

#### Landscape Data:

<b>Total Site Area:</b>	475,152 sf	10.91 ac
<b>Marina Basin:</b>	64,469 sf	1.48 ac (14%)
<b>Development Area:</b>	410,553 sf	9.43 ac (96%)
<b>Total Required Landscape Area:</b>	82,111 sf	1.89 ac (20%)
<b>Total Provided Landscape Area</b>	153,331 sf	3.52 ac (37%)

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

<b>Trees Required (410,553/2500)</b>	164 trees
<b>Trees Provided</b>	210 trees
<b>existing trees (including 18 palm credits)</b>	114 trees
<b>proposed trees (including 17 palm credits)</b>	96 trees

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

<b>VUA Perimeter Required Landscape Area:</b> (10' wide landscape strip @ perimeter length @ 925 ft)	<b>9,250 sf</b>	<b>0.21 ac</b>
<b>VUA Perimeter Provided Landscape Area:</b>	<b>9,250 sf</b>	<b>0.21 ac</b>
<b>VUA Perimeter Trees Required:</b> (1 Tree / 30 linear ft of perimeter @ 925 ft)		<b>31 trees</b>
<b>VUA Perimeter Trees Provided:</b>		<b>31 trees</b>
<b>VUA Perimeter Shrubs Required:</b> (1 Shrub / 3 linear ft of perimeter @ 925 ft)		<b>308 shrubs</b>
<b>VUA Perimeter Trees Provided:</b>		<b>317 shrubs</b>

<b>VUA Interior Required Landscape Area:</b> (500 sf of landscape area per 5,000 sf of VUA @ 64,543 sf)	6,454 sf	0.15 ac
<b>VUA Interior Provided Landscape Area:</b>	6,945 sf	0.16 ac

<b>VUA Interior Trees Required:</b> (1 Tree / Landscape Island @ 12-12 trees/500 SF interior area (26))	38 trees
<b>VUA Interior Trees Provided:</b>	38 trees

<b>Total Required VUA Landscape Area:</b> (VUA Perimeter + VUA Interior Area)	15,704 sf	0.36 ac
<b>Total Provided VUA Landscape Area</b>	16,195 sf	0.37 ac

**Total Required Tree Credits:** 69 trees

(VUA Perimeter + VUA Interior Landscape Areas)

**Total Provided Tree Credits:** 69 trees

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

(Type 3 Bufferyard, typical)

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

(Type 3 Bufferyard (typ), 100 LF)

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

(1 Tree Per 300 sf @ 3,000 sf)

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

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

(34 Shrubs Per 300 sf @ 3,000 sf)

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

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

(Type 4 Bufferyard (typ), 300 LF @ 40)

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

(1 Tree Per 300 sf @ 12,000 sf)

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

(Existing trees including 3 palm credits)

(proposed Trees)

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

(34 Shrubs Per 300 sf @ 12,000 sf)

**Type 4 Buffer Shrubs Provided:** 1,417 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 overpray 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 of 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 post-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 bufferyards 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.

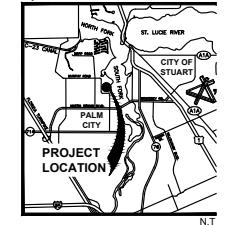
#### Sheet Index

LA-1	.....	Landscape Plan
LA-2	.....	Landscape Plan & Plant Schedule
LA-3	.....	Existing Conditions
LA-4	.....	Landscape Details
LA-5	.....	Landscape 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 composted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
<b>Total Points</b>	<b>50 Total Points</b>

#### Key / Location:



#### Project Team:

<b>Client &amp; Property Owner:</b>	AC Meridian Marina, LLC 1400 SW Chapman Way Palm City, Florida 34909
<b>Planners:</b>	Lucido & Associates Land Planning & Landscape Architects 701 East Ocean Boulevard Suite, Florida 34904
<b>Engineer:</b>	Stephen Cooper, P.E. & Associates 7450 South Federal Highway Fort St. Luke, Florida 34952
<b>Surveyor:</b>	Alexander J. Piazza PSM, Inc. 619 SW Bellview Street Fort St. Luke, Florida 34953
<b>Traffic Engineer:</b>	Stephen Cooper, P.E. & Associates 7450 South Federal Highway Fort St. Luke, Florida 34952
<b>Environmental Consultant:</b>	DLR Environmental Services, Inc. 1901 SW Industrial Fort St. Luke, Florida 34953

