

GROUND FLOOR PLANT LIST				
LOT AND STREET TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Burretia simaruba ...Gumbo Limbo	7	ea.	16' tall x 6' spread, 4" DBH
CHOL	Chrysophyllum oliviforme ...Satinleaf	6	ea.	12' tall x 5' spread, 2" DBH
COER	Conocarpus erectus ...Green Buttonwood	19	ea.	16' tall x 6' spread, 4" DBH
COES	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	10	ea.	12' tall x 6' spread, 3 trunks (totalling 3' min. DBH) lifted to tree form
COES2	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	3	ea.	12' tall x 6' spread, 2" DBH, Single Leader Street Tree
LYLA	Lysiloma latissiliquum ...Wild Tamarind	6	ea.	16' tall x 6' spread, 3" DBH
MYFR	Myrcianthes fragrans ...Simpson Stopper	6	ea.	12' tall x 6' spread, 3 trunks (totalling 3' min. DBH) lifted to tree form
QUVI	Quercus virginiana ...Live Oak	10	ea.	16' tall x 6' spread, 4" DBH
MITIGATION TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Burretia simaruba ...Gumbo Limbo	4	ea.	16' tall x 6' spread, 4" DBH
CHOL	Chrysophyllum oliviforme ...Satinleaf	1	ea.	12' tall x 5' spread, 2" DBH
COER	Conocarpus erectus ...Green Buttonwood	8	ea.	16' tall x 6' spread, 4" DBH
COES	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	7	ea.	12' tall x 6' spread, 3 trunks (totalling 3' min. DBH) lifted to tree form
DERE	Delonix regia ...Royal Poinciana	4	ea.	16' tall x 6' spread, 3" DBH
LYLA	Lysiloma latissiliquum ...Wild Tamarind	3	ea.	16' tall x 6' spread, 3" DBH
MYFR	Myrcianthes fragrans ...Simpson Stopper	6	ea.	12' tall x 6' spread, 3 trunks (totalling 3' min. DBH) lifted to tree form
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
BINO	Bismarckia nobilis ...Bismarck Palm	1	ea.	6' CT min.
LIDE	Livistona decipiens ...Ribbon Fan Palm	7	ea.	16' Ht. OA
SAPA	Sabal palmetto ...Sabal Palm	9	ea.	(3) @ 26' tall; (3) @ 32' tall; (3) @ 38' tall, curved/character trunks, smooth trunk, hurricane cut, heavy leaning, mix sizes in groups
THRA	Thrinax radiata ...Florida Thatch Palm	9	ea.	6' tall OA
VEMO2	Veitchia montgomeryana ...Montgomery Palm (Double)	11	ea.	22' tall OA, 13' GW, double trunk
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACVI	Acalypha wilkesiana ...Copperleaf	23	ea.	30" x 24", install, 24" o.c.
CHIC	Chrysobalanus icaco ...Cocoplum	440	ea.	18" x 18", install 18" o.c.
CHIH	Chrysobalanus icaco 'Horizontalis' ...Horizontal Cocoplum	111	ea.	18" x 18", install 18" o.c.
CLGU	Clusia guifera ...Dwarf Pitch Apple	24	ea.	30" x 30"
ERLI	Ermodea littoralis ...Golden Creeper	191	ea.	3 gal cans, full
HACU	Hamelia cuprea ...Dwarf Firebush	32	ea.	24" x 24"
MODE	Monstera deliciosa ...Monstera Swiss Cheese Plant	7	ea.	30" x 30", mature leaves, install 30" o.c.
MUCA	Muhlenbergia capillaris ...Muhly Grass	68	ea.	3 gal cans, full
PHBM	Philodendron var. 'Burle Marx' ...Burle Marx Philodendron	57	ea.	18" x 18", install 18" o.c.
PHSE	Philodendron selloum ...Split-Leaf Philodendron	12	ea.	30" x 30", mature leaves, install 30" o.c.
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee	367	ea.	24" x 24", install 24" o.c.
PSNE	Psychotria nervosa ...Wild Coffee	6	ea.	24" x 24"
SERE	Serenoa repens ...Sav Palmetto 'Silver'	26	ea.	24" x 24", install 24" o.c.
SOTO	Necklace pod ...Saphora tomentosa	9	ea.	30" x 30", install 30" o.c.
TRDA	Tripsacum dactyloides ...Fakahatchee Grass	133	ea.	3 gal cans, full
ZAPU	Zamia pumila ...Coontie	172	ea.	18" x 18", install 18" o.c.
GROUND COVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
LIEG	Liriope muscari 'Evergreen Giant' ...Giant Green Liriope	660	ea.	12" x 12", install 12" o.c.
NEEX	Nephrolepis exaltata ...Boston Fern	996	ea.	12" x 12", install 12" o.c.
MISCELLANEOUS				
sod	St. Augustine 'Floratum'	as req.	c.y.	solid
	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 Rootguard	as req.	c.y.	3" layer in all shrub beds
		as req.	l.f.	24" deep, manufacturer to be selected
	Native			

