

**Legacy Park - Project Everest**

Tradition  
 City of Port St. Lucie, Florida

**Legend**

-  25' Wide Landscape Buffer
-  50' Wide Landscape Buffer

**Conceptual Landscape Plan**

PSLUSD # \_\_\_\_\_  
  
 North  
 Scale: 1" = 200'  


Jeffrey W. Smith, RLA  
 Florida Registration Number:  
 LA 0001635

Job No. 23-0902  
 Drawn By JWS  
 Submittal Dates 9-19-2023

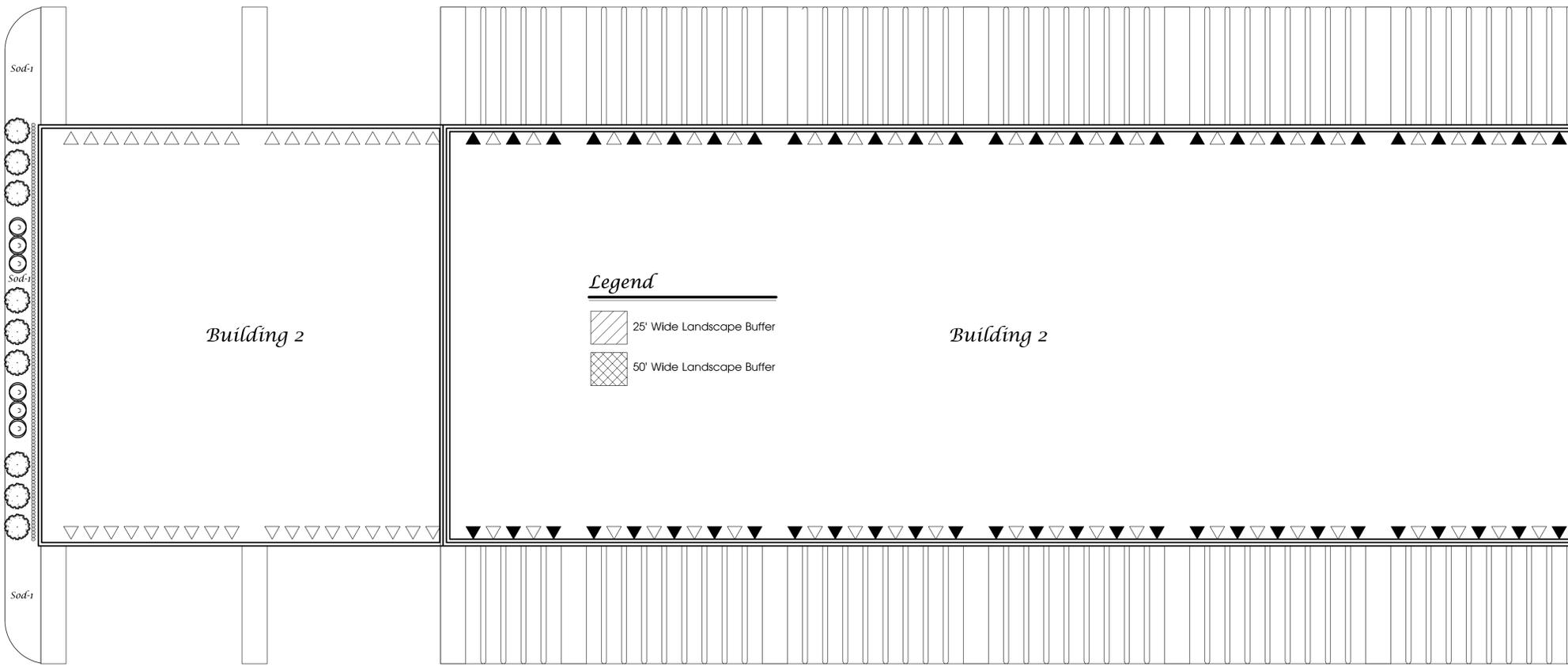
Revision Dates \_\_\_\_\_

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PSLUSD Project Number:  
 Sheet **CL-1** of **13**  
 City Project Numbers: P23-

S.W. Hegener Drive  
(ROW Varies)

Trailer Storage



Legend

- 25' Wide Landscape Buffer
- 50' Wide Landscape Buffer

Building 2

Building 2

Loading

Trailer Storage

Trailer Storage



Sod-1

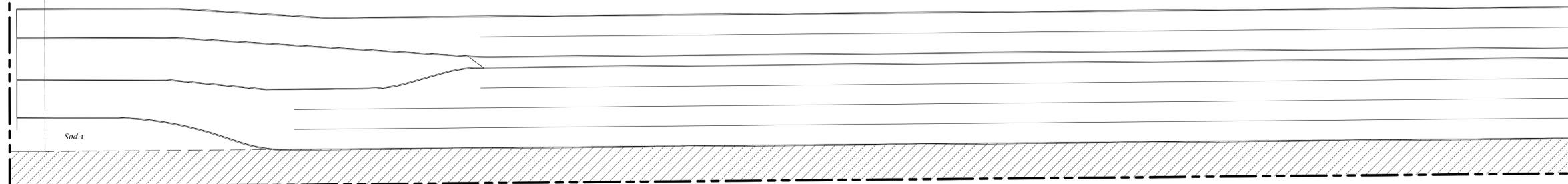
Sod-1

Sod-1

Sod-1

Sod-1

Sod-1



Lake Duda

PSLUSD #



North  
Scale: 1" = 40'



# Conceptual Landscape Plan

Conceptual  
Design  
Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d  
Stuart, Florida 34994  
(772) 344-2340  
LA-0001635

## Legacy Park - Project Everest

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City of Port St. Lucie, Florida

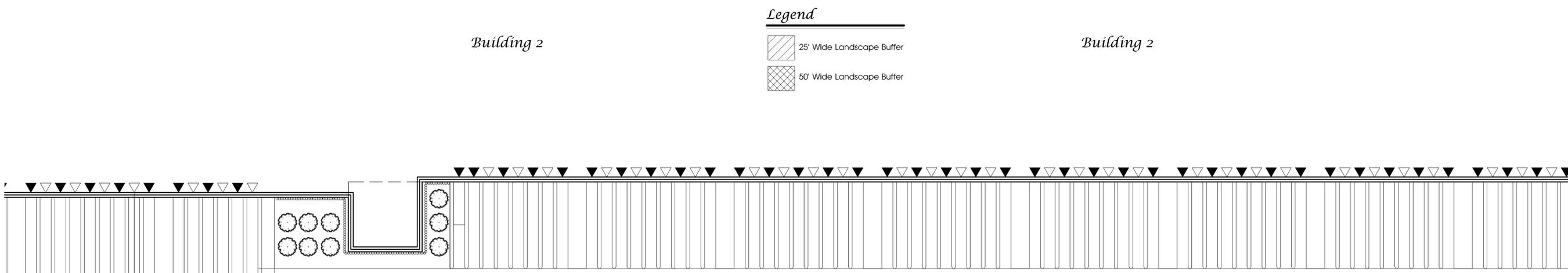
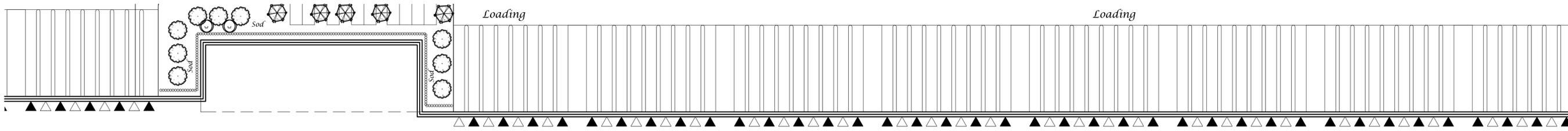
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Florida Registration Number:  
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Submittal Dates	9-19-2023

