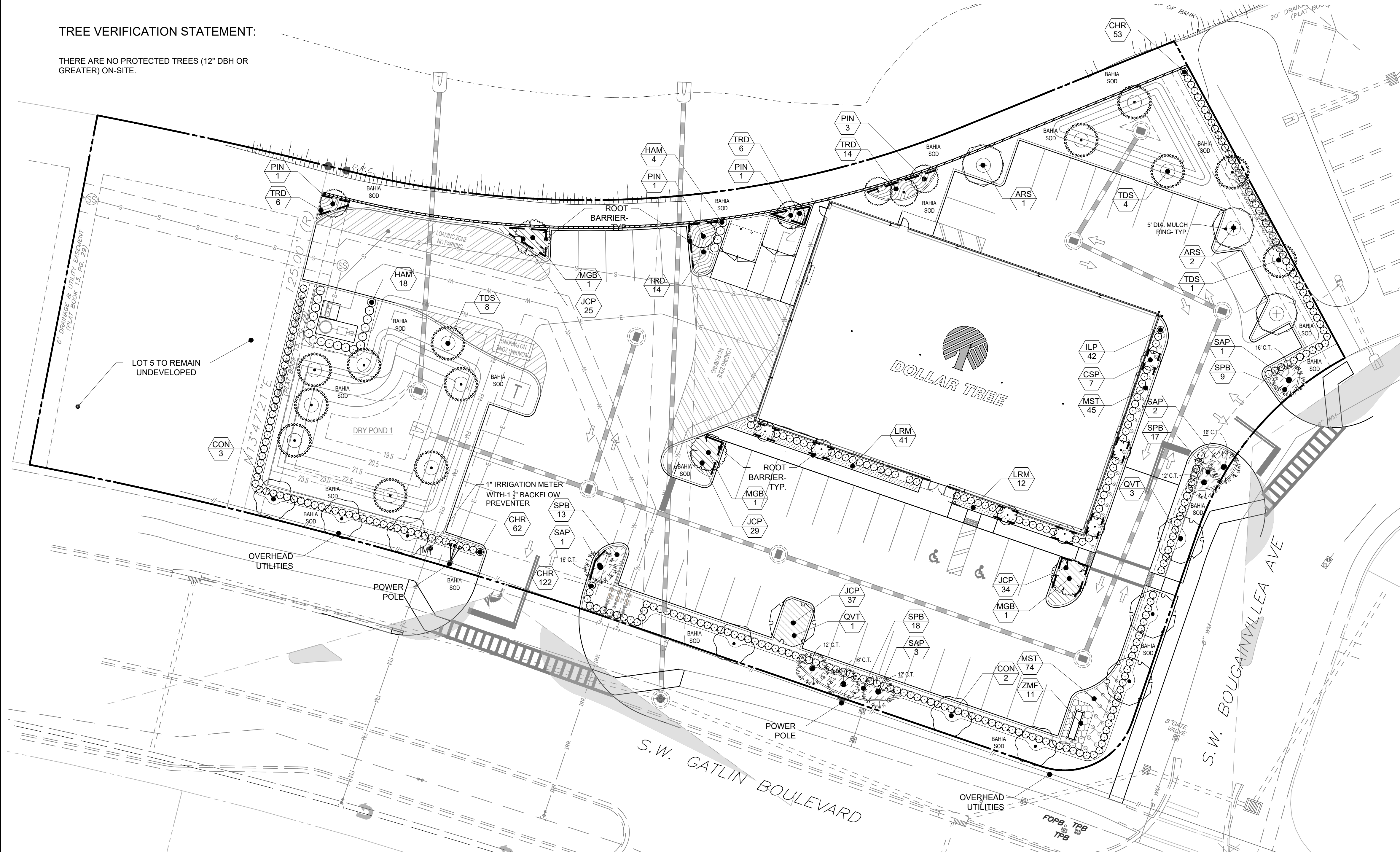
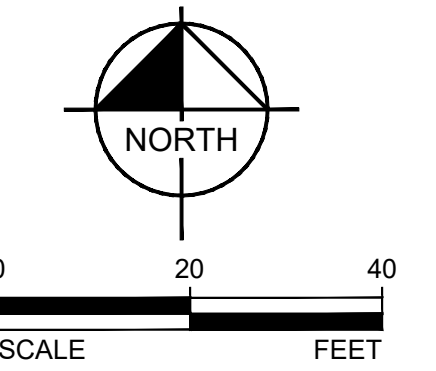


**TREE VERIFICATION STATEMENT:**

THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.



**PSLUSD NOTES:**

- 1) 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.
- 2) ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
- 3) 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.
- 4) TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
- 5) 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.

