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ZONING: CP-1 - COMMERCIAL PARKWAY
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

S.R. 713 (KINGS HIGHWAY)
(RIGHT-OF-WAY VARIES)

CANAL #40 (NSLRWCD)

ZONING: INDUSTRIAL LIGHT (IL)
FLU: INDUSTRIAL (I)
CURRENT USE: LIGHT INDUSTRIAL/WAREHOUSE

PRUITT RESEARCH CENTER ROAD

CANAL #48 (NSLRWCD)

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

CANAL #49 (NSLRWCD)
DEED BOOK 41, PG 213

ZONING: C-3 - GENERAL COMMERCIAL
CURRENT USE: VACANT

ZONING (COUNTY): AR-1 – AGRICULTURAL RESIDENTIAL
FLU (COUNTY): RU – RESIDENTIAL URBAN
CURRENT USE: VACANT/LARGE LOT SINGLE FAMILY

Sheet L-2

Sheet L-3

Sheet L-4

Sheet L-5

Sheet L-6

PROPOSED STORMWATER LAKE (1.12 ACRES)
PROPOSED STORMWATER LAKE (1.69 ACRES)
PROPOSED STORMWATER LAKE (3.59 ACRES)
PROPOSED STORMWATER LAKE (0.00 ACRES)
PROPOSED RAIN GARDEN (1.35 ACRES)
PROPOSED CLUBHOUSE 9,462 S.F.
PROPOSED PLAYGROUND
SMALL BREED DOG PARK
LARGE BREED DOG PARK
PROPOSED MULTI-FAMILY TYPE 6S
PROPOSED MULTI-FAMILY TYPE 8E
PROPOSED MULTI-FAMILY TYPE 30E
PROPOSED MULTI-FAMILY TYPE 30SE
PROPOSED MULTI-FAMILY TYPE 6E
PROPOSED MULTI-FAMILY TYPE 8S
PROPOSED MULTI-FAMILY TYPE 6S
PROPOSED MULTI-FAMILY TYPE 8E
PROPOSED MULTI-FAMILY TYPE 8S
PROPOSED MULTI-FAMILY TYPE 8E
PROPOSED MULTI-FAMILY TYPE 8E
PROPOSED MULTI-FAMILY TYPE 8E

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PRUITT RESEARCH CENTER ROAD

CANAL #48 (NSLRWCD)

S89° 47' 18.00"W 300.160'

N0° 07' 02.97"W 922.180'

10' Landscape Buffer with 8' Wall

PROPOSED RAIN GARDEN
(1.35 ACRES)

Use (3) SER & (30) CHI per each of the (9) planting masses along this landscape buffer

CHI 270	SPB 2,000		
SER 27	POC 3,000	SAS 3,000	
PO 1	QL 6		
MYR 36			
MYR 145			

QV 50	MYR 400		
MYR 36	VIS 150		
SP 36	QV 9		
LAM 80	MYR 400		
PE 48	LAM 75		
ILV 80	VIS 20		
LAM 200			

PROPOSED MULTI-FAMILY TYPE 30E

PROPOSED MULTI-FAMILY TYPE 8E

PROPOSED MULTI-FAMILY TYPE 30E

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

Charging Station

EV EV

Entrance Gate

20' Landscape Buffer

FH

North
Scale: 1" = 30'
0 15' 30' 60'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE 8-7-2026		SCALE As Noted
DRAWN BY JS	FIELD CREW	CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)		
SHEET No. Sheet L-2 of 13		REV.

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

City Project Number:

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This area is the lower right corner of this sheet (1).

This area is the upper right corner of this sheet.

This area is shown above on this sheet (1).

15' Landscape Buffer with 8' Wall

20' Landscape Buffer

PROPOSED MULTI-FAMILY TYPE 8S

PROPOSED MULTI-FAMILY TYPE 8E

PROPOSED MULTI-FAMILY TYPE 6E

PROPOSED MULTI-FAMILY TYPE 6S

PROPOSED STORMWATER LAKE (3.58 ACRES)

Lake 3

Water Feature

Littoral Plantings

Lift Station

Grill Station

Charging Station

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

EV

MYR-75 · TD 2 · AR 3 · SP 49 · QL 15 · QV 54 · QV-A 26 · MYR 215 · PE 45 · MYR-A 70 · PQ 5 · MYR 500 · CHI 30 · SER 3 · MYR-36 · MYR-36 · MYR-11 · MYR-30 · MYR-30 · MYR-175 · MYR-11 · MYR-11 · MYR-10 · MYR-30

S0° 10' 06.00"E 2450.429'

REV.	DATE	DESCRIPTION	BY	CHK.
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family

City of Fort Pierce, Florida

TITLE

Landscape Plan

North

Scale: 1" = 30'

0 15' 30' 60'

DATE	8-7-2026
SCALE	As Noted
DRAWN BY	JS
FIELD CREW	
CHECKED BY	JWS
PROJECT No.	26-146 (CDG 26-0503)
SHEET No.	Sheet L-3 of 13
REV.	