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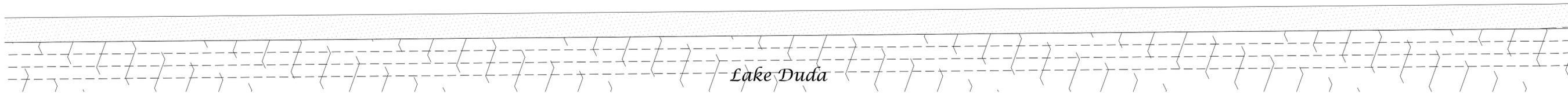
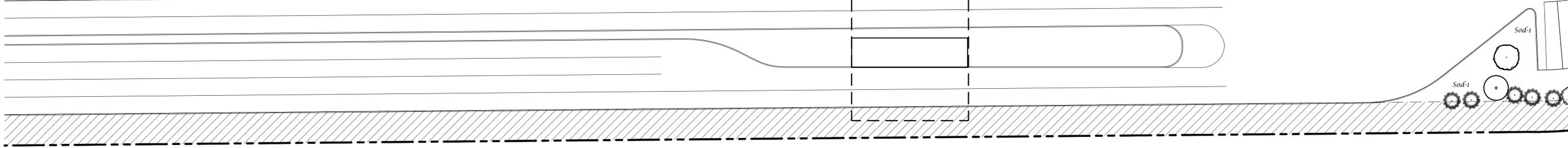
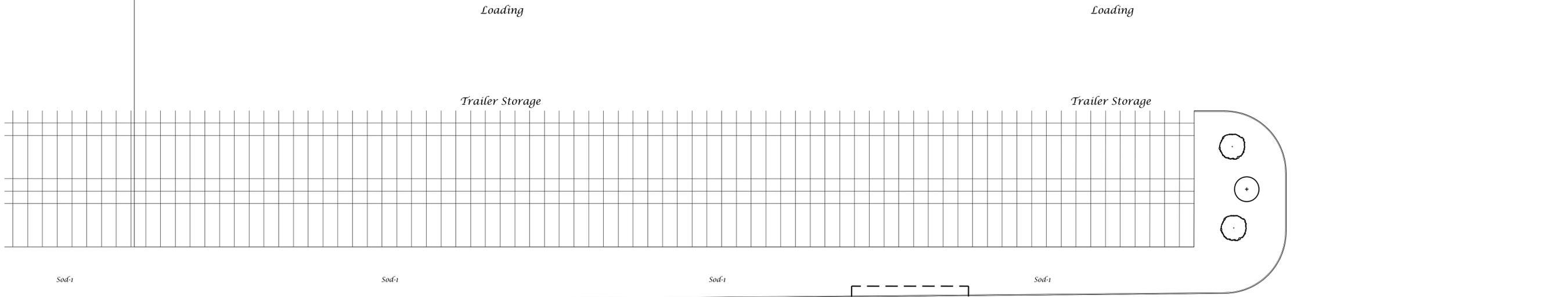
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PSLUSD Project Number:  
CL-2 of 13  
Sheet of  
City Project Numbers: P23-



**Legend**

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- 50' Wide Landscape Buffer



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0 20' 40' 80'

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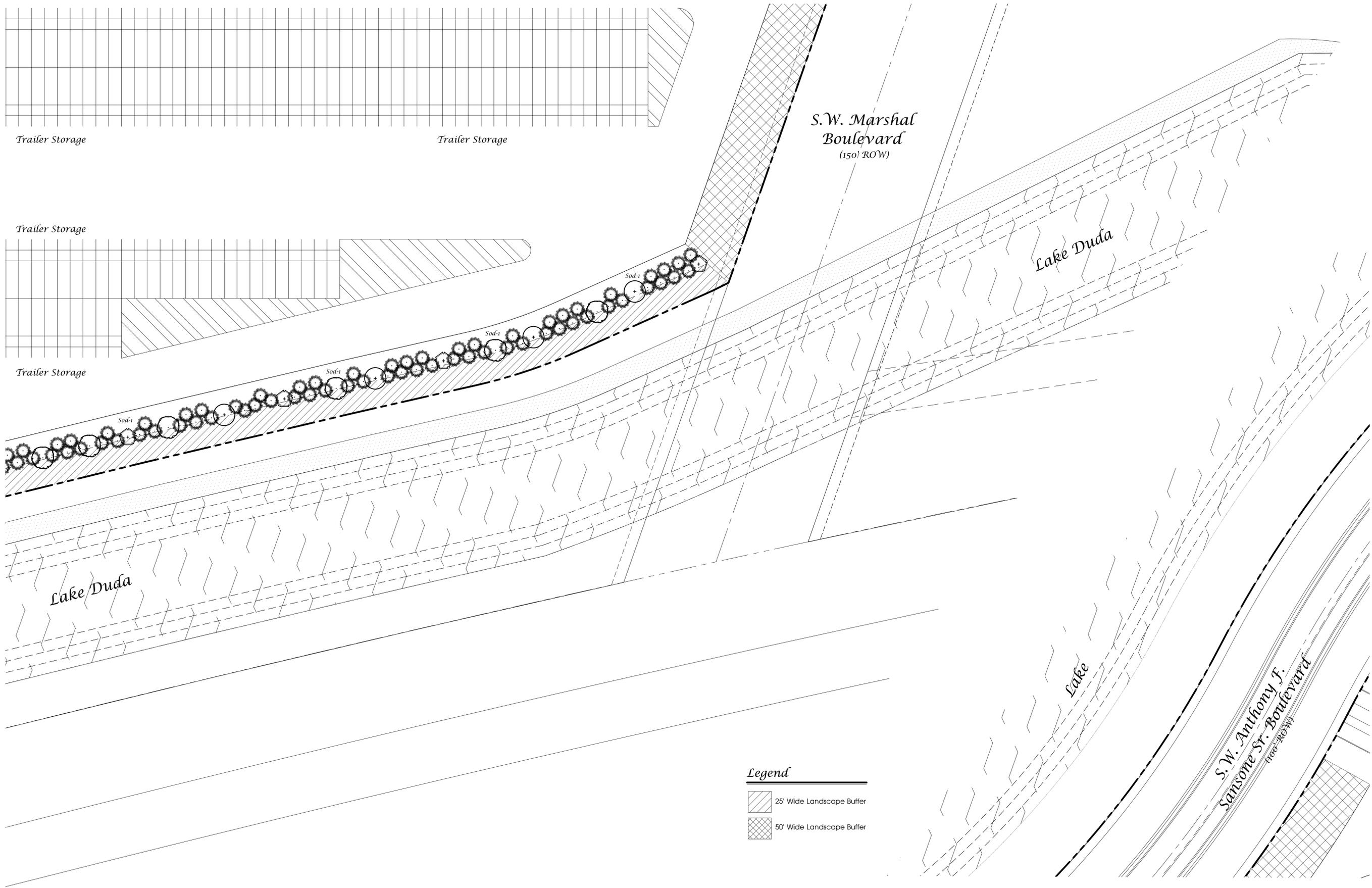
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**Conceptual Landscape Plan**



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Tradition  
City of Port St. Lucie, Florida



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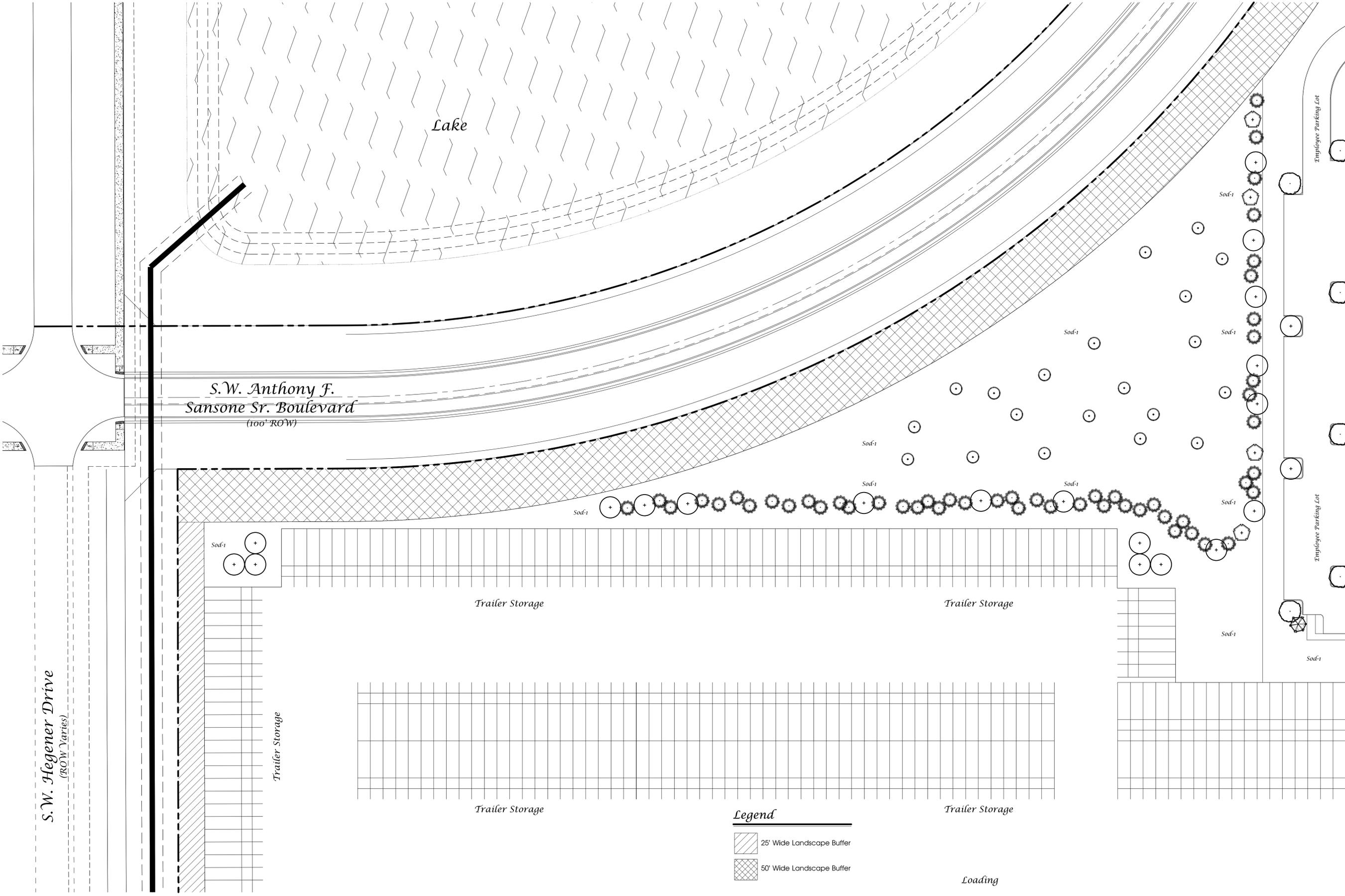
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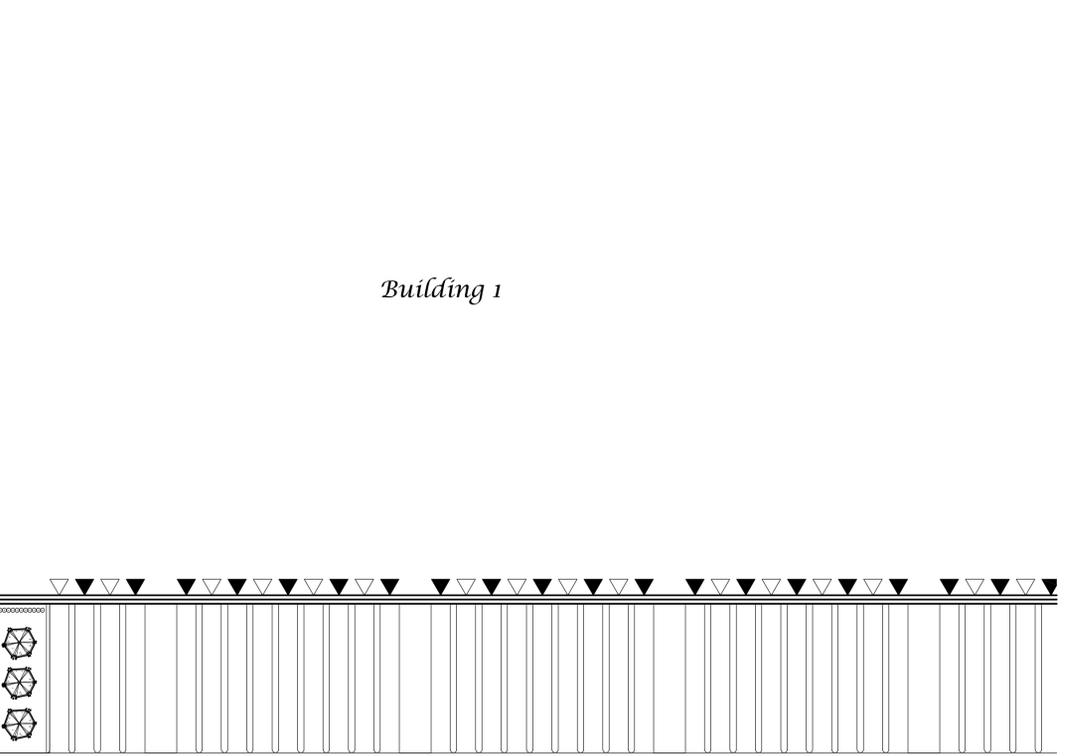
