

Scale: 1" = 40'-0"

<p>Note: Per City ordinance(s) 50.02(A) (4) and 100.35(E), street trees shall not be placed on top of or 5' of either side of any City-owned utility infrastructure. 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.</p>
<p>Note: Fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.</p>
<p>Note: Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.</p>
<p>Note: All existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).</p>
<p>Note: 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.</p>
<p>Note: If trees are to be containerized, the root ball will be shaved at the periphery to remove all circling roots.</p>

Tree to Remain

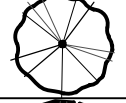

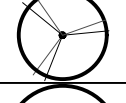
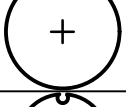
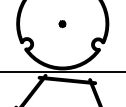

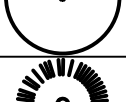
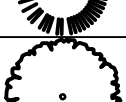


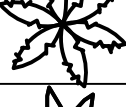
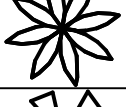

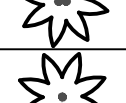

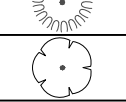
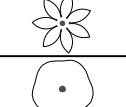
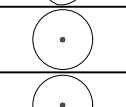
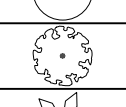
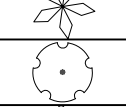
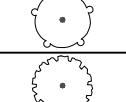
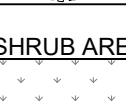
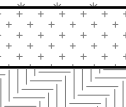
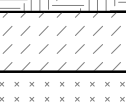
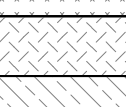

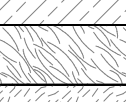

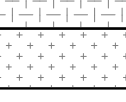

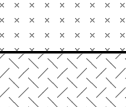
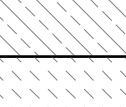
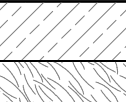

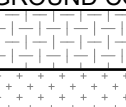
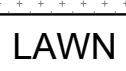
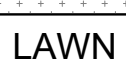
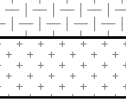

