



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 North University Drive, #102 • Plantation, FL 33324 • 954-357-6644 • Broward.org/planning • [Zoning@Broward.org](mailto:Zoning@Broward.org)

Application No: **003-SP-23**  
**4211 NW 74 STREET**  
**SUBDIVISION**  
**08/17/23**

### Site Plan Review Application

<b>Project Information</b>			
Site Plan Name <b>Hillsboro Reserve</b>			
Site Plan No.		Plat Book – Page of Site Plan Location (if recorded)	
Owner / Applicant / Petitioner Name <b>4211 SP, LLC</b>			
Address <b>3921 SW 47th Street</b>		City <b>Ft. Lauderdale</b>	State <b>FL</b>
Zip <b>33314</b>			
Phone <b>(954) 581-9000</b>	Email <b>Daniel@thespeargroup.com</b>		
Contact Person <b>Daniel Spear</b>			
Contact Address <b>same as above</b>		City	State
Contact Phone <b>(954) 581-9000</b>		Contact Email	
Folio(s) <b>474232010150</b>			
Project Address of Location <b>4211 NW 74th Street</b> <i>side of street name at/between / and street name / side / corner an/of street name</i>			
<b>Application Status</b>			
Has this project been previously submitted?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	
This is a resubmittal of:		<input type="checkbox"/> Entire Project <input type="checkbox"/> Portion of Project <input checked="" type="checkbox"/> N/A	
What was the project number assigned by the Urban Planning Division?		Project No. <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Don't Know	
Project Name <b>Hillsboro Reserve</b>		<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know	
Are the boundaries of the project the same as the previously submitted project?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know	
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know	
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			



Urban Planning Division

**URBAN PLANNING DIVISION**

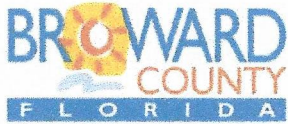
1 North University Drive, #102 • Plantation, FL 33324 • 954-357-6644 • Broward.org/planning • [Zoning@Broward.org](mailto:Zoning@Broward.org)

**003-SP-23**  
**4211 NW 74 STREET**  
**SUBDIVISION**  
**08/17/23**

**Site Plan Review Application**

<b>School Concurrency (Residential Plats, Replats, and Site Plan Submissions)</b>						
Does this application contain any residential units? (if "No," skip the remaining questions).					<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?					<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional units being added to the replat's note restriction?					<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered with the Broward County School Board?					<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Land Use and Zoning</b>						
<b>EXISTING</b>			<b>PROPOSED</b>			
Land Use Plan Designations(s) Estate (1) Residential			Land Use Plan Designation(s)			
Zoning District(s) PDD			Zoning District(s)			
<b>Existing Land Use</b>						
A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and a date of demolition.						
Are there any existing structures on the site?					<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Land Use	Gross Building Sq. ft. * or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)			
			Remain the Same?	Change Use?	<u>Has</u> been or <u>will</u> be Demolished?	
Residential	5,497 SF	2/2022	YES   <del>NO</del>	YES   <del>NO</del>	<del>HAS</del>   WILL   NO	
			YES   NO	YES   NO	HAS   WILL   NO	
			YES   NO	YES   NO	HAS   WILL   NO	
*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.						





Urban Planning Division  
**URBAN PLANNING DIVISION**

1 North University Drive, #102 • Plantation, FL 33324 • 954-357-6644 • Broward.org/planning • [Zoning@Broward.org](mailto:Zoning@Broward.org)

**003-SP-23**  
**4211 NW 74 STREET**  
**SUBDIVISION**  
**08/17/23**

### Site Plan Review Application

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	No. of Units / Rooms	Land Use	Net Acreage or Gross Floor Area
Residential	10		

#### NOTARY PUBLIC: Owner / Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

*[Signature]*  
 Owner/Agent Signature

June 21, 2023  
 Date

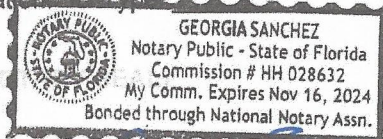
#### NOTARY PUBLIC

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by the Affiant by means of  physical presence |  online notarization, this 21 day of June, 2023, by Daniel Spear.

Personally Known or  Produced Identification. ID Type: \_\_\_\_\_

*[Signature]*  
 Signature of Notary Public – State of Florida



GEORGIA SANCHEZ  
 Name of Notary Typed, Printed or Stamped

#### For Office Use Only

Application		
Application Date	Acceptance Date	Fee Paid <input type="checkbox"/> Yes <input type="checkbox"/> No
Comments Due	Report Due	CC Meeting Date
Adjacent City or Cities		
Received By	Date	

**003-SP-23**  
**4211 NW 74 STREET**  
**SUBDIVISION**  
**08/17/23**

**Site Plan Application Requirements – Miscellaneous**

**Letter of Intent describing the proposed development, inclusive of a statement of objectives, relative to the proposed development type**

The applicant proposes to develop the subject property with ten (10) single-family homes that will be compatible with the surrounding uses, including to the east existing single-family residential; west and north Grade 1-12 North Broward Preparatory School and City of Coconut Creek Park land to the south. The proposed project will help meet the need for additional housing, particularly single-family homes, in Broward County. The site plan for 10 units is consistent with the approved PDD zoning and the Master Development Plan.

**Legal description, including the section, township, and range**

Tract 39, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, Palm Beach County, Florida, according to the Plat there-of, recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, said land situate, lying and being in Broward County, Florida.

**Development Phasing Plan**

The 10 single-family home development project is expected to break ground in 2023 with a construction timetable of 18-24 months.



# 4211 NW 74TH STREET

## City of Coconut Creek, Broward County, Florida

**OWNER:**

4211 SP, LLC  
3921 SW 47 AVE., STE 1013  
FT LAUDERDALE, FL 33122

**ARCHITECT:**

MIAMI ARCHITECTURAL STUDIO  
7910 NW 25TH STREET, SUITE 200  
DORAL, FL 33122  
BOCA RATON, FL 33434  
(305) 593-9798

**LANDSCAPE ARCHITECT:**

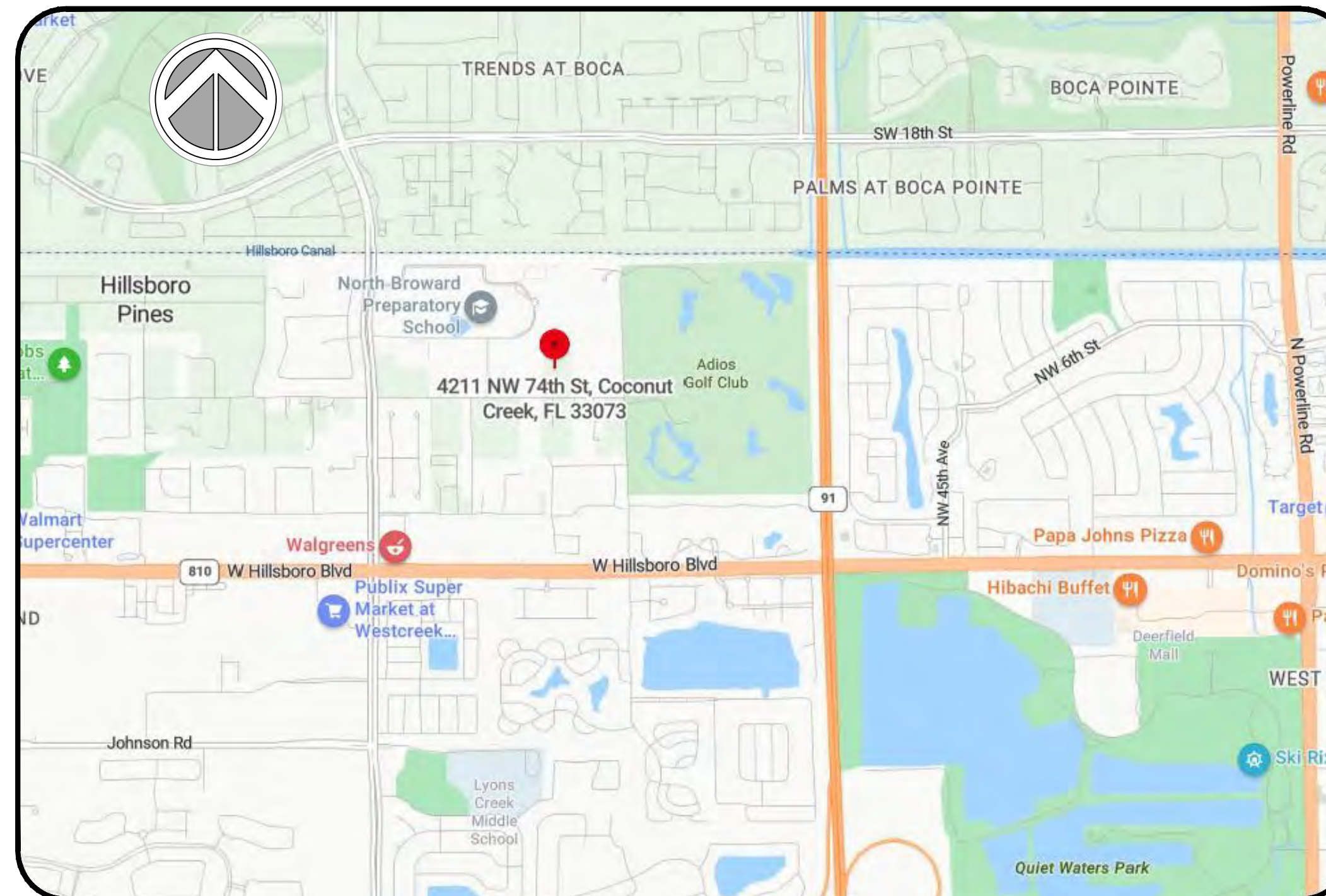
GARDNER + SEMLER LANDSCAPE ARCHITECTURE  
17670 NW 78TH AVE., SUITE 214  
MIAMI, FL 33015  
(305)392-1016

