

**Project Team:**

**Developer:** The NRP Group  
 4200 W. Cypress Street, Suite 470  
 Tampa, FL 33607

**Land Planner / Landscape Architect:** Lucido & Associates  
 701 E Ocean Boulevard  
 Stuart, FL 34994

**Engineer:** Kimley Horn  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960

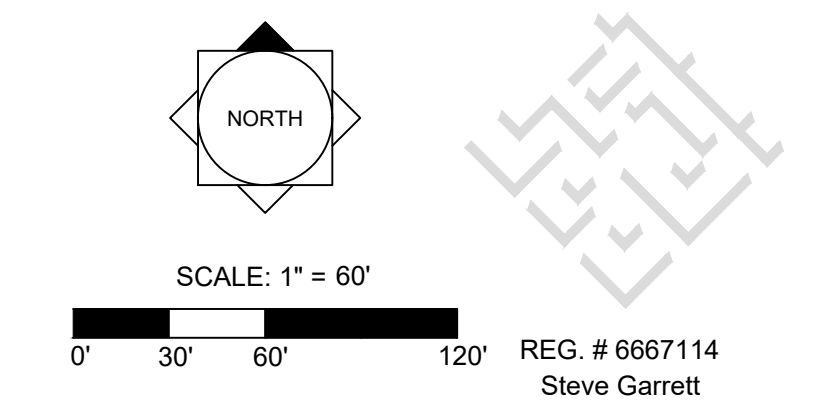
**Surveyor:** Cauffield & Wheeler Inc.  
 410 S.E. Port St. Lucie Blvd.  
 Port St. Lucie, Florida 34984

**Traffic Engineer:** Kimley Horn  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960

# SG-8 Residential Multi-Family Development Landscape Plan

City of Port St. Lucie, FL

Date	By	Description
12.03.2025	AS	Initial Submittal
02.19.2026	AS	Resubmittal
04.02.2026	AS	Resubmittal
04.15.2026	AS	Resubmittal

Designer AS Sheet  
 Manager KV  
 Project Number 25-410.01  
 Municipal Number P25-210  
 PSLUSD Number 5431  
 Computer File SG-8 Multifamily LA.dwg

**LA-1**

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## Landscape Schedule

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
<b>TREES</b>										
BAU	34		Hong Kong Orchid Tree	Bauhinia x blakeana	FG	14' HT	5' W	STD, F, SP, DT	Non-native	2.5" DBH
IE2	40		Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	14' HT	6' W	F, SP, DT	Native	2.5" DBH
PE3	110		Pinus elliotii	Slash Pine	FG	14' HT	7' W	F, SP, DT	Native	3" Cal
QV	84		Quercus virginiana	Southern Live Oak	FG	14' HT	6' W	STD, F, SP, DT	Native	2.5" DBH
TC	46		Tabebuia caraba	Yellow Tabebuia	FG	14' HT	5'-6" W	STD, F, SP, DT	Non-native	2.5" DBH
	314		SUBTOTAL:							
<b>PALMS</b>										
RO2	44		Roystonea regia	Florida/Cuban Royal Palm	FG	16' HT	20' W	F, SP, No Scars	Native	HVY CAL
WB5	68		Wodyetia bifurcata	Foxtail Palm	FG	10' CT	10'-12' Spnd	Full Head, Str. Specimen	Non-native	
	112		SUBTOTAL:							
<b>SHRUBS</b>										
CHR2	1,382		Chrysobalanus icaco 'Red Tip'	Red Tip Coccolupum	3G	24" HT	18" W	F, SP, DT	Native	
CE2	1,961		Conocarpus erectus	Green Buttonwood	3G	24" HT	18" W	F, SP, DT	Native	
HN	21		Hamelia nodosa	Dwarf Firebush	3G	24" HT	24" SPR	F, SP, DT	Non-native	
HAM	1,435		Hamelia patens	Firebush	3G	24" HT	18" W	F, SP, DT	Native	
NR	318		Neomarica caerulea 'Regina'	Regina Walking Iris	3G	24" HT	18" W	F	Non-native	
ROL	8		Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24" W	FTB, SP	Non-native	
	5,135		SUBTOTAL:							
<b>GROUND COVERS</b>										
ILS	5,829		Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	3G	12" HT	12" W	Full	Native	
JUP	44		Juniperus chinensis 'Parsoni'	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	
LM3	4,699		Liriope muscari	Lilyturf	3G	12" HT	12" W	F	Florida Friendly	18" OC
LB	1,148		Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	18" HT	18" W	F	Florida Friendly	18" OC
PMO2	608		Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	3G	12" HT	12" W	Full	Non-native	18" OC
TS	194		Trachelospermum asiaticum 'Summer Sunset'	Summer Sunset Asiatic Jasmine	1G	6" HT			Non-native	18" OC
	12,522		SUBTOTAL:							
<b>SOD</b>										
SOD	6,748 sf		Stenotaphrum dimidiatum	St. Augustine Grass	SOD					
	6,748 sf		SUBTOTAL:							

