Og.16

ORDINANCE NO. 2018-03

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA REZONING PROPERTY LYING BETWEEN NORTH OCEAN BOULEVARD AND NORTH POMPANO BEACH BOULEVARD, BOUNDED ON THE NORTH AND SOUTH BY NE THIRD STREET AND NE SECOND STREET, TO AMEND THE PD-I (PLANNED DEVELOPMENT INFILL DISTRICT) WITHIN THE ATLANTIC BOULEVARD OVERLAY DISTRICT, BY AND THROUGH MODIFICATION OF THE CURRENT APPROVED MASTER PD PLAN; PROVIDING FOR CONFORMANCE TO A PLANNED DEVELOPMENT PLAN AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach, Florida; and

WHEREAS, a public hearing before the City Commission was held pursuant to the aforesaid notice, at which hearing the parties in interest and all other citizens so desiring, had an opportunity to be, and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. - FINDINGS: The City Commission finds as follows: that the rezoning of the property described herein is consistent with the Comprehensive Plan; that the rezoning complies with Section 155.3602., General Standards for All Planned Development Districts, as well as all other requirements of the Zoning Code; that the rezoning does not have a potentially injurious effect on land adjacent to the rezoned parcel; and that rezoning is reasonably related to the public health, safety and welfare.

SECTION 2. REZONING AND APPROVAL OF PLANNED DEVELOPMENT PLAN AND MASTER SITE PLAN: That the property more particularly described in Exhibit "A," attached hereto and made a part hereof ("Property), which Property is hereby rezoned from the present zoning classification of

PD-I (Planned Development-Infill) District by and through modification of the current approved Master PD Plan within the AOD (Atlantic Boulevard Overlay), as said zoning classification is defined in Section 155.3607., Planned Development-Infill, of the Code of Ordinances of the City of Pompano, Beach, Florida.

SECTION 3. Pursuant to the requirements of Section 155.3602 and Section 155.3607 of the Code of Ordinances of the City of Pompano Beach, Florida, the Planned Development Plan ("Master Site Plan") submitted for the Property, attached hereto and made a part hereof as Exhibit "B," is hereby adopted. All development of the Property shall proceed in accordance with the Plan, as approved, and Section 155.3607 of the Code of Ordinances of the City of Pompano Beach.

SECTION 4. That the Development Services Director is hereby directed to mark the zoning provided for in this Ordinance on the Official Zoning Map of the City of Pompano Beach.

SECTION 5. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6. This Ordinance shall become effective upon passage.

PASSED FIRST READING this 26th day of September, 2017.

PASSED SECOND READING this 10th day of October, 2017.

LAMAR FISHER, MAYOR

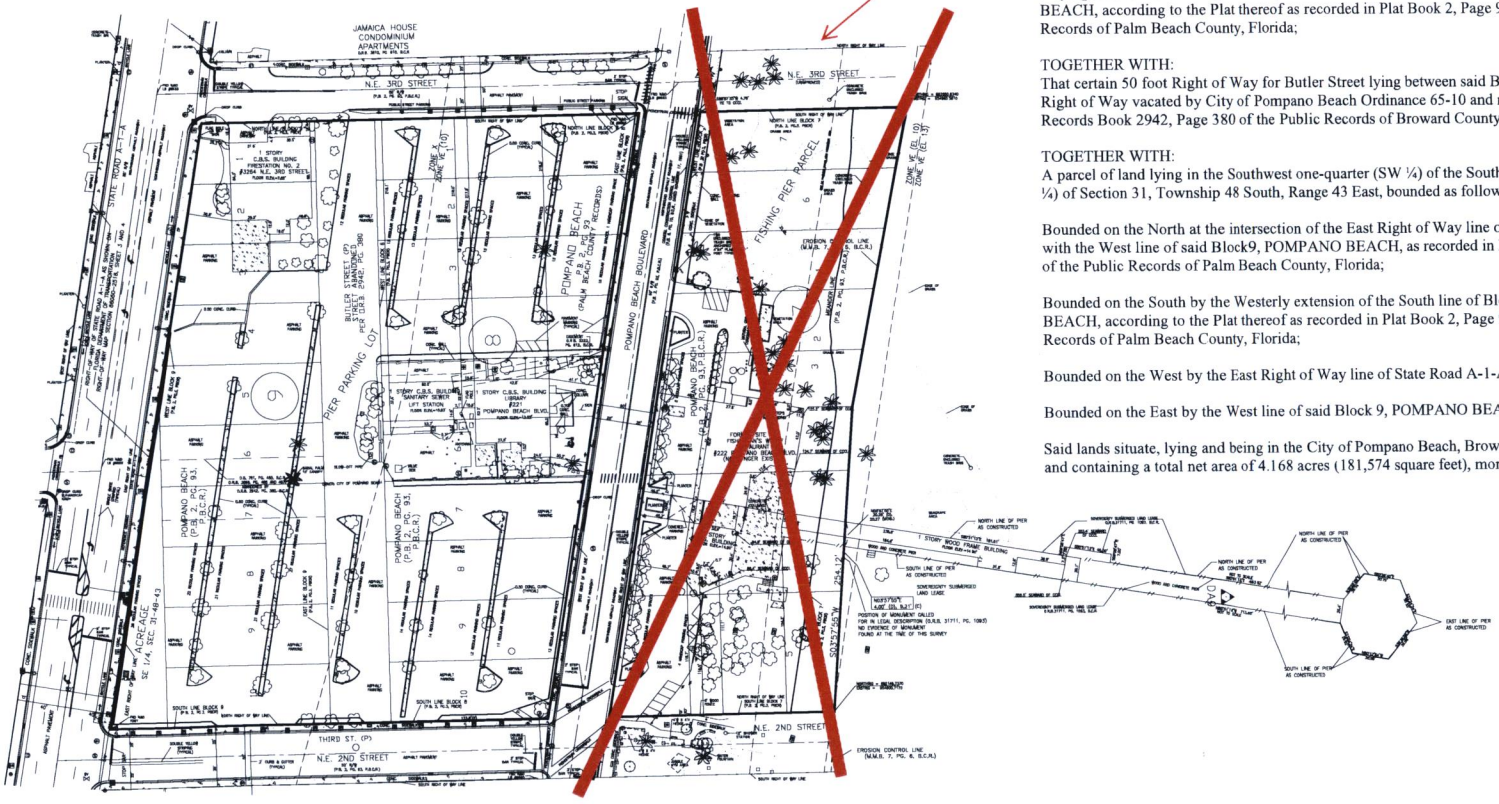
ATTEST:

ASCELETA HAMMOND, CITY CLERK

MEB/jrm
8/9/17
l:ord/2017-280

EXHIBIT "A"

NOT included in this application



LEGAL DESCRIPTION

Fishing Pier Parcel

Lots 1 through 5, Block 7, POMPANO BEACH, according to the plat thereof, recorded in Plat Book 2, page 93, of the Public Records of Palm Beach County, Florida, and the easterly extension thereof to the Erosion Control Line, recorded in Miscellaneous Map Book 7, Page 6 of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing a total net area of 1.957 acres (85,257 square feet), more or less.

Pier Parking Lot

Lots 1 through 10, Block 8 and all of Lots 6 through 10 and those portions of Lots 1 through 5 lying East of the East Right of Way line of State Road A-1-A, Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

TOGETHER WITH:
That certain 50 foot Right of Way for Butler Street lying between said Blocks 8 and 9. Said Right of Way vacated by City of Pompano Beach Ordinance 65-10 and recorded in Official Records Book 2942, Page 380 of the Public Records of Broward County, Florida.

TOGETHER WITH:
A parcel of land lying in the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of Section 31, Township 48 South, Range 43 East, bounded as follows:

Bounded on the North at the intersection of the East Right of Way line of State Road A-1-A with the West line of said Block9, POMPANO BEACH, as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

Bounded on the South by the Westerly extension of the South line of Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

Bounded on the West by the East Right of Way line of State Road A-1-A;

Bounded on the East by the West line of said Block 9, POMPANO BEACH.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing a total net area of 4.168 acres (181,574 square feet), more or less.

DATE 06/14/12
SCALE 1"=100'
FIELD BOOK
DRAWN BY LP
CHECKED BY

KEITH
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

BOUNDARY EXHIBIT

A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET 01 OF 01
PROJECT NUMBER
07470.05

EXHIBIT "B"

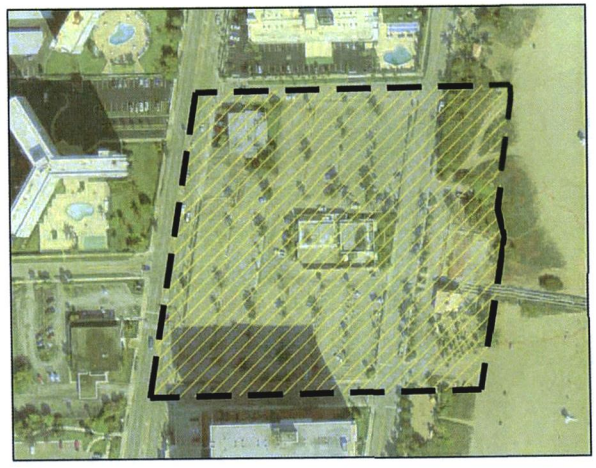
POMPANO BEACH
FISHING VILLAGE
EST. 2013

MASTER SITE PLAN REZONING

POMPANO BEACH, FL
APRIL 18, 2017

PROJECT LOCATION - N.T.S.

NORTH



PROJECT LOCATION - N.T.S.

