TO FINAL INSPECTION.
13. 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.
14. PLANT SPACING SHALL SUPERSEDE PLANT QUANTITY TO FILL LANDSCAPE BEDS

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NAVD 88. TO CONVERT THE ELEVATION HEREON TO NGVD 29 ADD 1.51 FEET.

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Date: 2025.12.12 13:58:51 -05'00'

KHA PROJECT	143360001
DATE	SEPT 2025
SCALE	AS SHOWN
DESIGNED BY	NR
DRAWN BY	NR
CHECKED BY	TH

LANDSCAPE PLAN

2690 WEST SAMPLE ROAD
PREPARED FOR
NATIONAL EXPRESS WASH LLC
CITY OF POMPANO BEACH FLORIDA

SHEET NUMBER
L2.01

143360001
SEPT 2025
CITY OF POMPANO BEACH FLORIDA
Plotted: Dec 12, 2025 - 1:58pm By: Harrell, Tom Sheet Set: 2690 WEST SAMPLE ROAD Layout: L2.01 LANDSCAPE PLAN September 16, 2025 02:55:42pm K:\Ftl_civil\143 Jobs\143360001 2690 west sample road civil eng\Design\CAD\plansheets\LANDSCAPE PLAN.dwg
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