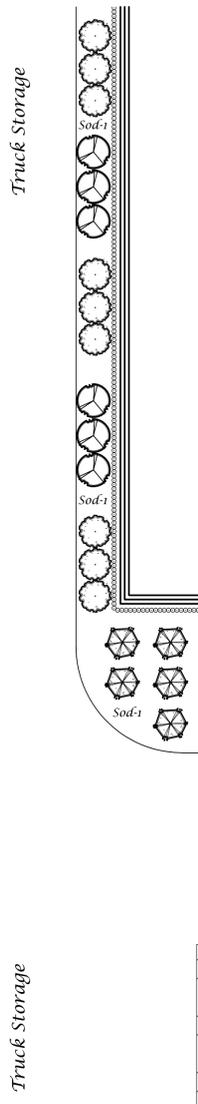
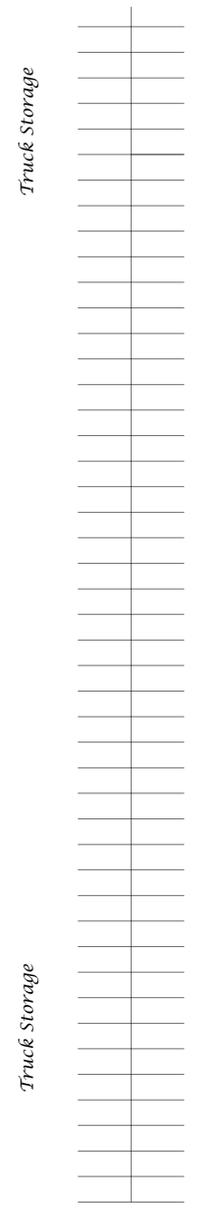
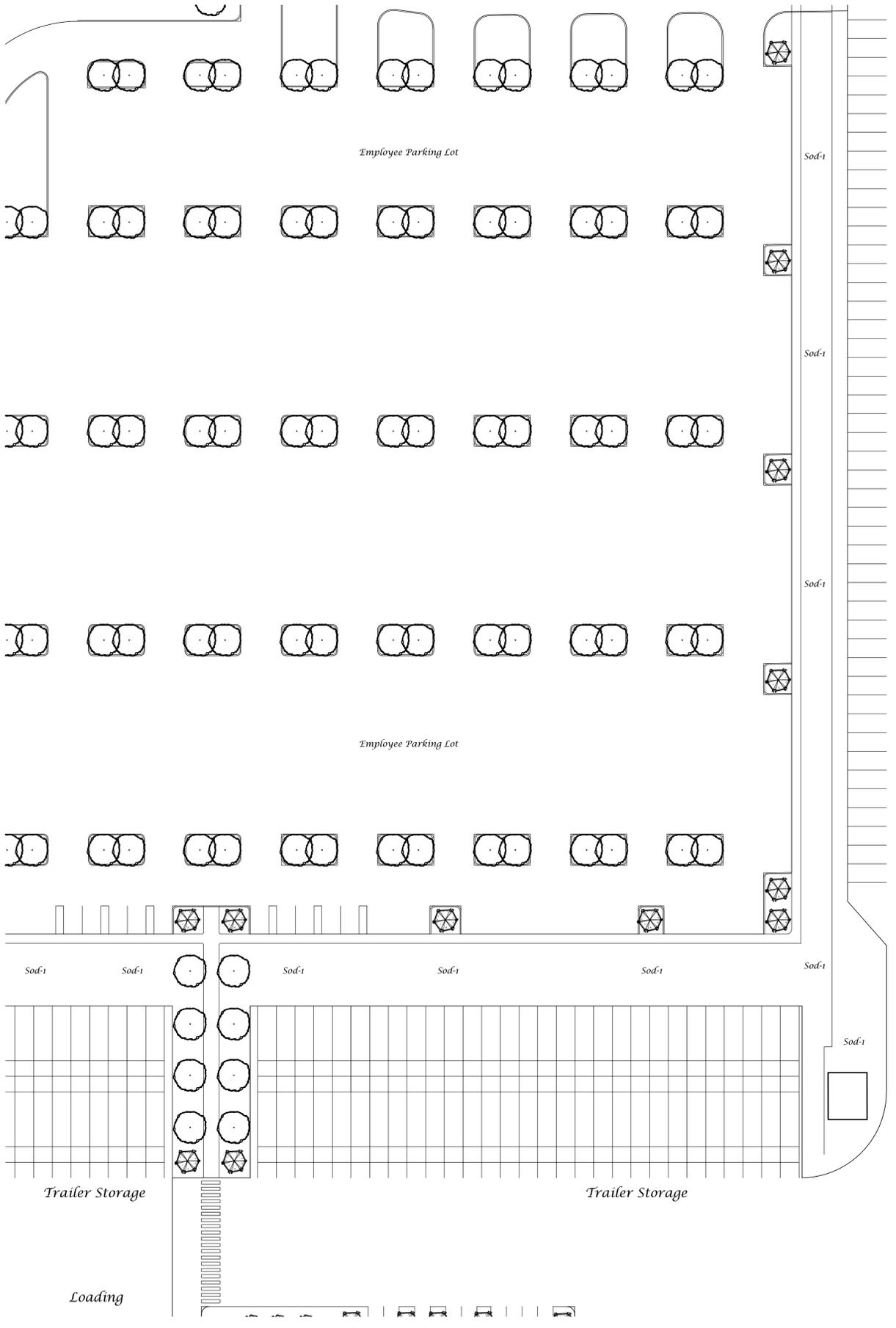
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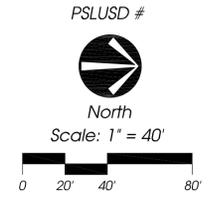
PSLUSD Project Number:  
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 City Project Numbers: P23-