**CIVIL ENGINEER:**

SUN-TECH ENGINEERING, INC.  
4577 NOB HILL ROAD, SUITE 102  
FORT LAUDERDALE, FL 33351  
(954) 777-3123  
(954) 777-3114 (FAX)

**SURVEYOR:**

PERIMETER SURVEYING & MAPPING  
947 CLINT MOORE ROAD  
BOCA RATON, FL 33487  
(561) 241-9988  
(561) 241-5182 (FAX)



SECTION 32, TOWNSHIP 47, RANGE 42  
**LOCATION MAP**

INDEX OF DRAWINGS	
SHEET NO.	TITLE
CS-1	COVER SHEET
V-1	SURVEY
SP-1	SITE PLAN
GN-1	GENERAL NOTES
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2	PAVING & DRAINAGE DETAILS
PMS-1	PAVEMENT MARKINGS AND SIGNAGE
WS-1	WATER AND SEWER PLAN
WS-2 - WS-5	WATER & SEWER DETAILS
SSP-1	SANITARY SEWER PROFILES
SWPP-1 - SWPP-2	STORMWATER POLLUTION PREVENTION PLAN & DETAILS

**LEGAL DESCRIPTION:**

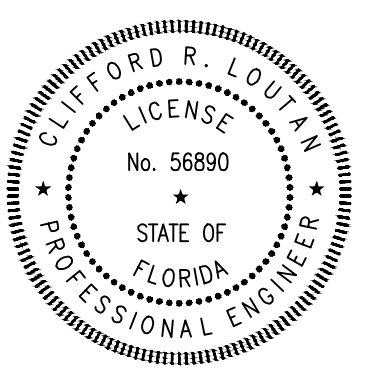
ALL OF TRACT 39 BLOCK 83, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 218,055 S.F. / 5.006 ACRES, MORE OR LESS.

4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

---

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

003-SP-23  
4211 NW 74 STREET  
SUBDIVISION  
08/17/23



Date: July 25, 2023

**NOTE:**

THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND CITY OF COCONUT CREEK CODES AND STATUTES. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE PLANS AND/OR SPECIFICATIONS PREPARED BY THE ENGINEER OF RECORD OR REGISTERED ARCHITECT AND ANY PUBLISHED STANDARDS, INCLUDING BUT NOT LIMITED TO THE CITY OF COCONUT CREEK CODE AND/OR THE CITY OF COCONUT CREEK ADOPTED UTILITY AND ENGINEERING STANDARDS, SPECIFICATIONS AND CONSTRUCTION DETAILS, SAID DISCREPANCIES SHALL BE RESOLVED UTILIZING THE LATEST AND MOST UPDATED STANDARDS ADOPTED BY THE AGENCY HAVING JURISDICTION, OR THE MOST STRINGENT.

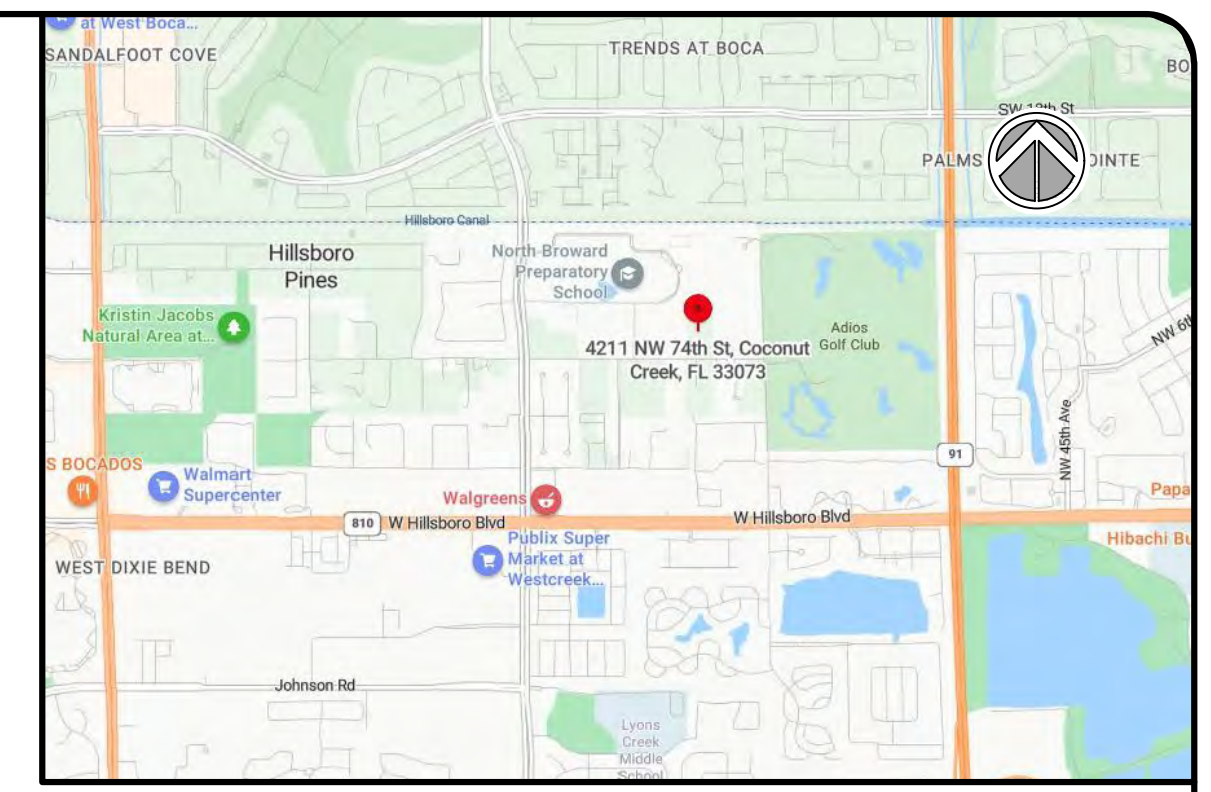
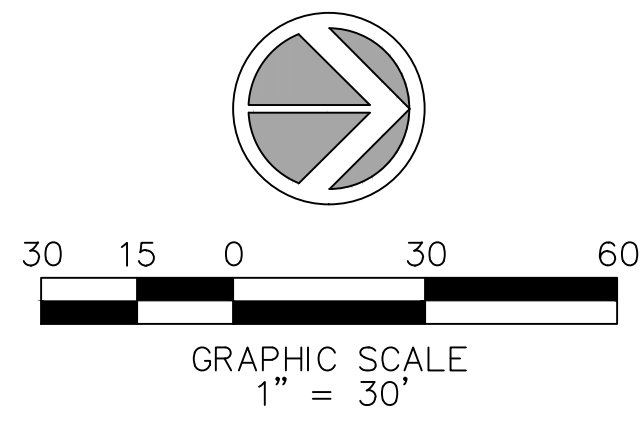
**NOTE:**

ALL ELEVATIONS IN N.A.V.D. 88

Always call 811 two full business days before you dig to have underground utilities located and marked.

PROJECT NO. 21-4113  
DESIGN DATE: MAR. 2023





SECTION 32, TOWNSHIP 47, RANGE 42  
LOCATION MAP

4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

**STE Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors

Certificate of Auth. #7057LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

ZONING: CF  
LAND USE: RESIDENTIAL ESTATE

ZONING: CF  
LAND USE: RESIDENTIAL ESTATE

LEGAL DESCRIPTION:

ALL OF TRACT 39 BLOCK 83, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 218,055 S.F. / 5.006 ACRES, MORE OR LESS.

APPLICABLE CODE REFERENCES:

JURISDICTION	BROWARD COUNTY
CURRENT ZONING DISTRICT	A-1 (AGRICULTURE ESTATE)
FUTURE ZONING DISTRICT	PDD (PLANNED DEVELOPMENT DISTRICT)
CURRENT LAND USE	RESIDENTIAL
FUTURE LAND USE	RESIDENTIAL

SITE DATA

GROSS ACREAGE	218,055 S.F. (5.01 ACRES)
NET ACREAGE	213,103 S.F. (4.89 ACRES)
GROSS DENSITY	2 UNITS/ACRE

	PERMITTED	PROVIDED
MAXIMUM DENSITY	10 UNITS *	10 UNITS

\* 5 UNITS PERMITTED PER UNDER EXISTING ESTATE RESIDENTIAL LAND USE, PLUS 5 FLEX UNITS ALLOCATED = 10 TOTAL UNITS

	REQUIRED	PROVIDED
MINIMUM LAND AREA	5 ACRES	5 ACRES
MINIMUM LOT AREA	N/A	12,863 S.F.
BUILDING HEIGHT	N/A	35'

SETBACKS

	REQUIRED	PROVIDED
FRONT (ABUTTING R/W)	25'	25'
SIDE	N/A	7.5'
REAR	N/A	15'

PARKING DATA

	REQUIRED	PROVIDED
(10) ONE-FAMILY DETACHED DWELLING	2.0 PER D.U.	20

LEGEND:

- PROP. CONCRETE SIDEWALK
- PROP. ASPHALT PAVEMENT
- PROPERTY LINE
- LOT LINE
- BLDG. SETBACK
- UTILITY EASEMENT
- RIGHT-OF-WAY LINE

REVISIONS

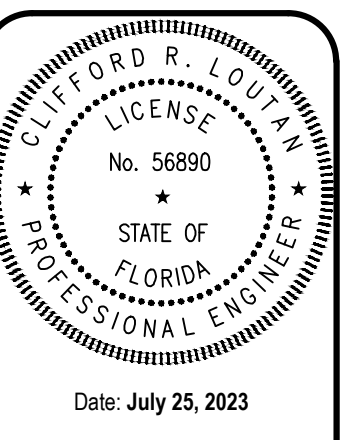
NO.	DATE	DESCRIPTION

4211 NW 74TH STREET  
CITY OF COCONUT CREEK

FLORIDA

**SITE PLAN**

DATE: 3/21/2023  
SCALE: 1" = 30'  
DESIGNED BY: C.R.L.  
DRAWN BY: M.A.S.  
JOB #: 21-4113



003-SP-23  
4211 NW 74 STREET  
SUBDIVISION  
08/17/23

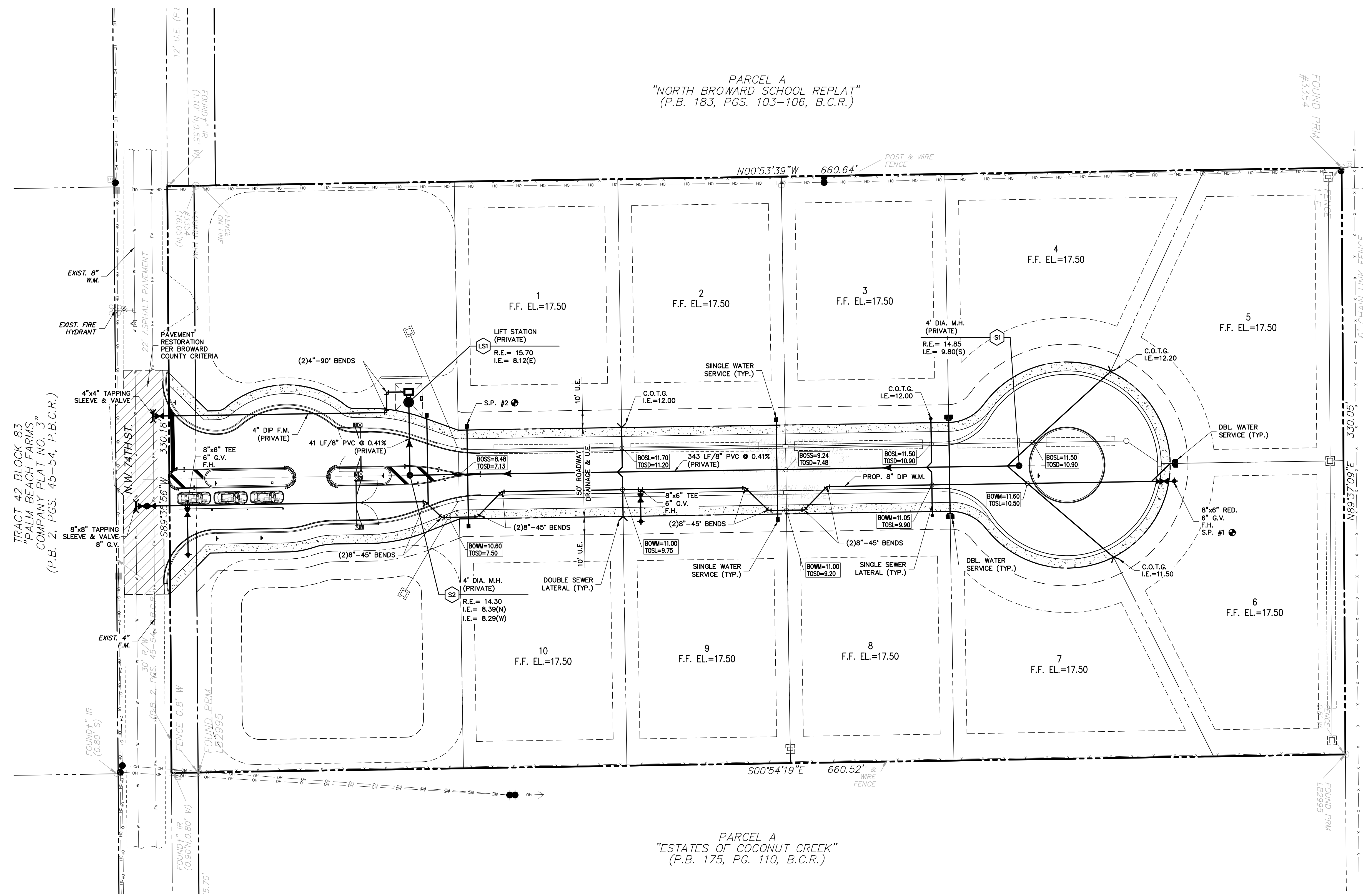
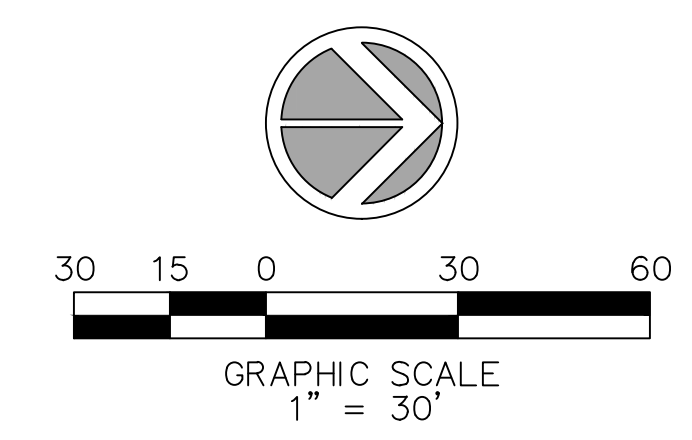
ZONING: RS-1  
LAND USE: RESIDENTIAL ESTATE

K:\PROJECTS\21-xxxx\21-4113\dwg\4113sp.dwg  
FILE: K:\PROJECTS\21-xxxx\21-4113\dwg\4113sp.dwg  
PLOT DATE: 7/25/2023 10:04 AM BY: Miguel A. Sosa  
LAYOUT: [SP-1]



PARCEL A  
"NORTH BROWARD SCHOOL REPLAT"  
(P.B. 183, PGS. 103-106, B.C.R.)

PARCEL A  
"ESTATES OF COCONUT CREEK"  
(P.B. 175, PG. 110, B.C.R.)



003-SP-23  
4211 NW 74 STREET  
SUBDIVISION  
08/17/23

WATER & SEWER LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE w/PIPE
	D.I.P. PIPE
	EXIST. UTILITY DEMOLITION
	R.E.
	I.E.
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

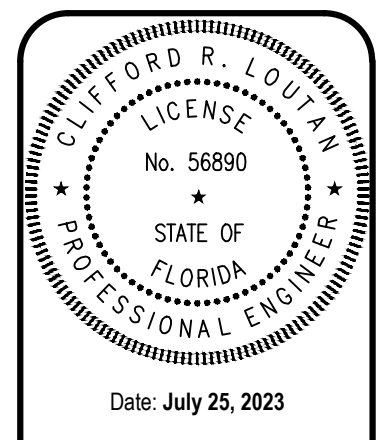
4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com  
Certificate of Auth. #7057LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114



REVISIONS	
NO.	DATE: DESCRIPTION

4211 NW 74TH STREET  
CITY OF COCONUT CREEK  
FLORIDA  
WATER AND SEWER PLAN

DATE: 3/21/2023  
SCALE: 1" = 30'  
DESIGNED BY: C.R.L.  
DRAWN BY: M.A.S.  
JOB #: 21-4113



SHEET No.  
WS-1

K:\PROJECTS\21-xxxx\21-4113\dwg\4113ws.dwg  
PLOT DATE: 7/25/2023 10:05 AM BY: Miguel A. Sosa  
LAYOUT: [WS-1]