**PORT ST. LUCIE -SEC. 154.03. LANDSCAPE DESIGN STANDARDS**

**GENERAL LANDSCAPING REQUIREMENTS:**

THE FOLLOWING LANDSCAPING REQUIREMENTS SHALL APPLY TO ALL COMMERCIAL AREAS, MULTI-FAMILY RESIDENTIAL AREAS, INSTITUTIONAL AREAS, INDUSTRIAL AREAS, AND PLANNED UNIT DEVELOPMENTS. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO PLATTED SINGLE-FAMILY HOMES UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. SEE SECTION 154.04 FOR REQUIRED LANDSCAPE MATERIAL STANDARDS.

1. SITE PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - a. A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES, UNLESS INDICATED OTHERWISE.
  - b. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PRIMA VISTA BOULEVARD, ST. JAMES DRIVE, OR PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH.
  - c. ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF RIGHT-OF-WAY OR ABUTTING PROPERTY, OR FRACTIONAL PART THEREOF. TREES MAY BE PLACED IN ANY ARRANGEMENT WITHIN THE LANDSCAPE STRIP PROVIDED THAT THE SPACING BETWEEN TREE TRUNKS IS NO GREATER THAN 50 FEET. A CONTINUOUS HEDGE SHALL EXTEND THE LENGTH OF THE LANDSCAPE STRIP. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.

**SW BOUGAINVILLEA AVE:**  
 172 L.F. / 30 L.F. = 6 TREES AND CONTINUOUS HEDGE REQUIRED  
 6 TREES AND CONTINUOUS HEDGE PROVIDED

**SW GATLIN BLVD:**  
 (OVERHEAD POWERLINES)  
 314 L.F. / 30 L.F. = 10 TREES AND CONTINUOUS HEDGE REQUIRED  
 10 TREES AND CONTINUOUS HEDGE PROVIDED

**EAST PROPERTY LINE:**  
 60 L.F. / 30 L.F. = 2 TREES AND CONTINUOUS HEDGE REQUIRED  
 2 TREES AND CONTINUOUS HEDGE PROVIDED

2. LANDSCAPE BUFFER STRIPS ARE AREAS WHERE A WALL OR FENCE IS REQUIRED IN ADDITION TO LANDSCAPING. ONE TREE, AT LEAST 14 FEET IN HEIGHT, SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF THE LANDSCAPED BUFFER STRIP, OR FRACTIONAL PART THEREOF. THE AREA INSIDE THE WALL SHALL HAVE AT LEAST ONE SHRUB FOR EACH 2 LINEAR FEET, OR FRACTIONAL PART THEREOF, AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED.
 

**NORTH PROPERTY LINE:**  
 307 L.F. / 30 L.F. = 10 TREES AND REQUIRED  
 10 TREES AND PROVIDED

**WEST PROPERTY LINE:**  
 125 L.F. / 30 L.F. = 4 TREES AND REQUIRED  
 4 TREES AND PROVIDED
3. A LANDSCAPE STRIP SHALL BE LOCATED AROUND THE PERIMETER OF A BUILDING THAT IS VISIBLE TO THE GENERAL PUBLIC, PATRONS, OR RESIDENTS, UNLESS NOTED OTHERWISE. LANDSCAPING SHALL BE DESIGNED TO BE COMPLEMENTARY TO THE BUILDING FAÇADE. TREE SPECIES SHALL BE A MINIMUM OF EIGHT FEET OVERALL HEIGHT WHEN PLANTED. SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. MINIMUM WIDTH REQUIREMENTS ARE AS FOLLOWS:
 

**MIN. 5 FEET WIDTH, ONE TREE OR PALM FOR EVERY 30 LINEAR FEET AND ONE SHRUB FOR EVERY TWO LINEAR FEET OF THE BUILDING'S PERIMETER.**

**SOUTH BUILDING FAÇADE:**  
 122 L.F. / 30 L.F. = 4 TREES AND 61 SHRUBS REQUIRED  
 4 TREES AND 61 SHRUBS PROVIDED

**EAST BUILDING FAÇADE:**  
 80 L.F. / 30 L.F. = 3 TREES AND 40 SHRUBS REQUIRED  
 3 TREES AND 40 SHRUBS PROVIDED

4. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. WHEN USED FOR SCREENING PURPOSES THEY SHALL BE SPACED A MAXIMUM OF TWENTY-FOUR (24) INCHES ON CENTER AND SHALL BE MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN WITHIN A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING. IF WIDER GROWING PLANTS ARE USED, SPACING MAY BE INCREASED, BUT SHOULD PROVIDE A FULL APPEARANCE WITH ADJACENT PLANTS TOUCHING EACH OTHER. AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE SPECIES.
 