NORTH

INDEX OF DRAWINGS:

	SHEET
L - 0.00	COVER SHEET
L - 0.01	EXISTING ZONING MAP
L - 0.02	ICW TO PIER PLAN
L - 0.03	EXISTING CONDITIONS
L - 0.10	TREE DISPOSITION LIST
L - 0.11	TREE DISPOSITION PLAN
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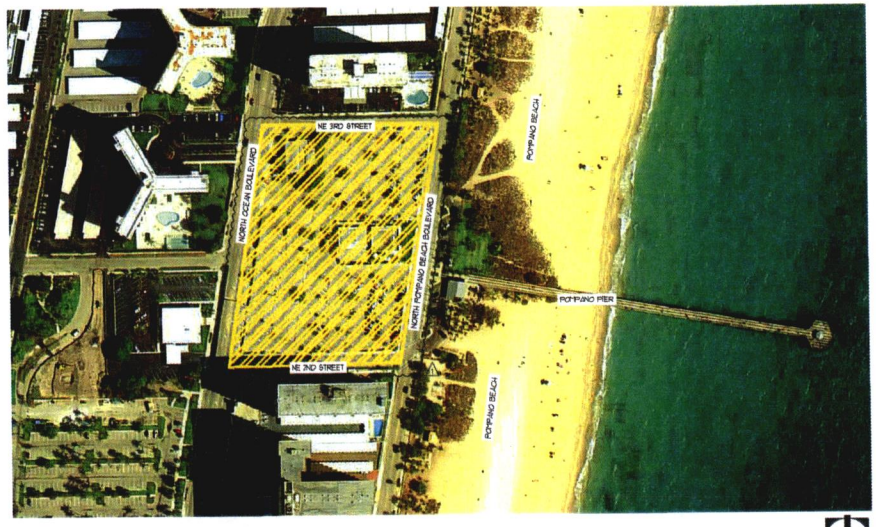
L - 1.10	CIRCULATION PLAN
L - 2.01	LAYOUT AND DIMENSIONING
L - 3.01	EXISTING COVERAGE
L - 3.02	PROPOSED COVERAGE
L - 4.01	PHASING PLAN
L - 5.00	LANDSCAPE NOTES
L - 5.01	TREE PLAN
L - 6.01	SHRUB PLAN

pompano beach
New Urban Communities
CASTER developers
EDSA
PETER WAYNE AQUART, PE
CIVIL ENGINEER
FL. P.E. No. 34176

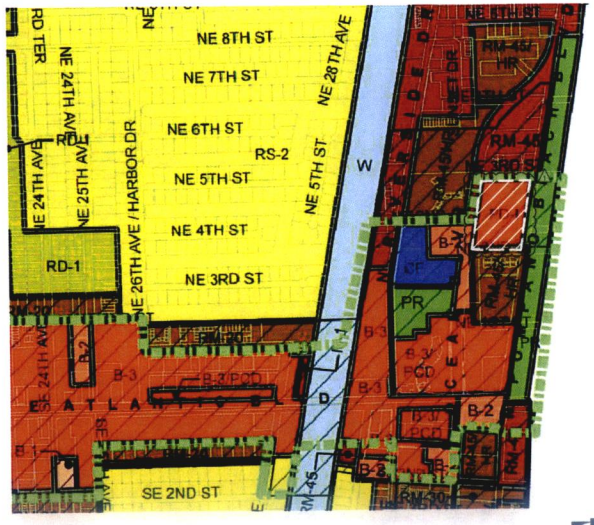
EXHIBIT "B"



AERIAL MAP

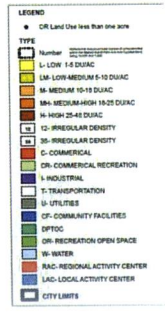
NORTH

ZONING LEGEND

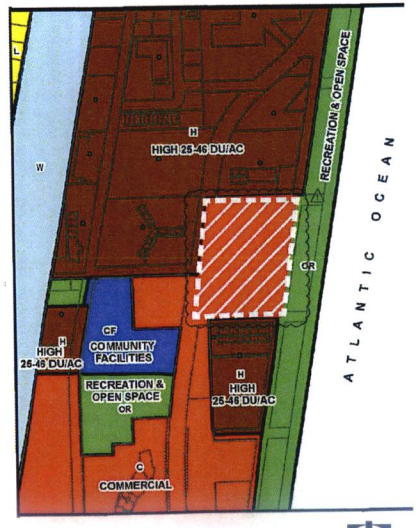


ZONING MAP

NORTH



LAND USE LEGEND



LAND USE MAP

NORTH

Prepared for:

pompano beach.
Florida's Warmest Welcome

Clients:

New Urban Communities

CASTER developers

Consultants:

EDSA, INC.
Planning, Landscape Architecture, Urban Design
1512 East Broward Boulevard
Suite 110
Fort Lauderdale, FL 33301

CRAVEN THOMPSON & ASSOCIATES, INC.
Civil Engineering
3563 NW 53rd Street
Fort Lauderdale, FL 33309

BOUNDS + GILLESPIE ARCHITECTS, PLLC
Architecture
7975 Stage Hills Boulevard, Suite 4
Memphis, TN 38133

GONZALES ARCHITECTURE
Architecture
4304 NE 2nd Avenue
Miami, FL 33137

Rev:	Date:	Description:	By:
1	05/31/17	REZONING AND BUILDING APPLICATION RESUBMITTAL	EDSA

Sheet Title:
MASTER SITE PLAN
REZONING
EXISTING ZONING
MAP

Scale and North Arrow:

0 0' 0' 0' 0'
SCALE: AS NOTED

NORTH

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:

L-0.01

Prepared for:

pompano beach.
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Clients:

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Miami, FL 33137

Rev:	Date:	Description:	By:
1	05/31/17	REZONING AND BUILDING APPLICATION RESUBMITTAL	EDSA

Sheet Title:
MASTER SITE PLAN
REZONING
ICW TO PIER
PLAN

Scale and North Arrow:

0 25' 50' 100'
SCALE: 1" = 50'-0"
NORTH

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:
L-0.02

Prepared for:

pompano beach
Florida's Warmest Welcome

Clients:

New Urban Communities

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Memphis, TN 38133

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Architecture
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Miami, FL 33137

Rev:	Date:	Description:	By:

Sheet Title:

MASTER SITE PLAN
REZONING
EXISTING
CONDITIONS

Scale and North Arrow:

0 15' 30' 60'
SCALE: 1" = 30'-0"
NORTH

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:

L-0.03

EXHIBIT "B"

Tree #	Species/ Common	Scientific/ Botanical Name	DBH in.	Height ft.	Condition %	Appraised Value	Status	Notes
1	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
2	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
3	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
4	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
5	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
6	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
7	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
8	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
9	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
10	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
11	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
12	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
13	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
14	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
15	Silvester Palm	*Phoenix sylvestris*		18	80	$2,520.00	Remain in place	
16	Coconut Palm	*Cocos nucifera*		18	80	$150.00	Remain in place	
17	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
18	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
19	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
20	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
21	Coconut Palm	*Cocos nucifera*		17	60	$150.00	Remain in place	
22	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
23	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
24	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
25	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
26	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
27	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
28	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
29	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
30	Coconut Palm	*Cocos nucifera*		18	60	$150.00	Remain in place	
31	Coconut Palm	*Cocos nucifera*		18	50	$150.00	Remove	
32	Montgomery Palm	Veitchia montgomeryana		5GW	40	$90.00	Remove	
33	Montgomery Palm	Veitchia montgomeryana		5GW	40	$90.00	Remove	
34	Live Oak	Quercus virginiana	4.5		50	$475.00	Remain in place	
35	Green Buttonwood	Concarpas erectus	3		90	$370.00	Remain in place	
36	Gumbo Limbo	Bursera simarruba	4.25		90	$600.00	Remain in place	
37	Green Buttonwood	Concarpas erectus	3		90	$370.00	Remain in place	
38	Gumbo Limbo	Bursera simarruba	4		90	$600.00	Remain in place	
39	Green Buttonwood	Concarpas erectus	2.5		90	$370.00	Remain in place	
40	Gumbo Limbo	Bursera simarruba	3.75		70	$600.00	Remain in place	
41	Green Buttonwood	Concarpas erectus	3		80	$370.00	Remain in place	
42	Gumbo Limbo	Bursera simarruba	4		70	$600.00	Remain in place	
43	Gumbo Limbo	Bursera simarruba	4.5		80	$600.00	Remain in place	
44	Gumbo Limbo	Bursera simarruba	4.25		70	$600.00	Remain in place	
45	Live Oak	Quercus virginiana	4.75		90	$475.00	Remain in place	
46	Green Buttonwood	Concarpas erectus	2.75		90	$370.00	Remain in place	
47	Gumbo Limbo	Bursera simarruba	3.75		70	$600.00	Remain in place	
48	Green Buttonwood	Concarpas erectus	2.75		80	$370.00	Remain in place	
49	Gumbo Limbo	Bursera simarruba	4		70	$600.00	Remain in place	
50	Live Oak	Quercus virginiana	5		50	$475.00	Remain in place	
51	Green Buttonwood	Concarpas erectus	2.75		90	$370.00	Remain in place	
52	Green Buttonwood	Concarpas erectus	3.5		80	$370.00	Remain in place	
53	Live Oak	Quercus virginiana	4.75		10	$95.00	Remain in place	
54	Green Buttonwood	Concarpas erectus	2.5		70	$370.00	Remain in place	
55	Gumbo Limbo	Bursera simarruba	4		60	$360.00	Remain in place	
56	Gumbo Limbo	Bursera simarruba	4		60	$360.00	Remain in place	
57	Gumbo Limbo	Bursera simarruba	4.25		60	$360.00	Remain in place	
58	Green Buttonwood	Concarpas erectus	2.5		90	$370.00	Remain in place	
59	Green Buttonwood	Concarpas erectus	2.5		90	$370.00	Remain in place	
60	Live Oak	Quercus virginiana	4.5		50	$475.00	Remain in place	
61	Live Oak	Quercus virginiana	4.5		40	$380.00	Remain in place	
62	Green Buttonwood	Concarpas erectus	2.25		90	$370.00	Remain in place	
63	Green Buttonwood	Concarpas erectus	2.5		80	$370.00	Remain in place	
64	Gumbo Limbo	Quercus virginiana	4		60	$360.00	Remain in place	
65	Gumbo Limbo	Quercus virginiana	4		60	$360.00	Remain in place	
66	Gumbo Limbo	Quercus virginiana	3.75		60	$360.00	Remain in place	
67	Green Buttonwood	Concarpas erectus	2.5		70	$370.00	Remain in place	
68	Live Oak	Quercus virginiana	4.75		10	$95.00	Remain in place	
69	Green Buttonwood	Concarpas erectus	2.75		70	$370.00	Remain in place	

