



JOHN CARROLL HIGH SCHOOL

407 Delaware Ave & 3402 Delaware Ave
Fort Pierce FL 34947

Development Team:



McCARTY & ASSOCIATES
LAND PLANNING AND DESIGN

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& SONS**
CONSTRUCTION
MANAGER

John Carroll High School

- Application: Amendment to Major Site Plan and the Conditional Use
- The project proposes a new three-story, 45,159 GSF academic and administrative building replacing outdated classrooms and portables. The redevelopment modernizes facilities, enhances safety, and improves campus functionality.
- Approximately 12,000 sqft total of building will be demolished to accommodate the new building and removal of the portable classrooms once construction is complete.
- The site improvements include:
 - Stormwater treatment system, paved parking and improved circulation.
 - New landscaping, sidewalks with pedestrian crossings and improved ADA accessibility

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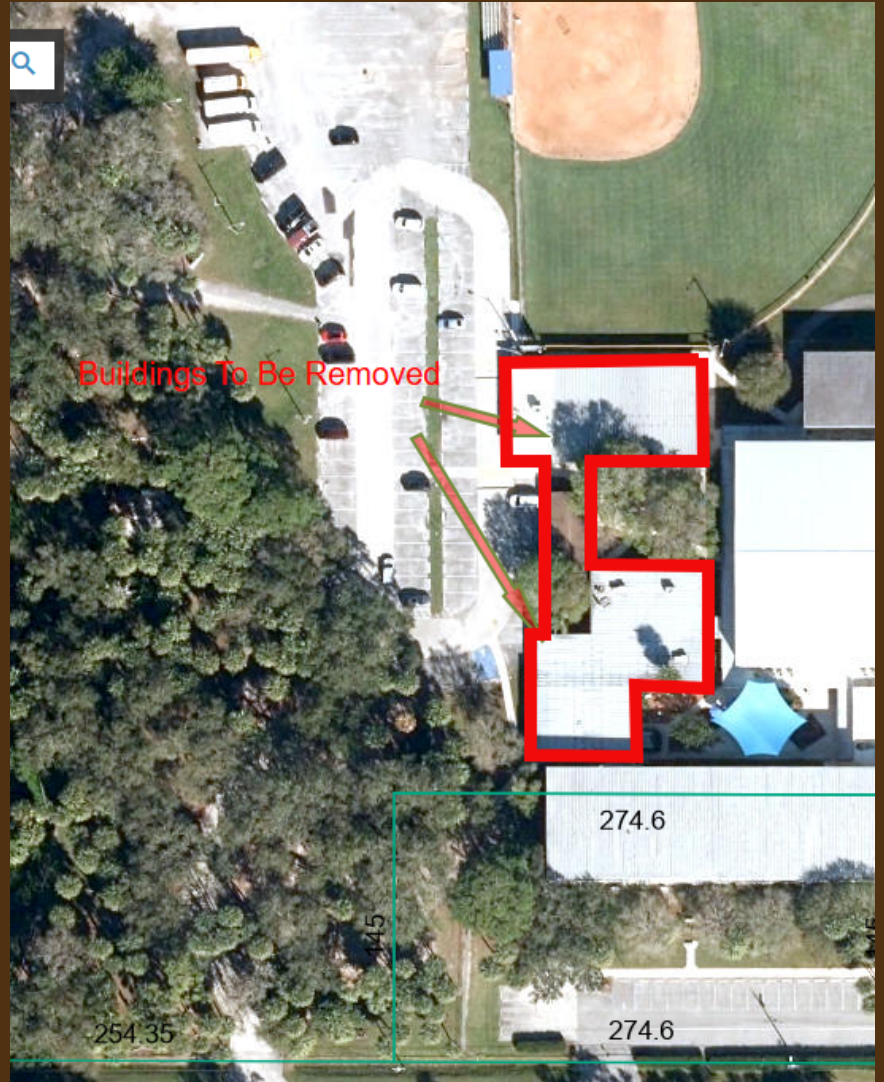
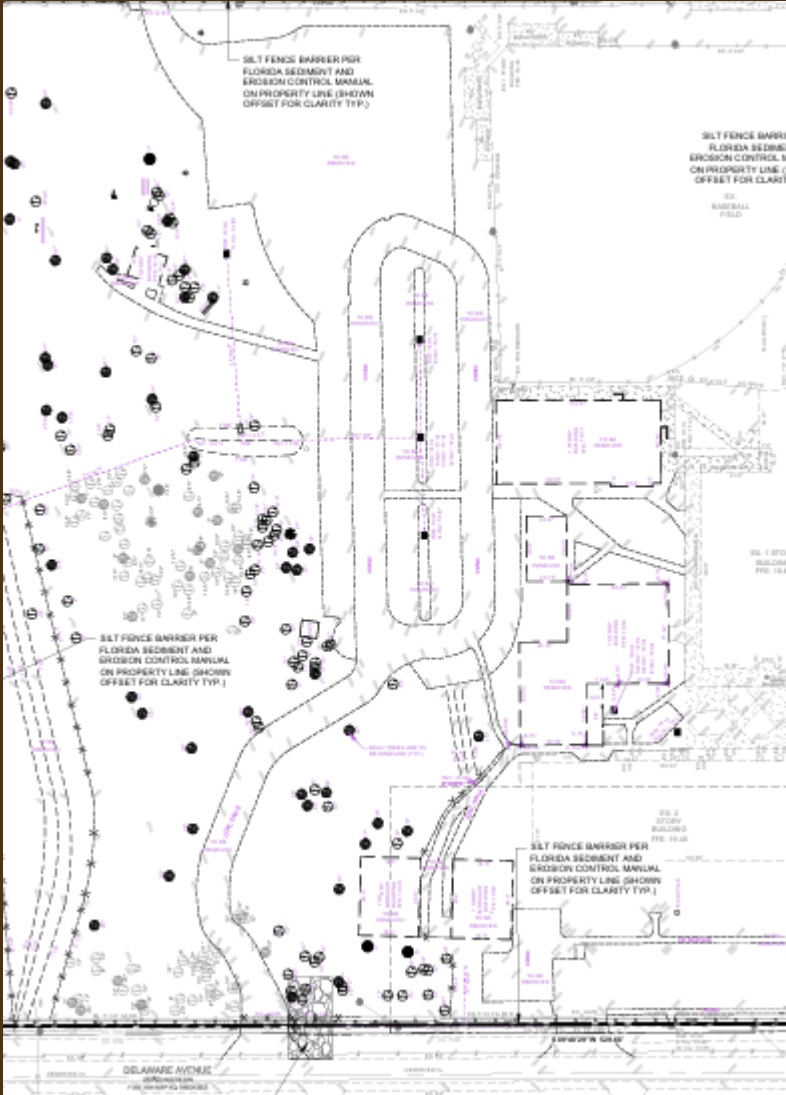
Site Plan Graphic