25% NATIVE SHRUBS REQUIRED  
 95% NATIVE SHRUBS PROVIDED
5. TREE SPECIES SHALL BE A MINIMUM OF TWELVE (12) FEET OVERALL HEIGHT WHEN PLANTED WITH A MINIMUM FIVE-FOOT CROWN SPREAD. AT PLANTING, THE TREES SHALL HAVE A CALIPER OF AT LEAST TWO AND ONE-HALF (2.5) INCHES. PALM TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF TEN (10) FEET EXCEPT FOR CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARCK PALM. CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARCK PALM SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SIX (6) FEET. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES MAY BE PALM TREES.
 

25% OF REQUIRED TREES TO BE PALMS- MAXIMUM  
 15% OF PROPOSED TREES ARE PALMS

USE OF NATIVE SPECIES SHALL BE ENCOURAGED. AT LEAST FIFTY (50) PERCENT OF ALL REQUIRED TREES SHALL BE A NATIVE SPECIES. AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES

50% NATIVE TREES + 20% FLOWERING TREES REQUIRED  
 85% NATIVE TREES + 20% FLOWERING TREES PROVIDED
6. PARKING LOT INTERIOR ISLANDS. PARKING BAYS SHALL HAVE A LANDSCAPE ISLAND LOCATED AT EACH END IN ORDER TO BREAK UP EXCESSIVELY LONG RUNS OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) SHADE TREE.
 

10 PARKING LOT ISLANDS AND 10 TREES REQUIRED  
 10 PARKING LOT ISLANDS AND 10 TREES PROVIDED

7. A MINIMUM OF FIFTY (50) PERCENT OF EACH REQUIRED PLANTING MATERIAL SHALL BE DROUGHT TOLERANT AS RECOGNIZED AS DROUGHT TOLERANT [MARKED BY \*] IN APPENDIX C, CITY OF PORT ST. LUCIE APPROVED TREE LIST AND IN THE "WATERWISE SOUTH FLORIDA LANDSCAPES" PLANT GUIDE, PUBLISHED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS AMENDED. EACH TYPE OF REQUIRED PLANTING MATERIAL, TREES, SHRUBS, AND GROUND COVER SHALL BE CALCULATED SEPARATELY, AND EACH TYPE SHALL MEET THE REQUIRED PERCENTAGE MINIMUM.
 

50% DROUGHT TOLERANT TREES REQUIRED  
 86% DROUGHT TOLERANT TREES PROVIDED

50% DROUGHT TOLERANT SHRUBS REQUIRED  
 95.5% DROUGHT TOLERANT SHRUBS PROVIDED

50% DROUGHT TOLERANT GROUNDCOVERS REQUIRED  
 82% DROUGHT TOLERANT GROUNDCOVERS PROVIDED
8. TREE SPECIES MIX. WHEN MORE THAN TEN (10) TREES ARE REQUIRED TO BE PLANTED TO MEET THE REQUIREMENTS OF THIS CODE, A MIX OF SPECIES SHALL BE PROVIDED. WHEN A MIX OF SPECIES IS REQUIRED, NO SINGLE SPECIES SHALL EXCEED A TWO (2) TO ONE (1) RATIO RELATIVE TO ALL OTHER INDIVIDUAL SPECIES.
 

5 TREE SPECIES REQUIRED  
 5 TREE SPECIES PROVIDED

P25-217 - LMD Conceptual Landscape Plan  
 P25-219 SEU Conceptual Landscape Plan P  
 PSLUSU #11-448-00



ALPHA PACIFICA LLC  
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DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DATE: 04/16/26  
 PROJECT NO. [Blank]  
 SHEET NUMBER: L-1.0