Prepared for:

pompano beach
Florida's Warmest Welcome

Clients:

New Urban Communities

CASTER developers

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4304 NE 2nd Avenue
Miami, FL 33137

Rev:	Date:	Description:	By:

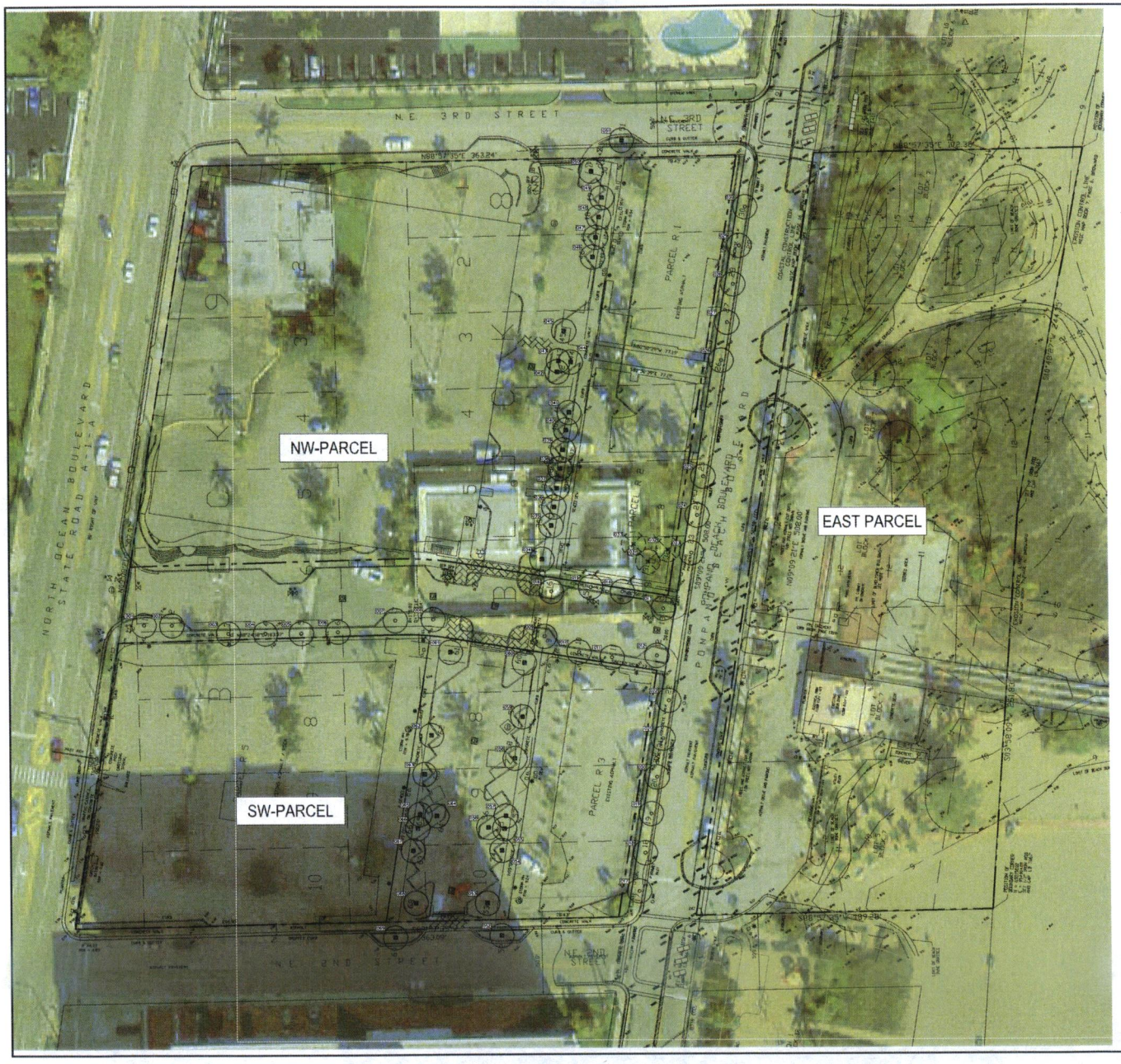
Sheet Title:
MASTER SITE PLAN
REZONING
TREE DISPOSITION LIST

Scale and North Arrow:

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:
L-0.10

EXHIBIT "B"



TREE DISPOSITION NOTES:

1. REFER TO THE TREE DISPOSITION TABLES ON L-0.10 FOR REFERENCE.
2. THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF EXISTING CONDITIONS BY THE OWNER PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO IDENTIFICATION OF TREES. AND POTENTIAL OBSTRUCTIONS TO THE RELOCATION WORK. THE CONTRACTOR WILL PREPARE A REPORT OF EXISTING CONDITIONS AS A MATTER OF RECORD, TO INCLUDE PHOTOGRAPHS. THE CONTRACTOR WILL ACCEPT THE EXISTING CONDITIONS AS A REFERENCE POINT FOR CONDITION OF TREES, AND CONDITION OF THE SITE. EXISTING CONDITIONS WILL THEN BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP INTACT.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING TRESS/PALMS.
4. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES PER DETAIL 3/ L9-1.05. TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL TREES SUBJECT TO ENCROACHMENT INTO THE ROOTZONE, DUE TO PROPOSED CONSTRUCTION, SHALL BE ROOT PRUNED 18" FROM THE PAVEMENT EDGE OR TRENCH AS INDICATED ON THE DRAWINGS AND HEREIN THESE SPECIFICATIONS.
6. TREE PITS RESULTING FROM RELOCATED MATERIAL SHALL BE BACKFILLED WITH CLEAN, STABLE FILL AND BROUGHT FLUSH WITH SURROUNDING GRADE.
7. CONTRACTOR SHALL FOLLOW THE AMERICAN STANDARD FOR TREE CARE OPERATIONS - TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (TRANSPLANTING ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATIING/TRANSPLANTING OF TREES AND SHRUBS. ANSI A300 (PART 6-2005 INCLUDES THE FOLLOWING: 60-TRANSPLANTING STANDARDS, 61-NORMATIVE REFERENCES, 62-DEFINITIONS, 63-TRANSPLANTING PRACTICES.
8. EXISTING TREES TO BE RELOCATED SHALL BE CROWN PRUNED, ROOT PRUNED, AND TREATED WITH SOIL AMENDMENTS PRIOR TO RELOCATION. ALL TREES ARE TO BE TRIMMED BY THINNING THE CROWN ONLY, AND NOT BY REDUCING CROWN DIMENSIONS. TRIM TO CONFORM TO NAA AND ISA STANDARDS, INCLUDING REMOVAL OF DEAD WOOD.
8. WATERING:
   - 5.A. ALL TREES TO BE RELOCATED ARE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH PROVIDES 3 BUBBLER HEADS FED BY PVC PIPE TO EACH TREE.
   - 8.B. THE CONTRACTOR SHALL VERIFY A SOURCE OF MUNICIPAL OR WELL WATER AND PROVIDE FOR A TEMPORARY METER TO OPERATE THE IRRIGATION. WATER TO BE TREATED FOR SALT CONTENT. IF WELL WATER, IF LEVELS ARE NOT CONDUCIVE TO PLANT MATERIAL GROWTH, AN ALTERNATE SOURCE OF WATER SHALL BE UTILIZED AT NO ADDITIONAL EXPENSE.
   - 5.C. PROVIDE IRRIGATION TIMER, OR BATTERY POWERED VALVE TO WATER TREES TO BE RELOCATED. HAND WATERING IN LIEU OF AUTOMATIC SYSTEM SHALL NOT BE ALLOWED; HOWEVER HAND WATERING SHALL BE PERFORMED TO AVOID LAPSES SHOULD THE AUTOMATIC SYSTEM BE INOPERABLE FOR MORE THAN 24 HOURS.
9. BARRICADES:
   - 9.A. BARRICADES SHALL BE INSTALLED AT AN OFFSET DISTANCE OF 2' (TWO FEET) OUTSIDE THE TREE DRIP LINE/EDGE OF TREE CANOPY, PRIOR TO ANY CONSTRUCTION ACTIVITY.
   - 9.B. BARRICADE ALL EXISTING TREES AND PALMS WITH SIX FOOT (6') CHAIN LINK FENCE OR OTHER BARRICADE APPROVED BY OWNER.
10. ROOT PRUNING TECHNIQUE:
   - 10.A. ALL TREES SHALL BE EXCAVATED BY DIGGING A TRENCH A MINIMUM OF 48" DEEP BY 6" WIDE, EITHER BY HAND OR WITH A TRENCHING MACHINE DESIGNED FOR THIS PURPOSE. HAND CUT BROADLEAF TREE ROOTS AFTER TRENCHING TO PRODUCE CLEAN CUTS WITH NO SPLITS OR TEARS.
   - 10.B. TREES TO BE ROOT PRUNED SHALL HAVE A MINIMUM ROOT BALL SIZE OF 10" PER 1" OF CALIPER MEASURED AT DBH FOR BROAD LEAF TREES. ROOT BALLS ARE TO BE FORMED SQUARE, ALL TRENCHES BEING EQUAL DISTANCE FROM THE TRUNK.
11. TIMING:
   - 11.A. ALL BROADLEAF TREES ARE TO BE RELOCATED SHALL BE MAINTAINED FOR A MINIMUM OF TWELVE (12) WEEKS AFTER ROOT PRUNING PRIOR TO RELOCATION.