#### Martin Downs PUD Portion of Parcel 2!

known as  
**Meridian Marina**

aka  
**Martin Downs  
Marina Village**

Martin County, Florida

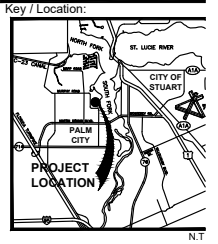
**Landscape Plan**

Date By Description

09.16.21 SAW Initial Application

03.03.22 SAW Resubmit

06.22.22 SAW Resubmit



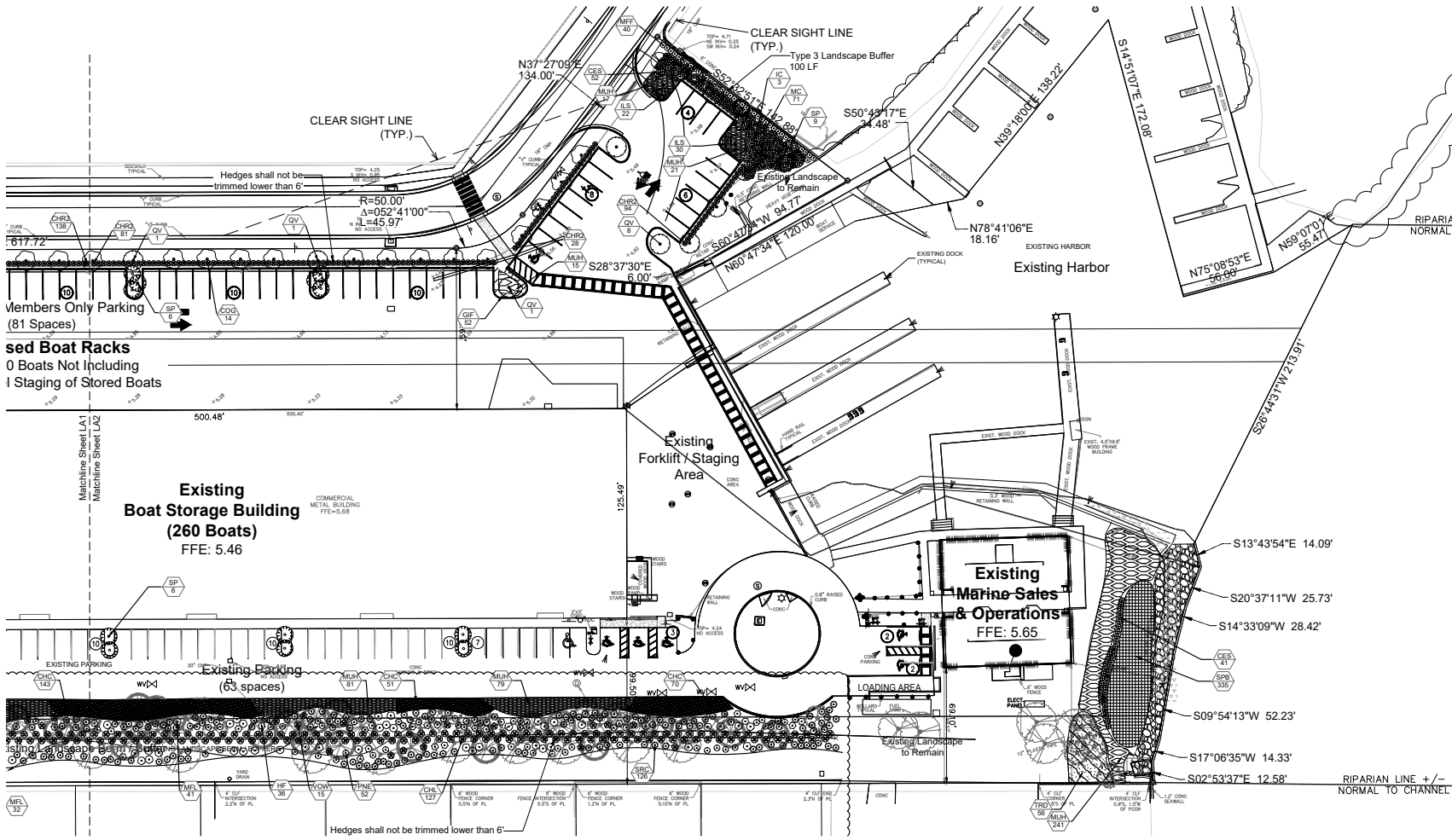
**Project Team:**  
Client & Property Owner: AC Meridian Marina, LLC  
Planners: Lucido & Associates  
Engineer: Stephen Cooper, P.E. & Associates  
Surveyor: Alexander J. Piazza PFSM, Inc.  
Traffic Engineer: Stephen Cooper, P.E. & Associates  
Environmental Consultant: DLS Environmental Services, Inc.