## Landscape Calculations

Required Trees:	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter: (3,463/30)	115	50%=58			
Building Foundation Perimeter: (5,682/30)	189	50%=95			
Parking Lot Terminal Landscape Islands: 88	75%=66				
<b>Total:</b>	<b>392</b>	<b>219</b>	<b>5</b>	<b>20%=78</b>	<b>50%=196</b>
					<b>25%=78* (Max)</b>

Provided Trees:	Native	# of Species	Flowering	Drought Tolerant	Palm
<b>Total:</b>	<b>392</b>	<b>278</b>	<b>60</b>	<b>392</b>	<b>78*</b>

\*Building Facade Landscape Strips are Exempt from % Palm Requirement

Required Shrubs:	Native%	Drought Tolerant%
Perimeter: (3,463/2)	1,731	25%=433
Building(s) Foundation Perimeter: (5,682/2)	2,841	25%=710
<b>Total:</b>	<b>4,572</b>	<b>1,143</b>

Provided Shrubs:	Native	Drought Tolerant
<b>Total:</b>	<b>5,135</b>	<b>4,788</b>

## General Landscape Notes

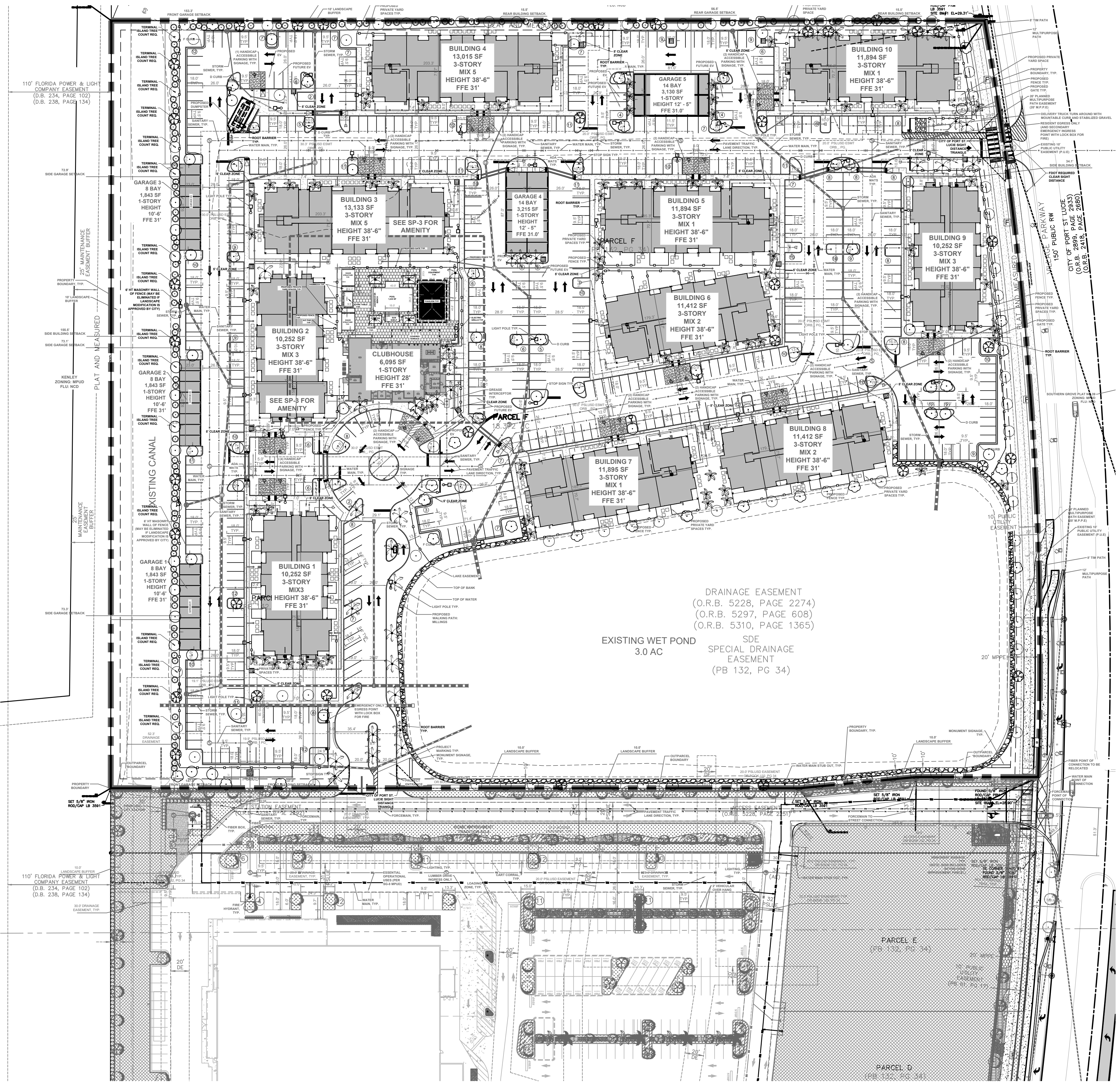
- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of .70.
- All landscaping at intersection and corners complies with Section 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.

