

FONDURA OFFICE RETAIL

2625 SW FONDURA ROAD
PORT ST. LUCIE, FLORIDA

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	N*	WW*	SIZE/SPECIFICATIONS / TYPE
TREES						
OVL	1	Quercus virginiana	Large Live Oak	X	X	16" HI., 6" DBH, B&B A
OV	1	Quercus virginiana	Live Oak	X	X	12" HI., 2 1/2" DBH, 65 Gal. A
MA	10	Magnolia grandiflora	Magnolia Little Gem	X	X	12" HI., 2 1/2" DBH, 65 Gal. A
GL	1	Bursera simaruba	Gumbo Limbo	X	X	12" HI., 2 1/2" DBH, 65 Gal. A
DH	8	Ilex cassine	Dahoon Holly	X	X	12" HI., 2 1/2" DBH, 65 Gal. B
GB	17	Ilex vomitoria	Yucca Holly Tree	X	X	12" HI., 2 1/2" DBH, 65 Gal. B
PALMS						
FP	9	Wodyetia bifurcata	Foxtail Palm	X	X	8" HT. Grey Wood, Matched B
TP	10	Thrinax radiata	Florida Thatch Palm	X	X	6" HT. Grey Wood, Matched B
SHRUBS						
SH	139	Ilex vomitoria 'Shillings'	Ilex Shillings	X	X	7 Gal, 24" H., 30" O.C
CO	194	Chrysopsis laevis	Coccoloba 'Red Tip'	X	X	7 Gal, 24" H., 30" O.C
CL	223	Clusia grandifolia	Dwarf 'Classy'	X	X	7 Gal, 24" H., 30" O.C
FB	122	Hamelia patens, Dwarf	Firebush, Dwarf	X	X	7 Gal, 24" H., 30" O.C
NG	37	Ixora Nona Grand	Nona Grand Ixora	X	X	7 Gal, 24" H., 30" O.C
WV	35	Viburnum ovalatum	Walters Viburnum	X	X	7 Gal, 24" H., 30" O.C
GROUNDCOVERS						
JU	42	Juniperus horizontalis willottii	Blue Rug Juniper	X	X	1 Gal, 18" O.C
LI	237	Liriope muscari	Emerald Goddess	X	X	1 Gal, 18" O.C
LAWN GRASS						
SA	per plan	Stenotaphrum secundatum	St. Augustine 'Floritan'			Solid sod

NOTE: * N = Florida Native, WW = Water Wisa Drought tolerant

PLANTING SPECIFICATIONS

- All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
- All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
- Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the plants.
- Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
- All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
- The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
- PLANTING SOIL:** All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
- Planting soil to be a weed-free mixture of 50% sand and 50% mulch or other organic planting material suitable to the Landscape Architect.
- Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
- Contractor shall be responsible for providing final grading of all associated planting areas.
- After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
- All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 7).
- No plugging of any tree or palm to be allowed. All plants to be planted at the nursery grade or slightly higher.
- Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
- Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen shall be slow release form and fertilizer to include secondary/minor micronutrients.
- SUBSTITUTIONS AND CHANGES:** All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
- WATERING:** All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
- All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
- The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
- No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
- Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
- Root prune all field grown trees a minimum of 8-weeks prior to planting.

ADJACENT R/W & PROPERTIES

Quantity Requirements:
10 Landscape strip, One tree per 30 Lin. Ft. Shrubs 2" O.C.
AREA:
North Side: 315'
East Side: 103'
South Side: 265'
West Side: 109'

Required: 11 Trees, 156 Shrubs
Provided: 16 Trees, 233 Shrubs

Required: 4 Trees, 52 Shrubs
Provided: 5 Trees, 52 Shrubs

Required: 9 Trees, 133 Shrubs
Provided: 4 Trees, 109 Shrubs + 111 GC

Required: 4 Trees, 55 Shrubs
Provided: 8 Trees, 48 Shrubs + 111 GC

TOTAL TREES REQUIRED: 28
TOTAL TREES PROVIDED: 33+5=38
TOTAL SHRUBS REQUIRED: 338
TOTAL SHRUBS PROVIDED: 386 + 222 GC

PORT ST. LUCIE LANDSCAPE REQUIREMENTS

II. BUILDING FACADE - VISIBLE TO GENERAL PUBLIC

Quantity Requirements:
5 Landscape strip, One tree per 30 Lin. Ft. Shrubs 2" O.C.
Perimeter: 440' n. Ft. less 52 openings = 388 Lin. Ft.
Plant Requirements: 13 Trees, 104 Shrubs
Plants Provided: 15 Trees, 194 Shrubs and 168 Ground Covers