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Existing Conditions



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Landscape Plan

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAME, or, unless defined, all names shall be in accordance with Florida Standards and Standards for Nursery Plants (Part 1), as amended and published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Foliage or Specimens, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimens are an exceptionally heavy, symmetrical, highly branched, or otherwise featured in the development that the appearance is comparable and substantially superior in form, number of branches, compactness, and symmetry.

GENERAL REQUIREMENTS

All plants shall be healthy, strong, sound, healthy, vigorous, and free from all signs of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting from shrubs shall be in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the drawings, the plant shall be installed in accordance with the Landscaping Code. Plants shall be planted prior to delivery only upon the approval of the Landscape Architect.

CONTAINER SPECIFICATIONS

All container grown material shall be healthy, vigorous, well-rooted plants, and established in the container in which they are sold. The plants of bare root stock are of good quality and in a healthy growing condition. An established container grown plant shall be grown in the container prior to being brought to the site. The container shall be such that the root mass will retain its shape and hold together when removed from the container. Plant material shall not be damaged in any way.

MEASUREMENTS

Tree: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be less than 10" width but not be more than 10" diameter at breast height.

Shrub: Height shall be measured from the ground to the average points where mature plant growth begins. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palm: Clear Trunk (C.T.) shall be measured from the ground at the line of installation to the point where the mature agal neck joins the trunk to the top of the trunk or the top of the crown. Crown height (C.H.) shall be measured from the ground at the line of installation to a point three-quarters the length of the unbranched frond. Palms with no trunk or fronds shall not be measured.