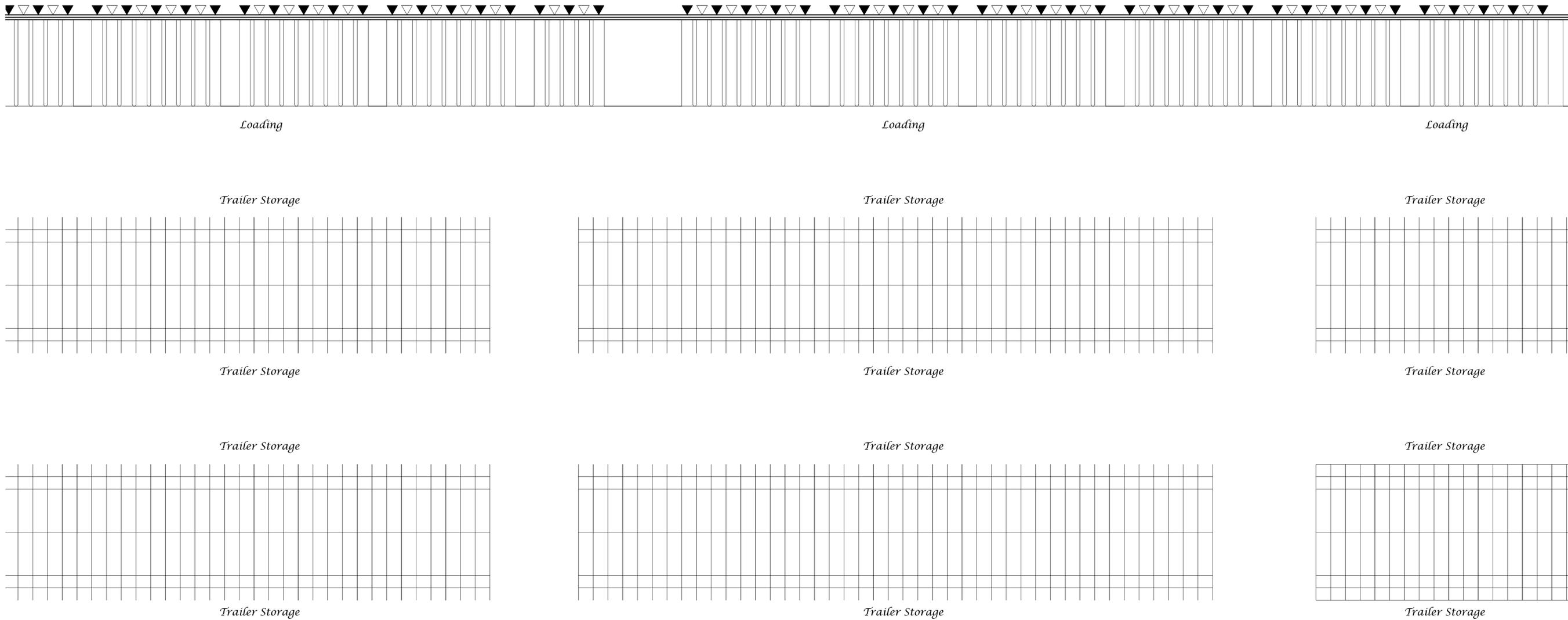
**Legend**

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-  50' Wide Landscape Buffer

## Conceptual Landscape Plan



Building 1



**Legend**

-  25' Wide Landscape Buffer
-  50' Wide Landscape Buffer

PSLUSD #



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**Conceptual Landscape Plan**

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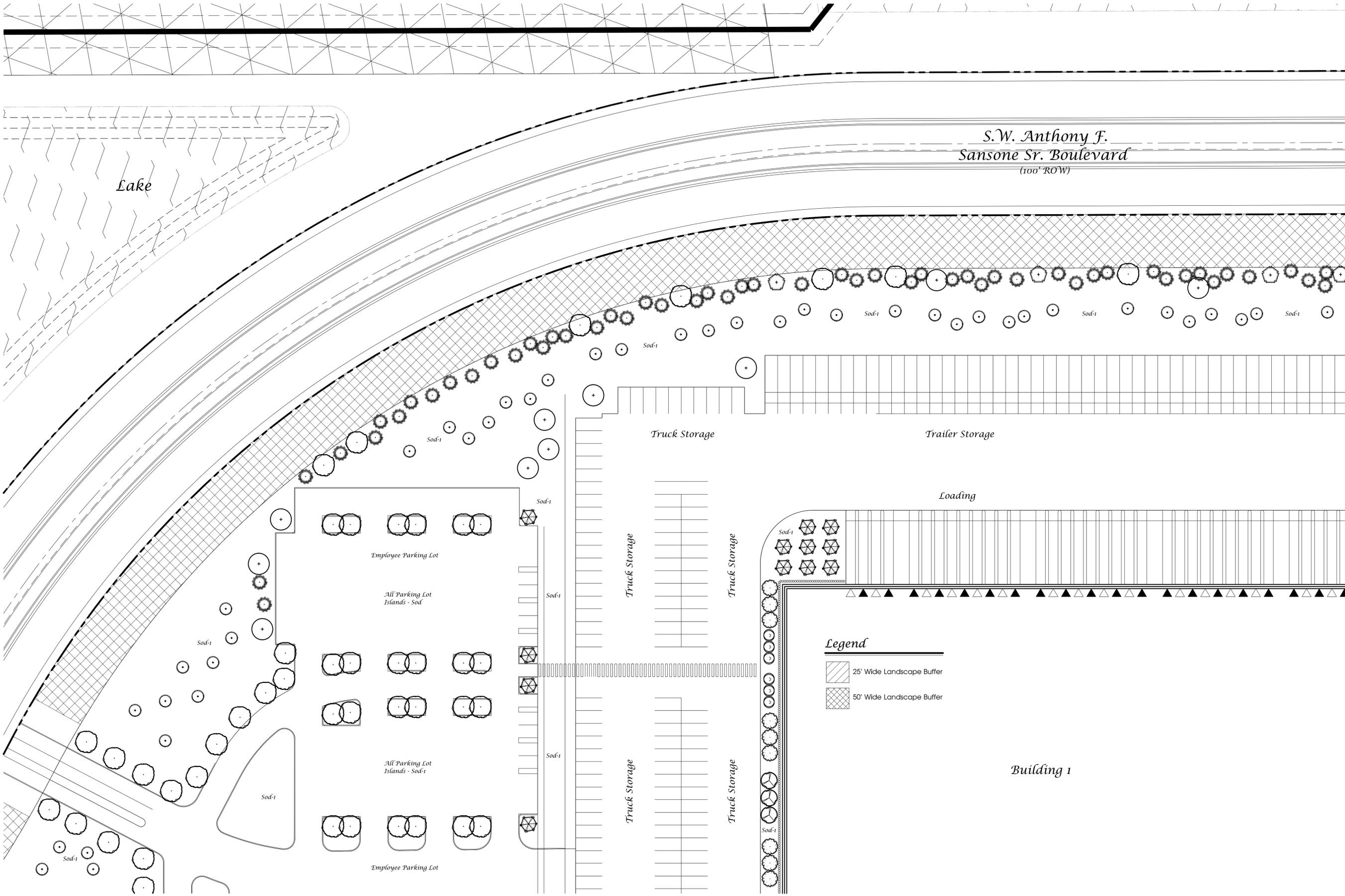
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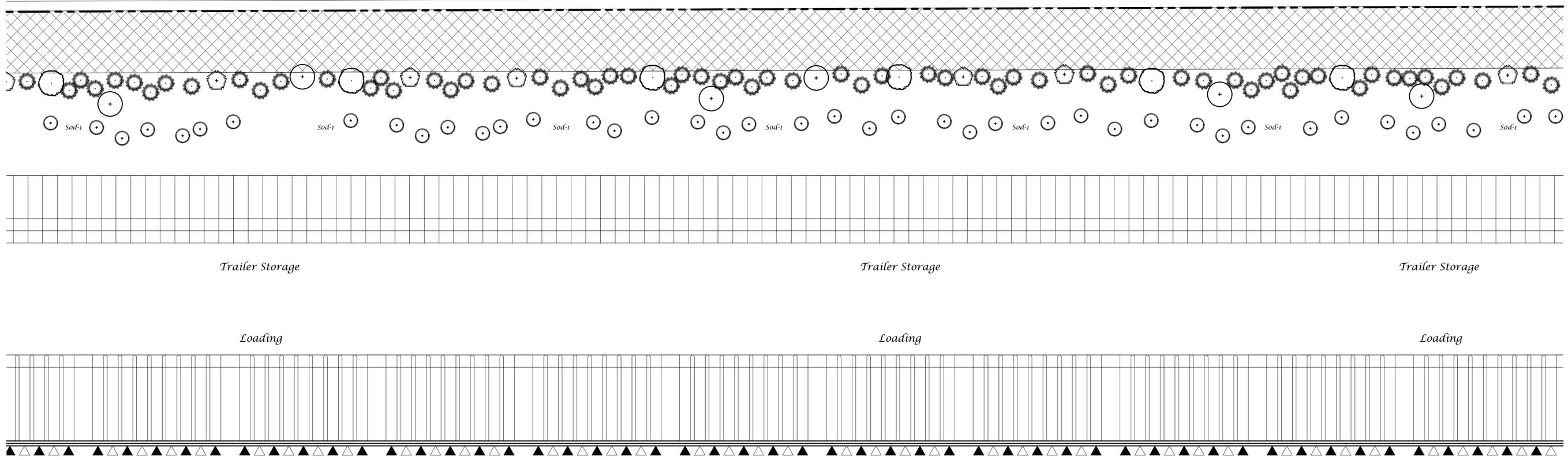
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PSLUSD Project Number:  
**CL-10 13**  
Sheet of  
City Project Numbers: P23-