PLANT LIST - LEVEL 4-6				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
MYFR	Myrcianthes fragrans Simpson's Stopper	2	ea.	8' tall x 4' spread, 3 trunks, lifted to tree form
SHRUBS & GROUND COVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
ERLI	Ermodea littoralis ...Golden Creeper	61	ea.	3 gal cans, full
MUCA	Muhlenbergia capillaris ...Muhly Grass	65	ea.	3 gal cans, full
NEEX	Nephrolepis exaltata ...Boston Fern	428	ea.	1 gal cans, full, install 12" o.c.
PHBM	Philodendron var. "Burle Marx" ...Burle Marx Philodendron	18	ea.	18" x 18"
POMA	Podocarpus macrophyllus ...Podocarpus	63	ea.	30" x 18"
MISCELLANEOUS				
	Root Planter Soil Mix 25% Coarse Sand 25% Medium Sand 20% Pine Bark 20% Florida Peat 8% Rice Rock 2% Marl	as req.	c.y.	
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds
	Native			

LANDSCAPE REQUIREMENTS		
PROJECT INFORMATION:		
ZONING DESIGNATION	B-3 (Dwelling, Mixed-Use)	
TOTAL SITE AREA (S.F.)	102,393 S.F.	2.35 ACRES
TOTAL PERVIOUS AREA (20% OF SITE AREA)	22,902 S.F.	22%
NATIVE TREE REQUIREMENT 155.5203.B 50% OF REQUIRED TREES TO BE NATIVE	Required 17	Provided 93
MIN. REQUIREMENTS PER ZONING 155.5203.C (1) TREE PER 3000 SF (5) SHRUBS PER 3000 SF	Required 35 171	Provided 108 (5 ex) 1,576
REQUIRED TREES: PERIMETER BUFFER 155.5203.F NORTH, SOUTH & EAST - TYPE B (B-3 on North Property, Commercial on South north Pompano property, Residential to East)	Required 9 12 11	Provided 9 (5 ex) 12 (5 ex) 11
(1) TREE PER 30 LF (NORTH - 264 LF)(Option 1) (1) TREE PER 30 LF (SOUTH - 346 LF)(Option 1) (1) TREE PER 30 LF (EAST - 336 LF)(Option 1)		
STREET TREES 155.5203.G (1) TREE PER 40 LF FEDERAL HIGHWAY - 338 LF	Required 9	Provided 9
TOTAL TREES REQUIRED PERIMETER BUFFER & STREET TREES	Required 40	Provided 40
BASE BUILDING PLANTING 155.5203.E(3)(b) (1) SHRUB PER 6 LF (250 LF EXCLUDING DOORS/LOADING)	Required 28	Provided 28+
BUILDING VUA 155.5203.D.5.a (1) TREE PER 30 LF (785 LF) (1) TREE PER PARKING ISLAND	Required 26 6	Provided 26 6
TREE HT RELATIVE TO BLDG 155.5203.B.2.g 50% REQUIRED TREES TO BE 16' OA / PALMS 22' OA TREES @ 16' OA PALMS @ 22' OA (IF PROVIDED)	Required 44 25	Provided 44+ 25+

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.

Overhead utilities will remain existing on the East part of the property.

All shrubs/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 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.

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.

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.

