

PLANT LIST			
KEY	PLANT NAME	QTY.	UT. SIZE
<b>TREES</b>			
BUSI	Bursera simaruba ...Gumbo Limbo	2	ea. 16' tall x 6' spread, 4" DBH
CHOL	Chrysophyllum oliviforme ...Salinifol	8	ea. 12' tall x 5' spread, 2" DBH
CODI	Coccoloba diversifolia ...Pigeon Plum	12	ea. 12' tall x 5' spread, 2" DBH
COER	Conocarpus erectus ...Green Buttonwood	4	ea. 16' tall x 6' spread, 4" DBH
LYBA	Lysiloma bahamensis ...Wild Tamarind	2	ea. 16' tall x 6' spread, 4" DBH
QUVI	Quercus virginiana ...Live Oak	2	ea. 16' tall x 6' spread, 4" DBH
<b>PALMS</b>			
CONU	Cocos nucifera var. "Green Malaysian" ...Coconut Palm	9	ea. 22'-28' tall OA, 13' GW, single trunk
DYCA	Dypsis caboatiae ...Caboat Palm	3	ea. 12' tall OA, multi-trunk
SAPA	Sabal palmetto ...Sabal Palm	18	ea. (4) @ 26' tall, (4) @ 32' tall, (4) @ 38' tall, curved/character trunk, smooth trunk, hurricane cut, heavy leaning, mix sizes in groups
THRA	Thrinax radiata ...Florida Thatch Palm	3	ea. 6' tall OA
VEMO	Veitchia montgomeryana ...Montgomery Palm	2	ea. 22' tall OA, 13' GW, single trunk

SHRUBS & GROUNDCOVERS			
KEY	PLANT NAME	QTY.	UT. SIZE
<b>SHRUBS</b>			
CACY	Capparis cynophallophora ...Jamaica Caper	81	ea. 36"x24", full
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum	10	ea. 12' x 18"
DISP	Dioon spinulosum ...Giant Dixie	1	ea. 30' x 30"
ERLI	Erinodas Litoralis ...Golden Creeper	192	ea. 3 gal cans, full
MUCA	Muhlenbergia capillaris ...Muhly Grass	144	ea. 3 gal cans, full
NEMA	Nephrolepis biserrata var. Macho ...Macho Fern	151	ea. 18" x 18"
PSLI	Psychotria ligustricola ...Dwarf Coffee	132	ea. 24" x 24"
SERE	Serenoa repens ...Saw Palmetto Silver	23	ea. 24" x 24"
TRDA	Tripsacum dactyloides ...Fakahatchee Grass	30	ea. 3 gal cans, full
<b>MISCELLANEOUS</b>			
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	as req.	c.y. excavate and backfill 18" depth in all planting areas.
	Shredded Melaleuca Mulch	as req.	c.y. 3" layer in all shrub beds
	Rootguard	as req.	l.l. 24" deep, manufacturer to be selected
	Gravel (black)	as req.	c.y. install 3" deep over landscape fabric, decorative gravel to be selected
	Native		