## PSLUSD Notes for Landscape Plans

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 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.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of 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.

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE: The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
1.02 AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
1.03 SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons.
1.04 ERRORS AND OMISSIONS: The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings.
1.05 EXECUTION OF THE WORK: The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
1.06 PROTECTION OF PUBLIC AND PROPERTY: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public.
1.07 CHANGES AND EXTRAS: The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor.
1.08 GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner.
1.09 CARE AND MAINTENANCE: The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
1.10 SAFETY: It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage.
1.11 CONTRACTOR QUALIFICATION: The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1.12 INSURANCE AND BONDING: The contractor (s) shall submit proof of insurance for this job for the time period that the work is done.
1.13 PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.

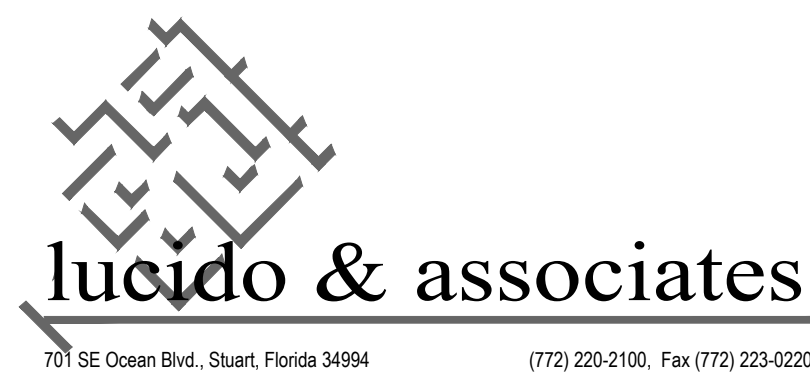
PART 2: MATERIALS

- 2.01 A. PLANT MATERIALS: A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary.
B. Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect.
C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list.
D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