*S.W. Anthony F.  
Sansone Sr. Boulevard  
(100' ROW)*



*Building 1*

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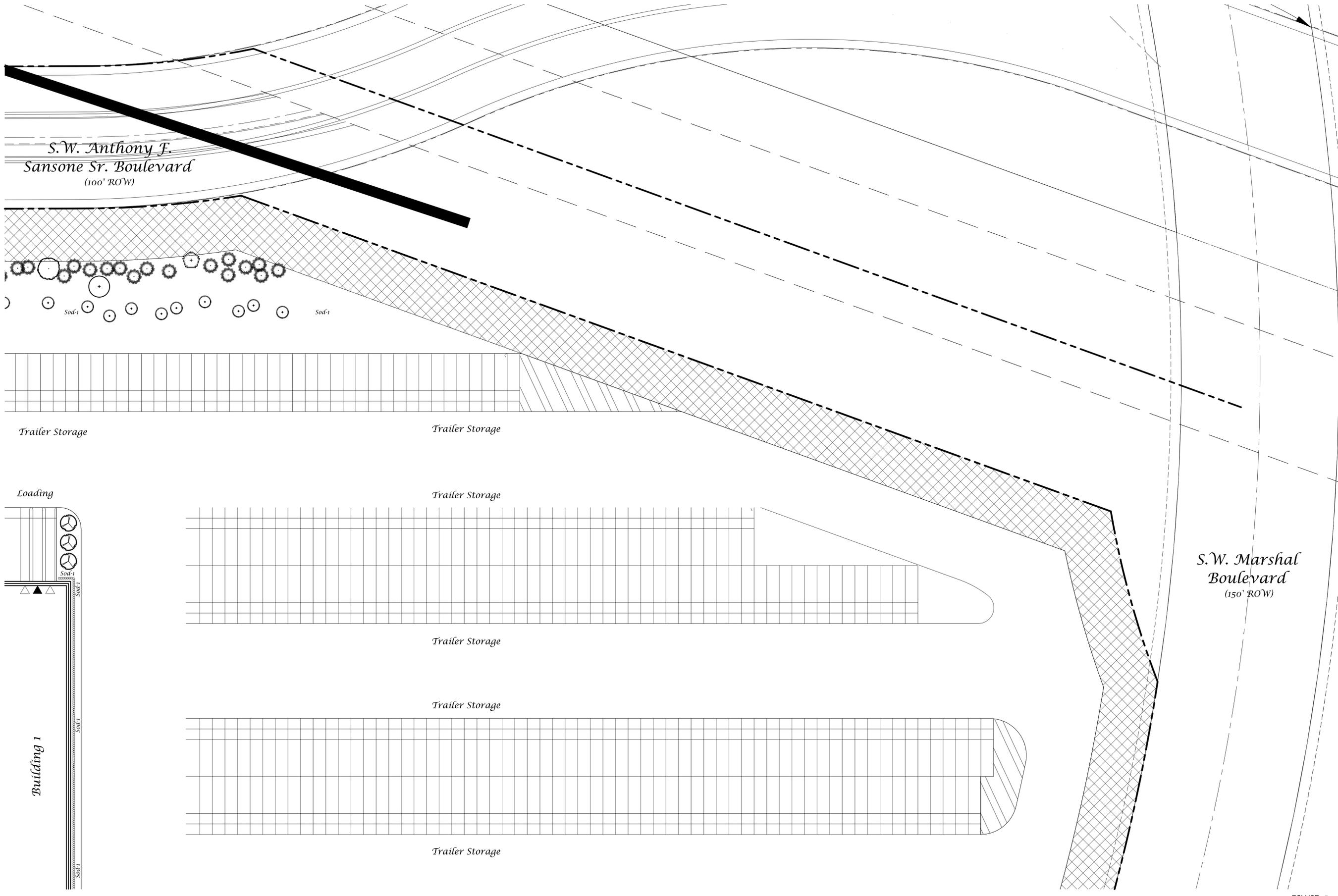
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**CL-11** of **13**  
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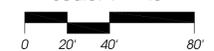