LANDSCAPE REQUIREMENTS			
PROJECT INFORMATION:			
ZONING DESIGNATION	PD-1		
TOTAL SITE AREA (S.F.)	27,055 S.F.	0.62 ACRES	
TOTAL PREVIOUS AREA	3,411 S.F.	13%	
<b>NATIVE TREE REQUIREMENT 155.5203.B</b>			
50% OF REQUIRED TREES TO BE NATIVE	Required	Previously Provided	Provided
	14	22	30
<b>MIN. REQUIREMENTS PER ZONING 155.5203.C</b>			
(1) TREE PER 3000 SF	Required	Previously Provided	Provided
(2) SHRUBS PER 3000 SF	9	25	20-T & 19-P
REQUIRED TREES:	45	45	764
<b>PERIMETER BUFFER 155.5203.F - TYPE B</b>			
(SEE DIMENSIONS TABLE ON SITE PLAN SHEET SP-201 - SOUTH ONE 1/4)			
(1) TREE PER 30 LF (SOUTH - 271 LF)	Required	Previously Provided	Provided
	9	10	20-T & 19-P
<b>STREET TREES 155.5203.G</b>			
(1) TREE PER 40 LF	Required	Previously Provided	Provided
NE 16TH STREET - 271 LF	7	7	7
N OCEAN BLVD - 100 LF	3	3	3
<b>TOTAL TREES REQUIRED</b>			
PERIMETER BUFFER & STREET TREES	Required	Previously Provided	Provided
	19	25	30-T & 19-P
<b>BASE BUILDING PLANTING 155.5203.(B)(1)</b>			
(SEE DIMENSIONS TABLE ON SITE PLAN SHEET SP-201)			
(1) SHRUB PER 6 LF (250 LF EXCLUDING DOORS/LOADING)	Required	Previously Provided	Provided
	42	93	68
<b>BUILDING VUA 155.5203.D.5.a</b>			
(SEE DIMENSIONS TABLE ON SITE PLAN SHEET SP-201)			
VUA PLANTING REQUIREMENT N/A	N/A	N/A	N/A
<b>TREE HT RELATIVE TO BLDG 155.5203.B.2.a</b>			
50% REQUIRED TREES TO BE 16' OA / PALMS 22' OA	Required	Previously Provided	Provided
TREES @ 16' OA	9	10	10
PALMS @ 22' OA (IF PROVIDED)	11	24	29

NOTES:

Landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E). 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 overhead utilities will be buried for this project as per 155.5509.

All hedges abutting City Rights of way are maintained at a height no greater than 24".

As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

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 costs 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. This includes the adjoining Green Buttonwood trees.

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 gridding, intact leader circling and/or plunging roots will be rejected.

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.

All tree work will require permitting by a registered Broward County Tree Trimmer.

Any work to be performed by hand with prior UF approval.

PROJECT ADDRESS AND OWNER:

**DUET**

1550 N OCEAN BLVD  
POMPANO BEACH, FL 33062  
Mount Vernon Property Holdings, LLC  
219 NW 12th Ave #812 Miami, FL 33128

OWNER:

ARCHITECT:

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER

MEP

CIVIL ENGINEER

LEED CONSULTANT

LANDSCAPE ARCHITECT:

GSLA DESIGN, INC.  
17875 NW 78th AVE, SUITE 214  
MIAMI, FL 33015

LANDSCAPE DESIGN LEAD:

WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.  
2133 ARCH ST., SUITE 101  
PHILADELPHIA, PA 19103

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	_____
Fire Prev	_____
Planning	_____
Zoning	_____
Building	_____
Structural	_____
Electrical	_____
Plumbing	_____
Mech	_____
S. Waste	_____