III. VEHICULAR USE AREAS (VUA)

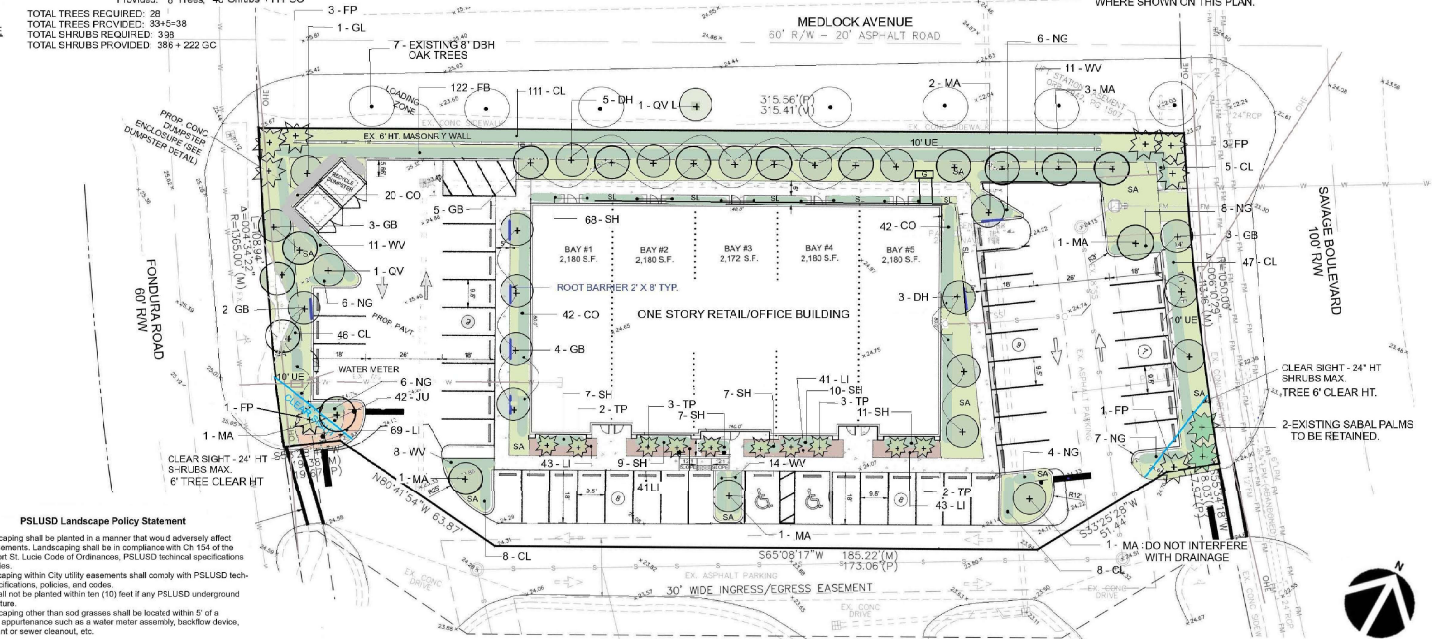
INTERIOR landscape requirements:
Planter islands required: 9 each with 9 trees
Planter islands provided: 8 each with 9 trees

APRIL 02, 2026

PLANTING PLAN

WITH TREE MITIGATION

THE SITE IS DEVOID OF PROTECTED TREES EXCEPT FOR 2 SABAL PALMS TO BE PRESERVED WHERE SHOWN ON THIS PLAN.



PSLUSD Landscape Policy Statement

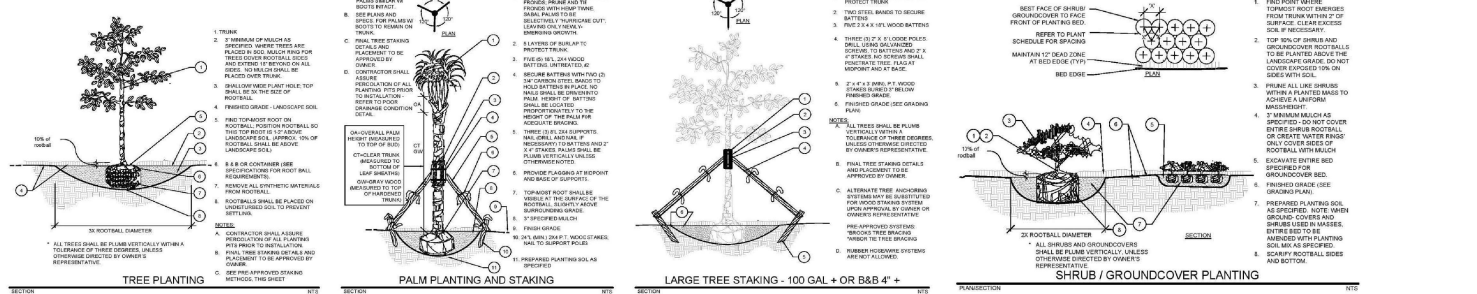
No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Ch 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.

All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.

Trees shall not be planted within ten (10) feet if any PSLUSD underground infrastructure.

No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

PLANTING DETAILS



PREPARED BY: FL REG. # 0000422



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