Jeffrey W. Smith, RLA
Florida Registration Number:
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City Project Number:

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CANAL #49 (NSLRWCD)

(DEED BOOK 41, PG 215)

N89° 26' 52.41"E 677.87'

PROPOSED MULTI-FAMILY TYPE 6S

PROPOSED MULTI-FAMILY TYPE 8S

PROPOSED MULTI-FAMILY TYPE 6S

PROPOSED MULTI-FAMILY TYPE 8E

PROPOSED STORMWATER LAKE (0.92 ACRES)

Lake 4

Lake 5

Water Feature

Littoral Plantings

Grill Station

Small Breed Dog Park

SMALL BREED DOG PARK

Large Breed Dog Park

LARGE BREED DOG PARK

Charging Station

EV

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

20' Landscape Buffer

MYR-36
QV-13
PE-56
MYR-650
QV-56
PO-6
SP-26
AR-6
TD-9
QL-4
MYR-36
MYR-36
MYR-265
MYR-40
MYR-36

North
Scale: 1" = 30'
0 15' 30' 60'

REV.	DATE	DESCRIPTION	BY	CHK.
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family

City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE	SCALE
8-7-2026	As Noted

DRAWN BY	FIELD CREW	CHECKED BY
JS		JWS

PROJECT No. 26-146 (CDG 26-0503)

SHEET No. Sheet L-4 of 13

REV.

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
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CANAL #40 (NSLRWCD)

CANAL #40 (NSLRWCD

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20' Landscape Buffer

L=936.50' R=8557.00'
Δ=6°16'14"

20' Landscape Buffer

N0° 07' 03.00"W 39.404'

QV 76
VIS 250
PE 12
MYR 300
LAM 125
LAM 100
MG 4
FGI 60
QL 2
QV 29
IE 6
PO 3
MYR 11
MYR 30
MYR 113

PROPOSED STORMWATER LAKE (1.12 ACRES)

Lake 1

Water Feature

Littoral Plantings

ZAF 60
FGI 60
MUC 125

Lake 2

PROPOSED STORMWATER LAKE (1.69 ACRES)

Water Feature

Littoral Plantings

VIS 365
FGI 60
ZAF 60
FGI 75
ZAF 60
ANN 250
TRJ 800
CYR 8
MUC 75

Use (200) TRJ per each of the (4) planting masses within the center island

Water Feature

Entrance Gate

Pavers/Stamped Concrete

MYR 75
LAM 75
POM 28
TRJ 200
VIS 14

Flag Pole

Pavers/Stamped Concrete

Bus Stop

Bike Rack

Mail

Pavers/Stamped Concrete

LAM 75
POM 28
TRJ 200
VIS 14

Entrance Gate

ILV 30
LAM 75
POM 150

Pickleball Courts

Outdoor Gym

Pavers/Stamped Concrete

ILV 30
LAM 75

PROPOSED PLAYGROUND

S89° 47' 18.00"W 890.922'

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

TRJ 200
TRJ 200
FGI 40
ILV 35
PT 4
ILV 5
IXO 60
STN 4
STR 6
FGI 30
IXO 15
CYR 6
COT 2
FGI 4
TRJ 230
IXO 15

PROPOSED MULTI-FAMILY TYPE 8S

PROPOSED CLUBHOUSE 9,462 S.F.