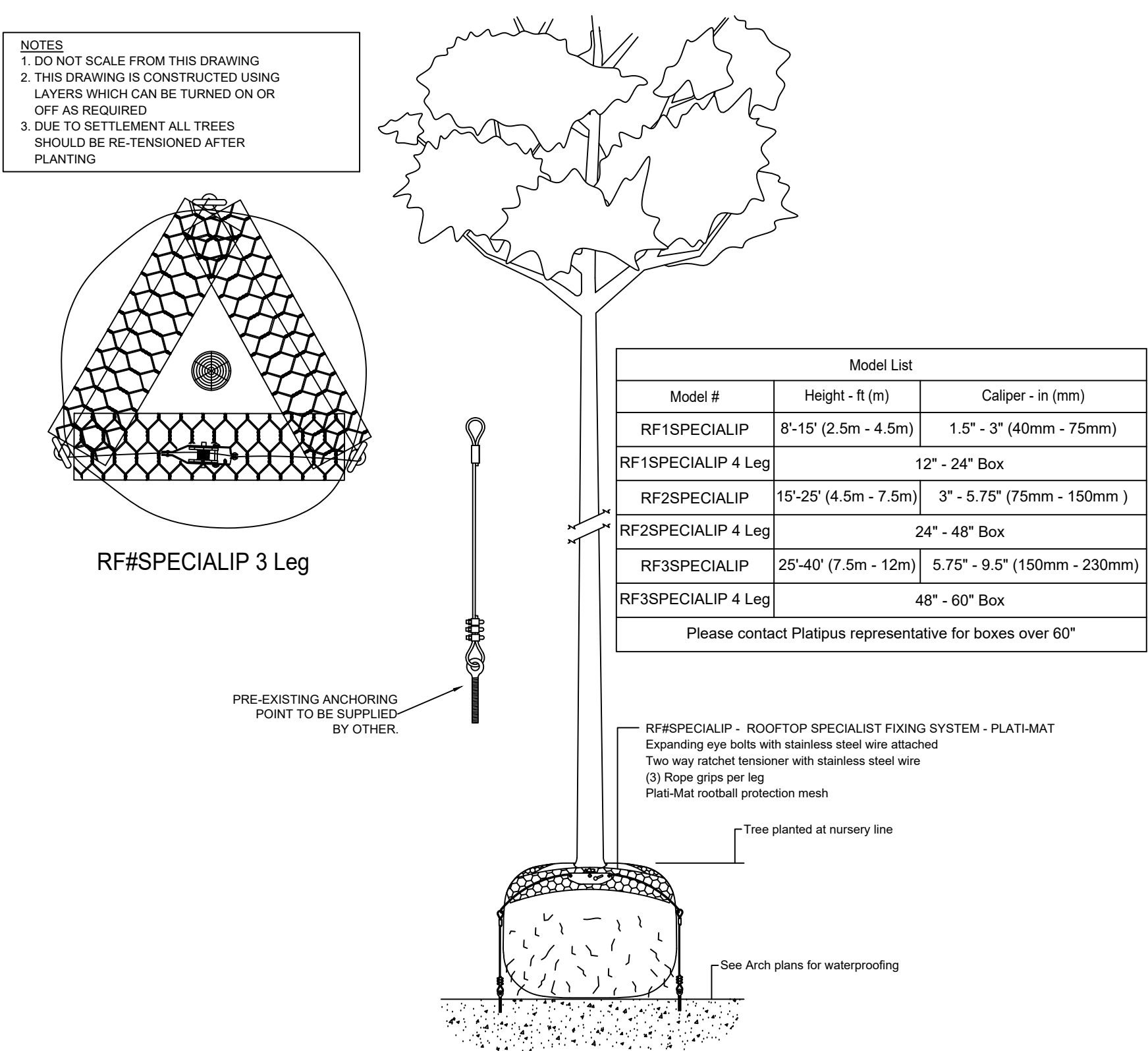
All road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

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

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

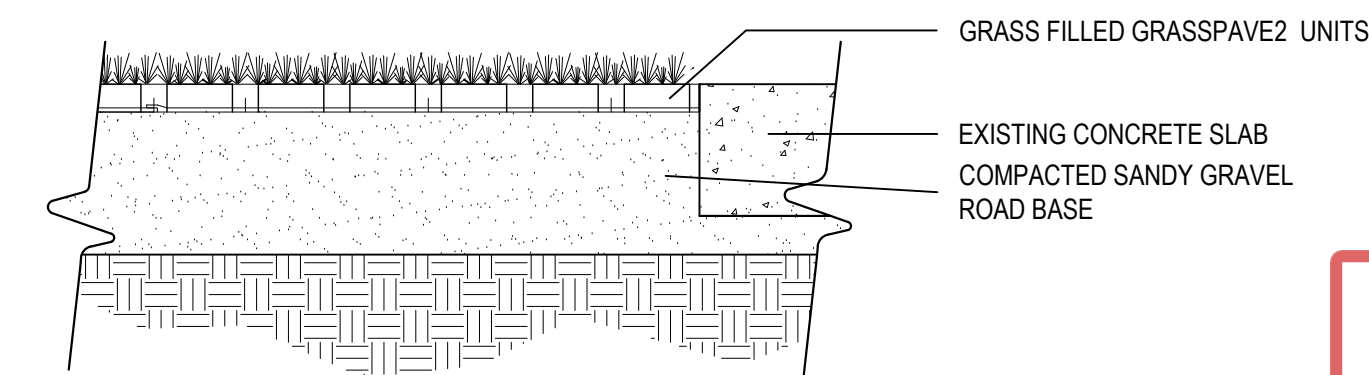
As per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter.