LEGEND

- EXISTING PALM/TREE - PROTECT IN PLACE
- EXISTING PALM/TREE - RELOCATE
- EXISTING PALM/TREE - REMOVE

Prepared for:

pompano beach
Florida's Warmest Welcome

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CASTER developers

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Rev:	Date:	Description:	By:

Sheet Title:

MASTER SITE PLAN
REZONING
TREE DISPOSITION
PLAN

Scale and North Arrow:

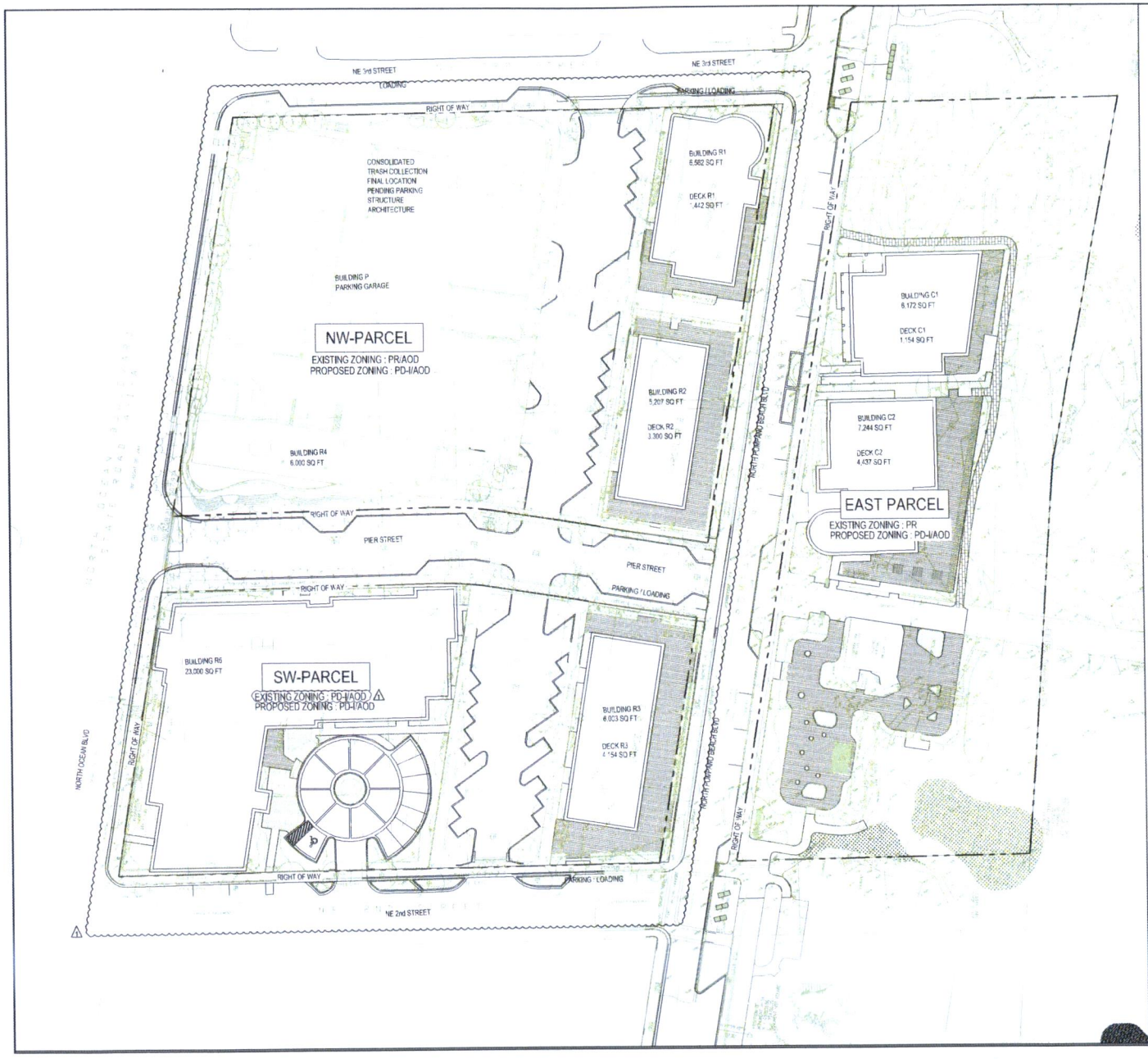
0 15' 30' 60'
SCALE: 1" = 30'-0"
NORTH

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:

L-0.11

EXHIBIT "B"



NOTES:
ALL PERMITTED PRINCIPAL COMMERCIAL USES, ACCESSORY USES AND STRUCTURES, AND TEMPORARY USES AND STRUCTURES AS PROVIDED FOR WITHIN THE CITY'S LAND USE PLAN AND THE PD-I CATEGORY IN APPENDIX A: CONSOLIDATED USE TABLE OF THE ZONING ORDINANCE. ALL USES PROHIBITED IN THE AOD (155.3703.D.2.A) SHALL ALSO BE PROHIBITED IN THIS PD-I. IN ADDITION, OUTDOOR ENTERTAINMENT SHALL BE PERMITTED PROVIDED UNTIL 11 PM WEST OF POMPANO BEACH BOULEVARD AND 1 AM EAST OF POMPANO BEACH BOULEVARD, AND SALE OF FOOD AND DRINK SHALL BE PERMITTED ON THE BEACH IN THE BEACHFRONT AREA AS DESCRIBED IN ATTACHMENT 2 OF THE PD-I PLAN AND AGREEMENT AND AOD EXPANSION NARRATIVE.

LIGHTING NOTES:
1. EXTERIOR LIGHTING WILL FULLY COMPLY WITH THE CITY OF POMPANO BEACH REVISED ZONING CODE DATED JULY 23, 2013 AND ENSURE THE SAFETY OF MOTORISTS, AND PEDESTRIANS AND MINIMIZE ADVERSE IMPACTS ON ADJACENT PROPERTIES. (ARTICLE 5, PART 4, CODE 155.5401)
2. EXTERIOR LIGHTING WILL FULLY COMPLY WITH THE CITY OF POMPANO BEACH REVISED ZONING CODE DATED JULY 23, 2013 AND REDUCE IMPACTS OF COASTAL LIGHTING ON THE NESTING AND HATCHING OF THREATENED AND ENDANGERED SEA TURTLES THROUGH RESTRICTIONS, CONSTRAINTS AND REQUIREMENTS TO PRESERVE AND PROTECT SEA TURTLE INHABITANTS. TO HELP DO SO, IT IS THE POLICY OF THE CITY THAT NO ARTIFICIAL LIGHT SHALL DIRECTLY ILLUMINATE ANY AREA OF THE INCORPORATED BEACHES OF THE CITY. (ARTICLE 5, PART 4, CODE 155.5402)
3. EXTERIOR LIGHTING WILL FULLY COMPLY WITH FDEP AND FWC SEA TURTLE LIGHTING REQUIREMENTS.

DIMENSIONAL AND DEVELOPMENT STANDARDS

STANDARD	REQUIREMENT
MAXIMUM PARCEL COVERAGE	95%
MAXIMUM FAR	3.0
MAXIMUM IMPERVIOUS AREA	95%
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	100'
MAXIMUM BUILDING HEIGHT	55'
MAXIMUM BUILDING SIZE	250,000
ROW SETBACK	1'
INTERIOR SIDE SETBACK	0'
REAR SETBACK	0'

Prepared for:
pompano beach.
Florida's Warmest Welcome

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CASTER developers

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1	05/31/17	REZONING AND BUILDING APPLICATION RESUBMITTAL	EDSA

Sheet Title:
MASTER SITE PLAN
REZONING

SITE PLAN

Scale and North Arrow:
0 15' 30' 60'
SCALE: 1" = 30'-0"
NORTH

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:
L-1.01

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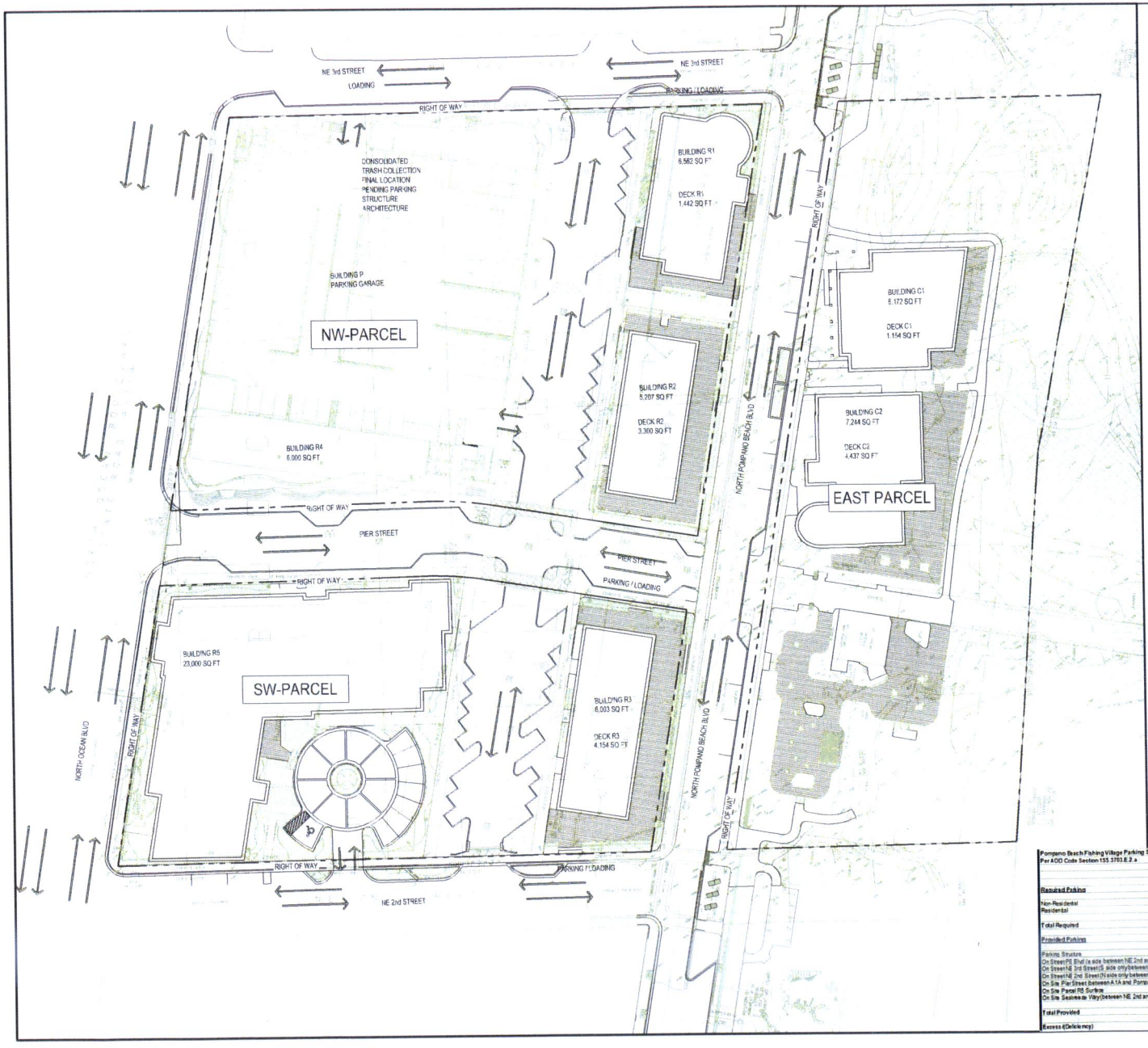