BN 10
WB 5
TRJ 75
MG 6
FGI 35
POM 200

ILV 25
IXO 50

POM 150
ILV 150

Use (50) ILV per island

Grill Station

Fire Pit

Pool

Splash Pad

Pool Equipment

MYR 55
AR 4
SP 9
TD 4
PLB 120
BOD 120
RAI 160

Littoral Plantings

Lake 3

Littoral Plantings

Lake 3

EV
EV
Charging Station

15' Landscape Buffer with 8' Wall

North
Scale: 1" = 30'
0 15' 30' 60'

REV.	DATE	DESCRIPTION	BY	CHK.
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE

Landscape Plan

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

DATE 8-7-2026
SCALE As Noted
DRAWN BY JS
FIELD CREW
CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)
SHEET No. Sheet L-5 of 13
REV.
City Project Number:

Match Line - This Sheet

Littoral Plantings

15' Landscape Buffer with 8' Wall

Water Feature

Future Guarded Gate

Entrance Gate

LAM 75
POM 28
TRJ 200
VIS 14

Trash Compactor

ILV 30
LAM 75

Charging Station

MYR-3 65
MYR 550
PO 3
PE 34
QL 3
QV 45
MYR 550
VIS 65
MYR-3 216
QV-1 5

N89° 31' 59.00"E 460.109'

PROPOSED PLAYGROUND

Car Wash

Maintenance Building

A1
B1
B1-HC
GARAGE
GARAGE-STO
GARAGE-LAUNDRY
METER ROOM

PROPOSED MULTI-FAMILY TYPE 8S

Charging Station
EV EV

N0° 08' 35.00"W 548.218'

20' Landscape Buffer with 8' Wall

EV EV
Charging Station

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

N0° 07' 03.00"W 39.404'

20' Landscape Buffer

VIS 70
MRY-3 11

Lake 2

15' Landscape Buffer with 8' Wall

Match Line - This Sheet

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

North
Scale: 1" = 30'
0 15' 30' 60'

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REV.	DATE	DESCRIPTION	BY	CHK.
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE

Landscape Plan

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

DATE	SCALE
8-7-2026	As Noted

DRAWN BY	FIELD CREW	CHECKED BY
JS		JWS

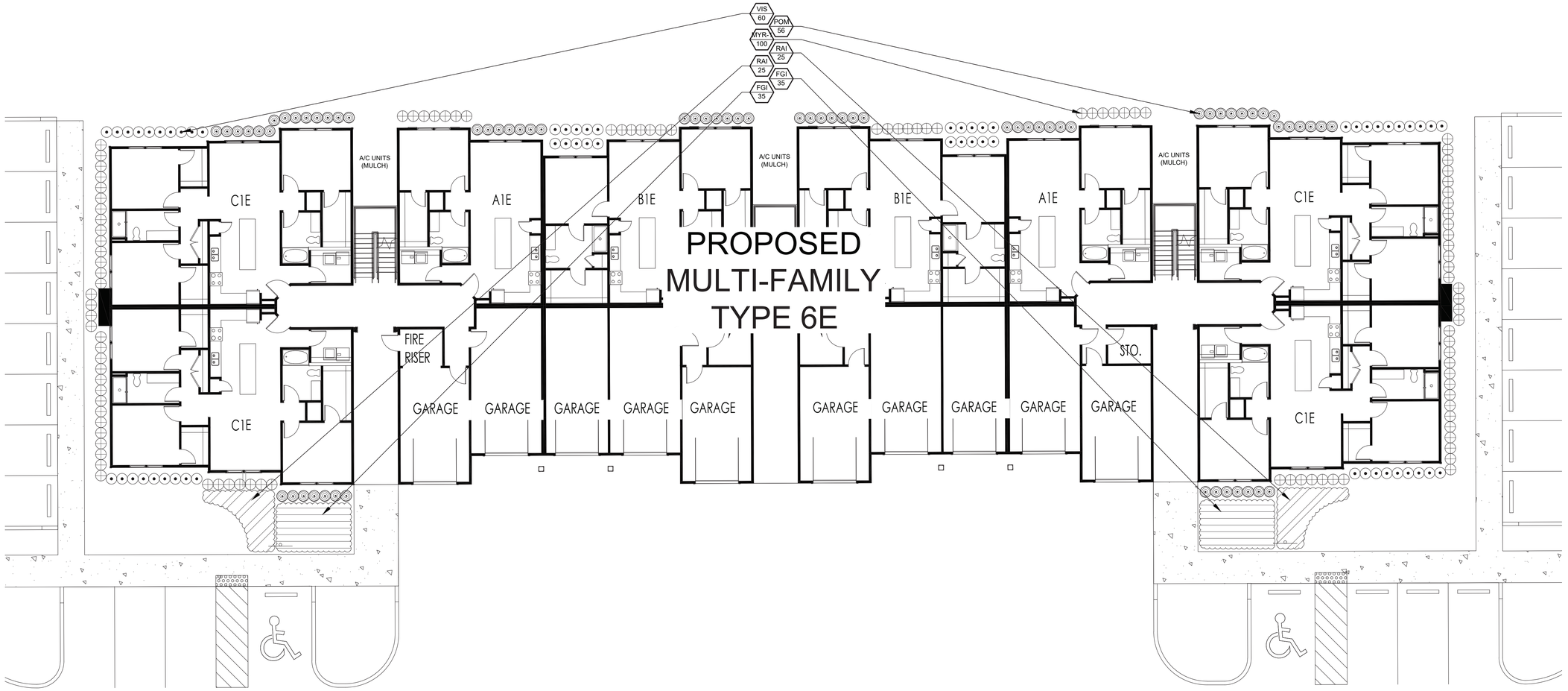
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SHEET No. Sheet L-6 of 13