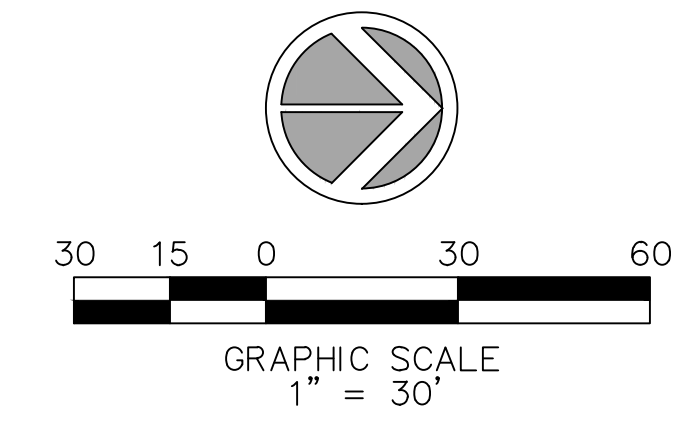
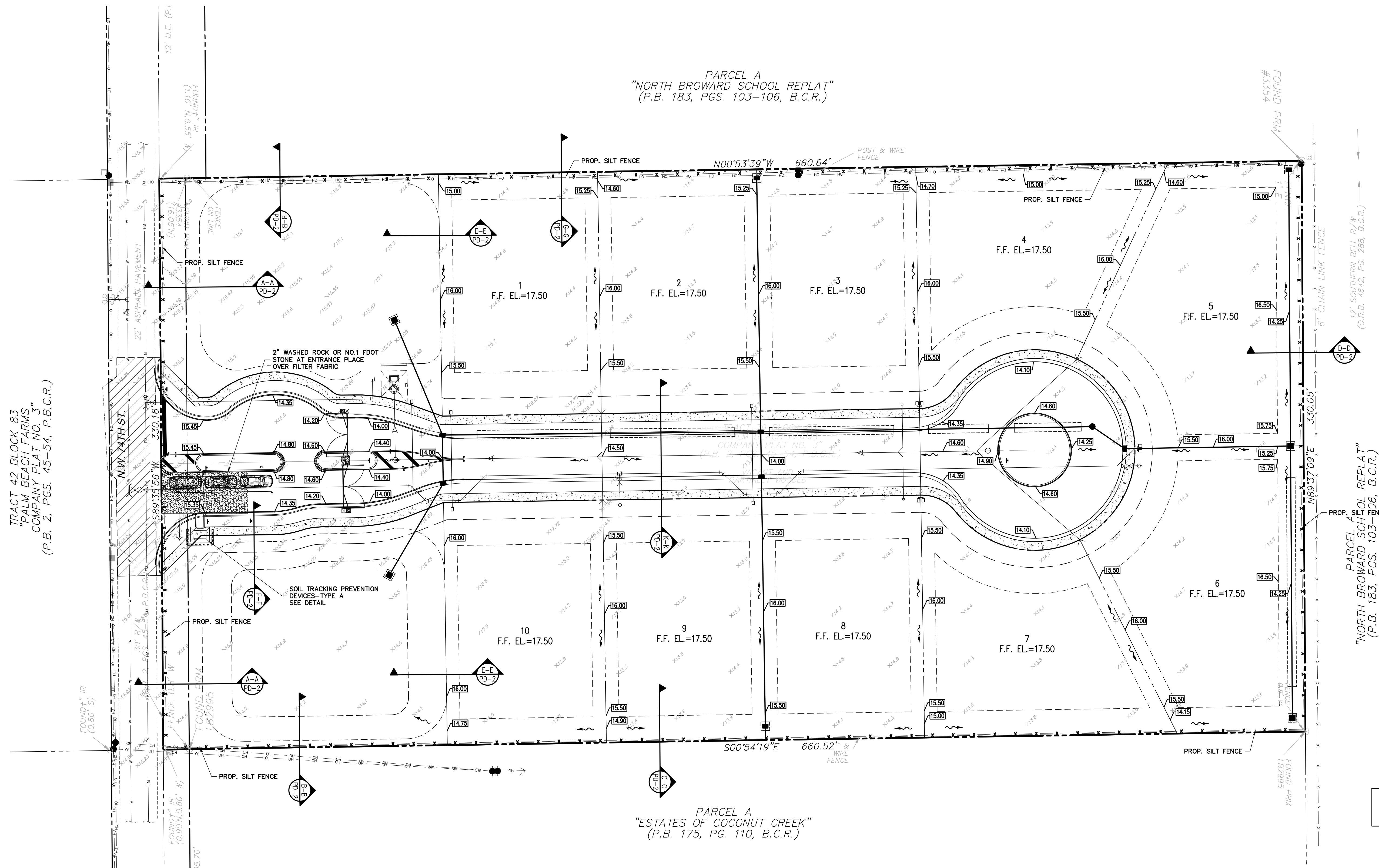
K:\PROJECTS\21-xxx\21-4113\dwg\4113swpp.dwg  
PLOT DATE: 7/25/2023 10:05 AM BY: Miguel A. Sosa  
LAYOUT: [SWPP-1]

TRACT 42 BLOCK 83  
"PALM BEACH FARMS"  
COMPANY PLAT NO. 3"  
(P.B. 2, PGS. 45-54, P.B.C.R.)

PARCEL A  
"NORTH BROWARD SCHOOL REPLAT"  
(P.B. 183, PGS. 103-106, B.C.R.)

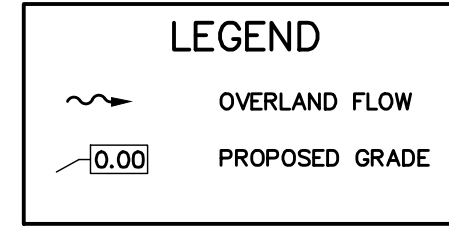
PARCEL A  
"ESTATES OF COCONUT CREEK"  
(P.B. 175, PG. 110, B.C.R.)

PARCEL A  
"NORTH BROWARD SCHOOL REPLAT"  
(P.B. 183, PGS. 103-106, B.C.R.)



NOTE: ALL ELEVATIONS IN N.A.V.D. 1988.

**NOTES:**  
1. THIS PLAN REFLECTS REQUIREMENTS APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE, TRIBAL OR LOCAL OFFICIALS.  
2. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED SO THAT SEDIMENT IS REMOVED FROM SEDIMENT BARRIERS WHEN THE DESIGN CAPACITY IS REDUCED BY 50%  
  
TOTAL SITE = 5.00 Ac.  
SITE AREA TO BE DISTURBED = 5.00 Ac.  
WETLAND AREA TO BE MITIGATED =      Ac.  
  
RUNOFF COEFFICIENT "C"  
BEFORE CONSTRUCTION = 0.35  
DURING CONSTRUCTION = 0.50  
AFTER CONSTRUCTION = 0.75



003-SP-23  
4211 NW 74 STREET  
SUBDIVISION  
08/17/23

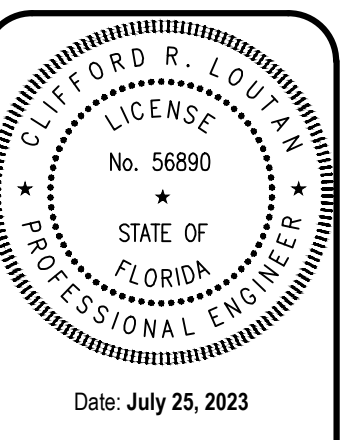
4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com  
Certificate of Auth. #7057LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

**Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors

NO.	DATE	DESCRIPTION

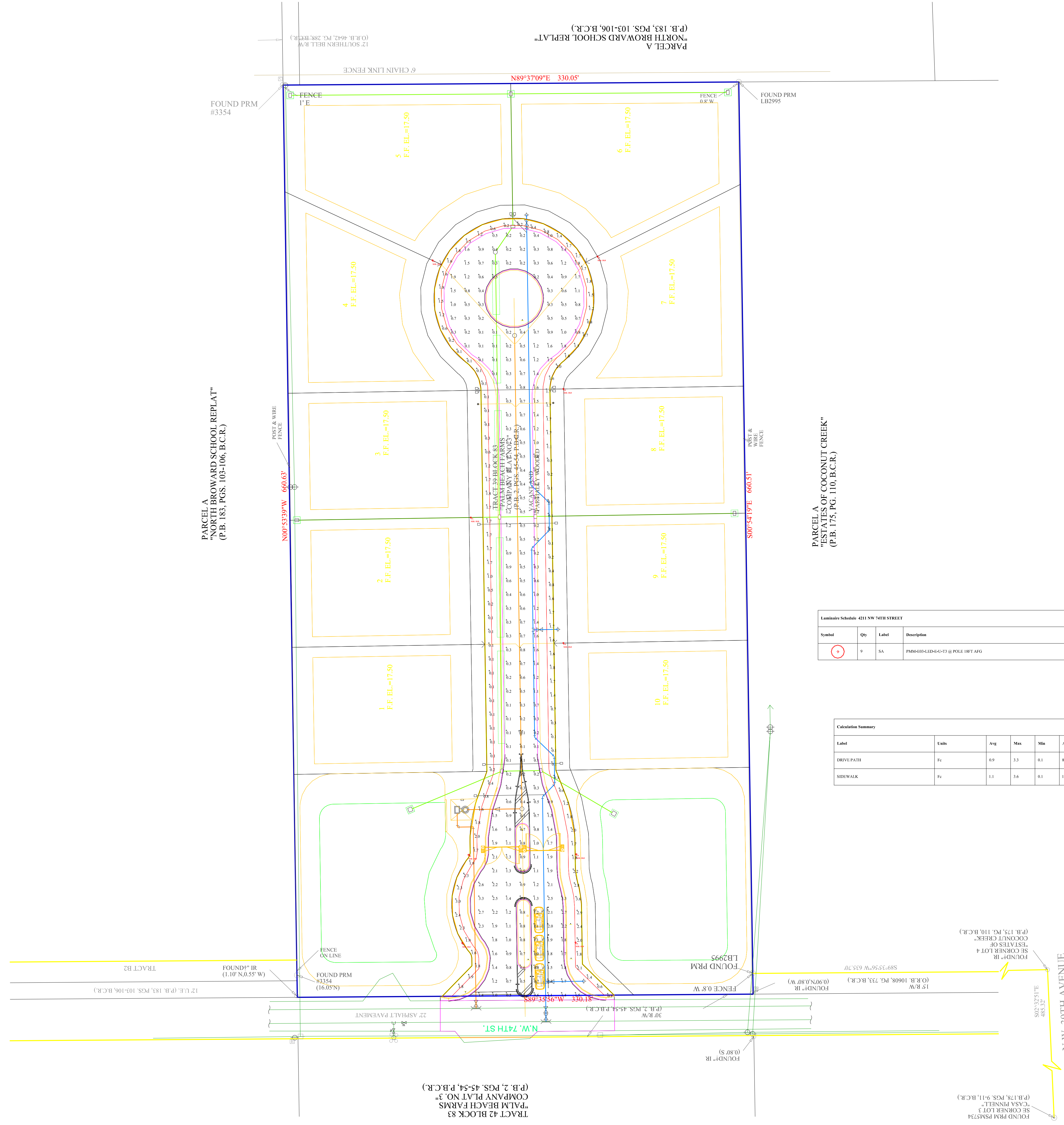
4211 NW 74TH STREET  
CITY OF COCONUT CREEK  
FLORIDA  
**STORMWATER POLLUTION PREVENTION PLAN**

DATE: 3/21/2023  
SCALE: 1"=30'  
DESIGNED BY: C.R.L.  
DRAWN BY: M.A.S.  
JOB #: 21-4113



Date: July 25, 2023  
SHEET No.  
SWPP-1





Luminaire Schedule 4211 NW 74TH STREET

Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	9	SA	PMM40-LED-140-4-U-73 @ POLE HFT AFG	1.000	7456	752	676.8

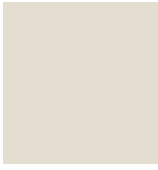




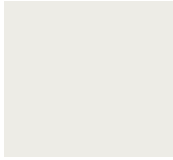




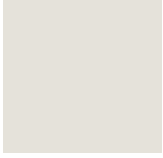
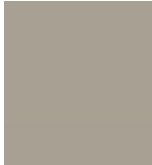



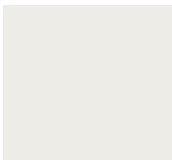




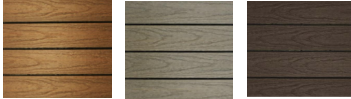
Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE PATH	FC	6.9	8.3	6.1	8.7	33.0
SIDEWALK	FC	1.1	3.6	0.1	11.4	36.0

003-SP-23  
 4211 NW 74 STREET  
 SUBDIVISION  
 08/17/23

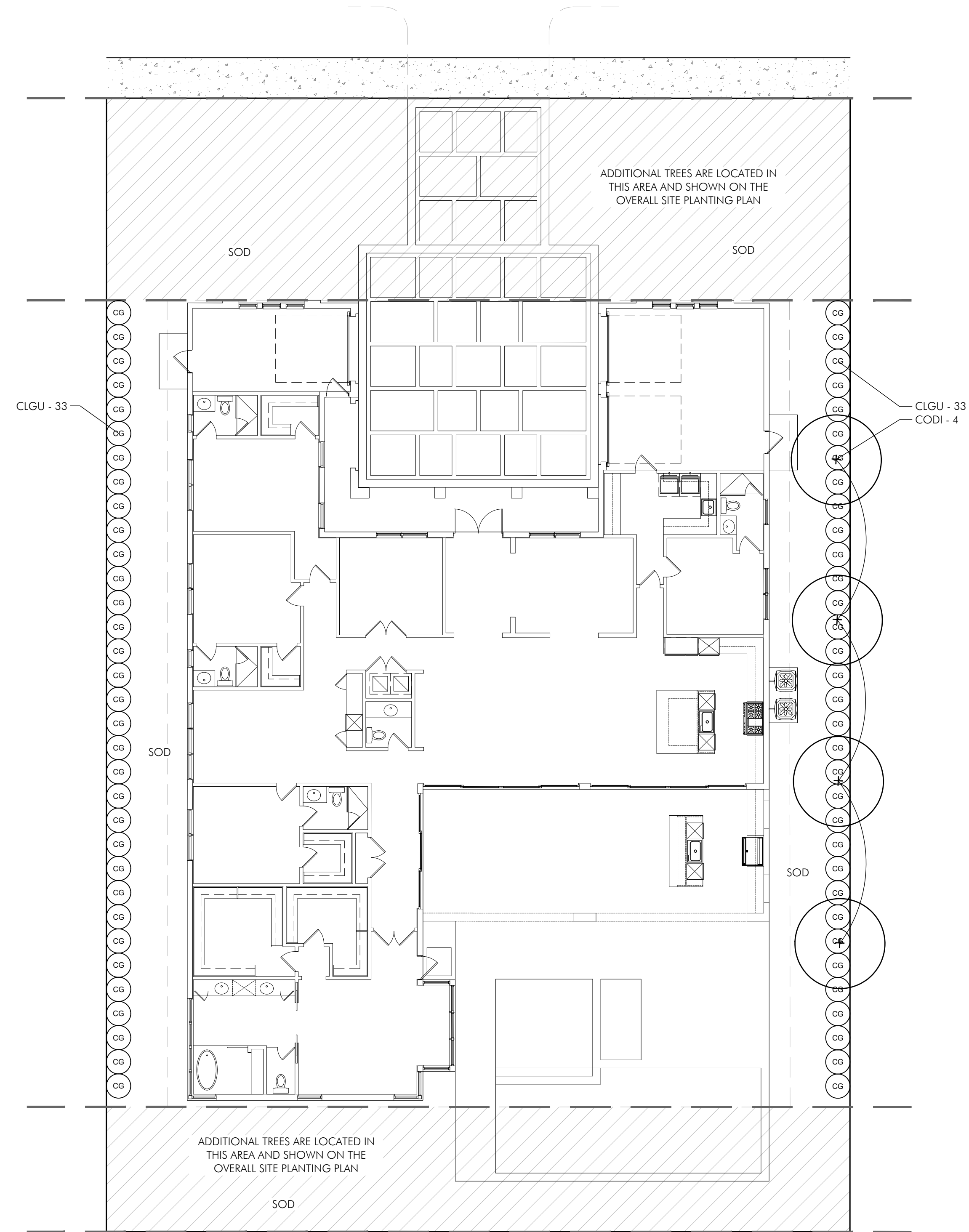
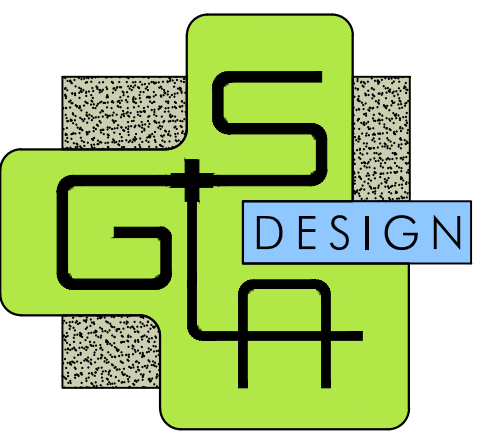


**SPEAR HILLSBORO SINGLE FAMILY COLOR SCHEMES**

SCHEME	BODY/SOFFIT	ACCENT COLOR	WALL CLADDING (INTERCHANGEABLE)	DOORS AND WINDOWS	GARAGE DOOR
1	 NATURAL CHOICE SW 7011	 BLACK FOX SW 7020	 MANHATTAN STONE	 BRONZE FINISH	 CHOCOLATE
2	 EXTRA WHITE SW 7006	 ANONYMOUS SW 7046	 WHITE OAK TAUPE STONE	 BRONZE FINISH	 ANONYMOUS SW 7046
3	 ORIGAMI WHITE SW 7636	 INTELLECTUAL GRAY SW 7045	 AMAZON STONE	 BRONZE FINISH	 CHOCOLATE
4	 PURE WHITE SW7005	 ANONYMOUS SW 7046	 KEYSTONE SQUARE CUT	 BRONZE FINISH	 ANONYMOUS SW 7046
			 WOOD ACCENT		

**003-SP-23**  
**4211 NW 74 STREET**  
**SUBDIVISION**  
**08/17/23**



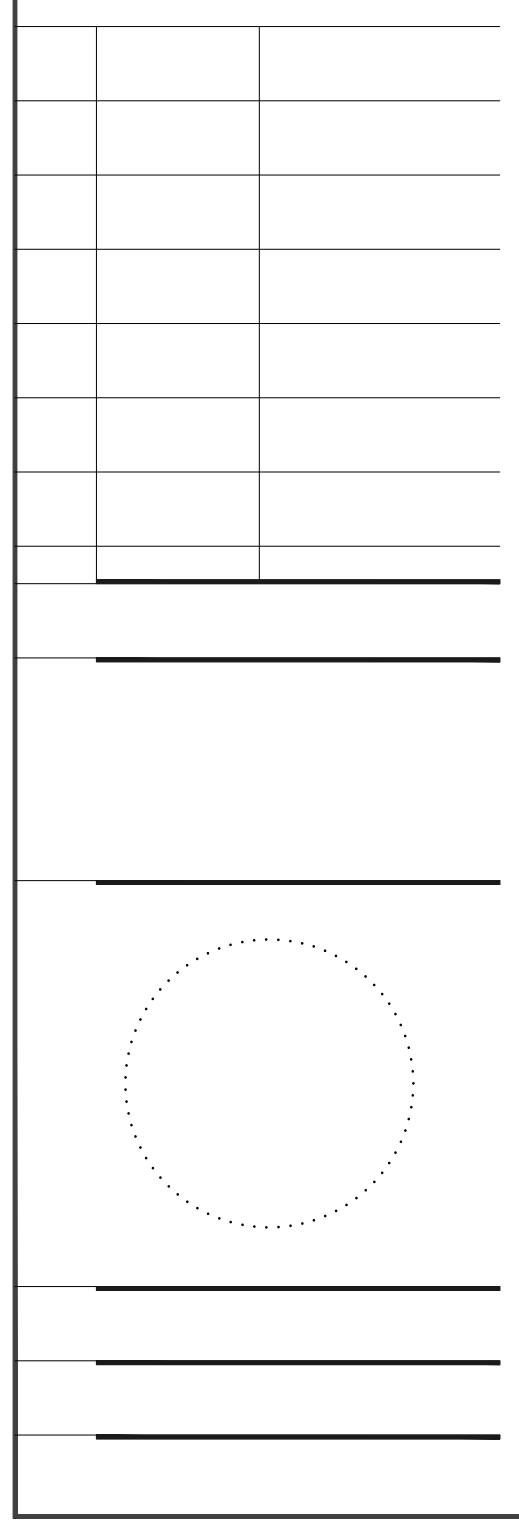


PLANT LIST - MODEL D			
<b>TREES</b>			
KEY	PLANT NAME	QTY.	UT. SIZE
CODI	Coccoboa diversifolia	4	ea. 12' tall x 5' spread, 2" DBH
	...Pigeon Plum		
<b>SHRUBS</b>			
KEY	PLANT NAME	QTY.	UT. SIZE
CLGU	Clusia guttifera	66	ea. 36" x 36"
	...Clusia		
<b>MISCELLANEOUS</b>			
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	as req.	c.y. excavate and backfill 18" depth in all planting areas.
	St. Augustine "Citrablue"	as req.	s.f. solid sod
	Shredded Melaleuca Mulch	as req.	c.y. 3" layer in all shrub beds

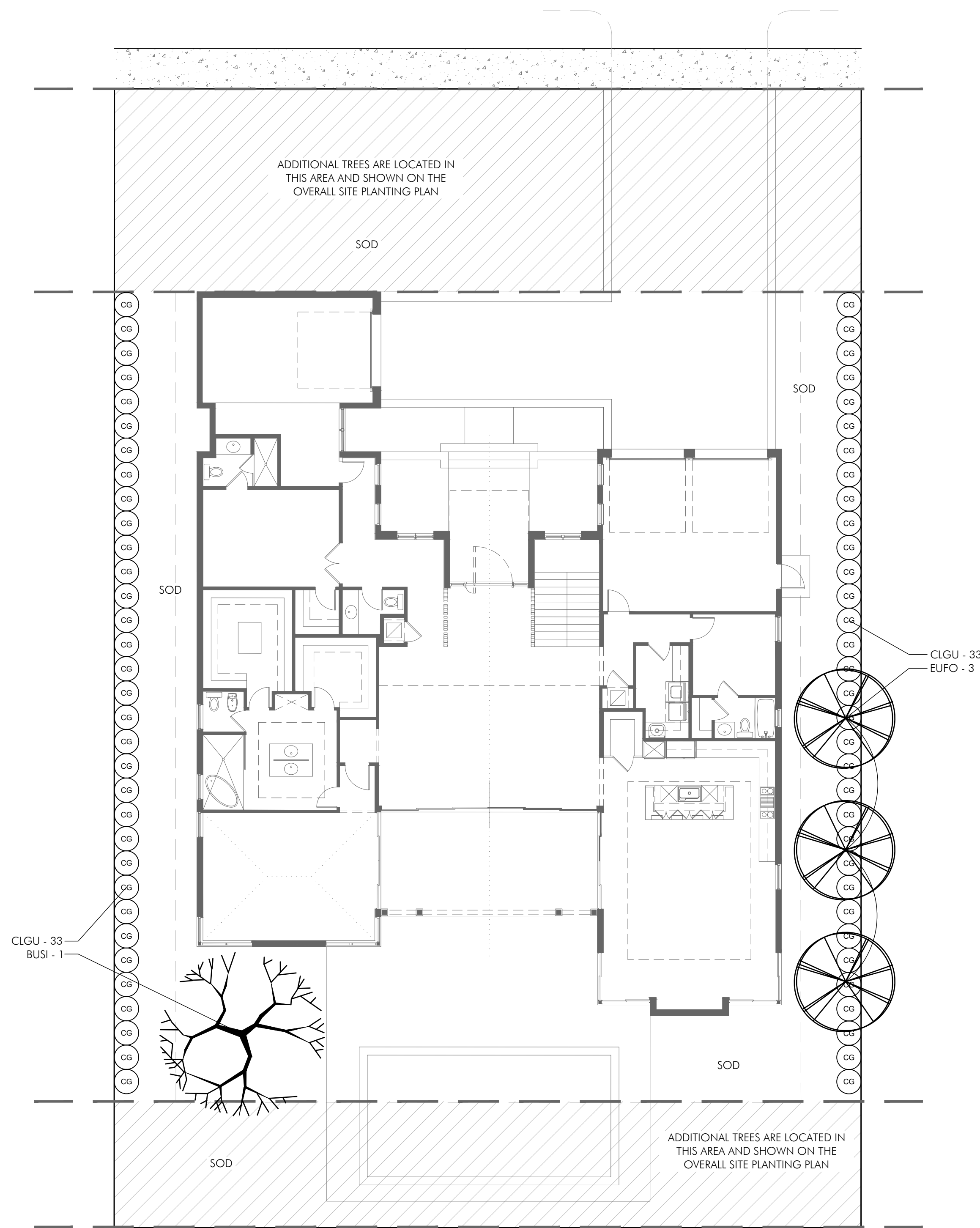
LANDSCAPE LEGEND - MODEL D		
<b>BROWARD COUNTY - Minimum Landscape Requirements - Single Family</b>	<b>Required</b>	<b>Provided</b>
<b>Site Planting Requirements</b>		
4 Trees from 11,001 - 14,000 sq. ft. + 1 Tree for each additional 3,000 sq. ft.		
Gross total site = 12,904 sq. ft. = 4 Trees (2) Tree Species	4	4
(2) Tree Species		
16 Shrubs from 11,001 - 14,000 sq. ft. + 3 Shrubs for each additional 3,000 sq. ft.		
Gross total site = 12,904 sq. ft. = 16 Shrubs	16	66
Turf/Groundcover		
Min. 20% of 12,904 sq. ft. =	2580 sq. ft.	2580 sq. ft.
<b>Total Trees</b>	<b>4</b>	<b>4</b>
<b>Total Shrubs</b>	<b>16</b>	<b>66</b>
<b>Total Groundcover</b>	<b>2580 sq. ft.</b>	<b>2580 sq. ft.</b>

