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Landscape Data for Site:

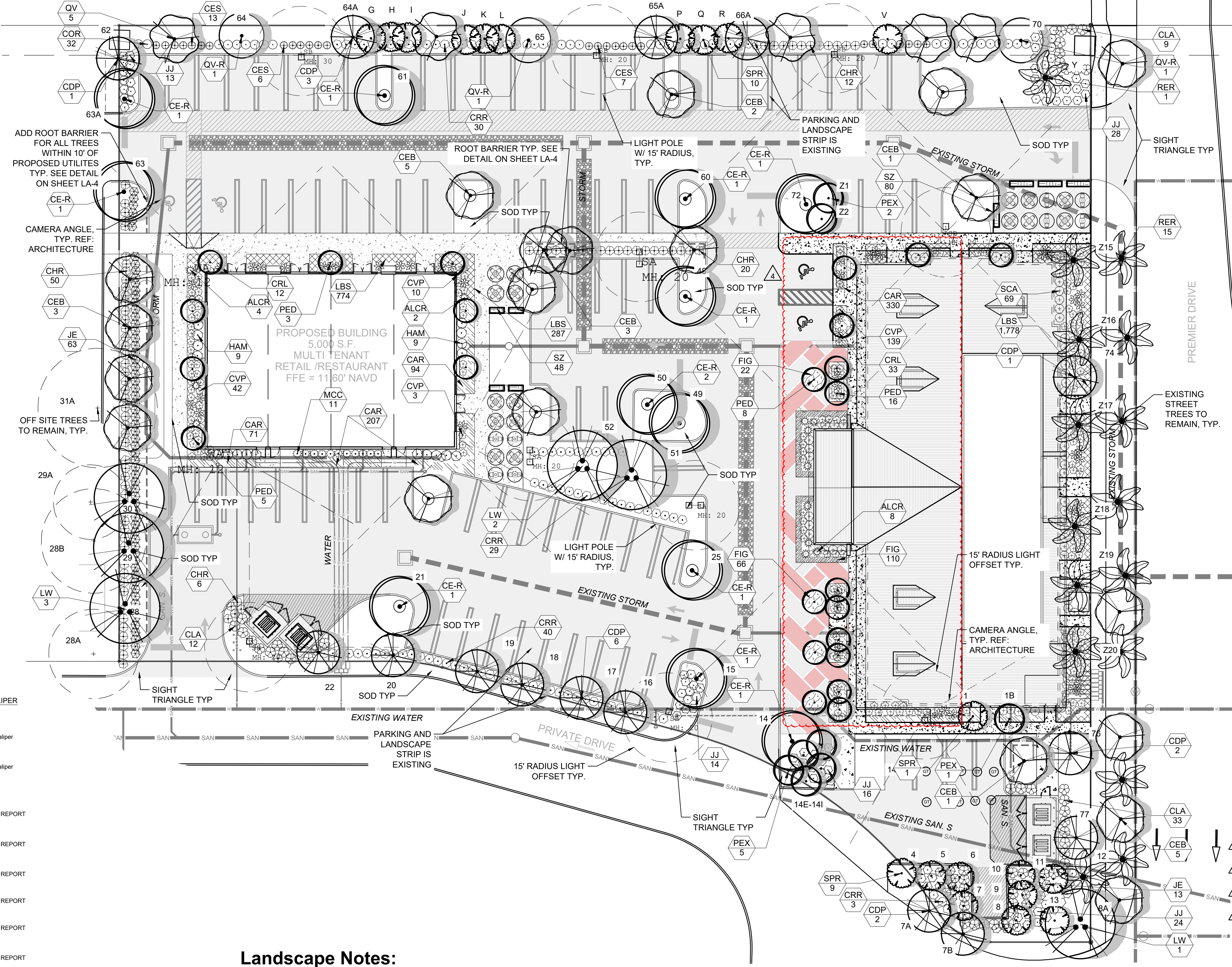
B-3 Zoning District	Required	Provided
Open Space - Minimum Trees and Shrubs A minimum of 20% of the of the total gross area of a plot shall be devoted to landscaped pervious area. All plots shall contain one tree & five shrubs for every 3,000 SF of lot area.	27 Trees 132 Shrubs 15,785.2 SF (78,927 SFx0.2)	48 Trees 148 Shrubs 17,309 SF
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.	(37,406 SF x.15)= 5,611 SF (20 Islands) 20 Trees	17,956 SF 20 Trees
Perimeter Landscape - Vehicular Use Area & Adjacent Roadway/ROW/Property 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. <ul style="list-style-type: none">South side: 217' excluding driveways / 30' = 7 trees (7 Existing Provided)West side: 213' / 40' = 5 trees (5 Existing Provided)North side: 325' excluding driveways / 30' = 11 trees - 11 canopy trees provided (6 Existing trees + 5 Proposed)	25 Trees 250 Shrubs (748/30=25)	31 Trees 250 Shrubs
Street Trees Along Premier Drive One (1) canopy street tree shall be required in between the palms for every forty (40) linear feet of street frontage (excluding driveways).	7 Trees (282/40)	5 Trees*
Native Requirements A minimum of 50% of required trees shall be native species.	79/2 = 40 Native Trees	103 Native Trees/122 Trees (84%)
Building Base Planting & Height Requirements Planting width of 6' with 3 superior landscape design elements: <ul style="list-style-type: none">- Double Alexander Palms- Palm height of 18'- Shrubs are planted in layers 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	(24)14' Tall Trees / (36) 18' Tall Palms with 8' CT	(28) Existing Trees Over 14' OA/ (73) Existing and Proposed Palms with 18' OA and 8' CT