**SITE PLAN APPROVAL**

PROJECT No.: \_\_\_\_\_  
ISSUE DATE: 2024/01/02  
REVISIONS: MINOR SITE PLAN REVISION RESUBMITTAL

LANDSCAPE PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

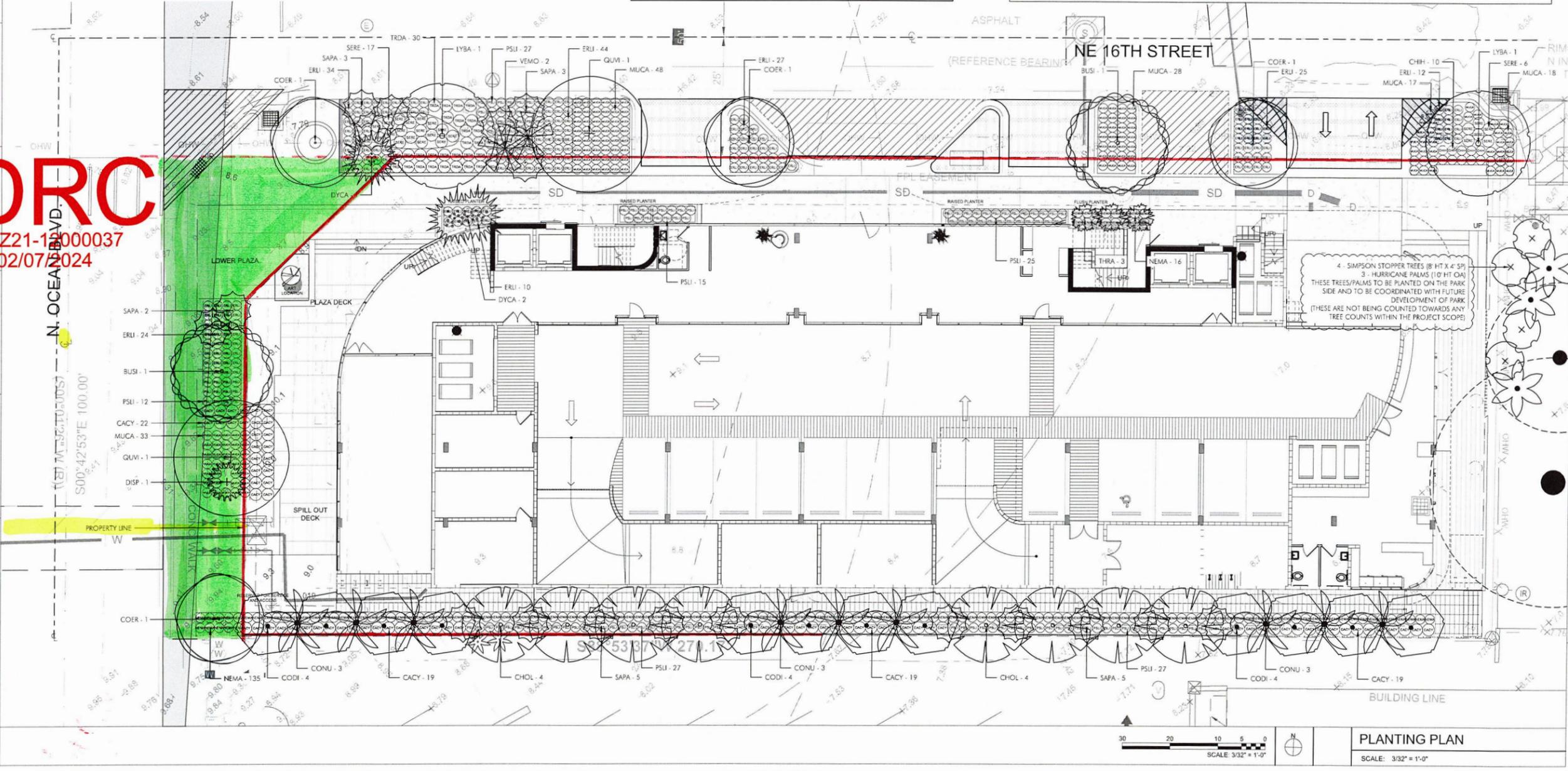
SEAL: Digitally signed by Kenneth Eric Gardner  
DK c.c.us, st-florida  
LA 0001569  
ESTATE OF  
DESIGN INC., c/o Kenneth Eric Gardner,  
email=ken@gsladesign.com  
Date: 2024.01.02 13:15:43 -05'00'