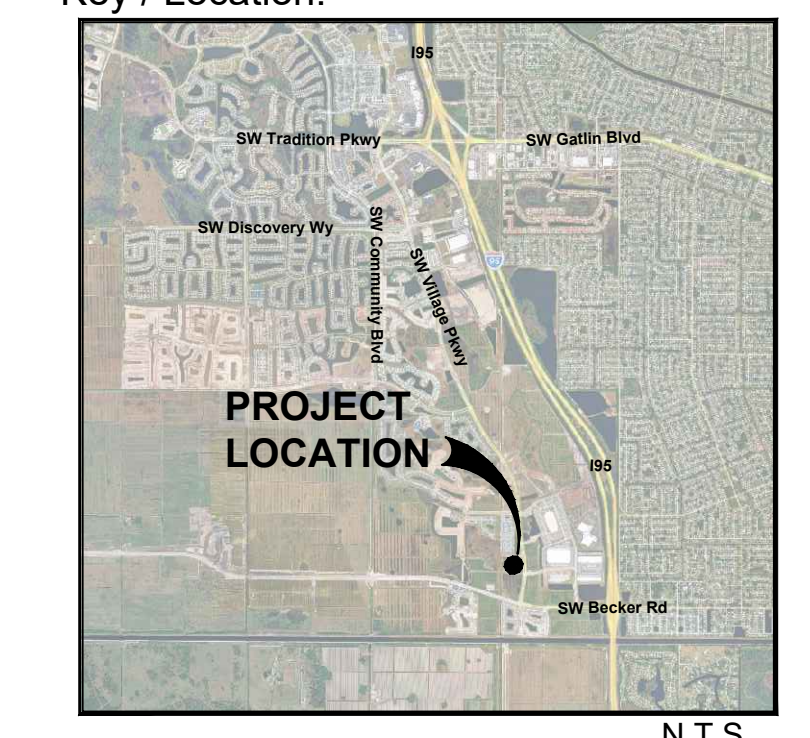
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality.
B. PROTECTION OF PLANT MATERIALS: Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant.
C. STORAGE: All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
D. PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods.
E. FERTILIZER: Commercial fertilizer shall comply with the state and local fertilizer laws.
F. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
G. Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter.
H. MULCH: Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement.
I. EXECUTION DIGGING: The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables.
J. GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
K. PLANTING: Planting shall take place during favorable weather conditions.
L. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
M. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans.
N. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage.
O. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
P. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade.
Q. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems.
J. All flagging ribbon shall be removed from trees and shrubs before planting.
K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's.
3.04 A. PRUNING: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs.
C. Trees shall not be poled or topped.
D. Remove all trimming from site.
3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion.
B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points.
C. Stake & Brace all trees larger than 12' oa.
D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
3.06 A. WATER: Each plant or tree shall be thoroughly watered in after planting.
B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis.
3.07 A. SOD: The Landscape Contractor shall sod all areas indicated on the drawings.
B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development.
D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut.
E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft.
F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
3.08 A. SEEDING: The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre.
C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
3.09 A. CLEANING UP: The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work.
3.10 A. MAINTENANCE: Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect.
B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
3.11 A. COMPLETION, INSPECTION AND ACCEPTANCE: Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance.
D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.
E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.



701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Table listing project team members including Developer (The NRP Group), Land Planner / Landscape Architect (Lucido & Associates), Engineer (Kinley Horn), Surveyor (Caufield & Wheeler Inc.), and Traffic Engineer (Kinley Horn).

SG-8 Residential Multi-Family Development Landscape Specifications

Table with columns: Date, By, Description. Includes entries for Initial Submittal (12.03.2025), Resubmittal (02.19.2026), and Resubmittal (04.02.2026).

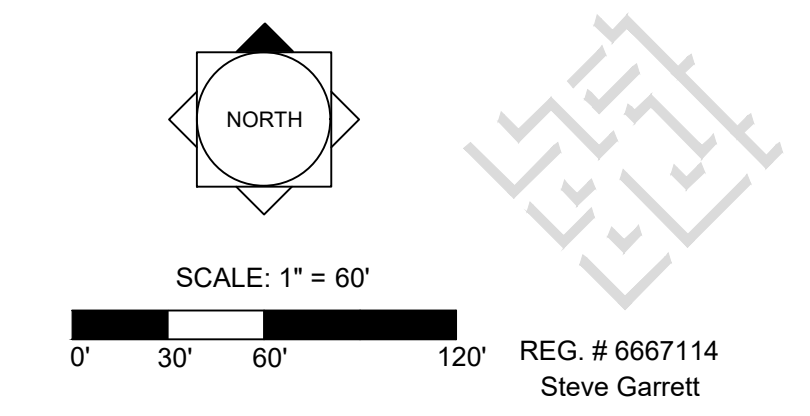


Table with columns: Designer (AS), Manager (KV), Project Number (25-410.01), Municipal Number (P25-210), PSUSD Number (5431), Computer File (SG-8 Multifamily LA.dwg), and Sheet (LA-4).

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