Pompano Beach Fishing Village Parking Summary
Per ADD Code Section 155.3703.E.2.a

Required Parking	SF	ADD Code Required Spaces Per SF or Unit	Total Required Spaces
Non-Residential	138,936	0.001	140
Residential	0	0.001	0
Total Required			140
Provided Parking			
Parking Structure			613
On Street PS Blvd (e side between NE 2nd and 3rd Streets)			10
On Street NE 3rd Street (S side only between A1A and Pompano B each Blvd)			6
On Street NE 2nd Street (N side only between A1A and Pompano Beach Blvd)			6
On Site Pier Street between A1A and Pompano Beach Blvd.)			14
On Site Parcel R5 Surface			11
On Site Seaweed Way(between NE 2nd and NE 3rd Streets)			34
Total Provided			694
Excess (Deficiency)			554

POMPANO BEACH

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Rev:	Date:	Description:	By:

Sheet Title:
MASTER SITE PLAN
REZONING
CIRCULATION
PLAN

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Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:
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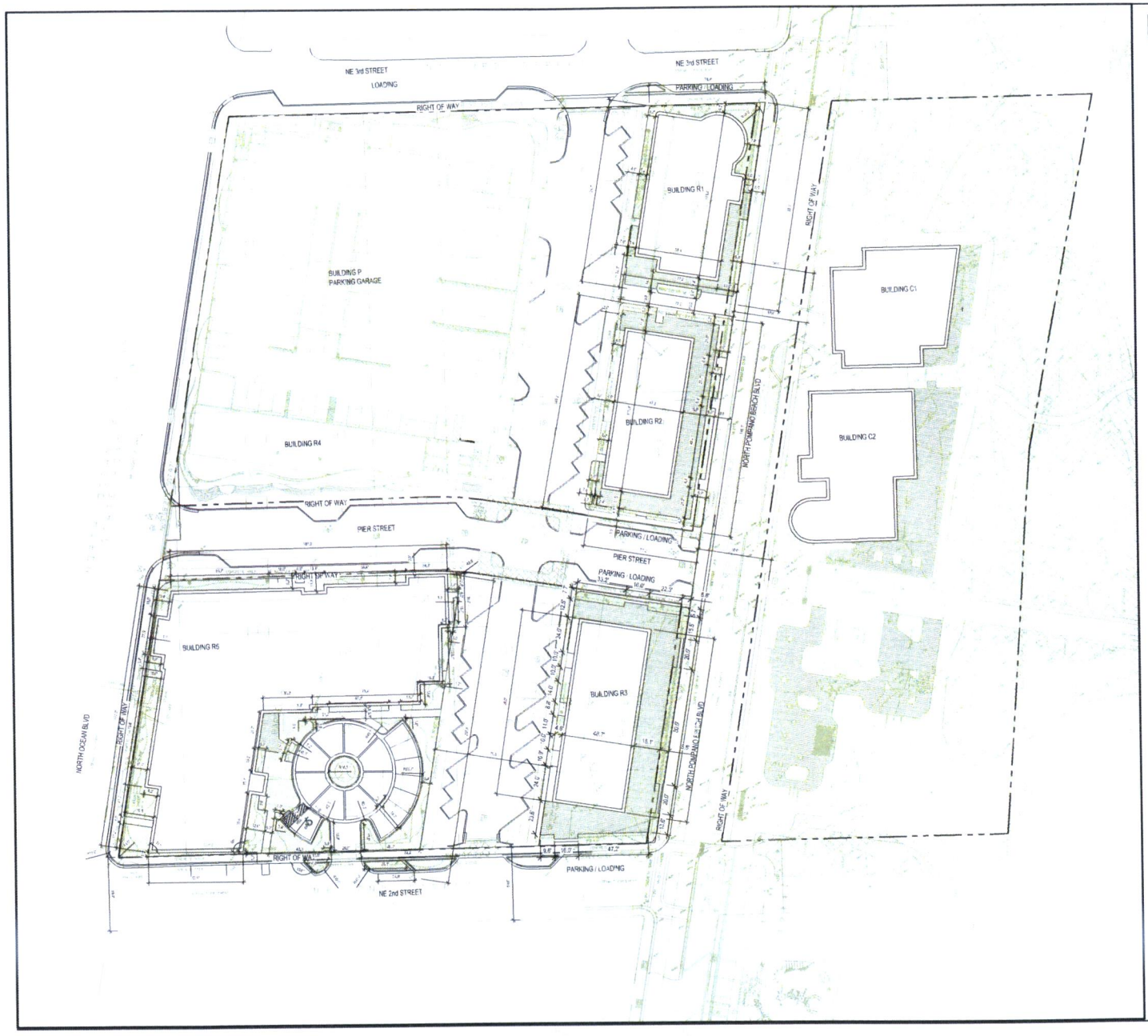

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MASTER SITE PLAN
REZONING

LAYOUT PLAN

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NORTH

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:

L-2.01

EXHIBIT "B"

EXISTING SITE CALCULATIONS - NW PARCEL

TOTAL BUILDING COVERAGE	8,764 SF	9.2%
TOTAL PAVED AREA	72,206 SF	75.4%
TOTAL IMPERVIOUS AREA	80,970 SF	84.6%
TOTAL LANDSCAPE/PERVIOUS AREA	14,770 SF	15.4%
TOTAL NW PARCEL AREA	95,740 SF	100.0%

EXISTING SITE CALCULATIONS - SW PARCEL

TOTAL BUILDING COVERAGE	0.00 SF	0.0%
TOTAL PAVED AREA	62,359 SF	95.5%
TOTAL IMPERVIOUS AREA	62,359 SF	95.5%
TOTAL LANDSCAPE/PERVIOUS AREA	2,947 SF	4.5%
TOTAL SW PARCEL AREA	65,306 SF	100.0%

TOTAL EXISTING CONDITIONS

TOTAL BUILDING COVERAGE	8,764 SF	5.4%
TOTAL PAVED AREA	134,565 SF	83.6%
TOTAL IMPERVIOUS AREA	143,329 SF	89.0%
TOTAL LANDSCAPE/PERVIOUS AREA	17,717 SF	11.0%
TOTAL PROJECT AREA	161,046 SF	100.0%

POMPANO BEACH

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MASTER SITE PLAN
REZONING
EXISTING
COVERAGE

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Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:

L-3.01

EXHIBIT "B"

PROPOSED SITE CALCULATIONS - NW PARCEL		
TOTAL BUILDING COVERAGE	67,774 SF	63%
TOTAL PAVED AREA	33,024 SF	31%
TOTAL IMPERVIOUS AREA	100,798 SF	94%
TOTAL LANDSCAPE/PERVIOUS AREA	6,361 SF	6%
TOTAL NW PARCEL AREA	107,159 SF	100%

PROPOSED SITE CALCULATIONS - SW PARCEL		
TOTAL BUILDING COVERAGE	33,715 SF	52%
TOTAL PAVED AREA	24,032 SF	36%
TOTAL IMPERVIOUS AREA	57,747 SF	88%
TOTAL LANDSCAPE/PERVIOUS AREA	7,580 SF	12%
TOTAL SW PARCEL AREA	65,327 SF	100%

TOTAL PROPOSED CONDITIONS		
TOTAL BUILDING COVERAGE	101,489 SF	59%
TOTAL PAVED AREA	57,056 SF	33%
TOTAL IMPERVIOUS AREA	158,545 SF	92%
TOTAL LANDSCAPE/PERVIOUS AREA	13,941 SF	8%
TOTAL PROJECT AREA	172,486 SF	100%

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Sheet Title:
MASTER SITE PLAN
REZONING
PROPOSED
COVERAGE

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Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:
L-3.02