SIGNATURE: Ken Gardner, ASLA  
FL LA # 1569

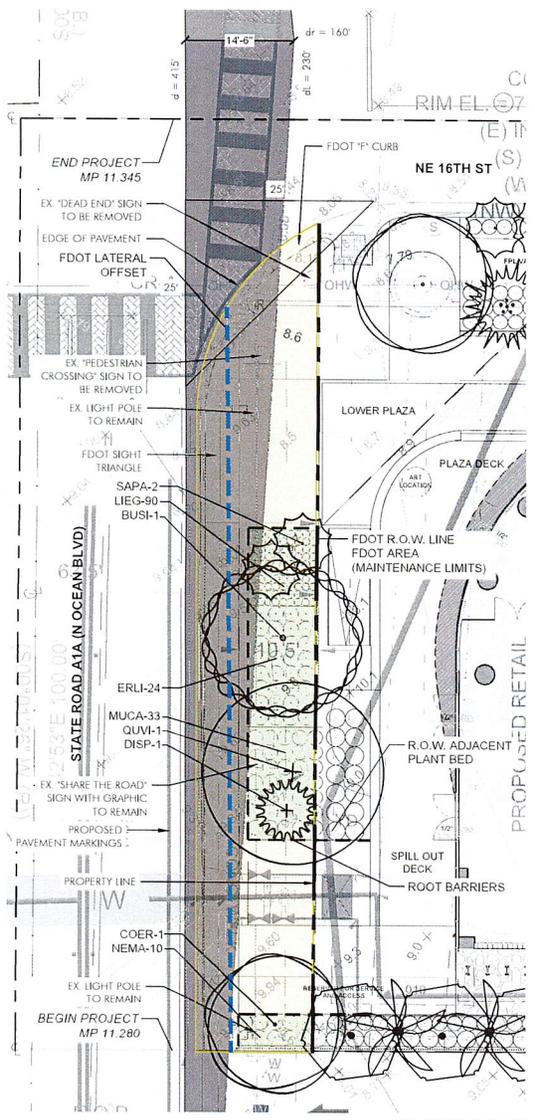
SHEET No.: **LP-101**

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE REPRODUCED WITH THEIR WRITTEN CONSENT.

**DRC**  
PZ21-1000037  
02/07/2024



**PLANTING PLAN**  
SCALE: 3/32" = 1'-0"



### PLANT LIST - FDOT ROW

TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera sinarubra ...Gumbo Limbo	1	ea.	16' tall x 6' spread, 4" DBH
COER	Conocarpus erectus ...Green Buttonwood	1	ea.	16' tall x 6' spread, 4" DBH
QUM	Quercus virginiana ...Live Oak	1	ea.	16' tall x 6' spread, 4" DBH
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
SAPA	Sabal palmetto ...Sabal Palm	2	ea.	(1) @ 26' tall; (1) @ 32' tall; curved/character trunks, smooth frunk, hurricane cut, heavy leaning, mix sizes in groups
SHRUBS & GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
DISP	Dioon spinulosum ...Giant Cycad	1	ea.	30" x 30"
ERLI	Erinodes littoralis ...Golden Creeper	24	ea.	3 gal cans, full
LIEG	Linopae muscan 'Evergreen Giant' ...Evergreen Giant Lilyturf	90	ea.	12" x 12"
MUCA	Muhlenbergia capillaris ...Muhly Grass	33	ea.	3 gal cans, full
NEMA	Nephrolepis basenata var. Macho ...Macho Fern	10	ea.	18" x 18"
MISCELLANEOUS				
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	as req.	c.y.	excavate and backfill 18" depth in all planting areas.
	Shredded Malaleuca Mulch	as req.	c.y.	3" layer in all shrub beds
	Rootguard	as req.	l.f.	24" deep, manufacturer to be selected
	Native			

**LIMIT OF CLEAR SIGHT LINE:**

- d=415'
- dL=230'
- dr=160'
- Design Speed 35 MPH.

**NON-STANDARD SITE COMPONENTS:**

- TREES
- PALMS
- SHRUBS
- GROUNDCOVERS

**FDOT MAINTENANCE RATING PROGRAM:**  
 ACCORDING TO FDOT MAINTENANCE RATING PROGRAM, ALL TREES IN THE ROW MUST BE MAINTAINED AT THE FOLLOWING PLANTING CLEARANCES:

- a. Sidewalk = 8.5' Vertical clearance
- b. Roadway = 14.5' Vertical clearance

Online Reference: <https://www.fdot.gov/maintenance/MainRatingProgram.shtm>

**FDOT PLANTING NOTES:**

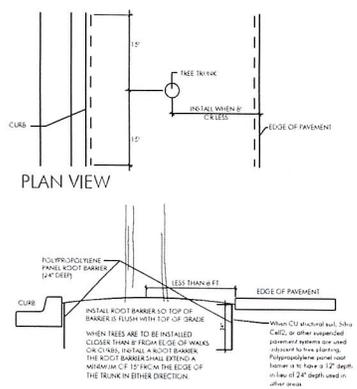
- For the portion of landscape plant material that will be installed within the FDOT Right of Way, landscape installation shall comply with current applicable FDOT Maintenance Specification 580. Online Reference: [SECTION 580](#)
- For the portion of landscape plant material that will be installed within the FDOT Right of Way refer to the FDOT Standard Plans Index 580-001 Landscape Installation.