**PLANT SCHEDULE**

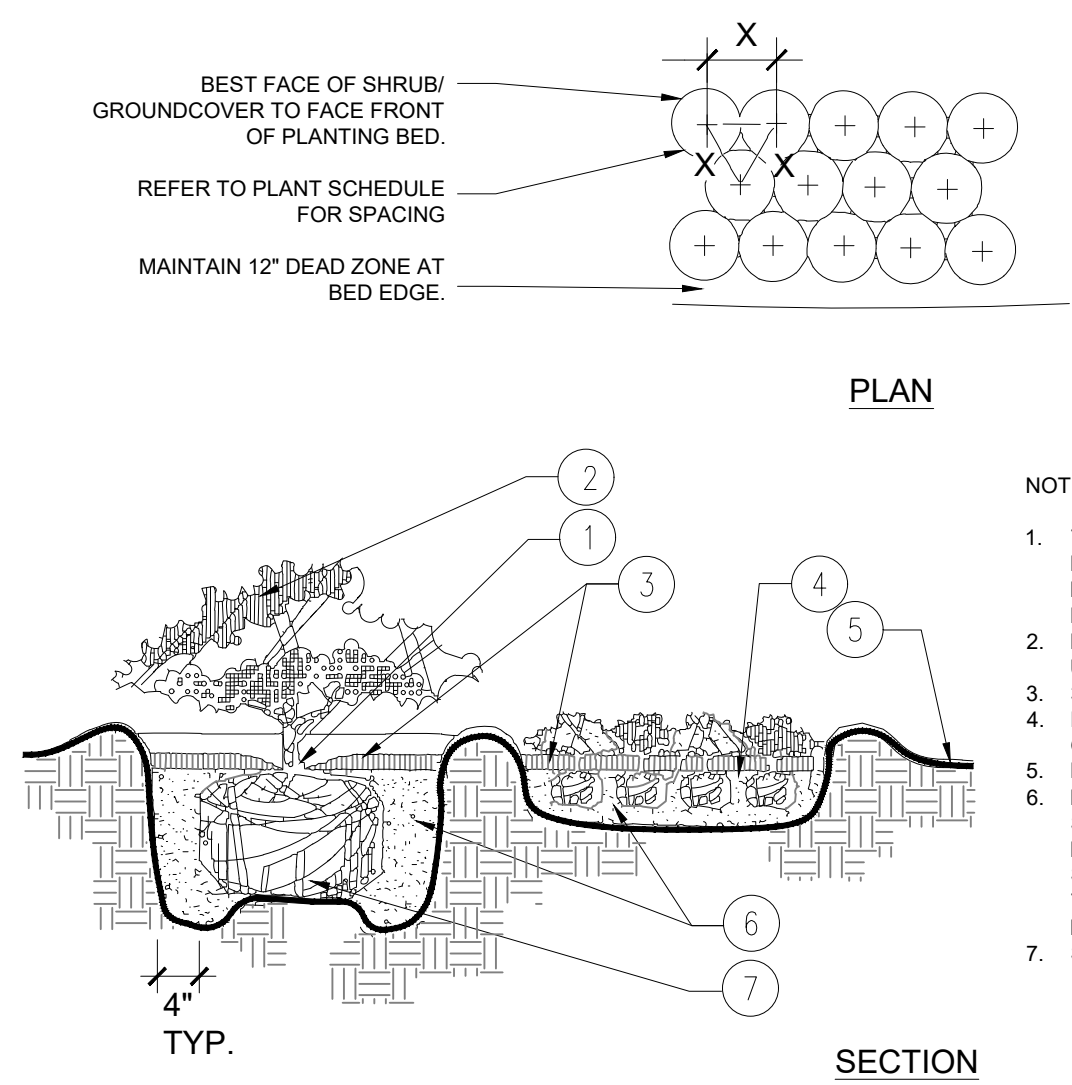
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT
<b>TREES</b>						
	ARS	3	ACER RUBRUM 'SUMMER RED' / SUMMER RED MAPLE	FIELDGROWN, 3.5" CAL., 14' HT. X 5' SPD.	YES	NO
	CSP	7	CALLISTEMON SP. / RED CLUSTER BOTTLEBRUSH	15 GAL., 1.5" CAL., 8'-9" HT. X 3' SPD., STANDARD	NO	YES
	CON	7	CONOCARPUS ERECTUS / BUTTONWOOD	FIELDGROWN, 2" CAL., 10' HT. X 4' SPD.	YES	YES
	MGB	3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S BROWN	45 GAL., 3" CALIPER, 12' HT. X 4' SPD.	YES	YES
	PIN	6	PINUS ELLIOTTII / SLASH PINE	FIELDGROWN, 3" CAL., 12'-14' HT. X 5' SPD.	YES	YES
	QVT	4	QUERCUS VIRGINIANA 'QVTIA' / HIGHRISE LIVE OAK	FIELDGROWN, 3" CAL., 12'-14' HT. X 5' SPD.	YES	YES
	SAP	7	SABAL PALMETTO / CABBAGE PALMETTO	FIELDGROWN, 10'-18' C.T. HT., STAGGERED	YES	YES
	TDS	13	TAXODIUM DISTICHUM 'AUTMN GOLD' / BALD CYPRESS	FIELDGROWN, 3" CAL., 12'-14' HT. X 5' SPD.	YES	YES
<b>SHRUBS</b>						
	CHR	237	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM	3 GAL., 24" HT. X 24" SPD., @ 30" O.C. SPACING	YES	YES
	HAM	22	HAMELIA PATENS / FIREBUSH	7 GAL., 30" HT., FULL, @ 30" O.C. SPACING	YES	YES
	ILP	42	ILLICUM PARVIFLORUM / ANISE	7 GAL., 30"-36" HT. X 24" SPD., @ 4' O.C. SPACING	YES	YES
	LOR	19	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY' / BURGUNDY FRINGE FLOWER	3 GAL., 24" HT. X 18" SPD., @ 30" O.C. SPACING	NO	NO
<b>SHRUB AREAS</b>						
	SPB	57	SPARTINA BAKERI / SAND CORDGRASS	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING	YES	YES
	TRD	40	TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING	YES	YES
	ZMF	11	ZAMIA FLORIDANA / COONTIE PALM	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING	YES	YES
<b>GROUND COVERS</b>						
	JCP	125	JUNIPERUS CHINENSIS 'PARSONII' / PARSON'S JUNIPER	1 GAL., FULL @ 24" O.C. SPACING	NO	YES
	LRM	53	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL., 12" HT., FULL, @ 18" O.C. SPACING	NO	YES
	MST	119	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA	1 GAL., 12" SPD., FULL, @ 18" O.C. SPACING	YES	YES