NOTES
1. DO NOT SCALE FROM THIS DRAWING
2. THIS DRAWING IS CONSTRUCTED USING LAYERS WHICH CAN BE TURNED ON OR OFF AS REQUIRED
3. DUE TO SETTLEMENT ALL TREES SHOULD BE RE-TENSIONED AFTER PLANTING



ROOFDECK TREE/PALM ANCHORING DETAIL

N.T.S.



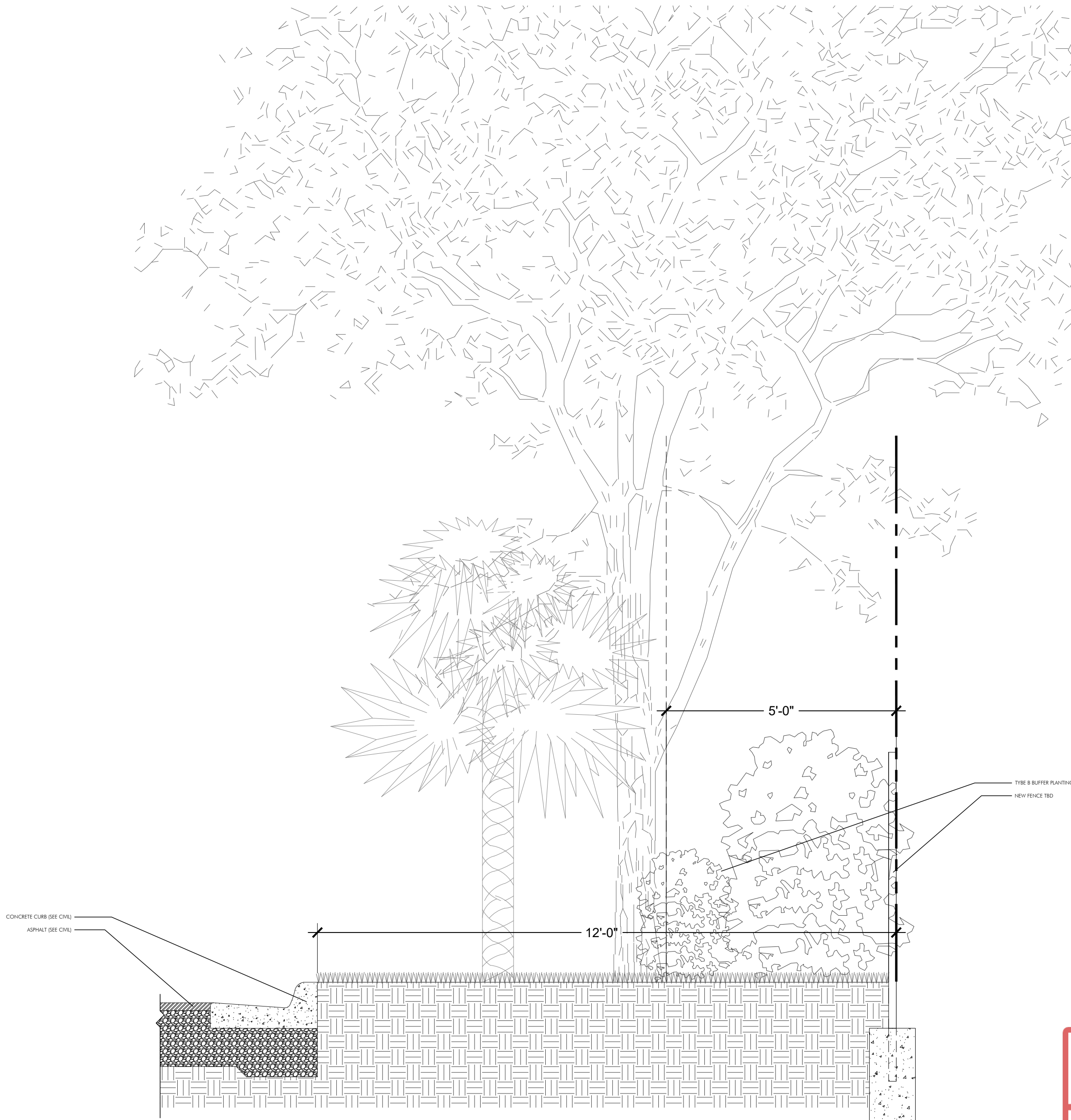
GRASSPAVE2 DETAIL

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PZB

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12/17/2025



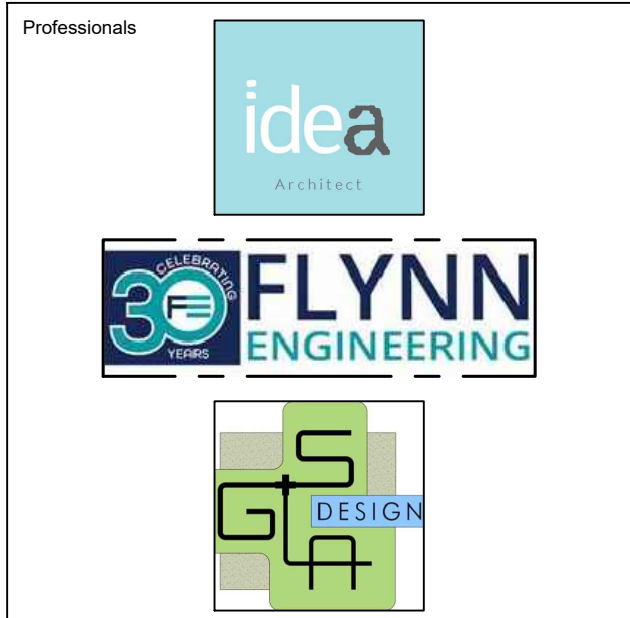
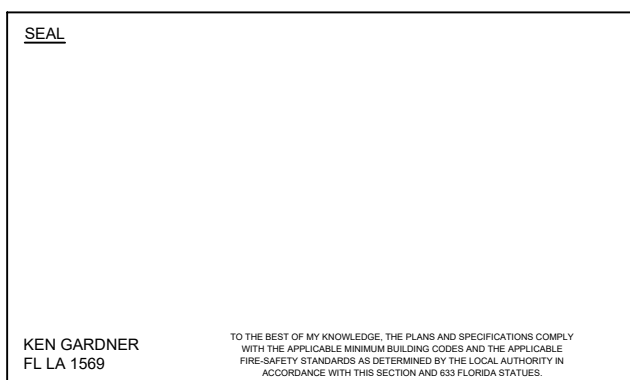
EAST SIDE PROPERTY LINE PLANTING DETAIL

N.T.S.

idea