003-SP-23  
4211 NW 74 STREET  
SUBDIVISION  
08/17/23

z MODEL D TYPICAL PLANTING PLAN



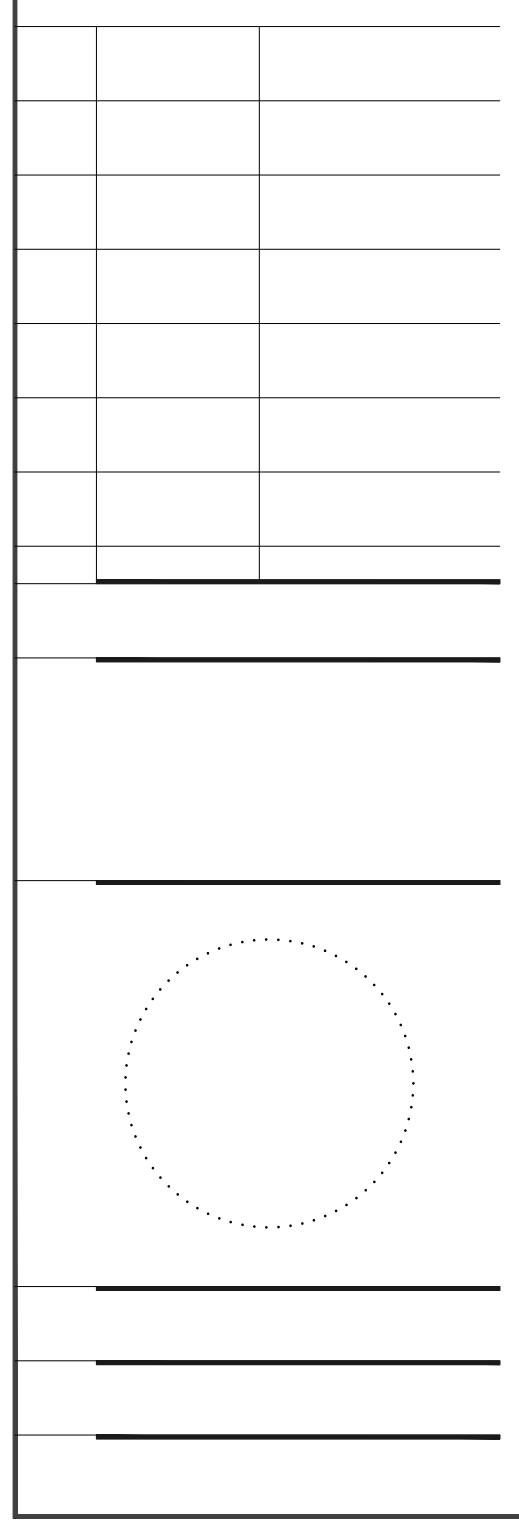


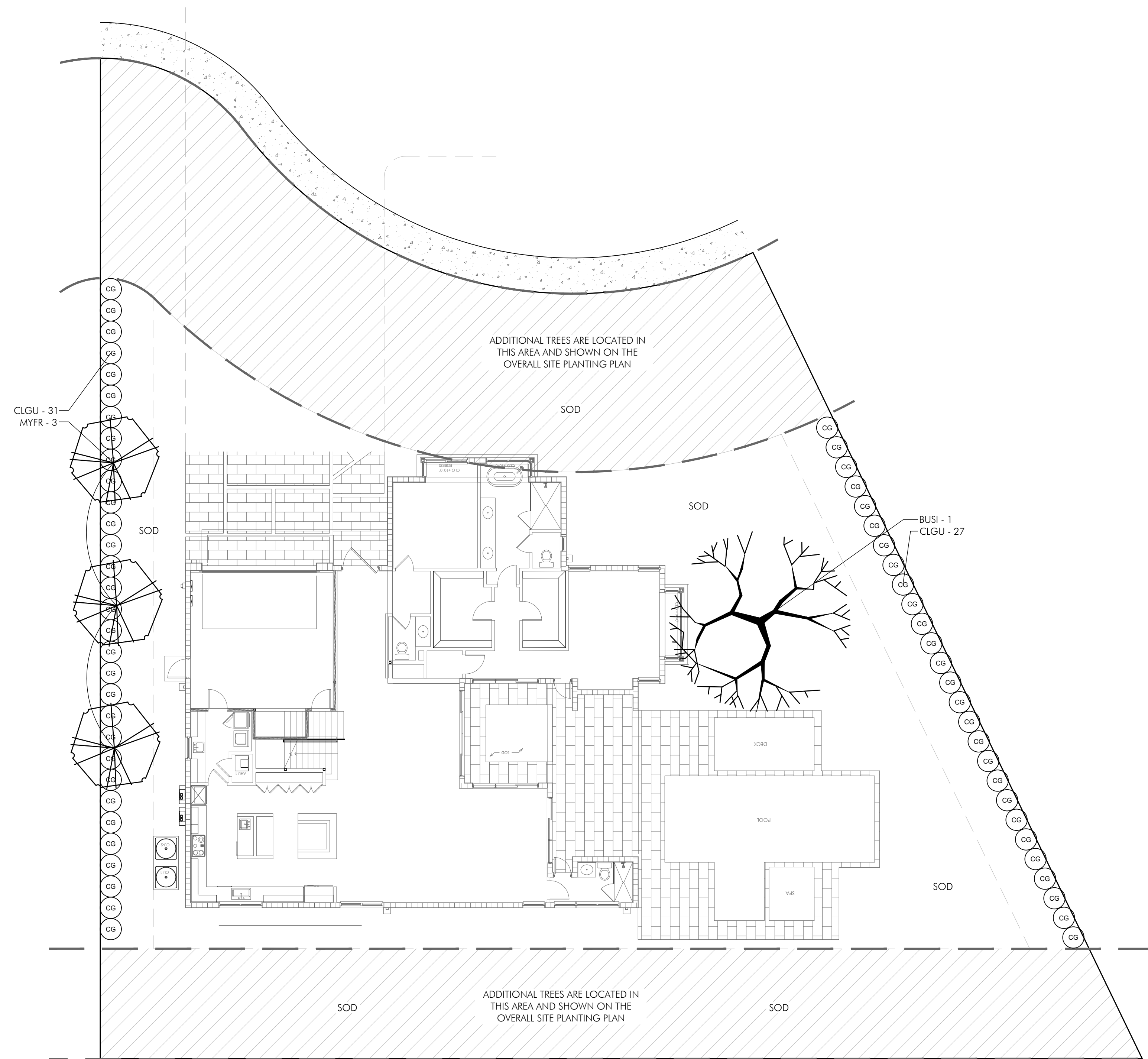


PLANT LIST - MODEL E				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera simaruba ...Gumbo Limbo	1	ea.	12' tall x 5' spread, 2" DBH
EUFO	Eugenia foetida ...Spanish Stopper	3	ea.	10' tall x 5' spread, 2" DBH
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
CLGU	Clusia guttifera ...Clusia	66	ea.	36" x 36"
MISCELLANEOUS				
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	as req.	c.y.	excavate and backfill 18" depth in all planting areas.
	St. Augustine "Citrablue"	as req.	s.l.	solid sod
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds

LANDSCAPE LEGEND - MODEL E		
	Required	Provided
<b>BROWARD COUNTY - Minimum Landscape Requirements - Single Family</b>		
<b>Site Planting Requirements</b>		
4 Trees from 11,001 - 14,000 sq. ft. + 1 Tree for each additional 3,000 sq. ft.		
Gross total site = 13,865 sq. ft. = 4 Trees	4	4
(2) Tree Species		
16 Shrubs from 11,001 - 14,000 sq. ft. + 3 Shrubs for each additional 3,000 sq. ft.		
Gross total site = 13,865 sq. ft. = 16 Shrubs	16	66
Turf/Groundcover		
Min. 20% of 12,904 sq. ft. =	2773 sq. ft.	2773 sq. ft.
<b>Total Trees</b>	4	4
<b>Total Shrubs</b>	16	66
<b>Total Groundcover</b>	2773 sq. ft.	2773 sq. ft.