* Due to the existing storm water pipe, only 5 canopy trees can be provided along Premier Drive.

Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	CEB	20	Conocarpus erectus	Green Buttonwood	CG	12' HT	6'W	STD, 4' CT, SP	Native	2" Caliper
	QV	5	Quercus virginiana	Southern Live Oak	CG	12' HT	6' SPR	STD, 4' CT, SP	Native	2" Caliper
EXISTING TREES TO REMAIN										
	CDP	15	Coccoloba diversifolia	Pigeon Plum	Existing to Remain	SEE REPORT	SEE REPORT	SEE TREE REPORT FOR DETAILS NOTE: 13 EXISTING PIGEON PLUM TREES ARE 14' OA MINIMUM	Native	SEE REPORT
	CE-R	12	Conocarpus erectus	Buttonwood	Existing to Remain	SEE REPORT	SEE REPORT	SEE TREE REPORT FOR DETAILS NOTE: ALL EXISTING GREEN BUTTONWOOD TREES ARE 14' OA MINIMUM	Native	SEE REPORT
	LW	6	Lysioloma latissilium	Wild Tamarind	Existing to Remain	SEE REPORT	SEE REPORT	SEE TREE REPORT FOR DETAILS	Native	SEE REPORT
	PEX	8	Ptychosperma elegans	Alexander Palm	Existing to Remain	SEE REPORT	SEE REPORT	SEE TREE REPORT FOR DETAILS	Non-native	SEE REPORT
	QV-R	3	Quercus virginiana	Southern Live Oak	Existing to Remain	SEE REPORT	SEE REPORT	SEE TREE REPORT FOR DETAILS NOTE: ALL EXISTING LIVE OAK TREES ARE 14' OA MINIMUM	Native	SEE REPORT
	RER	16	Roystonia elata	Florida Royal Palm	Existing to Remain	SEE REPORT	SEE REPORT	SEE TREE REPORT FOR DETAILS	Native	SEE REPORT
	SPR	20	Sabal palmetto	Cabbage Palmetto	Existing to Remain	SEE REPORT	SEE REPORT	SEE TREE REPORT FOR DETAILS	Native	SEE REPORT
PALM TREES										
	PED	4	Ptychosperma elegans	Alexander Palm	FG	10' CT, 18' OA		DBL, F, SP	Non-native	
SYMBOL CODE QTY BOTANICAL NAME COMMON NAME CONTAINER HEIGHT WIDTH NOTES NATIVE										
SHRUBS										
	ALCR	15	Acantarea imperialis 'Rubra'	Rubra Imperial Bromeliad	CG	24" OA	12" W	F	Non-native	
	CHR	88	Chrysobalanus icaco 'Redtip'	Red Tip Coccolupum	CG	24" HT	18"W	F	Native	
	CRR	102	Chrysobalanus icaco 'Redtip'	Red Tip Coccolupum	Existing to Remain	24" HT	18"W	F	Native	
	CLA	54	Clusia guttifera	Small-Leaf Clusia	CG	4' HT	3"W	F	Non-native	
	CVP	194	Codiaeum variegatum 'Petra'	Petra Croton	CG	18" HT	18"W	F	Non-native	
	CES	26	Conocarpus erectus sericeus	Silver Buttonwood	CG	3' HT	2' W	F	Native	
	COR	32	Conocarpus erectus sericeus	Silver Buttonwood	Existing to Remain	3' HT	2' W	F	Native	
	CRL	51	Citrum	Green Citrum Lily	CG	36" OA	12" W	F	Non-native	
	HAM	18	Hamelia patens 'Calusa'	Dwarf Firebush	CG	24" HT	18"W	F	Native	
	JE	76	Jasminum volubile	Wax Jasmine	CG	24" HT	18"W	F	Non-native	
	JJ	95	Jasminum volubile	Wax Jasmine	Existing to Remain	24" HT	18"W	F	Non-native	
	MCC	11	Muhlenbergia capillaris	Pink Muhly Grass	CG	24" HT	18"W	F	Native	
	SCA	69	Schefflera arboricola	Green Schefflera	CG	24" HT	18"W	F	Non-native	
SYMBOL CODE QTY BOTANICAL NAME COMMON NAME CONTAINER HEIGHT WIDTH NOTES NATIVE SPACING										