REV.

City Project Number:

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Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
56	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
100	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
60	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
70	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
50	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	12" x 12"	2' O.C.	FULL & THICK

* = Florida Native

Scale: 1" = 10'

0 5' 10' 20'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family

City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE 8-7-2026 | SCALE As Noted

DRAWN BY JS | FIELD CREW | CHECKED BY JWS

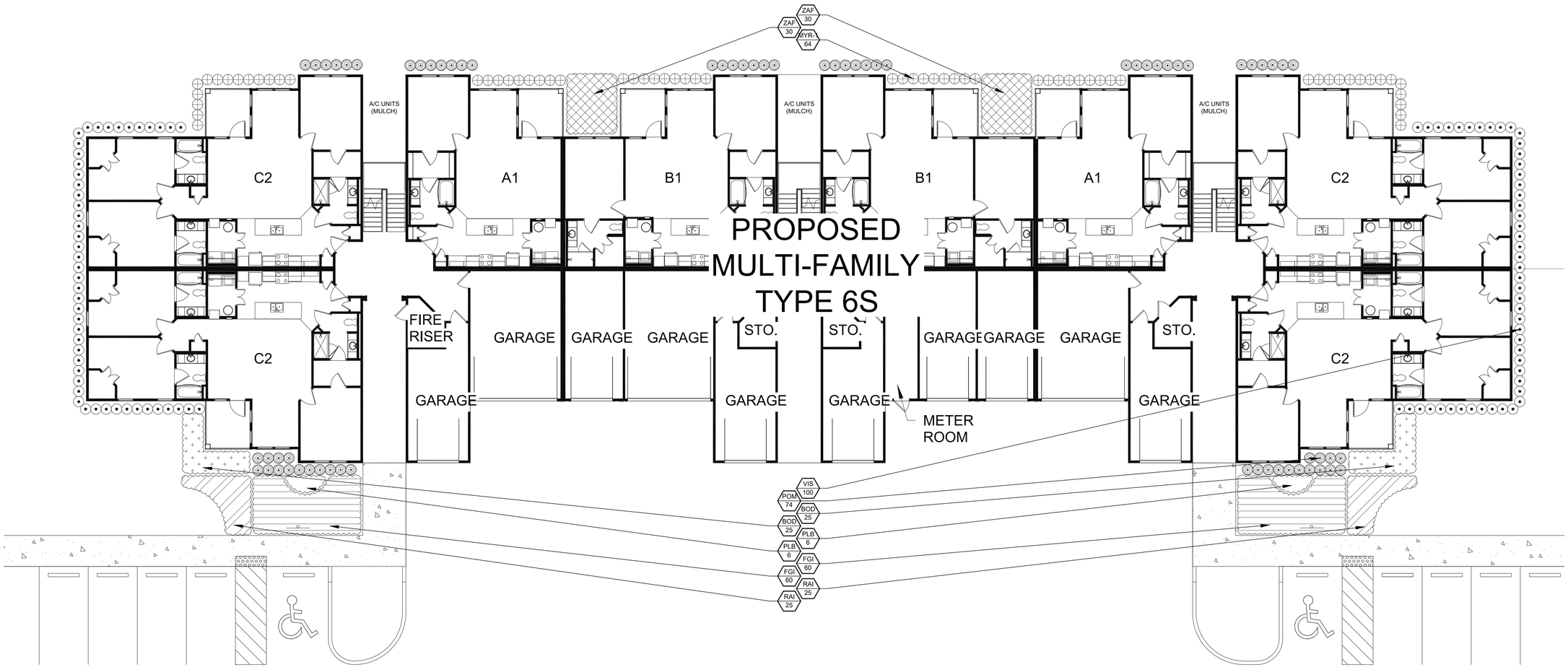
PROJECT No. 26-146 (CDG 26-0503)

SHEET No. Sheet L-7 of 13 | REV.