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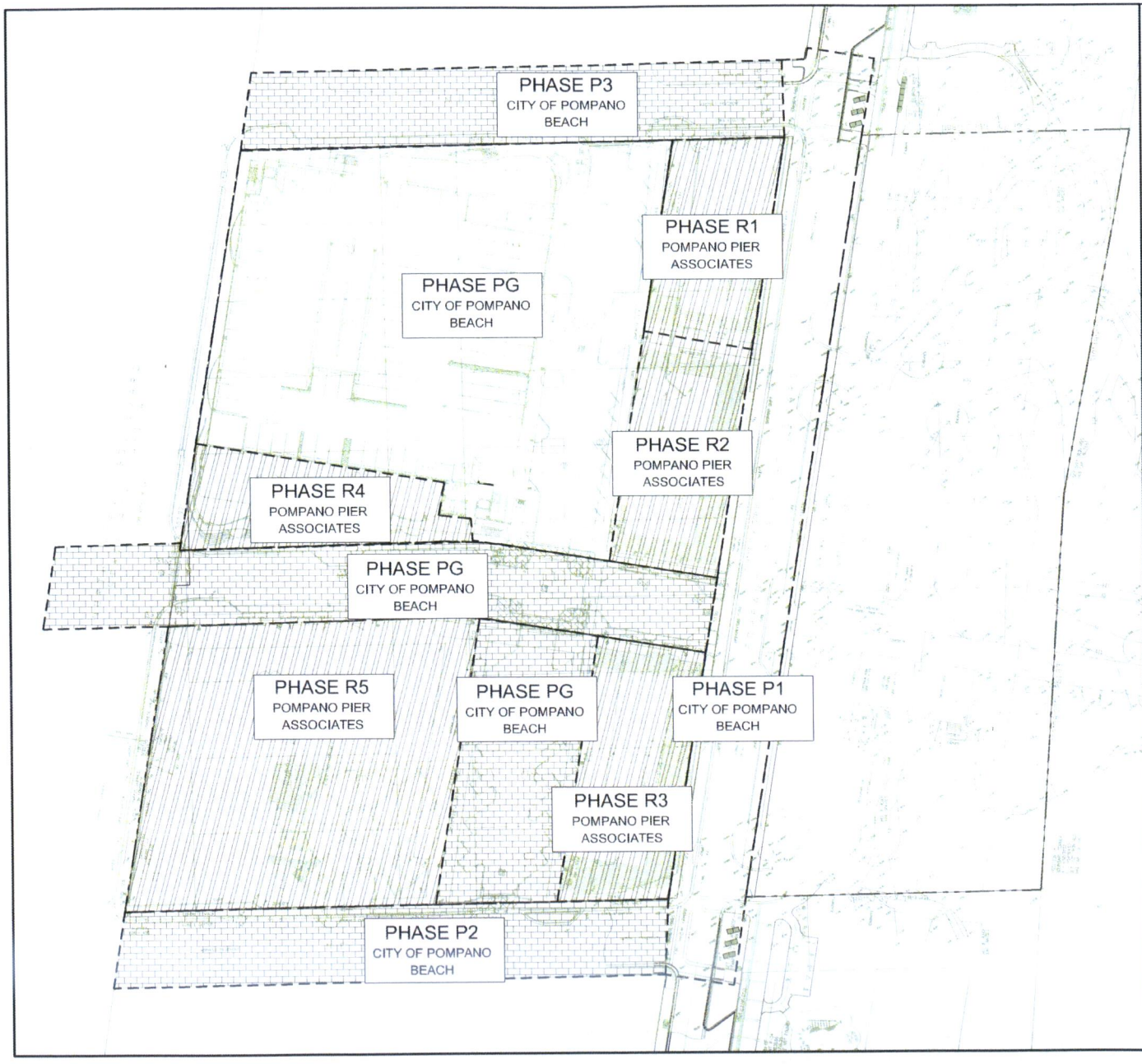

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Rev:	Date:	Description:	By:

Sheet Title:

MASTER SITE PLAN REZONING

PHASING PLAN

Scale and North Arrow:

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NORTH

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:

L-4.01

EXHIBIT "B"

PLANTING NOTES:

1. ALL PLANTS SHOULD BE HEALTHY, OF STRONG MATERIAL, FREE OF PLAGUE AND SICKNESS. ALL PLANTS MUST BE IN COMPLETE AND STRICT ACCORDANCE WITH ARTICLE NO. 1 OF FLORIDA'S "QUALITY STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE DEPARTMENT OF AGRICULTURE AND SERVICES FOR CONSUMERS. IN SOME INSTANCES THE PLANTS MUST BE OF SUPERIOR QUALITY THAN NO. 1 TO BE ABLE TO ACHIEVE THE MINIMAL REQUIREMENT FOR THIS PROJECT.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE PLANTS MEETING THE SPECIFICATIONS AS NOTED PRIOR TO THEIR INSTALLATION. THE CONTRACTOR MUST IMMEDIATELY REMOVE ANY PLANT THAT DOES NOT MEET THE SPECIFICATIONS.

3. ALL ROOT BALLS MUST BE IN ACCORDANCE TO THE SIZE STANDARDS ESTABLISHED IN "AMERICAN STANDARDS FOR NURSERY PLANTS".

4. THE CONTRACTOR MUST PRESENT TO THE LANDSCAPE ARCHITECT THE INSPECTION CERTIFICATE FROM THE NURSERY AND/OR THE STATE OF ALL PLANTS TWO (2) WEEKS PRIOR TO COMMENCEMENT OF WORK.

5. ALL PLANTS MUST BE PROTECTED DURING THEIR TRANSPORT AND TAKEN TO THE SITE COVERED WITH A CLOTH FOR SHADE OR OTHER PREVENTIVE FORM TO PROTECT THE PLANTS AGAINST WIND BURN.

6. THE CONTRACTOR MUST VERIFY ALL INFORMATION ON SITE BEFORE INSTALLATION BEGINS. ALL EXISTING PLANTS MUST REMAIN INTACT AND UNDISTURBED UNLESS IT IS SPECIFIED IN THE PLANS.

7. ANY SUBSTITUTION OF SIZE AND/OR PLANT TYPE MUST BE PRE-APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE THEY ARE PLANTED.

8. THE LANDSCAPE CONTRACTOR MUST PLACE STAKES ON THE PLANT LOCATION BEFORE THE PLANTING BEGINS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.

9. ALL TREES MUST HAVE STRAIGHT, LEAFY TRUNKS, AND MUST MEET ALL THE SPECIFIED REQUIREMENTS.

10. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND MUST AVOID DAMAGING ANY SERVICES DURING CONSTRUCTION. IF ANY DAMAGE OCCURS BY FAULT OF THE CONTRACTOR, THE NECESSARY REPAIR MUST TAKE PLACE AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

11. INSTALLATION -ALL PLANTS MUST BE INSTALLED PROFESSIONALLY AND WITH GREAT CARE AND OF THE QUALITY PREVIOUSLY DESCRIBED. ALL LANDSCAPE ELEMENTS MUST BE INSTALLED IN A WAY TO MEET ALL REQUIRED CODES AND ORDINANCES .

12. TYPICALLY, THE PLANTING OF SHRUBS AND GROUNDCOVER ARE SHOWN AS PLANTING BED LAYERS. THE PLANTS MUST BE PLACED IN A TRIANGULAR SPACING CONFIGURATION (IRREGULAR SPACING) AS SHOWN IN THE PLANTING DETAILS. THE DIMENSIONS FROM CENTER TO CENTER (O.C.) OF THE PLANTS CAN BE FOUND IN THE PLANT LIST.

13. THE CONTRACTOR MUST SECURE THE DRAINAGE AND PERCOLATION OF ALL PLANTING WELLS PRIOR TO THE PLANT INSTALLATION. THE CONTRACTOR MUST FILL ALL WELLS WITH WATER BEFORE PLANTING TO MAKE SURE THAT DRAINAGE AND PERCOLATION ARE FEASIBLE AND FIX WHATEVER IS NECESSARY TO ACCOMPLISH THIS. THE CONTRACTOR IS RESPONSIBLE TO REPLACE ANY PLANT LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.

14. ANY TREE THAT HAS BEEN PLANTED IN A GROW BAG OR SIMILAR MATERIAL MUST HAVE THE BAG COMPLETELY REMOVED PRIOR TO ITS PLANTING.

15. THE TOP HALF PART OF THE BURLAP HAS TO BE CUT OR REMOVED SURROUNDING THE TRUNK FROM THOSE PLANTS THAT HAVE BURLAP OR ARE INSIDE BAGS. IT SHOULDNT BE TOTALLY REMOVED. WIRE CAGES, STRAPS, ETC. SHOULD BE CUT AND REMOVED BEFORE INSTALLATION.

16. THE CONTRACTOR SHOULD REPLACE ANY PLANT THAT IS NOT APPROVED WITHIN A WEEK OF BEING NOTIFIED.

17. THE CONTRACTOR SHOULD REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, NOTES AND PLANTING SPECIFICATIONS FOR COMPLETE INSTRUCTIONS ON THE LANDSCAPE PLANTING.

18. FERTILIZATION
    PALMS 13-3-13 PLUS LOWER ELEMENTS -SLOW DISCHARGE 0.2 KG FERTILIZER BY 10M REGULATOR
    SHRUBS AND GROUNDCOVER 8-10-10 PLUS LOWER ELEMENTS-SLOW DISCHARGE 0.5KG FERTILIZER BY 10 M2
    TREES 8-6-6 PLUS LOWER ELEMENTS - SLOW DISCHARGE 0.2 KG FERTILIZER BY 1 CM REGULATOR
    GRASS 16-4-8 PLUS LOWER ELEMENTS - SLOW DISCHARGE 3.5 KG FERTILIZER BY 100 M2
    *THE COST OF THE LANDSCAPE FERTILIZER PREVIOUSLY DESCRIBED SHOULD BE INCLUDED IN THE PRICE OF THE PLANT.