SOIL

Planting will be done in prepared beds for plants which shall be added at a rate of seventy five (75%) percent to forty-five (45%) percent depending on soil. This soil mix shall be used in all plant pits as well as for all plant pits which shall be installed with clean sand. Planting soil shall be a fertile, highly nutrient topsoil or heavy drainage, it shall contain five (5%) to five (5%) percent decomposed organic matter and shall be free from heavy clay, silt, lime, alkalis, roots or other foreign materials or residual poisons, such as herbicides or rat poisons and residue. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Top fertilizer shall be used in all types of plantings except palms. Commercial fertilizer shall be uniform in composition, dry and free flowing. Top fertilizer shall be obtained to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: minimum 10% percent phosphorus, seven (7%) percent potassium, ten to 12% percent nitrogen, and 10% percent phosphorus, ten (10%) percent potassium, ten (10%) percent phosphorus, ten (10%) percent potassium.

The top fertilizer will be applied at the following rates:

PLANT SIZE	10" TO 12"	12" TO 18" (1/2 bush)	18" TO 24" (1 bush)
1 gal.	1.0 lb.	1	1
2 gal.	2.0 lb.	2	2
3 gal.	3.0 lb.	3	3
4 gal.	4.0 lb.	4	4
5 gal.	5.0 lb.	5	5
6 gal.	6.0 lb.	6	6
7 gal.	7.0 lb.	7	7
8 gal.	8.0 lb.	8	8
9 gal.	9.0 lb.	9	9
10 gal.	10.0 lb.	10	10

"Three-Part Care-Palm Special" will be applied to all palm plantings at a rate of 1.0 lb. per inch of trunk diameter unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded mulch made from wood and free of sticks or approved equal, installed at the time of application to prevent soil displacement.

SUBSTITUTIONS

No substitutions of plant material types or sizes will be allowed without written consent of the Landscape Architect. 100% material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in list.

Notes

Note to the installation of any plant material of all existing and proposed plants shall be installed and amended to meet the soil specifications and specific plant needs as shown on this plan.

All plant material, unless specified as being Florida Foliage or Specimens, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

All plant material and soil shall have an antimicrobial system providing 100% coverage.

Indicate position of drainage away from structures.

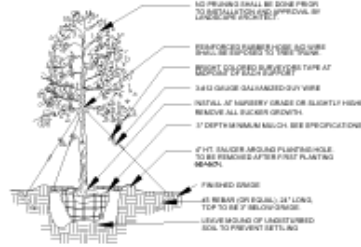
All plant material shall be planted, installed and installed as per the Plant Details and Plant Specifications noted on this plan.

Landscape Contractor shall research plants and conduct appropriate agencies to determine feasibility, utilities and obstructions prior to commencing work. Any utilities or unexcused obstructions shall be reported immediately to the Landscape Architect.

Landscape Contractor will be responsible for obtaining all necessary permits, licenses, registrations, and insurance as required by the State and local agencies.

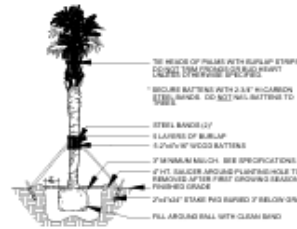
Location systems, including location, paper, location, Pin, Meters, Station Plan, Elevation and/or other data shall be established in the development area and returned to the site.