**SOD**

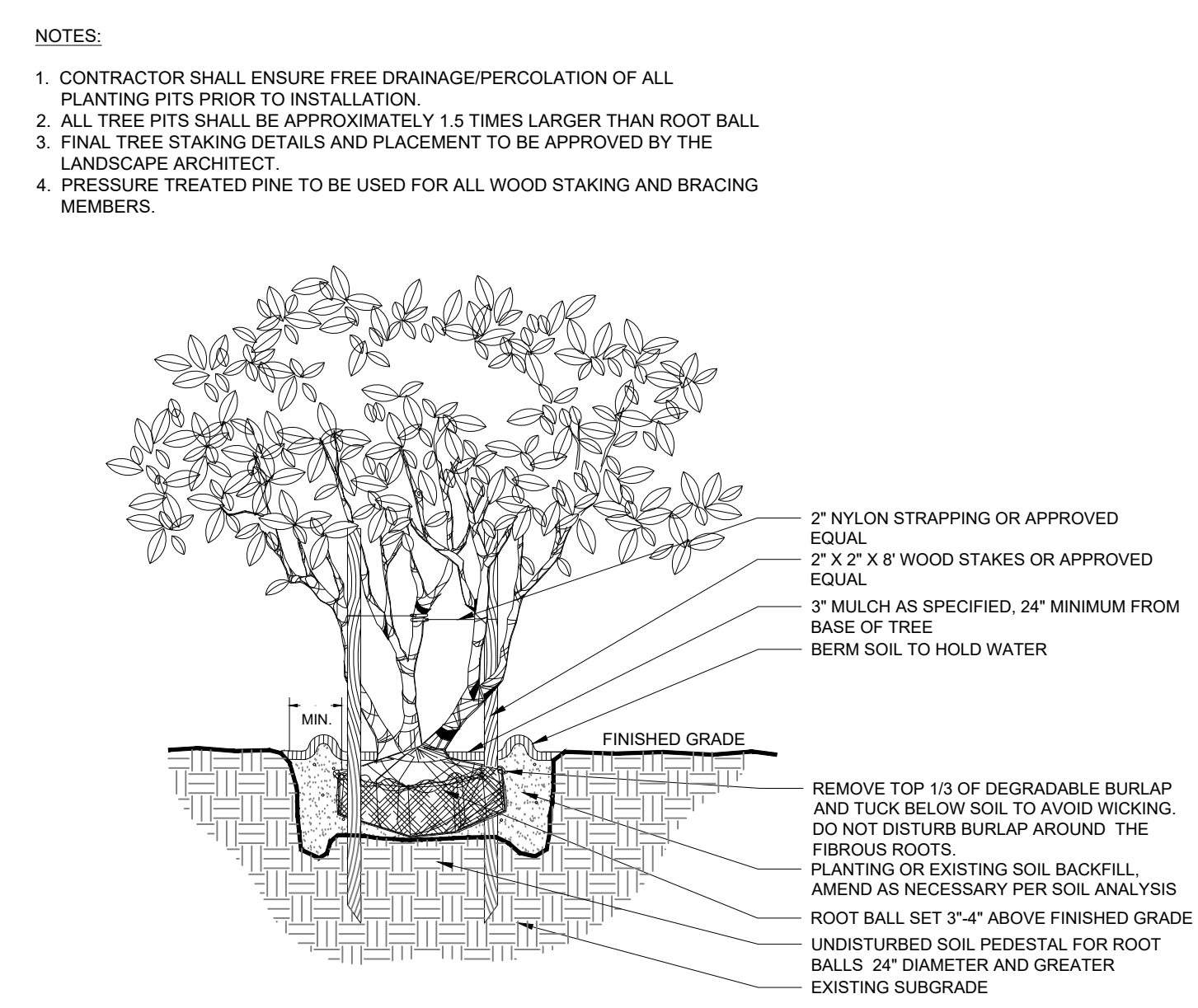
ALL SOD TO BE ARGENTINE BAHIA SOD; PALLET ONLY-SOLID PANELS (88% WEED FREE)

