

**Site Data:**

Open Space Calculations (Development Area)	
Total Site Area:	18.85 ac
Impervious Area:	20,400 sf @ 2.2 ac
Marine Basin:	1.48 ac
Existing Lake:	0.85 ac
Development Area:	9.37 ac
Future Land Use:	Commercial Waterfront
Existing Zoning:	Martin Downs PUD
Existing Approved Use:	Marina, Dry Dock Storage, Marine Sales Office, Restaurant
Maximum Height:	40 feet

**Development Area (trees = 1/2500 sf):**

Trees Required	408,157/2500	163 trees
Trees Provided		207 trees
existing trees (including 18 palm credits)	113 trees	
trees provided (including 11 palm credits)	94 trees	

**Vehicular Use Area (VUA) Requirements (Additional VUA Only):**

VUA Perimeter Required Landscape Area:	9,250 sf	0.21 ac
VUA Perimeter Provided Landscape Area:	9,250 sf	0.21 ac
VUA Perimeter Trees Required:	31 trees	
VUA Perimeter Trees Provided:	31 trees	
VUA Perimeter Shrubs Required:	308 shrubs	
VUA Perimeter Trees Provided:	346 shrubs	
VUA Interior Required Landscape Area:	6,454 sf	0.15 ac
VUA Interior Provided Landscape Area:	6,945 sf	0.16 ac
VUA Interior Trees Required:	38 trees	
VUA Interior Trees Provided:	38 trees	
Total Required VUA Landscape Area:	15,704 sf	0.36 ac
Total Provided VUA Landscape Area:	16,195 sf	0.37 ac

**Total Required Tree Credits:** 69 trees

**Total Provided Tree Credits:** 69 trees

**Type 3 Buffer Landscape Required:** 3,000 sf

**Adjacent Single-family Buffer Landscape Provided:** 3,000 sf

**Type 3 Buffer Trees Required:** 10 trees

**Type 3 Buffer Trees Provided:** 10 trees

**Type 3 Buffer Shrubs Required:** 340 shrubs

**Type 3 Buffer Shrubs Provided:** 340 shrubs

**Type 4 Buffer Landscape Required:** 12,000 sf

**Type 4 Buffer Trees Required:** 40 trees

**Type 4 Buffer Trees Provided:** 45 trees

**Type 4 Buffer Shrubs Required:** 1,360 shrubs

**Type 4 Buffer Shrubs Provided:** 1,465 shrubs

**Irrigation:**  
Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.  
Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overflow, water zones, or to water impervious areas.  
No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.  
Irrigation Water Source:  
Existing Permitted Well

**Landscape Notes:**

- Alternative plant species for required landscape may be permitted subject to review and approval by the Martin County Growth Management Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Recycled Wood Mulch (EnviroMulch or approved equal) is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Martin County Landscape Development Regulations. As-built drawings will be submitted to Martin County Growth Management with Certification of Landscaping installation and Maintenance.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
- Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity less than 20') require no offset.
- No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
- Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
- Tree species shall be selected so as to minimize conflicts with existing or proposed utilities.
- Encroachments into required buffers and landscape areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscape areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
- The property owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following:
  - Regular maintenance of all landscaping to be kept alive and in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other maintenance, as needed and in accordance with acceptable horticultural practices.
  - Repair or replacement of required walls, fences, or structures to a structurally sound condition;
  - Regular maintenance, repair or replacement, where necessary, of any screening or buffering required by this division; and
  - Perpetual maintenance to prohibit the re-establishment of harmful exotic species within landscaping and preservation areas.

**Landscape Notes Cont.:**

- Existing Tree and Palm locations are approximate.
- Any new landscaping material is to be field located as to avoid conflict with existing landscape that is to remain.

**Specific Landscape Maintenance Notes:**

1. The shrubs in the Forty-foot-wide Landscape buffer cannot be trimmed any lower than 6 feet.
2. Native bunch grasses (muhly and Spartina grass) should not be trimmed.
3. The shoreline planting areas should be weeded of invasives by an environmental contractor and not trimmed or regularly maintained by a landscaper. These native shoreline trees, vines and grasses may only be trimmed where they extend outside of the 50' area.

**Sheet Index**

LA-1	..... Landscape Plan
LA-2	..... Landscape Plan & Plant Schedule
LA-3	..... Existing Tree Location Plan
LA-4	..... Landscape Details & Specifications

**Required Xeriscape Points**

51% or more of the grass areas are made up of drought-tolerant grass species	10 points
51% or more of the required shrubs are made up of drought-tolerant species	10 points
51% or more of the required trees are made up of drought-tolerant species	10 points
Moisture sensing controller other than a rain-sensor override device will be provided	5 points
Utilization of mulch other than cypress mulch	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
<b>Total Points</b>	<b>50 Total Points</b>

Project Team  
Landscape Architect

**LANDSCAPE ARCHITECTURAL SERVICES, LLC**

Brandon White | Owner  
772.854.1357 | brandon@las.com

Paul Goules | Owner  
772.483.8400 | paul@las.com

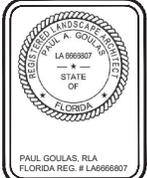
1708 SE Joy Haven Street  
Port St. Lucie, FL 34983

**Martin Downs PUD Portion of Parcel 29 known as Meridian Marina fka Martin Downs Marina Village Marin County, Florida**

**Phase I, II, & IV Landscape Plan**

**Revisions**

Date	Iss.	Description
04.21.25	PG	Submittal
05.21.25	PG	Revised Per Comments
06.18.25	PG	Revised Per Comments



Drawn By: PG  
Checked By: PG  
Municipal Project:  
Scale:

