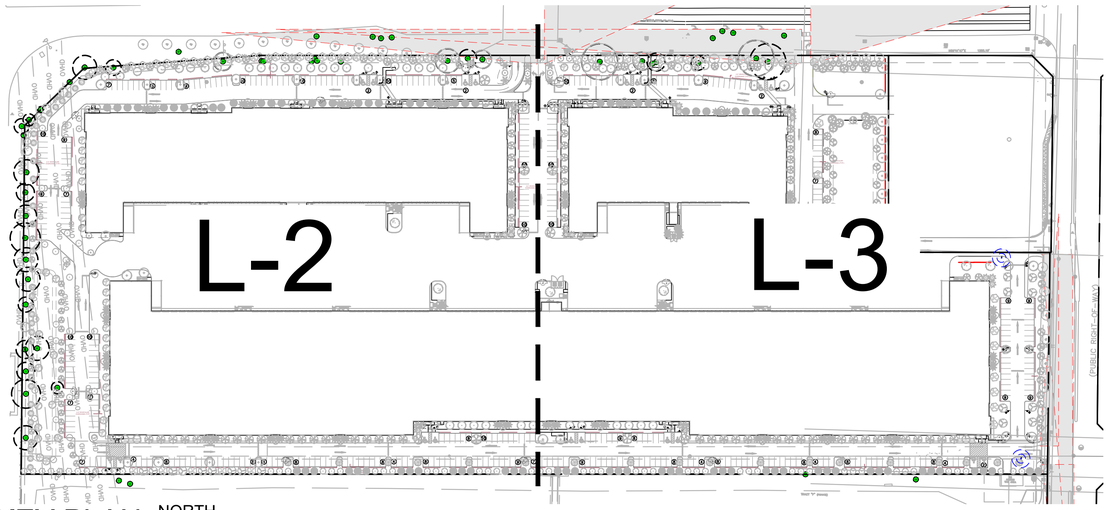


KEY PLAN

NORTH

Scale: NTS

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

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

SYMBOL LEGEND

Tree to Remain

EXISTING CANOPY

Mitigation Calculation	
Total DBH of Non-Specimen Trees to Remove (in)	502
Total DBH of Non-Specimen Palms to Remove (in)	747
Total DBH Removed (in)	**1,249**
Total Non-Specimen Tree Value to Remove ($)	$121,676.66
Total Specimen Tree Value to Remove ($)	$117,100.58
Total Value Removed ($)	**$238,777.24**

Canopy Replacement				
Repacement Tree Type	Provided Qty	Reaplcement Canopy Area Credit (Sq.Ft)	Total (sq.ft)	
Total Dollar Value Replacement ($)			**$611,682.00**	
Total Tree DBH Replacement (in.)			**1,583**	