**MULCH**

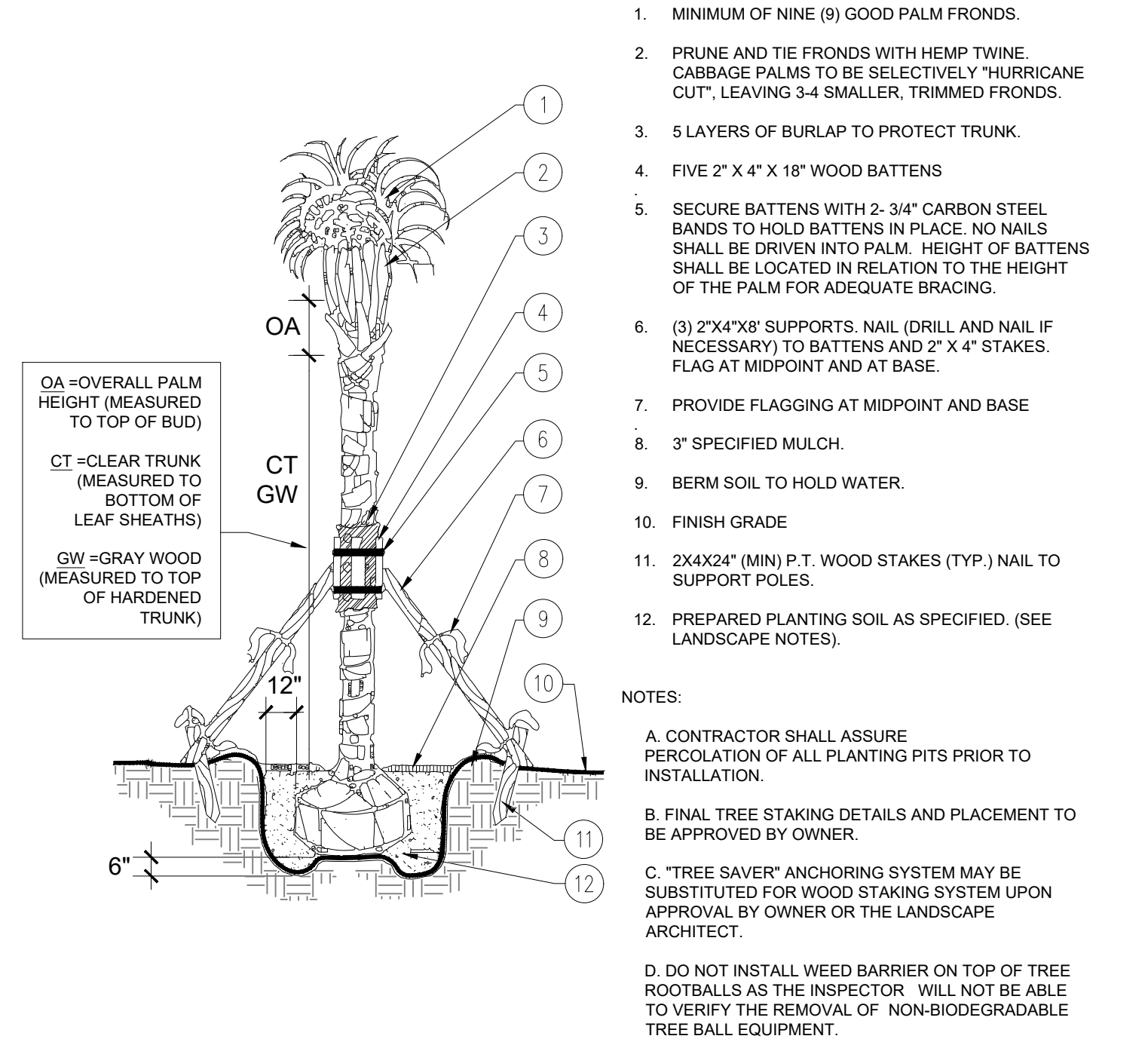
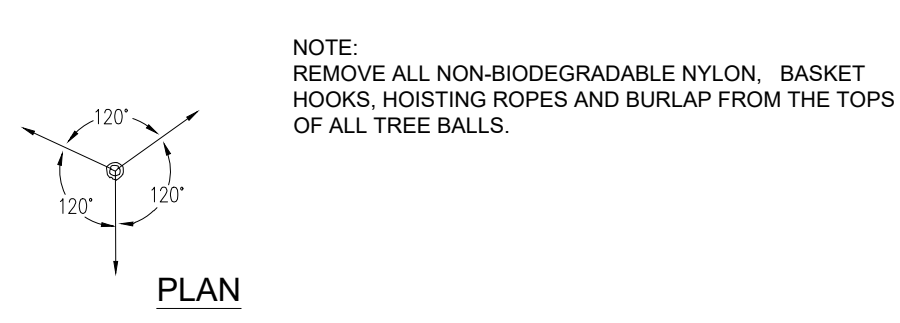
ALL MULCH TO BE DOUBLE-GROUND HARDWOOD MULCH, COLORED COCOA BROWN, INSTALL A MINIMUM 2"-3" THICK IN ALL PLANTING AREAS.