	CAR	702	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	CG	6" HT	12"W	FTB	Native	12" o.c.
	FIG	198	Ficus microcarpa 'Green Island'	Green Island Ficus	CG	12"HT	15" SPR	F	Non-native	15" o.c.
	LBS	2,839	Liriope muscar 'Super Blue'	Super Blue Lilyturf	CG	12" OA	6" W	F	Non-native	6" o.c.
	SZ	128	Sansevieria zeylanica	Mother-in-law Tongue	CG	18"HT	10" SPR	F	Non-native	10" o.c.

*NOT APPLIED TOWARDS PROVIDED TREE & SHRUB CREDITS
-ALL SOD AREAS TO MATCH EXISTING FLORATAM SOD SPECIES ON SITE
NOTE: PLANT SPACING SHALL SUPERSEDE PLANT QUANTITY TO FILL THE BED.



Landscape Notes:

- 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.
- 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.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
12. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
13. 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.
14. 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.
15. 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. No trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter.

- 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.
- All hedges abutting City Rights of way are maintained at a height no greater than 24". All trees in all trees VUA perimeter trees will be 14' OA to create a largest OPTED clear line of sight from roadway.
- Maintain all hedges, bushes, low plants and ground covers at 30" maximum. Shrubs taller than 30" are only proposed surrounding the dumpster enclosure.
- Maintain an 8- foot clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6 inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)
- As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
- Fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved as as follows:

- 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.
- A Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.
- 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.
- Where proposed utilities conflict with tree protection zones, a power-driven soil auger shall be used under the tree.
- Plant spacing shall supersede plant quantity to fill the bed.
- 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).
- All tree work will require permitting by a registered Broward County Tree Trimmer.

Project Team

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FOLIO 4942-03-27-0012

PROPOSED SHELL BLDG

2100 W ATLANTIC BLVD
POMPANO 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
09.10.25	SZ	Revised per Comments
12.03.25	SZ	Revised per Comments
02.05.26	SZ	Revised per Comments
02.23.26	SZ	Revised per Comments
04.22.26	PG	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

811 Know what's below. Call before you dig.

PZB
PZ25-12000021
05/27/2026
LA-1