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

P&Z

PZ24-12000024

09/24/2025

TREE REPLACEMENT DOLLAR VALUE CALCULATIONS

Bld/Phase	Item List	Quantity	Unit Price	Total Price
Landscape	Acer Rubrum - 14' ht., 5' spr., 2.5" dbh., 8' CT min.	62	$675.00	$41,850.00
	Bulnesia arborea - 12' ht., 5' spr., 2" dbh.	33	$625.00	$20,625.00
	Bursera simaruba - 16' ht., 6' spr., 3" dbh., 8' CT min.	36	$790.00	$28,440.00
	Calophyllum brasiliense - 16' ht., 6' spr., 3" dbh., 8' CT min.	35	$845.00	$29,575.00
	Conocarpus erectus - 16' x 6', 3" dbh	36	$975.00	$35,100.00
	Elaeocarpus decipiens - 12' ht., 4' spr., 2" dbh.	14	$900.00	$12,600.00
	Jacaranda mimosifolia - 16' ht., 6' spr., 3" dbh., 8' CT min.	15	$1,700.00	$25,500.00
	Lagerstroemia speciosa - 14' ht., 5' spr., 2.5" dbh., 8' CT min.	19	$888.00	$16,872.00
	Lysiloma latisiliqua - 16' ht., 5' spr., 3" dbh., 8' CT min.	12	$1,900.00	$22,800.00
	Magnolia virginiana - 14' ht., 6' spr., 2,5" dbh., 8' CT min.	25	$970.00	$24,250.00
	Mastichodendron foetidissimum - 14' ht., 5' spr., 2.5" dbh., 8' CT min.	37	$1,500.00	$55,500.00
	Pinus elliottii 'Densa' - 16' ht., 6' spr., 3" dbh., 8' CT min.	27	$800.00	$21,600.00
	Quercus virginiana - 16' ht., 6' spr., 3" dbh., 8' CT min.	12	$900.00	$10,800.00
	Simarouba glauca - 16' ht., 6' spr., 3" dbh., 8' CT min.	19	$900.00	$17,100.00
	Swietenia Mahagoni - 14' ht., 5' spr., 2.5" dbh., 8' CT min.	26	$850.00	$22,100.00
	Tabebuia heterophylla - 14' ht., 5' spr., 2.5" dbh.	15	$710.00	$10,650.00
	Roystonea elata - 22' OA ht. min., 8' GW, matched hts.	6	$1,450.00	$8,700.00
	Veitchia montgomeryana 'Double' - 22' OA ht. min.	46	$900.00	$41,400.00
	Veitchia montgomeryana 'Single' - 22' OA ht.	29	$850.00	$24,650.00
	Veitchia montgomeryana 'Triple' - 20' oa ht, staggered heights	8	$950.00	$7,600.00
	Conocarpus erectus 'Sericeus' - 10' ht., 4' spr., 2" dbh.	32	$510.00	$16,320.00
	Lagerstroemia indica 'Muskogee' - 10' ht., 4' spr., 2" dbh., single trunk	25	$600.00	$15,000.00
	Ligustrum japonicum - 10' OA ht., multi-trunk	37	$850.00	$31,450.00
	Lysiloma sabicu - 10' ht., 4' spr., 2" dbh.	29	$500.00	$14,500.00
	Myrcianthes fragrans - 10' ht., 4' spr., 2" dbh.	30	$570.00	$17,100.00
	Noronhia emarginata - 10' x 4', 2" dbh	44	$900.00	$39,600.00
Grand Total		**709**	**$24,008.00**	**$611,682.00**

MINIMUM DEVELOPMENT SITE LANDSCAPING

ZONE DISTRICT: I-1

SITE AREA: 1,091,765 sf — PERVIOUS LANDSCAPE AREA: 219,898 sf (20%)

SITE TREE REQUIREMENTS	REQUIRED	PROVIDED
Lot Tree Requirement - 1 tree per 3,000 sf	364	364
Canopy Trees = Lot Tree Requirement - 1 tree per 3,000 sf (1,001,628.86 sf)	334	334**