**Martin Downs PUD  
Portion of Parcel 2!  
known as  
Meridian Marina  
aka  
Martin Downs  
Marina Village**  
Martin County, Florida  
Landscape Plan

Date	By	Description
08.16.21	SAW	Initial Application
03.03.22	SAW	Resubmittal
08.22.22	SAW	Resubmittal

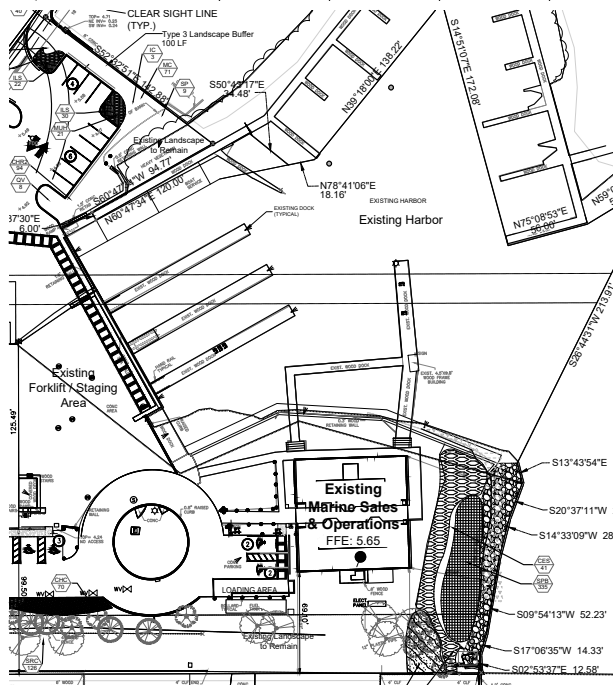
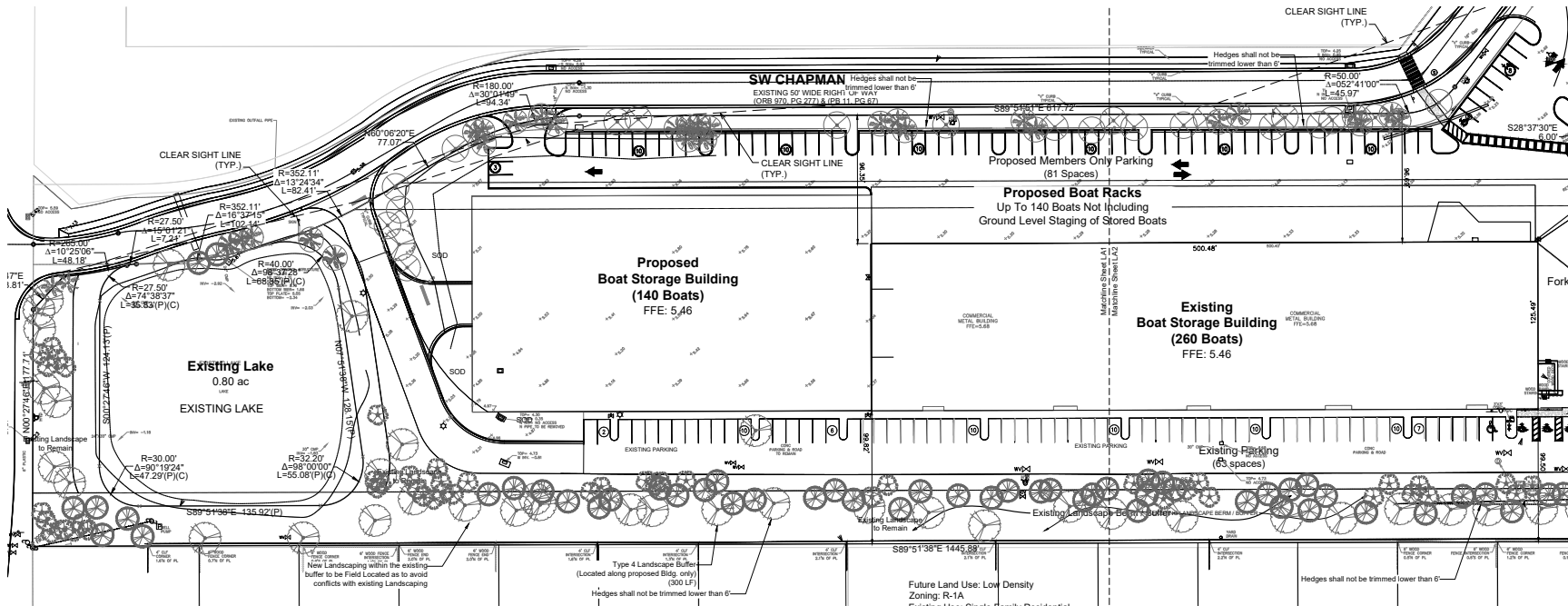
**DESIGNER:** S.L.S. **SHEET:** 1  
**MANAGER:** M.C. **PROJECT NUMBER:** 21-125  
**MUNICIPAL NUMBER:** —  
**COMPUTER FILE:** —