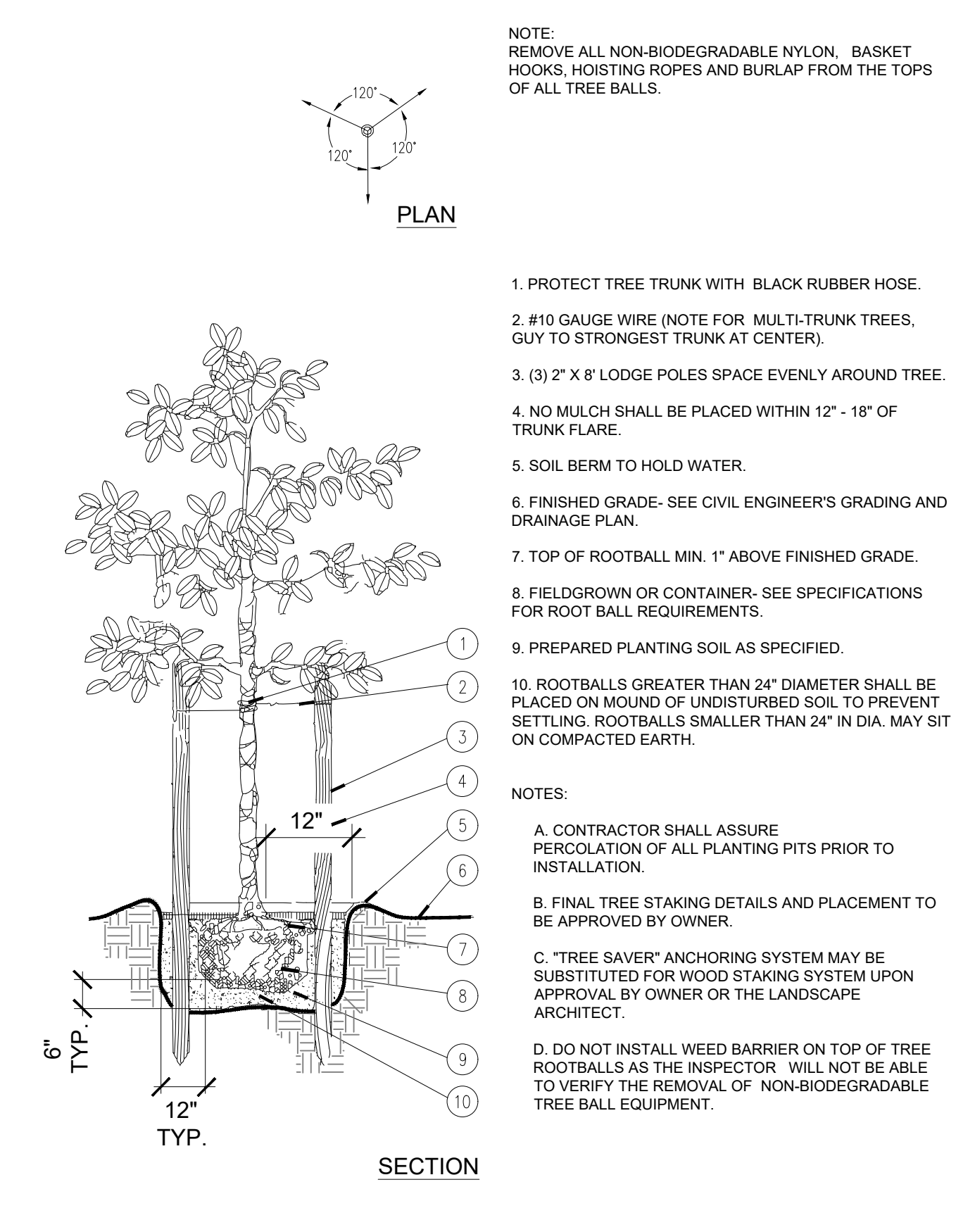
**1 SHRUB / GROUND COVER PLANTING**  
NOT TO SCALE