EXISTING CANOPY

Palm to Remain

EXISTING CANOPY

Relocated Palm

LANDSCAPE REQUIREMENTS		
ZONE DISTRICT: B-3		
SITE AREA: 169,012 sf 3.88 Acres		
SITE TREE REQUIREMENTS	REQUIRED	PROVIDED
Lot Tree Requirement - 1 tree per 3,000 sf	57	57+
50% of trees shall be native (when more than 20 trees are required)	29	29+
% of Palms Allowed = No. Trees required x 20% (when more than 20 trees are required)	12	12
Lot shrub requirement = 5 shrubs per 3,000 sf	285	285+
VUA REQUIREMENTS	REQUIRED	PROVIDED
Perimeter landscape strips [South drive aisle] Width 10'-0" Min. 1 Understory tree per 20 feet or 1 Canopy Tree per 40 feet in areas beneath overhead utility lines L.F. = <u>382'</u>	10	10
Continuous Hedge	REQUIRED	PROVIDED
Groundcover or grass in all other planted areas	REQUIRED	PROVIDED
Perimeter landscape strips [South, West] Width 10'-0" Min. 1 Understory tree per 20 feet or 1 Canopy Tree per 40 feet in areas beneath overhead utility lines L.F. = <u>350'</u>	9	9
Continuous Hedge	REQUIRED	PROVIDED
Groundcover or grass in all other planted areas	REQUIRED	PROVIDED
VUA to Building Buffer [North] Width 12'-0" Min. 14 foot height Trees & Palms	REQUIRED	PROVIDED
Layered Shrubs	REQUIRED	PROVIDED
BUILDING BASE PLANTING	REQUIRED	PROVIDED
Required shrubs shall be planted within 3 feet of the base of the building	REQUIRED	PROVIDED
PERIMETER LANDSCAPE BUFFER	REQUIRED	PROVIDED
Perimeter landscape buffer [North] Width 10'-0" Min. 1 canopy tree per 30 feet = 446'	15	15
Continuous Hedge	REQUIRED	PROVIDED
Perimeter landscape buffer [West] Width 10'-0" Min. 1 canopy tree per 30 feet = 365'	13	13
Continuous Hedge	REQUIRED	PROVIDED
STREET TREE REQUIREMENTS	REQUIRED	PROVIDED
Street trees (40' O.C. Per street tree plan): Federal Highway (U.S. No.1) L.F. = 426'	11	11
MITIGATION Total dollar value of removed Trees & Palms = \$147,223.55 Total dollar value of proposed Mitigation Trees & Palms = \$215,010.00		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES	UNIT PRICE	TOTAL	QTY	TOTAL
TREES											
	BA	16	Bulnesia arborea Verawood	12' HT. X 4" SPR. 2" CAL.	F.G.	N	ALTERNATE SPECIES: BRIDALVEIL	\$595	\$9,520	0	\$0
	CR	1	Clusia rosea Pitch Apple	18' HT. X 9' SPR. 4" CAL.	F.G.	Y	CHARACTER SPECIMEN	\$2,650	\$2,650	1	\$2,650
	CD	22	Coccoloba diversifolia Pigeon Plum	12' HT. X 4" SPR. 2" CAL.	F.G.	Y	-	\$600	\$13,200	0	\$0
	CE	28	Conocarpus erectus Green Buttonwood	18' HT. X 9' SPR. 4" CAL.	F.G.	Y	-	\$1,650	\$46,200	6	\$9,900
	LJ	4	Ligustrum japonicum Japanese Privet	8' HT. X 8" SPR.	F.G.	N	MULTI TRUNK	\$710	\$2,840	4	\$2,840
	MF	10	Myrcianthes fragrans Simpson's Stopper	8' HT. X 4" SPR.	F.G.	Y	-	\$1,025	\$10,250	10	\$10,250
	PP1	2	Peltophorum pterocarpum Yellow Poinciana	18' HT. X 9' SPR. 4" CAL.	F.G.	N	-	\$3,000	\$6,000	2	\$6,000
	PP	11	Polyalthia longifolia pendula Indian Mast Tree	18' HT. X 4" SPR. 4" CAL.	F.G.	N	-	\$3,220	\$35,420	6	\$19,320
	QV	34	Quercus virginiana Live Oak	18' HT. X 9' SPR. 4" CAL.	F.G.	Y	-	\$1,350	\$45,900	18	\$24,300
PALM TREES								TREES TOTAL: \$171,980	TREES TOTAL: \$75,260		
	DC	11	Dypsis cabadae Cabada Palm	10' O.A. HT. MIN.	F.G.	N	-	\$1,000	\$11,000	11	\$11,000
	PS	4	Phoenix Sylvestris Silver Date Palm	12' C.T.	F.G.	N	-	\$6,000	\$24,000	4	\$24,000
	RE	7	Roystonea elata Florida Royal Palm	12' G.W.	F.G.	Y	HEAVY WITH NO TRUNK CONSTRICTIONS	\$4,050	\$28,350	7	\$28,350
	TR	37	Thrinax radiata Florida Thatch Palm	6'-12" O.A. HT.	F.G.	Y	SEE HEIGHTS ON PLAN	\$800	\$29,600	37	\$29,600
	VM2	12	Veitchia montgomeryana 'Double' Montgomery Palm	24' O.A. HT.	F.G.	N	-	\$1,300	\$15,600	12	\$15,600
	VM	24	Veitchia montgomeryana 'Single' Montgomery Palm	18'-26" O.A. HT.	F.G.	N	SEE HEIGHTS ON PLAN	\$1,300	\$31,200	24	\$31,200
SHRUBS								PALMS TOTAL: \$139,750	PALMS TOTAL: \$139,750		
	AI	9	Alcantarea imperialis Imperial Bromeliad	2'-6" O.A. SPR.	-	N	-				
	CC	8	Chamaedorea cataractarum Cat Palm	4' O.A. HT.	-	N	-				
	CH2	17	Chamaerops humilis European Fan Palm	4-5' O.A. HT.	-	N	-				
	CG	432	Clusia guttifera Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	-	Y	-				
	CE1	514	Conocarpus erectus Green Buttonwood	36" HT. X 24" SPR. / 24" O.C.	-	Y	-				
	CE2	28	Conocarpus erectus Green Buttonwood	72" HT. X 36" SPR. / 36" O.C.	-	Y	-				
	CQ	24	Crinum augustum 'Queen Emma' Purple Crinum Lily	3' O.A. HT.	-	N	-				
	DS	9	Dioon spinulosum Giant Dioon	36" HT. X 36" SPR.	-	N	-				
	MD1	20	Monstera deliciosa Swiss Cheese Plant	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	PG	16	Philodendron giganteum Giant Philodendron	36" HT. X 24" SPR.	-	N	-				
	RE2	28	Rhapis excelsa Lady Palm	4' O.A. HT.	-	N	-				
SHRUB AREAS											
	CH1	383	Chrysobalanus icaco 'Horizontalis' Horizontal Cocoplum	18" HT. X 18" SPR. / 18" O.C.	-	Y	-				
	CI	1,908	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	24" HT. X 24" SPR. / 24" O.C.	-	Y	-				
	EL	200	Ernodea littoralis Golden Creeper	18" HT. X 18" SPR. / 18 O.C.	-	Y	-				
	MD	155	Monstera deliciosa Swiss Cheese Plant	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	NB	461	Nephrolepis biserrata Macho Fern	24" HT. X 24" SPR. / 24" O.C.	-	Y	-				
	PB	588	Philodendron Bursleyi Bursleyi	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	PV	261	Pittosporum tobira 'Variegata' Variegated Japanese Pittosporum	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	SA	352	Schefflera arboricola Green Schefflera	24" HT. X 24" SPR. / 24" O.C.	-	N	-				
	SV	97	Schefflera arboricola 'Trinette' Variegated Schefflera	18" HT. X 18" SPR. / 18" O.C.	-	N	-				
	TD	444	Tripsacum dactyloides Fakahatchee Grass	36" HT. X 36" SPR. / 24" O.C.	-	Y	-				
	TF	278	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	-	Y	-				
GROUND COVERS											
	FM	3,715	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	-	N	-				
	MS	349	Microsorium scolopendria Wart Fern	15" HT. X 15" SPR. / 15" O.C.	-	N	-				
LAWN		As Required	Stenotaphrum secundatum 'Floratam' St. Augustine Grass	SOLID EVEN SOD							

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MASTER LANDSCAPE PLAN INDEX

Project:

[illegible]

Seal

Lic. # LA666729
Member: A.S.L.A.

Drawing: Master Landscape Plan Index

Date: 02/11/2026

Scale: See Left

Drawn by: AGS

Sheet No.:

Cad Id.: 2025-042