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**PLANT SCHEDULE MERIDIAN MARINA**




PLANTING	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
EXISTING TREES	41	Pinus elliotii densa	Slash Pine	-	-	-	Existing to be removed	-	-
EXP	43	Quercus	Existing Oak Tree	-	-	-	Existing Oak Tree to remain	-	-
ESD	54	Sabal palmetto	Existing Cabbage Palmetto	-	-	-	Existing Sabal Palm to remain	-	-
ESD	33	Syagrus romanzoffiana	Existing Queen Palm	-	-	-	Existing Palm to be removed	-	-
CODE MINIMAX	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
IC	13	Chorizanthe indica	Duckfoot Holly	FG	10' HT	6' SP	F 3' SP	Native	2" Caliper
QV	21	Quercus imbricaria	Southern Live Oak	FG	10' HT	5' SP	F 3' SP	Native	2" Caliper
PALM	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
SP	51	Sabal palmetto	Sabal Palm	FG	10-18' CT	10' W	RECYCL SP	Native	-
CODE MINIMAX (SHRUBS)	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
CHL	275	Chorizanthe indica	Red Tip Crapeflower	30	30" CA	30" W	FTB 30" C	Native	-
CHL	63	Chorizanthe indica	Red Tip Crapeflower	30	30" CA	30" W	FTB 30" C	Native	-
GAG	35	Gallipolia glauca	Thyris	30	24" HT	18" W	FTB 30" C	Non-native	-
HF	65	Hebe x exoniifolia	Thyris	30	24" HT	18" W	FTB 30" C	Non-native	-
JAT	7	Jatropha integrifolia	Jatropha	150	4' HT	3' W	STD SP	Non-native	-
MFL	73	Myrsine integrifolia	Myrsine	150	3' HT	4' W	FTB	Non-native	-
MFL	76	Myrsine integrifolia	Myrsine	150	24" HT	24" W	FTB 30" C	Non-native	-
MC	71	Myrsine integrifolia	Myrsine	30	24" HT	18" W	FTB 30" C	Non-native	-
PNE	131	Psychotria nervosa	Wild Coffee	30	24" HT	18" W	FTB 30" C	Non-native	-
RCL	25	Rapanea hirsuta	Rapanea	30	24" HT	18" W	FTB 30" C	Non-native	-
SRL	32	Schinus molle	Chiriqui	30	24" HT	18" W	FTB 30" C	Native	-
VOV	32	Viburnum coccineum	Waxier Viburnum	70	30" HT	24" W	F	Native	-
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TRD	121	Trichostema dactyloides	Trichostema	30	24" CA	18" W	Full	Native	30" c.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
BSG	335	Bambusa nana	Bamboo	30	30" HT	18" W	F	Native	30" c.c.
SPS	335	Spartina patens	Spartina	30	24" HT	18" W	F	Native	30" c.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
LS	52	Leptocarpus tenax	Leptocarpus	15	12" HT	12" W	Full	Native	15" c.c.
LS	52	Leptocarpus tenax	Leptocarpus	15	12" HT	12" W	Full	Native	15" c.c.
LS	52	Leptocarpus tenax	Leptocarpus	15	12" HT	12" W	Full	Native	15" c.c.