Understory Trees Lot Tree Requirement [Due to Powerlines]- 1 tree per 3,000 sf (90,173.93 sf)	30	30
50% of trees shall be native *(when more than 20 trees are required)*	182	182
% of Palms Allowed = No. Trees required x 20% *(when more than 20 trees are required)*	73	43
Lot shrub requirement = 5 shrubs per 3,000 sf	1,820	1,820
STREET TREE REQUIREMENTS [NORTH ALONG SAMPLE ROAD]	REQUIRED	PROVIDED
1 canopy tree per 40 feet = L.F = 1,117'	28	28
1 Understory tree per 20 ***to replace Canopy Tree Due to Powerline*** L.F = 136'	7	7
STREET TREE REQUIREMENTS [EAST ALONG NW 27TH AVE]	REQUIRED	PROVIDED
1 canopy tree per 40 feet = L.F = 346'	9	9
VUA REQUIREMENTS	REQUIRED	PROVIDED
Perimeter landscape strips [North & East] = 1 canopy tree per 30 feet [50% Palms Allowed at 20' O.C.] L.F. = 2,099'	70	70
Perimeter landscape strips [South] = 1 canopy tree per 40 feet [50% Palms Allowed at 20' O.C.] L.F. = 229'	6	6
Perimeter landscape strips [West] = 1 Canopy Tree per 40 feet in areas beneath overhead utility lines L.F. = 719'	18	18 *(5 Proposed Trees + 13 Existing Trees)*
Perimeter landscape strips [West, Partial North, and Partial South] = 1 Understory tree per 20 feet or 1 Canopy Tree per 40 feet in areas beneath overhead utility lines L.F. = 3,358'	131	131
STREET TREES	REQUIRED	PROVIDED
Street Tree [North] = 1 canopy tree per 40 feet [50% Palms Allowed at 20' O.C.] L.F. = 1,205'	30	30 *(18 Proposed Trees + 12 Existing Trees)*
Street Tree [East] = 1 canopy tree per 40 feet [50% Palms Allowed at 20' O.C.] L.F. = 319'	8	8
15% of total VAU to be landscape area *155.5203.C.4i*	15%	15%
Canopy trees = 1 per landscape island	42	42
Understory trees in lieu of Canopy trees [Due to Powerlines] = 1 per landscape island	33	33
Superior landscape between VUA and building = 1 shrub per 6 feet on center [SEE CHART FOR SPECIES BREAKDOWN] *155.5203.D.5*		642 Shrubs + 927 Ground Covers + 8 Trees + 8 Palms
BUFFER REQUIREMENTS	REQUIRED	PROVIDED
Type A Option 1 Buffer Exterior Requirements: [South Side] 1 Canopy tree per 30 feet on interior side of wall or fence and a continuous hedge [4' minimum in height] on exterior side of wall or fence L.F.= 237'	8	8
Type A Option 1 Buffer Exterior Requirements: [South Side] 1 Understrory tree per 20 feet on interior side of wall or fence ***to replace Canopy Tree Buffer requirement Due to Powerline*** L.F.= 1,470'	74	74
TOTAL TREE REQUIREMENTS	REQUIRED	PROVIDED
TOTAL CANOPY TREES: [Lot + Perimeter + Buffer]	544	544
TOTAL UNDERSTORY TREES: [Due to Powerlines + Buffer Requirements]	275	275
TOTAL PALMS: [Max. 20% of Required Trees]	162	84
TOTAL:	809	809

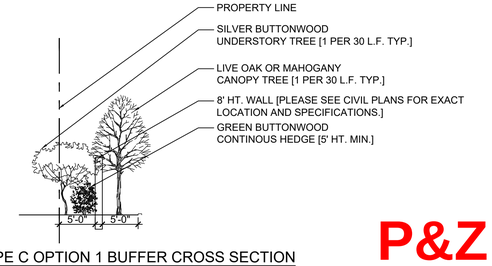
SUPERIOR LANDSCAPE DESIGN	PROVIDED
Superior landscape between VUA and building = 1 shrub per 6 feet on center *155.5203.D.5*	TREES
	8 Queen's Crape Myrtle
	PALMS
	8 Triple Montgomery Palms
	SHRUBS
	642 SHRUBS: 20 Fishtail Palms 318 Green Buttonwood 304Firebush
	GROUND COVER
	927 GROUND COVERS: 927 Green Island Ficus

SHEET INDEX:

L-1 INDEX
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN
L-4 LANDSCAPE DETAILS

PLANT SCHEDULE FESTIVAL FLEA MARKET

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
CANOPY TREES						
A	AR	27	Acer Rubrum 'Red Maple	14' HT. X 5' SPR. X 2.5" DBH.	Y	8' C.T. MIN.
A	BA	21	Bulnesia arborea 'Verawood	12' HT. X 5' SPR. X 2" DBH.	N	-
A	BS	36	Bursera simaruba 'Gumbo Limbo	16' HT. X 6' SPR. X 3" DBH.	Y	8' C.T. MIN.
A	CB	35	Calophyllum brasiliense 'Brazilian Beautyleaf	16' HT. X 6' SPR. X 3" DBH.	N	8' C.T. MIN.
A	CE1	36	Conocarpus erectus 'Green Buttonwood	16' HT. X 6' SPR. X 3" DBH.	Y	8' C.T. MIN.
A	ED	14	Elaeocarpus decipiens 'Japanese Blueberry Tree	12' HT. X 4' SPR. X 2" DBH.	N	8' C.T. MIN.
A	JM	15	Jacaranda mimosifolia 'Jacaranda	16' HT. X 6' SPR. X 3" DBH.	N	8' C.T. MIN.
A A	LQ	11	Lagerstroemia speciosa 'Queen's Crape Myrtle	14' HT. X 5' SPR. 2.5" DBH.	N	8' C.T. MIN.
A A	LL	12	Lysiloma latisiliqua 'Wild Tamarind	16' HT. X 5' SPR. X 3" DBH.	Y	8' C.T. MIN.
A A	MS	55	Magnolia virginiana 'Sweetbay Magnolia	14' HT. X 5' SPR. X 2.5" DBH.	N	8' C.T. MIN.
A A	PE	39	Pinus elliottii densa 'Slash Pine	16' HT. X 6' SPR. X 3" DBH.	Y	8' C.T. MIN.
A A	QV	16	Quercus virginiana 'Live Oak	16' HT. X 6' SPR. X 3" DBH.	Y	8' C.T. MIN.
A A	SG	19	Simarouba glauca 'Paradise Tree	16' HT. X 6' SPR. X 3" DBH.	Y	8' C.T. MIN.
A	SM	26	Swietenia Mahagoni 'Mahogany	14' HT. X 5' SPR. X 2.5" DBH.	Y	8' C.T. MIN.
A A	TH	64	Tabebuia heterophylla 'Pink Tabebuia	14' HT. X 5' SPR. X 2.5" DBH.	N	8' C.T. MIN.
PALM TREES						
	RE	6	Roystonea elata 'Florida Royal Palm	8' G.W. X 22' O.A. HT. MIN.	Y	MATCHED HEIGHTS
	VM2	46	Veitchia montgomeryana 'Double' 'Montgomery Palm	22' O.A. HT.	N	-
A	VM	29	Veitchia montgomeryana 'Single' 'Montgomery Palm	22' O.A. HT.	N	-
A	VM3	8	Veitchia montgomeryana 'Triple' 'Montgomery Palm	20' O.A HT.	N	STAGGERED HTS.
UNDERSTORY TREES						
A	CC	18	Callistemon citrinus 'Red Cluster' 'Red Bottlebrush	10' HT. X 4' SPR. X 2" DBH.	N	-
A	CF	33	Cassia fistula 'Golden Shower Tree	10' HT. X 4' SPR. X 2" DBH.	N	-
A	CO	32	Chrysophyllum oliviforme 'Satinleaf	10' HT. X 4' SPR. X 2" DBH.	Y	-
A	CES	45	Conocarpus erectus sericeus 'Silver Buttonwood	10' HT. X 4' SPR. X 2" DBH.	Y	-
A	LM	25	Lagerstroemia indica 'Muskogee' 'Muskogee Crape Myrtle	10' HT. X 4' SPR. X 2" DBH.	N	SINGLE TRUNK. STD.
A	LJ	37	Ligustrum japonicum 'Japanese Privet	10' O.A. HT.	N	MULTI TRUNK
A	LS	29	Lysiloma sabicu 'Horseflesh Mahogany	10' HT. X 4' SPR. X 2" DBH.	Y	-
A	MF	12	Myrcianthes fragrans 'Simpson's Stopper	10' HT. X 4' SPR. X 2" DBH.	Y	-
A	NE	44	Noronhia emarginata 'Madagascar Olive	10' HT. X 4' SPR. X 2" DBH.	N	-
SHRUBS						
A	CP	161	Carissa macrocarpa 'Natal Plum	30" HT. X 24" SPR. / 24" O.C.	NO	-
A A	CM	469	Caryota mitis 'Fishtail Palm	12' O.A. HT. MIN.	N	FULL
A	CG	3,227	Clusia guttifera 'Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	Y	-
A	CE	145	Conocarpus erectus 'Green Buttonwood	30" HT. X 24" SPR. / 24" O.C.	Y	-
SHRUB AREAS						
	AJ	257	Acalypha wilkesiana 'Java White' 'Java White Wilkes' Copperleaf	24" HT. X 24" SPR. / 24" O.C.	N	-
	HP	1,290	Hamelia patens 'Firebush	18" HT. X 18" SPR. / 18" O.C.	Y	-
	SV	384	Schefflera arboricola 'Trinette' 'Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	N	-
A	TF	1,018	Tripsacum floridanum 'Florida Fakahatchee Grass	18" HT. X 18" SPR. / 18" O.C.	Y	-
GROUND COVERS						
A	FM	3,673	Ficus microcarpa 'Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-
LAWN	AS REQUIRED		Stenotaphrum secundatum 'St. Augustine Grass	SOLID EVEN SOD	N	-



TYPICAL TYPE C OPTION 1 BUFFER CROSS SECTION

Scale: 1" = 10'-0"

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08/27/2025

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Project:

FESTIVAL FLEA MARKET

POMPANO, FL

INDEX

Revisions:	Date:	By:
1) DRC Comments	01.02.2025	MAV
2) DRC Comments	02.10.2025	MAV
3) DRC Comments	03.25.2025	MAV
4) DRC Comments	05.23.2025	MAV
5) DRC Comments	06.26.2025	SH

Seal:

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

Drawing: Index

Date: 06/04/2025

Scale: See Left

Drawn by: MAV

Sheet No.:

L-1

Cad Id.: 2024-070