003-SP-23  
4211 NW 74 STREET  
SUBDIVISION  
08/17/23

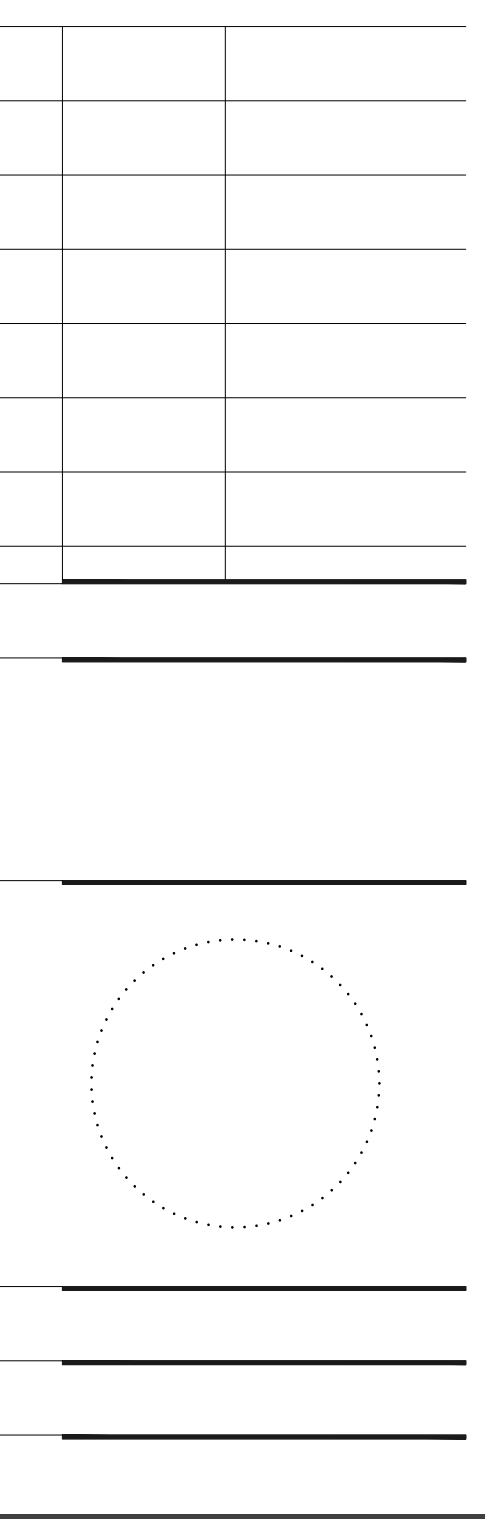




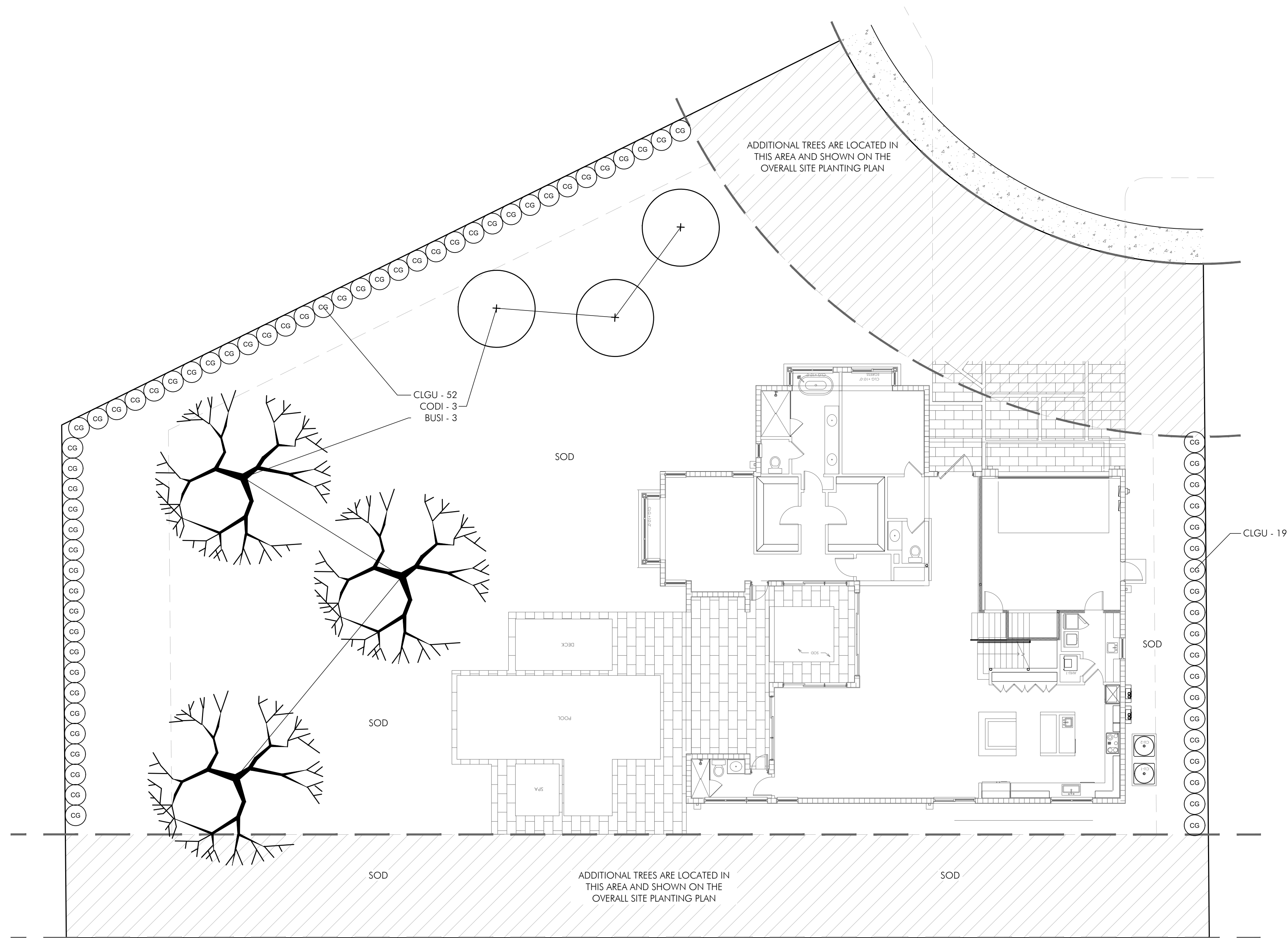
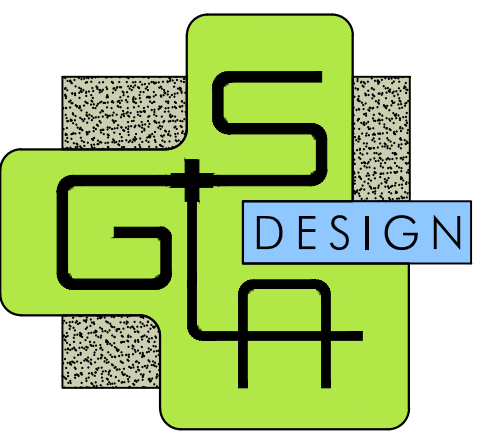
PLANT LIST - MODEL B				
<b>TREES</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera simaruba ...Gumbo Limbo	1	ea.	12' tall x 5' spread, 2" DBH
MYFR	Myrcianthes fragrans ...Simpon's Stopper	3	ea.	10' tall x 5' spread, 2" DBH
<b>SHRUBS</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
CLGU	Clusia guttifera ...Clusia	58	ea.	36" x 36"
<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.
	St. Augustine "Citroblue"	as req.	s.l.	solid sod
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds

LANDSCAPE LEGEND - MODEL B		
<b>BROWARD COUNTY - Minumim Landscape Requirements - Single Family</b>	<b>Required</b>	<b>Provided</b>
<b>Site Planting Requirements</b>		
6 Trees from 17,001 - 20,000 sq. ft. + 1 Tree for each additional 3,000 sq. ft.		
Gross total site = 17,083 sq. ft. = 6 Trees	6	6
(3) Tree Species		
22 Shrubs from 17,001 - 20,000 sq. ft. + 3 Shrubs for each additional 3,000 sq. ft.		
Gross total site = 17,083 sq. ft. = 22 Shrubs	22	58
Turf/Groundcover		
Min. 20% of 17,083 sq. ft. =	3416 sq. ft.	3416 sq. ft.
<b>Total Trees</b>	6	6
<b>Total Shrubs</b>	22	58
<b>Total Groundcover</b>	3416 sq. ft.	3416 sq. ft.

003-SP-23  
4211 NW 74 STREET  
SUBDIVISION  
08/17/23







PLANT LIST - MODEL B				
<b>TREES</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera simaruba ...Gumbo Limbo	1	ea.	12' tall x 5' spread, 2" DBH
MYFR	Myrcianthes fragrans ...Simpson's Stopper	3	ea.	10' tall x 5' spread, 2" DBH
<b>SHRUBS</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
CLGU	Clusia guttifera ...Clusia	58	ea.	36" x 36"
<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.
	St. Augustine "Citroblue"	as req.	s.f.	solid sod
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds

LANDSCAPE LEGEND - MODEL B		
<b>BROWARD COUNTY - Minimum Landscape Requirements - Single Family</b>	<b>Required</b>	<b>Provided</b>
<b>Site Planting Requirements</b>		
6 Trees from 17,001 - 20,000 sq. ft. + 1 Tree for each additional 3,000 sq. ft.		
Gross total site = 17,083 sq. ft. = 6 Trees	6	6
(3) Tree Species		
22 Shrubs from 17,001 - 20,000 sq. ft. + 3 Shrubs for each additional 3,000 sq. ft.		
Gross total site = 17,083 sq. ft. = 22 Shrubs	22	58
<b>Turf/Groundcover</b>		
Min. 20% of 17,083 sq. ft. =	3416 sq. ft.	3416 sq. ft.
<b>Total Trees</b>	6	6
<b>Total Shrubs</b>	22	58
<b>Total Groundcover</b>	3416 sq. ft.	3416 sq. ft.

003-SP-23  
4211 NW 74 STREET  
SUBDIVISION  
08/17/23

MODEL B TYPICAL PLANTING PLAN

N