#### Existing Landscape to be Removed:

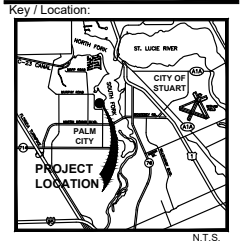
-  Existing Eucalyptus Tree to be Removed
-  Existing Queen Palm to be Removed

#### Existing Landscape to Remain:

-  Existing Oak Tree to Remain
-  Existing Pine Tree to Remain
-  Existing Sabal Palm to Remain

#### Landscape Notes:

- 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.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.



**Project Team:**

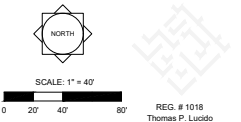
<b>Client &amp; Property Owner:</b>	AC Marlin Marina, LLC 1400 SW Chapman Way Palm City, Florida 34960
<b>Planners:</b>	Lucido & Associates Land Planning & Landscape Architects 701 East Central Boulevard Stuart, Florida 34994
<b>Engineer:</b>	Stephen Cooper, P.E. & Associates Inc. 1400 South Federal Highway Port St. Lucie, Florida 34952
<b>Surveyor:</b>	Alexander J. Piazza PSM, Inc. 619 SW Bolmore Street Port St. Lucie, Florida 34953
<b>Traffic Engineer:</b>	Stephen Cooper, P.E. & Associates Inc. 1400 South Federal Highway Port St. Lucie, Florida 34952
<b>Environmental Consultant:</b>	DLB Environmental Services, Inc. 1901 SW International Port St. Lucie, Florida 34953

## Martin Downs PUD Portion of Parcel 29 known as Meridian Marina fka Martin Downs Marina Village

Martin County, Florida

### Existing Conditions

Date	By	Description
05.15.21	SAW	Initial Application
03.03.22	SAW	Resubmittal
06.22.22	SAW	Resubmittal



<b>Designer</b>	S.L.S.	<b>Sheet</b>
<b>Manager</b>	M.C.	
<b>Project Number</b>	21-125	
<b>Municipal Number</b>	---	
<b>Computer File</b>		

**LA3**



PART 1: GENERAL CONDITIONS

labor, equipment, tools and

A. A complete li

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.

Grading for drainage, sewers, etc. to within 4 inches of the finished grade to be provided by owner.

entire surface and thoroughly washed in.

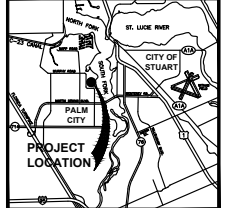
work. He shall leave all paved areas "broom clean" when completed with his work.

expense to the Owner, the only exception being hurricane force winds.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these

exclusive of the possible replacement of plants subject to guarantee.



N.T.S.

Project Team:

**Property Owner:** 1400 SW Chapman Way  
Palm City, Florida 34990

**Planners:** Lucido & Associates  
Land Planners & Landscape Architects  
251 East 10th Street, Suite 200  
Boulder, CO 80502  
303.440.1100  
www.lucidoassociates.com

Stuart, Florida 34994

7450 South Federal Highway  
Port St. Lucie, Florida 34952

**Supervisor:** Alexander J. Barza DDM, Inc.

619 SW Baltimore Street  
Port St. Lucie, Florida 34983

**Traffic Engineer:** Stephan Cooper, P.E. & Associates Inc.

Port St. Lucie, Florida 34952

**Environmental Consultant:** DLS Environmental Services, Inc  
1901 SW Yellowtail

[illegible]

fka  
**Martin Downs  
Marina Village**

Martin County, Florida

## Landscape Specification


[illegible]

SCALE: 1" =

REG # 1018

Thomas P. Lucido

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Manager M.C. 

Project Number 21-125 LA3

Municipal Number: 
Immediate File: 

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