- A. Contractor shall preserve a continuous band of undisturbed compacted sub-base 18" from the back of curb (See Detail below).
- B. Contractor shall insure that all unsuitable soil including concrete, pavement, road base, stones over 3" diameter and all construction debris, is removed from areas to be planted and replaced with specified planting soil, e.g., 60% sand and 40% muck.
- C. Areas to be planted with shrubs and/or ground covers: remove compacted soil to a depth of 12" and replace with specified planting soil. Planting soil shall come up to 4" from top of curb, reserving space for 3" compacted mulch and 1" clear from top of curb.
- D. Planting pits for trees and palms: remove compacted soil within the area of each planting pit to a depth of 24" from the top of curb. Planting soil shall come up to 4" from top of curb, reserving space for 3" compacted mulch, and 1" clear from top of curb.

Online Reference: [580-001.pdf](#)  
 It is recommended that you verify the existing soil conditions within the right of way to be planted prior to finalizing your construction documents. (**ONLY USE THIS NOTE** if this project's soil is in poor condition and needs to be amended.)  
 In all planting areas, soil material shall be suitable for plant growth. The organic matter content of the soil layer shall be a minimum of 2.5%, a maximum of 10% and have a pH value of 5.5 or greater and less than or equal to 7.0. Planting areas where the existing sub-grade is found to be unsuitable soil or compacted road base, will need to be replaced with amended planting soil, as follows:

Cypress Mulch is not permitted on the FDOT right of way. Mulch permitted to be used are Hardwood Mulch (containing no Cypress products), Recycled Mulch or approved equal, certified by the Mulch and Soil Council (MSC). Submit proof of certification to the FDOT District Operations Permit Landscape Inspector upon inspection.

Sodded areas will be in accordance with Standard Plans Index 570-010 and Standard Specifications Sections 570, 981, 982, 983, 987 of the Department's latest edition of Operating Design Standards and Standard Specifications. All disturbed areas will be sodded within one (1) week of installation of said permitted work.



**ROOT BARRIER INSTALLATION DETAIL**  
 H-13



\*REFER TO PERMITS #23-10622 & #25-9609 AND SHEET LP-101 FOR COMPLETE PLANTING PLAN

PROJECT ADDRESS AND OWNER

**DUET**  
 1555 N OCEAN BLVD  
 FORT LAUDERDALE BEACH, FL 33062  
 MARIETTA VENTURE PROPERTY  
 HARBINGERS, LLC  
 2719 NW 12th Ave, #812 Miami, FL 33128

OWNER

ARCHITECT



CONSULTING ENGINEERS  
 STRUCTURAL ENGINEER



LANDSCAPE ARCHITECT  
 1730 NW 7th Ave, Suite 214  
 Miami, FL 33136

DESIGNED BY  
 WEST SOUTHWEST DESIGN & LANDSCAPE ARCHITECTURE P.C.  
 2103 AVE. ST., SUITE 101  
 MIAMI BEACH, FL 33139

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	_____
File Prev	_____
Planning	_____
Zoning	_____
Building	_____
Structural	_____
Electrical	_____
Plumbing	_____
Mech	_____
S. Works	_____

**SITE PLAN APPROVAL**

PROJECT No. 202410102  
 REVISIONS MINOR SITE  
 PLAN REVISION  
 RESUBMITTAL  
 FDOT ROW PLAN

SCALE As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY.

SEAL

SIGNATURE  
 Ken Gaidner, ASLA  
 P.L.A. No.

SHEET No. PLANTING PLAN  
**FDOT-L-102**