- Legend**
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PSLUSD Project Number:  
**CL-12** of **13**  
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# Landscape Data

## 50' Wide Perimeter Landscape Buffer Adjacent to Road Right-Of-Way- West Buffer (5,150')

**Trees**  
 Required - City = 1 Tree / 30 I.F. = 200 I.F. / 30 = 7 Trees  
 Tradition = 5 Canopy Trees + 6 Evergreen Trees + 20 Palm Trees / 200 I.F. =  
 5 Canopy Trees  
 6 Evergreen Trees  
 20 Palm Trees

City = 5,150' / 30 I.F. = 172 Trees  
 Tradition = 5,150' / 200 I.F. = 129 Canopy Trees  
 155 Evergreen Trees  
 515 Palm Trees

**Shrubs**  
 Required - City = Continuous Hedge 2' O.C. = 200 I.F. / 2 = 100 Shrubs  
 Tradition 700 Shrubs per 50' wide x 200 I.F. long section = 700 Shrubs

City = Continuous Hedge 2' O.C. = 2,575 Shrubs  
 Tradition 700 Shrubs per 50' wide x 200 I.F. long section = 18,025 Shrubs

## 50' Wide Perimeter Landscape Buffer Adjacent to Road Right-Of-Way- North Buffer (1,175')

**Trees**  
 Required - City = 1 Tree / 30 I.F. = 200 I.F. / 30 = 7 Trees  
 Tradition = 5 Canopy Trees + 6 Evergreen Trees + 20 Palm Trees / 200 I.F. =  
 5 Canopy Trees  
 6 Evergreen Trees  
 20 Palm Trees

City = 1,175' / 30 I.F. = 39 Trees  
 Tradition = 1,175' / 200 I.F. = 30 Canopy Trees  
 36 Evergreen Trees  
 120 Palm Trees

**Shrubs**  
 Required - City = Continuous Hedge 2' O.C. = 200 I.F. / 2 = 100 Shrubs  
 Tradition 700 Shrubs per 50' wide x 200 I.F. long section = 700 Shrubs

City = Continuous Hedge 2' O.C. = 588 Shrubs  
 Tradition 700 Shrubs per 50' wide x 200 I.F. long section = 4,200 Shrubs

## 25' Wide Perimeter Landscape Buffer Adjacent to Road Right-Of-Way- South Buffer (1,000')

**Trees**  
 Required - City = 1 Tree / 30 I.F. = 1,000' / 30 I.F. = 33 Trees  
 Provided = 33 Trees

**Shrubs**  
 Required - City = Continuous Hedge 2' O.C. = 1,000 I.F. / 2 = 500 Shrubs  
 Provided = 500 Shrubs

## 25' Wide Perimeter Landscaping Adjacent to Another Property - East Buffer (4,375')

**Trees**  
 Required: (1 Tree/30 I.F.) - 4,375 I.F./30 = 146 Trees  
 Provided: 146 Trees

**Shrubs**  
 Required: Continuous Hedge 2' O.C. = 2,188 Shrubs  
 Provided: 2,188 Shrubs

## Parking Area Interior Landscaping

Required Terminal/Interior Island Trees - 1 Tree per

**Employees:**  
 Terminal/Interior Islands = 124 Trees  
 Total Terminal/Interior Island Trees Provided = 124 Trees

**Trailer Storage:**  
 Terminal/Interior Islands = 306 Trees  
 Total Terminal/Interior Island Trees Provided = 306 Trees

**Palm Requirements - (City Requirements Only)**  
 Required : No more than 25% of required trees may be palms  
 Total Trees & Palms = 1,990  
 Total Palms = 0 @ 2:1 = 0 Trees  
 Provided: Palms = 0 = 0%

## Native Plants

**Trees:**  
 Required: 50% of all required trees shall be native  
 Total Trees = 1,355 (678 = 50%)  
 Provided: Native Trees = 1,355 / 1,355 = 100%

**Shrubs:**  
 Required: 25% of all required shrubs shall be native  
 Total Shrubs = 26,403 (6,601 Minimum)  
 Provided: Native Shrubs = 26,403 / 26,403 = 100%

**Flowering Trees**  
 Required: 20% of all City required trees shall be flowering  
 Total City Trees = 390 (Not Including Palms) x 20% = 78  
 Provided: Flowering Trees = 78 = 20%

**Landscape Island Evergreen Shade Trees (Employee & Trailer Storage)**  
 Required: 75% of all required trees located within landscape islands shall be evergreen shade trees  
 Total Landscape Islands = 430 x 75% = 323 Trees  
 Provided: Landscape Islands with Evergreen Shade Trees = 136 = 32%

All Employee Parking includes required islands = 124  
 Trailer Storage = 12 islands planted and the remaining 294 trees have been relocated to the south and east buffers

**Tree Species Mix**  
 Required: When 41+ trees are required the minimum species mix = 5  
 Provided: 5

**Building Facades**  
**Trees**  
 Required - 1 Tree / 30 I.F. of Building Perimeter

**Shrubs**  
 Require - 1 Shrub / 1.5 I.F. of Building Perimeter

**Building #1 Facade - DDC Building**  
**Trees**  
 Required - 1 Tree / 30 I.F. of Building Perimeter  
 4,860 I.F. of Building Perimeter / 30 I.F. = 162 Trees  
 Provided - 162

**Shrubs**  
 Require - 1 Shrub / 1.5 I.F. of Building Perimeter  
 Excluding Paved Access Areas = 1,394 I.F. / 1.5 = 930 Shrubs  
 Provided - 930 Shrubs

**Building #2 Facade - Depot Building**  
**Trees**  
 Required - 1 Tree / 30 I.F. of Building Perimeter  
 7,000 I.F. of Building Perimeter / 30 I.F. = 234 Trees  
 Provided - 234

**Shrubs**  
 Require - 1 Shrub / 1.5 I.F. of Building Perimeter  
 Excluding Paved Access Areas = 840 I.F. / 1.5 = 560 Shrubs  
 Provided - 560 Shrubs

**Total Canopy Trees:**  
 Total Trees Required: 1,164  
 Total Trees Provided: 1,164  
 City = 390  
 Tradition = 774

**Total Evergreen Trees:**  
 Total Trees Required: 191  
 Total Trees Provided: 191  
 City = 0  
 Tradition = 191

**Total Palm Trees:**  
 Total Palm Trees Required: 635  
 Total Palm Trees Provided: 635  
 City = 0  
 Tradition = 635

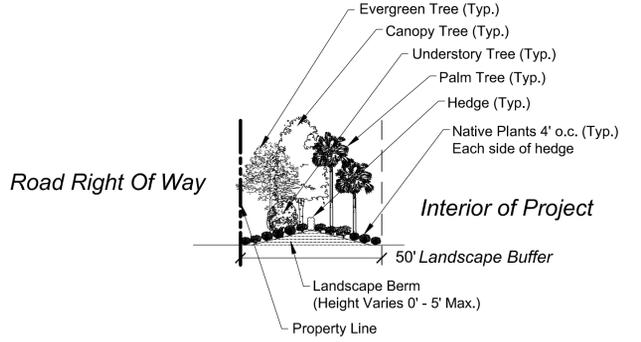
**Total Shrubs:**  
 Total Shrubs Required: 26,403  
 Total Shrubs Provided: 26,403  
 City = 7,341  
 Tradition = 19,062