Planting Details



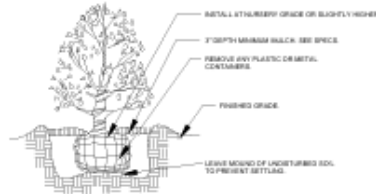
Tree Planting

1. LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPROPRIATE AGENCIES.



Palm Planting

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Shrub Planting

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Plant List

Plant	Qty	Scientific Name	Common Name	Size	Notes
1	1	Pinus strobus	White Pine	12" x 12" x 12"	AS
2	1	Quercus laevis	Live Oak	12" x 12" x 12"	AS
3	1	Juniperus horizontalis	Creeping Juniper	12" x 12" x 12"	AS
4	1	Thuja occidentalis	Green Thuja	12" x 12" x 12"	AS
5	1	Yucca filamentosa	Spiky Yucca	12" x 12" x 12"	AS
6	1	Philodendron	Philodendron	12" x 12" x 12"	AS
7	1	Dieffenbachia	Dieffenbachia	12" x 12" x 12"	AS
8	1	Polka Dot Plant	Polka Dot Plant	12" x 12" x 12"	AS
9	1	Spider Plant	Spider Plant	12" x 12" x 12"	AS
10	1	Peace Lily	Peace Lily	12" x 12" x 12"	AS
11	1	Philodendron	Philodendron	12" x 12" x 12"	AS
12	1	Dieffenbachia	Dieffenbachia	12" x 12" x 12"	AS
13	1	Polka Dot Plant	Polka Dot Plant	12" x 12" x 12"	AS
14	1	Spider Plant	Spider Plant	12" x 12" x 12"	AS
15	1	Peace Lily	Peace Lily	12" x 12" x 12"	AS
16	1	Philodendron	Philodendron	12" x 12" x 12"	AS
17	1	Dieffenbachia	Dieffenbachia	12" x 12" x 12"	AS
18	1	Polka Dot Plant	Polka Dot Plant	12" x 12" x 12"	AS
19	1	Spider Plant	Spider Plant	12" x 12" x 12"	AS
20	1	Peace Lily	Peace Lily	12" x 12" x 12"	AS
21	1	Philodendron	Philodendron	12" x 12" x 12"	AS
22	1	Dieffenbachia	Dieffenbachia	12" x 12" x 12"	AS
23	1	Polka Dot Plant	Polka Dot Plant	12" x 12" x 12"	AS
24	1	Spider Plant	Spider Plant	12" x 12" x 12"	AS
25	1	Peace Lily	Peace Lily	12" x 12" x 12"	AS
26	1	Philodendron	Philodendron	12" x 12" x 12"	AS
27	1	Dieffenbachia	Dieffenbachia	12" x 12" x 12"	AS
28	1	Polka Dot Plant	Polka Dot Plant	12" x 12" x 12"	AS
29	1	Spider Plant	Spider Plant	12" x 12" x 12"	AS
30	1	Peace Lily	Peace Lily	12" x 12" x 12"	AS
31	1	Philodendron	Philodendron	12" x 12" x 12"	AS
32	1	Dieffenbachia	Dieffenbachia	12" x 12" x 12"	AS
33	1	Polka Dot Plant	Polka Dot Plant	12" x 12" x 12"	AS
34	1	Spider Plant	Spider Plant	12" x 12" x 12"	AS
35	1	Peace Lily	Peace Lily	12" x 12" x 12"	AS
36	1	Philodendron	Philodendron	12" x 12" x 12"	AS
37	1	Dieffenbachia	Dieffenbachia	12" x 12" x 12"	AS
38	1	Polka Dot Plant	Polka Dot Plant	12" x 12" x 12"	AS
39	1	Spider Plant	Spider Plant	12" x 12" x 12"	AS
40	1	Peace Lily	Peace Lily	12" x 12" x 12"	AS
41	1	Philodendron	Philodendron	12" x 12" x 12"	AS
42	1	Dieffenbachia	Dieffenbachia	12" x 12" x 12"	AS
43	1	Polka Dot Plant	Polka Dot Plant	12" x 12" x 12"	AS
44	1	Spider Plant	Spider Plant	12" x 12" x 12"	AS
45	1	Peace Lily	Peace Lily	12" x 12" x 12"	AS
46	1	Philodendron	Philodendron	12" x 12" x 12"	AS
47	1	Dieffenbachia	Dieffenbachia	12" x 12" x 12"	AS
48	1	Polka Dot Plant	Polka Dot Plant	12" x 12" x 12"	AS
49	1	Spider Plant	Spider Plant	12" x 12" x 12"	AS
50	1	Peace Lily	Peace Lily	12" x 12" x 12"	AS

AS: All plants shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

Notes: 1. LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPROPRIATE AGENCIES.