19. PREPARATION AND MIXTURE OF THE PLANT SOIL.
    A. APPLY "ROUNDUP" (MANUFACTURED BY MONSANTO CORP) OR SIMILAR PESTICIDE APPROVED ACCORDING TO THE PORCENTAGE AND SPECIFICATIONS BY THE MANUFACTURER WITHIN THE LIMITS OF ALL THE AREAS THAT WILL BE PLANTED. PROTECT ALL PLANTS FROM OVER-WATERING OR WATER WITHIN THE ROOT ZONE. THE CONTRACTOR MUST MAKE SURE TO ERRADICATE ALL WEEDS.

    ;B. BEFORE REPLACING THE SUPERIOR PLANT SOIL, THE SURFACE MUST BE RAKED TO REMOVE ALL ROCKS (25 MM IN DIAMETER OR GREATER), DEBRIS, GARBAGE AND REMAINS FROM PLANTS THAT WERE REMOVED.

    C. RAKE THE SUBSOIL TO A DEPTH OF 75 MM.

    D. THE CONTRACTOR MUST APPLY PRE-EMERGENT PESTICIDE APPROVED ACCORDING TO THE PORCENTAGES AND SPECIFICATIONS OF THE MANUFACTURER.

    E. THE PLANT SOIL MIX FOR TREES, SHRUBS AND GROUNDCOVER SHOULD BE THOROUGHLY PREPARED CONSISTING OF:
       1. ROYAL PALMS
          60% CLEAN SAND D.O.T.
          40% SUPERFICIAL LAYER OF SOIL/COMPOSED OF APPROVED SOLID WASTE

       2. ALL OTHER PALMS
          90% CLEAN SAND D.O.T.
          10% SUPERFICIAL LAYER OF SOIL/COMPOSED OF APPROVED SOLID WASTE

       3. SHRUBS AND GROUNDCOVER
          70% CLEAN SAND D.O.T.
          30% SUPERFICIAL LAYER OF SOIL /COMPOSED OF APPROVED SOLID WASTE

    THE CONTRACTOR MUST PRESENT SAMPLES OF THE PLANT 501 L MIX PREPARED IN THE LABORATORY TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

    F. THE MIX COMPOSED OF WASTE SHOULD BE FREE OF NEMATODES THAT COULD BE PERJUDICIAL TO PLANT GROWTH, MUST BE OF UNIFORM QUALITY AND SHOULD HAVE A PH VALUE BETWEEN 5.3 AND 6.5 (AS DETERMINED ACCORDING TO ASTM E70) FLORIDA MOSS MUST BE STERILIZED TO BE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.

    G. SUPERFICIAL LAYER OF PLANT SOIL SHOULD BE NATURAL, FERTILE, AND CAPABLE TO SUSTAIN THE VIGOROUS GROWTH OF PLANTS. IT MUST HAVE A UNIFORM COMPOSITION MIXED WITH SUBSOIL IT MUST BE FREE OF ROCKS, LUMPS, LIVE PLANTS AND ROOTS, BRANCHES AND OTHER FOREIGN MATERIAL. EXTEND THE SUPERFICIAL LAYER OF SOIL MIX TO A MINIMUM DEPTH OF 75 MM ACROSS ALL AREAS AND 150 MM IN AL THE PLANTING BEDS FOR SHRUBS AND GROUNDCOVER. REMOVE ALL ROCKS AND OTHER OBJECTS WITH MORE THAN 25MM IN DIAMETER.

    H. SMOOTH THE SUPERFICIAL LAYER OF PLANT SOIL TO 10OMM BELOW THE EDGES OF THE ADJACENT PAVEMENT.

    I. THE FINAL GRADING OF THE PREPARED SUPERFICIAL LAYER OF PLANT SOIL SHOULD BE A SMOOTH AND EVEN SURFACE TO MAKE SURE THAN THERE IS POSITIVE DRAINAGE AWAY FROM ANY STRUCTURES AND ELIMINATE ANY LOW AREAS THAT CAN COLLECT WATER.

    J. SMOOTH THE SUPERFICIAL LAYER OF PLANT SOIL MIX TO 150 MM BELOW THE FINAL LEVEL IN THE GRASS AREAS.

    K. THE SUPERFICIAL LAYER OF PLANT SOIL SHOULD NOT HAVE HIGH LEVELS OF ACID OR ALCALINE NOR CONTAIN ANY TOXIC SUBSTANCES THAT COULD BE HAZARDOUS TO PLANT GROWTH. THE PH LEVEL SHOULD BE BETWEEN THE RANGE OF 5.5 TO 6.5. IF NECESSARY, THE CONTRACTOR SHOULD MAKE THE APPROPRIATE CORRECTIONS TO THE PH LEVEL OF THE TOP LAYER ADJUSTING THE PH TO BE BETWEEN 5.5 A 6.5.

20. THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES OR PALMS.THE TREES OR PALMS THAT ARE REJECTED DUE TO THIS PRACTICE SHOULD BE REPLACED IN THE PRESENCE OF AN INSPECTOR.

21. THE CONTRACTOR MUST LAY FERTILIZER MIXED WITH MALALEUCA MULCH FREE OF ANY WEEDS THROUGHOUT ALL PLANTING AREAS AT A MINIMUM DEPTH OF 75 MM.

22. THE CONTRACTOR IS RESPONSIBLE OF COMPLETELY MAINTAINING THE PLANTING AREAS (INCLUDING WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED COMPLETELY UNTIL THE END OF THE PERIOD.

23. ESTABLISHED BY THE ENGINEER AND LANDSCAPE ARCHITECT FOR THE PROJECT.

24. THE CONTRACTOR MUST GUARANTEE ALL THE PLANTS FOR A 90 DAY SETTLING PERIOD AFTER THE COMPLETION DATE.

25. THE CONTRACTOR MUST REQUEST INSPECTION OF THE PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER AND THE LANDSCAPE ARCHITECT MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE GUARANTEE PERIOD.

26. DURING THE REMOVAL OF THE STAKES OR STRAPS FOR THE TREES AND PALMS AFTER THE INSTALLATION PERIOD WILL BE THE RESPONSIBILITY OF THE OWNER.

27. ALL PLANTS MUST BE OF FLORIDA QUALITY NO.1 OR BITTER IN THE MOMENT OF INSTALLATION AND SHOULD BE MAINTAINED IN THE SAME CONDITION UNTIL THE PROJECT HAS BEEN ACCEPTED. IF THE PLANTS FALL BELOW QUALITY DURING THE MAINTENANCE PERIOD THEY WILL BE REJECTED AND MUST BE REPLACED.

POMPANO BEACH

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Rev:	Date:	Description:	By:

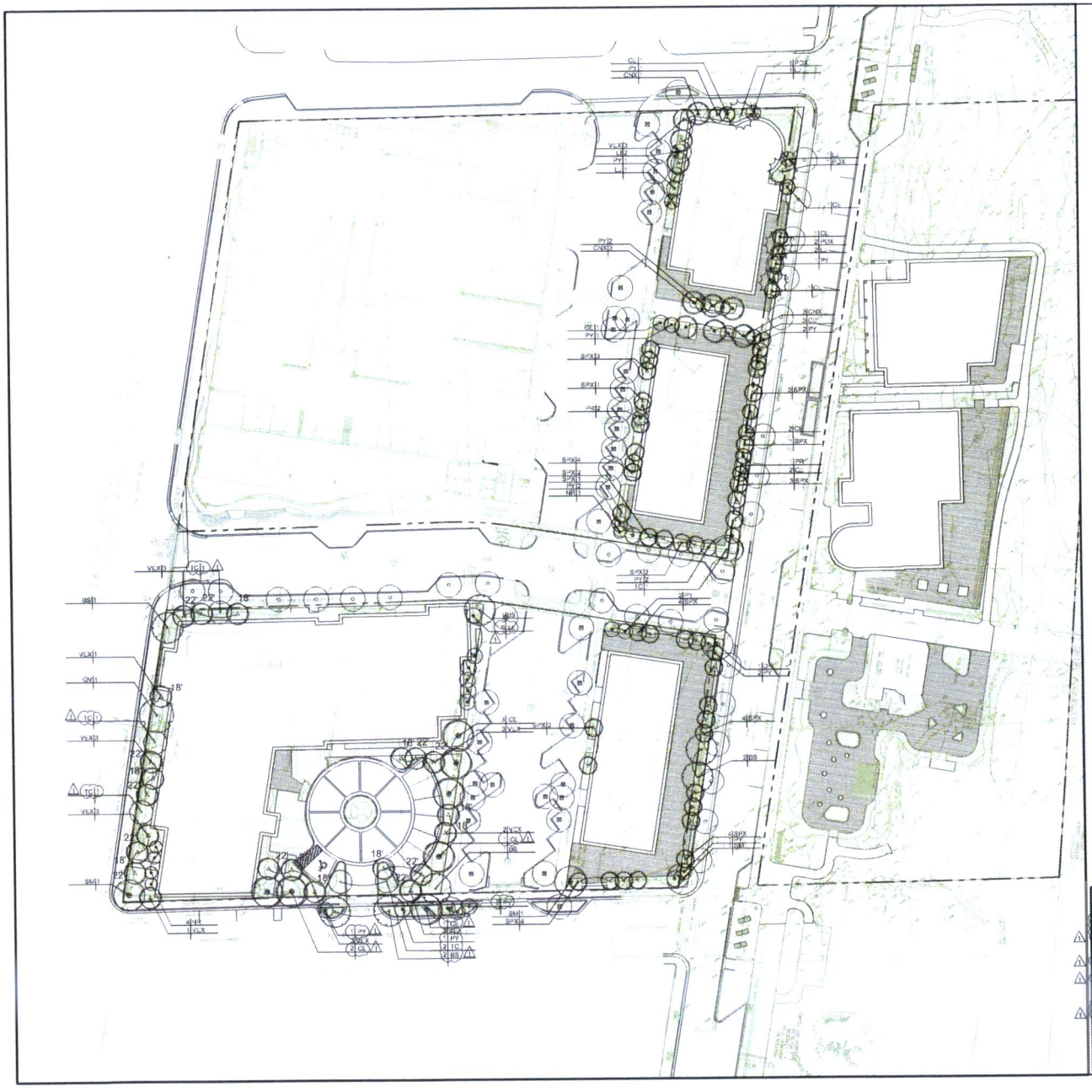
Sheet Title:
MASTER SITE PLAN
REZONING
LANDSCAPE
DETAILS

Scale and North Arrow:

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:
L-5.00

EXHIBIT "B"



IRRIGATION NOTES:

1. LANDSCAPING SHALL BE KEPT IN HEALTHY GROWING CONDITIONS THROUGH APPROPRIATE IRRIGATION BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE BUILDING CODE.

2. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN-SENSING CUTOFF DEVICE THAT SHALL BE LOCATED AND INSTALLED SO THAT BUILDING EAVES, BALCONIES, AND SIMILAR OVERHANGS DO NOT INTERFERE WITH EFFECTIVE OPERATION OF THE DEVICE.

3. THE IRRIGATION SYSTEM SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER AND PROVIDE A MINIMUM COVERAGE OF 100 PERCENT WITH 50 PERCENT OVERLAP.

4. WATER USED FOR IRRIGATION SHALL BE RUST-FREE EXCEPT WHERE DEEMED UNNECESSARY BY THE DEVELOPMENT SERVICES DIRECTOR.

5. WATER USED FOR IRRIGATION SHALL BE REUSE WATER WHEREVER PRACTICABLE.

TREE_SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HGT.	CAL
BS	7	Bursera simaruba	Gumbo Limbo	B&B	12' HT	4"
CE	19	Conocarpus erectus	Buttonwood	CG	4'-10' O.A.	2"-4"
CP	1	Clusia rosea	Royal Pidrebine	B&B	12' HT	4"
LI	7	Ligustrum lucidum	Wax Myrtle	B&B	12' HT	4"
LJ	8	Lagerstroemia Japonica	Crape Myrtle	15 gal.	6' HT O.A.	1" MIN MULTI-TRUNK
LL	6	Lysiloma latisiliquum	Wild Tamarind	B&B	12' HT	4"-6"
PP	3	Podocarpus macrophyllus	Yew Podocarpus	15 gal.	8' BUSH	FULL TO GRD
RE	6	Ficus retusa	Cuban Fig	15 gal.	12' O.A.	2"
SV	10	Sabal palmetto	Cabbage Palmetto	B&B	10' O.A.	
SV	11	Quercus virginiana	Southern Live Oak	B&B	12' HT	4"
SW	3	Swietenia mahagoni	West Indian Mahogany	B&B	12' HT	4"
TC	6	Tabebuia caraiba	Trumpet	15 gal.	8' HT x 6' SP	2"
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HGT.	CAL
CN	7	Cocos nucifera	Coconut Palm	B&B	12' C.T.	
PD	4	Phoenix dactylifera	Date Palm	B&B	12' C.T.	
SP	37	Sabal palmetto	Cabbage Palmetto	B&B	12' C.T.	
RE	35	Rhapidophyllum hystrix	Needle Palm	CG	7' C.T., double head	

IRRIGATION NOTES:
1. LANDSCAPING SHALL BE KEPT IN HEALTHY GROWING CONDITIONS THROUGH APPROPRIATE IRRIGATION BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE BUILDING CODE.
2. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN-SENSING CUTOFF DEVICE THAT SHALL BE LOCATED AND INSTALLED SO THAT BUILDING EAVES, BALCONIES, AND SIMILAR OVERHANGS DO NOT INTERFERE WITH EFFECTIVE OPERATION OF THE DEVICE.
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Prepared for:

pompano beach. Florida's Warmest Welcome

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Rev:	Date:	Description:	By:
1	05/31/17	REZONING AND BUILDING APPLICATION RESUBMITTAL	EDSA

Sheet Title:

MASTER SITE PLAN REZONING

TREE PLAN

Scale and North Arrow:

0 15' 30' 60'

SCALE: 1" = 30'-0"

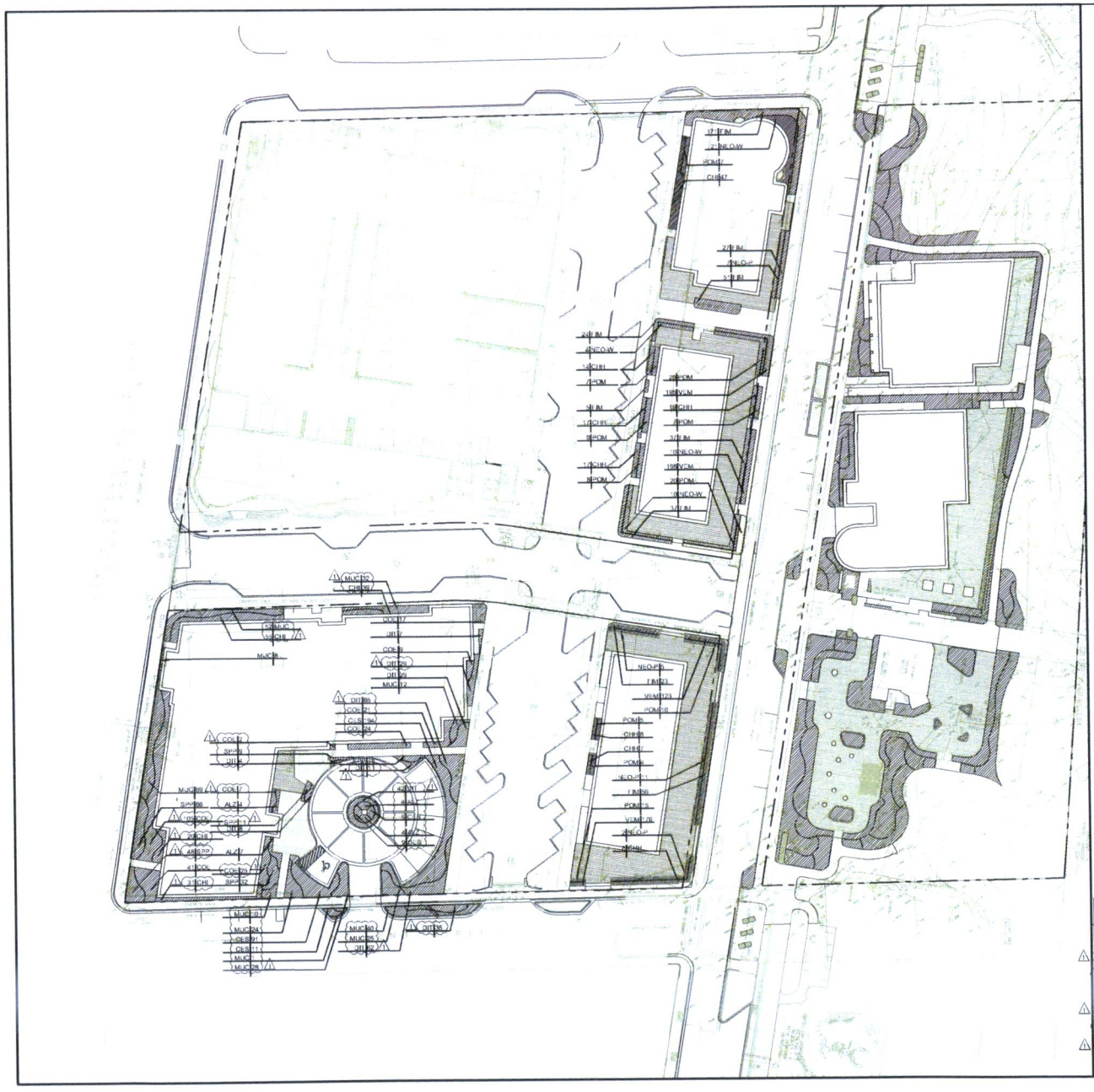
NORTH

Date: 18 APR 2017	Designed By:
Project No: 113037	Drawn By:

Sheet Number:

L-5.01

EXHIBIT "B"



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SHRUB_SCHEDULE

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SIZE	SPACING
ALZ	12	Alpinia nanumae 'Variegata'	Variegated Shell Ginger	3 gal	8" O.A.	30" o.c.
CA	7	Crinum augustum	Crinum Lily	3 gal	30" O.A.	
CES	314	Conocarpus erectus 'sericeus'	Silver Buttonwood	7 gal	30" O.A.	84" o.c.
CH	103	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3 gal	24" HL x 24" sp.	36" o.c.
CIL	[illegible]	Calliandra haematocephala 'Nuba'	Nubian Calliandra	3 gal	24" O.A.	36" o.c.
COE	251	Conocarpus erectus	Green Buttonwood	7 gal	30" O.A.	60" o.c.
HT	297	Stenella taxifolia 'Blackberry'	Blackberry Pitch Lily	3 gal	30" O.A.	24" o.c.
RM	250	Rivea microcarpa 'Green Island'	Green Island Rivea	3 gal	12" HL x 12" sp.	24" o.c.
MUC	33	Muhlenbergia capillaris 'Gulf Coast'	Gulf Coast Muhly	3 gal	12" O.A.	30" o.c.
NEO-P	75	Nerium oleander 'Petite'	Petite Oleander	7 gal	8' O.A.	60" o.c.
NEO-W	90	Nerium oleander 'Wild'	Wild Oleander	7 gal	8' O.A.	60" o.c.
PCM	105	Pinus caribaea 'Var. Hondurensis'	Caribbean Pine	7 gal	25' HT	30" o.c.
SPP	161	Spartina patens	Salt Meadow Cord Grass	3 gal	12" HT	24" o.c.
VEM	237	Verbena maritima	Beach Verbena	3 gal	9" H x 12" SPR	12" o.c.

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MASTER SITE PLAN REZONING

SHRUB PLAN

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Date: 18 APR 2017	Designed By:
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Paul Kissinger — Digitally signed by Paul Kissinger Date: 2017.06.07 16:45:12 -04'00'

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