# Plant List

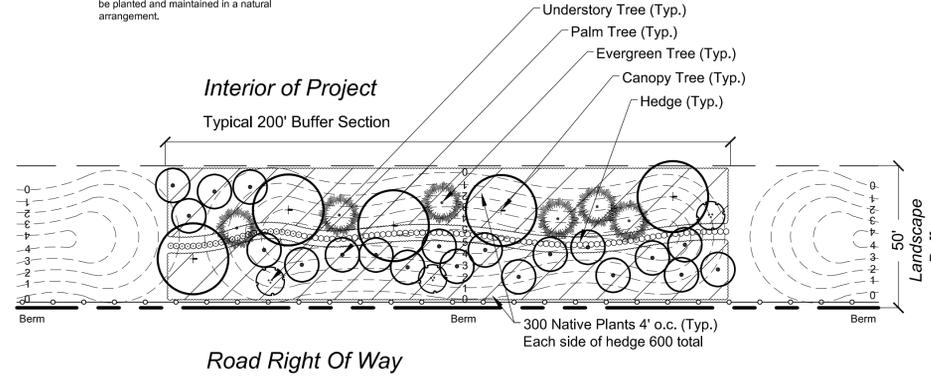
SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
<b>CANOPY / ORNAMENTAL TREES</b>						
BS*	BURSERA SIMARUBA	GUMBO LIMBO	14' x 8', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	14' x 8', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
MG*	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	14' x 8', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
MG-1*	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA D.D. BLANCHARD	14' x 8', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
PE*	PINUS ELLIOTTI DENSATA	SOUTH FLORIDA SLASH PINE	14' x 8', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
OL*	QUERCUS LAURIFOLIA	LAUREL OAK	14' x 8', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
OV*	QUERCUS VIRGINIANA	LIVE OAK	14' x 8', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
TD*	TAXODIUM DISTICHUM	BALD CYPRESS	14' x 8', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
TR*	THRINAX RADIATA	THATCH PALM	8' O.A.	A.S.	FULL	HIGH
<b>PALMS</b>						
<b>BUILDING FOUNDATION &amp; BUFFER HEDGES</b>						
FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK	HIGH
<b>BUFFER SHRUBS PLANTED 4' O.C.</b>						
Note: All Native plant materials planted 4' o.c. on both sides of the required hedge shall be planted and maintained in a natural arrangement.						
CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	#1	4' O.C.	FULL & THICK	HIGH
CAL*	CALLICARPA AMERICANA	BEAUTY BERRY	#1	4' O.C.	FULL & THICK	HIGH
CH*	CHRYSOBALANUS ICAGO	COCOPLUM	#1	4' O.C.	FULL & THICK	HIGH
MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#1	4' O.C.	FULL & THICK	HIGH
MYC*	MYRTICA GERIFERA	WAX MYRTLE	#1	4' O.C.	FULL & THICK	HIGH
PSY*	PSYCHOTRIA NERVOSA	WILD COFFEE	#1	4' O.C.	FULL & THICK	HIGH
SER*	SERENOA REPENS	SAW PALMETTO	#1	4' O.C.	FULL & THICK	HIGH
VIB*	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	#1	4' O.C.	FULL & THICK	HIGH
<b>SODS</b>						
SOD-1	PASPALUM NOTATUM	BAHIA SOD		SEE SPECS		HIGH
SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD		SEE SPECS		LOW - MEDIUM
** FLORIDA NATIVE						

## 50' Landscape Buffer

6,325 L.F. (West = 5,150' + North = 1,175') of 50' wide Landscape Buffer / 200' Sections = 31.62 Sections required



Note:  
 All Native plant materials planted 4' o.c. on both sides of the required hedge shall be planted and maintained in a natural arrangement.

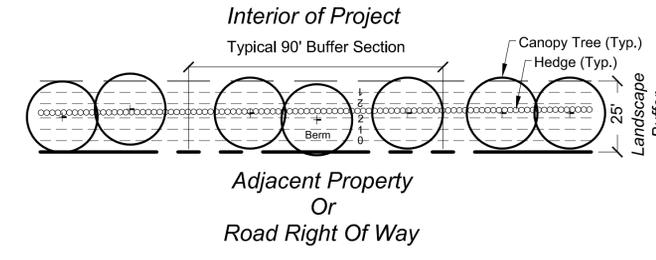
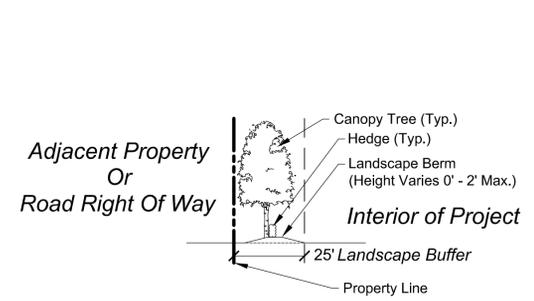


## 50' Wide Perimeter Landscape Buffer - West & North Buffers

**Trees**  
 Required - City = 1 Tree / 30 I.F. = 7 Trees  
 Tradition = 5 Canopy Trees + 6 Evergreen Trees + 20 Palm Trees / 200 I.F. = 11 Canopy & Evergreen Trees & 20 Palm Trees

## 25' Landscape Buffer

5,375 L.F. (South = 1,000' + East = 4,375') of 25' wide Landscape Buffer / 90' Sections = 59.75 Sections required



## 25' Perimeter Landscape Buffer - South & East Buffers

**Trees**  
 Required - (1 Tree/30 I.F.) - 90 I.F./30 = 3 Trees

**Shrubs**  
 Required - Continuous Hedge 2' O.C. = 45 Shrubs

## Port St. Lucie Utility Systems Department Notes

- 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.

## Port St. Lucie Engineering Department Notes

- The landscape plans meet the City's sight distance and clear zone requirements from Section 158.204 of the Code for 10' requirements.

## General Notes

- No plant substitutions can be made without the City of Port St. Lucie's approval.
- All required landscape improvements must be inspected and approved by the City of Port St. Lucie prior to the issuance of a Certificate of Occupancy.
- Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
- All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
- Planting adjacent to fire hydrants is to have a minimum clear radius of 1.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

# Conceptual Landscape Plan

PSLUSD #

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