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CALL 48 HOURS BEFORE
1-800-432-4770
FOR THE USE
OF THE LANDSCAPE
CONTRACTOR



McCarty & Associates

LAND PLANNING
AND DESIGN

STUART, FLORIDA

111 1st St. SE
Stuart, FL 34984
888.444.4444
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John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Landscape Details



Landscape Plan



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TEL: 888-362-1122
www.mccartyandassociates.com
334.956.4770

John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Tree Management Plan



Drawn By: DMS
Checked By: MM
Scale: 1"=40'
Drawing Date: 11/13/2025
1/30/2026
3/28/2026

L3

Ex. Tree Chart

NO.	TRN	SPR	DESCRIPTION	DATE	APPROXIMATE HEIGHT (FEET)	DBH (INCHES)	NO.	TRN	SPR	DESCRIPTION	DATE	APPROXIMATE HEIGHT (FEET)	DBH (INCHES)
1	01	01	1	01	01
2	01	01	2	01	01
3	01	01	3	01	01
4	01	01	4	01	01
5	01	01	5	01	01
6	01	01	6	01	01
7	01	01	7	01	01
8	01	01	8	01	01
9	01	01	9	01	01
10	01	01	10	01	01
11	01	01	11	01	01
12	01	01	12	01	01
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14	01	01	14	01	01
15	01	01	15	01	01
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18	01	01	18	01	01
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43	01	01	43	01	01
44	01	01	44	01	01
45	01	01	45	01	01
46	01	01	46	01	01
47	01	01	47	01	01
48	01	01	48	01	01
49	01	01	49	01	01
50	01	01	50	01	01

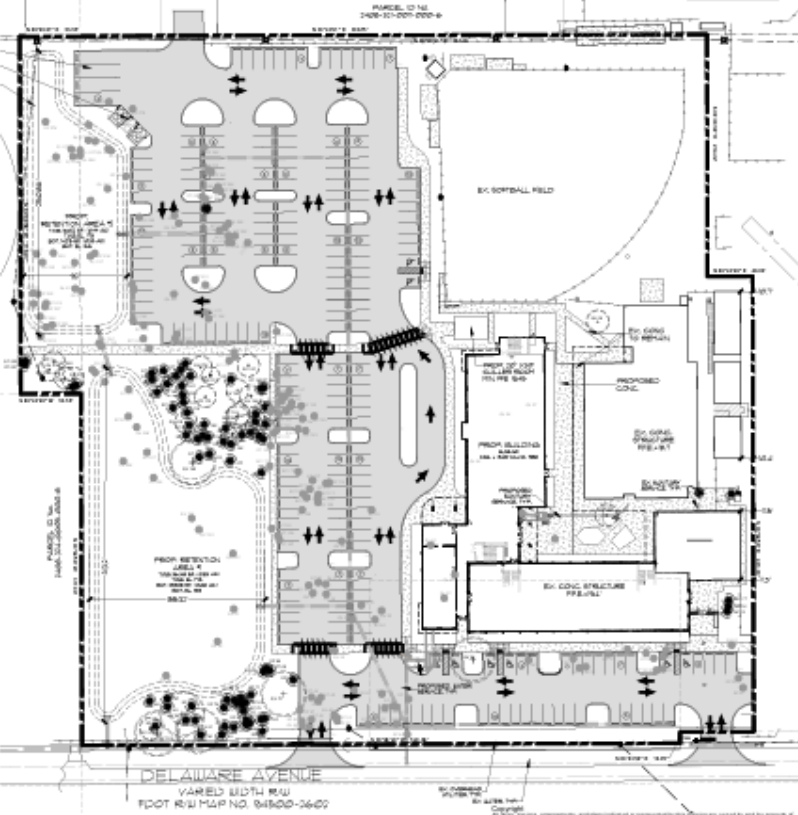
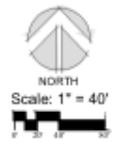
Ex. Tree Legend

- Symbol 1: ...
- Symbol 2: ...
- Symbol 3: ...
- Symbol 4: ...
- Symbol 5: ...

Tree Mitigation Data

...	...
...	...
...	...
...	...
...	...

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NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

DATE: 11/2023
MODELED: JG/JCC
CHECKED: CM/BJG
PROJECT #: 2018
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REVISIONS: 01 - PLZ

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NO.	DATE	DESCRIPTION

DATE: 11/13/2020
MODEL ID: 2010100
CHECKED: CMR/MS
PROJECT #: 2009
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A-15

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Recommendations

- We respectfully request a recommendation of approval of this application to the City Council which has demonstrated compliance with the City of Fort Pierce Land Development Regulations and the Comprehensive Growth Management Plan.
- City staff recommends approval of the application.
- Questions?

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