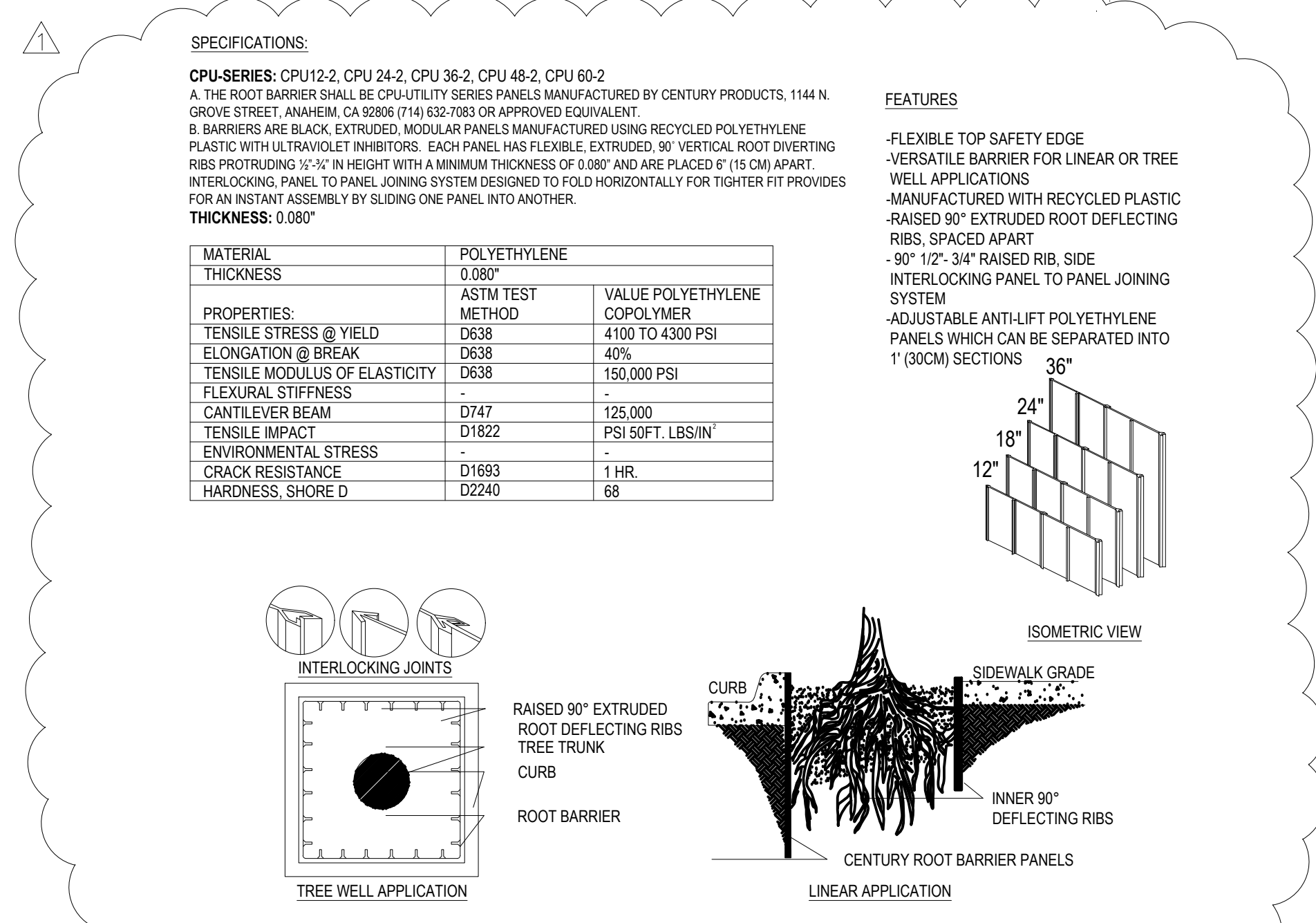
**2 MULTI-TRUNK TREE PLANTING DETAIL**  
NOT TO SCALE



**4 PALM PLANTING DETAIL**  
NOT TO SCALE



**5 CANOPY TREE PLANTING DETAIL**  
NOT TO SCALE



**3 CENTURY ROOT BARRIER DETAIL**  
NOT TO SCALE

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SCALE: AS NOTED  
DESIGNED BY: GR  
DRAWN BY: BW  
CHECKED BY: GR

LANDSCAPE PLANT SCHEDULE & DETAILS  
FLORIDA  
DOLLAR TREE  
SW GATLIN BLVD. & SW BOUGAINVILLEA AVE.  
PORT ST. LUCIE

P25-217 – LMD Conceptual Landscape Plan  
P25-219 SEU Conceptual Landscape Plan P  
PSLUSU #11-448-00

DATE: 04/16/26  
PROJECT NO.  
SHEET NUMBER: L-1.1

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