Architect

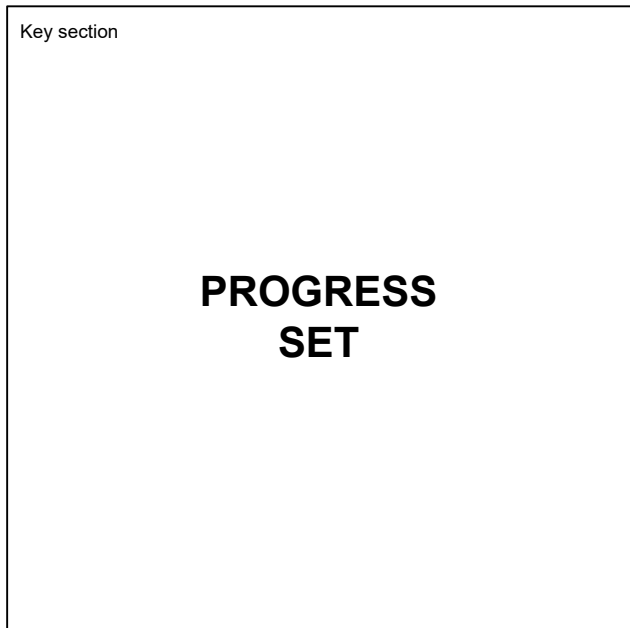
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REV.	DATE	DESCRIPTION
01	XX-XX-2024	D.R.C SUBMITAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.



Client
VERA FUND
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Project
**1600 S FEDERAL HIGHWAY
(MIXED-USE PROJECT)**
1600 SOUTH FEDERAL HIGHWAY,
POMPAÑO BEACH, FL 33062

Title	
PROPOSED PLANT LIST & LANDSCAPE LEGEND	
Drawn GSLA PZB KG Approved KG	Field LANDSCAPE ARCH Scale as shown Date 10-09-2024 Proj. no. PZ24- 12000027 11/19/2025 Project 24-838
L-207	