CITY PROJECT NUMBER:

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

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Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
74	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
64	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
100	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
12	PLB	PLUMBAGO AURICULATA 'ALBA'	WHITE PLUMBAGO	2' x 2'	2' O.C.	FULL & THICK
50	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK
120	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
50	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	12" x 12"	2' O.C.	FULL & THICK
60	ZAF*	ZAMIA FLORIDANA -COONTIE	FLORIDA ZAMIA	12" x 12"	2' O.C.	FULL & THICK

Scale: 1" = 10'
0 5' 10' 20'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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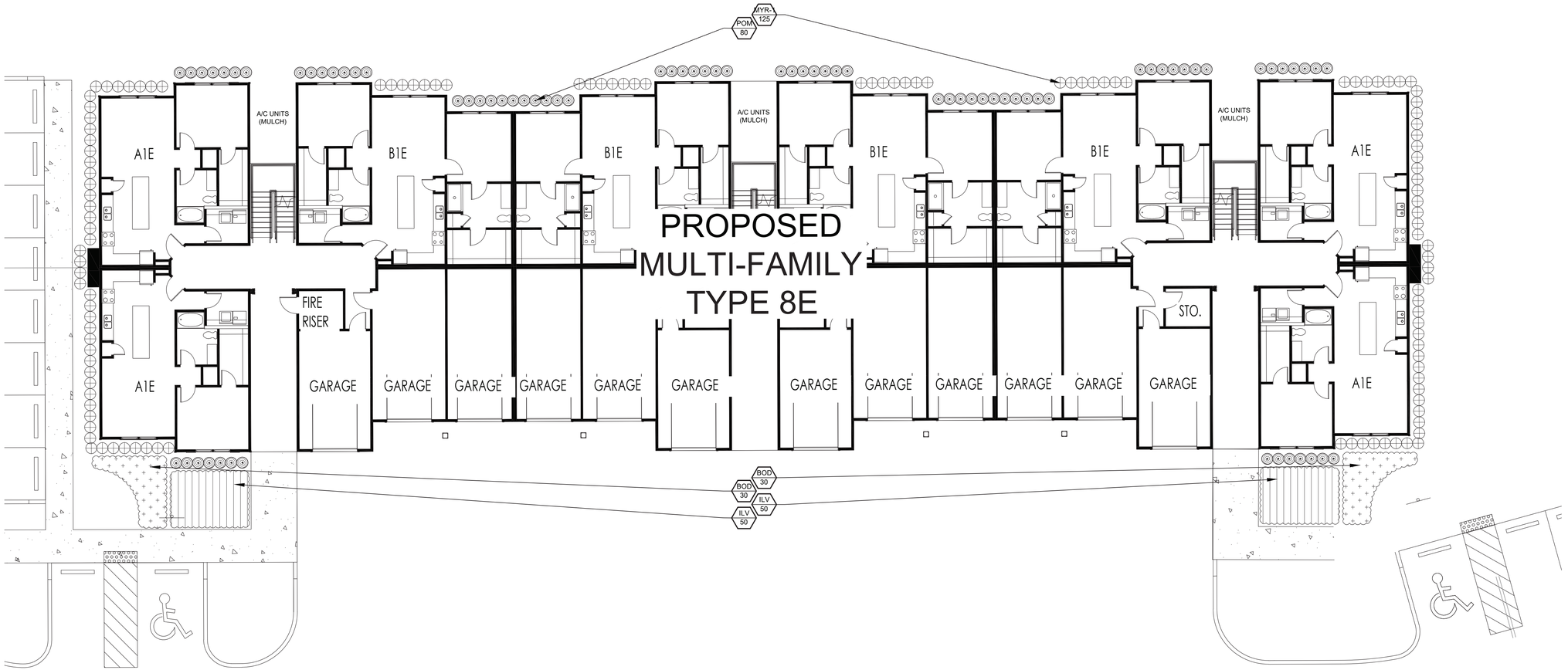
PROJECT
The Carlton of Fort Pierce
Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE
Landscape Plan

DATE 8-7-2026 | SCALE As Noted
DRAWN BY JS | FIELD CREW | CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)
SHEET No. Sheet L-8 of 13 | REV.
City Project Number:

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Florida Registration Number:
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Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
80	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
125	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
60	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK
100	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	12" x 12"	2' O.C.	FULL & THICK

Scale: 1" = 10'

0 5' 10' 20'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family

City of Fort Pierce, Florida

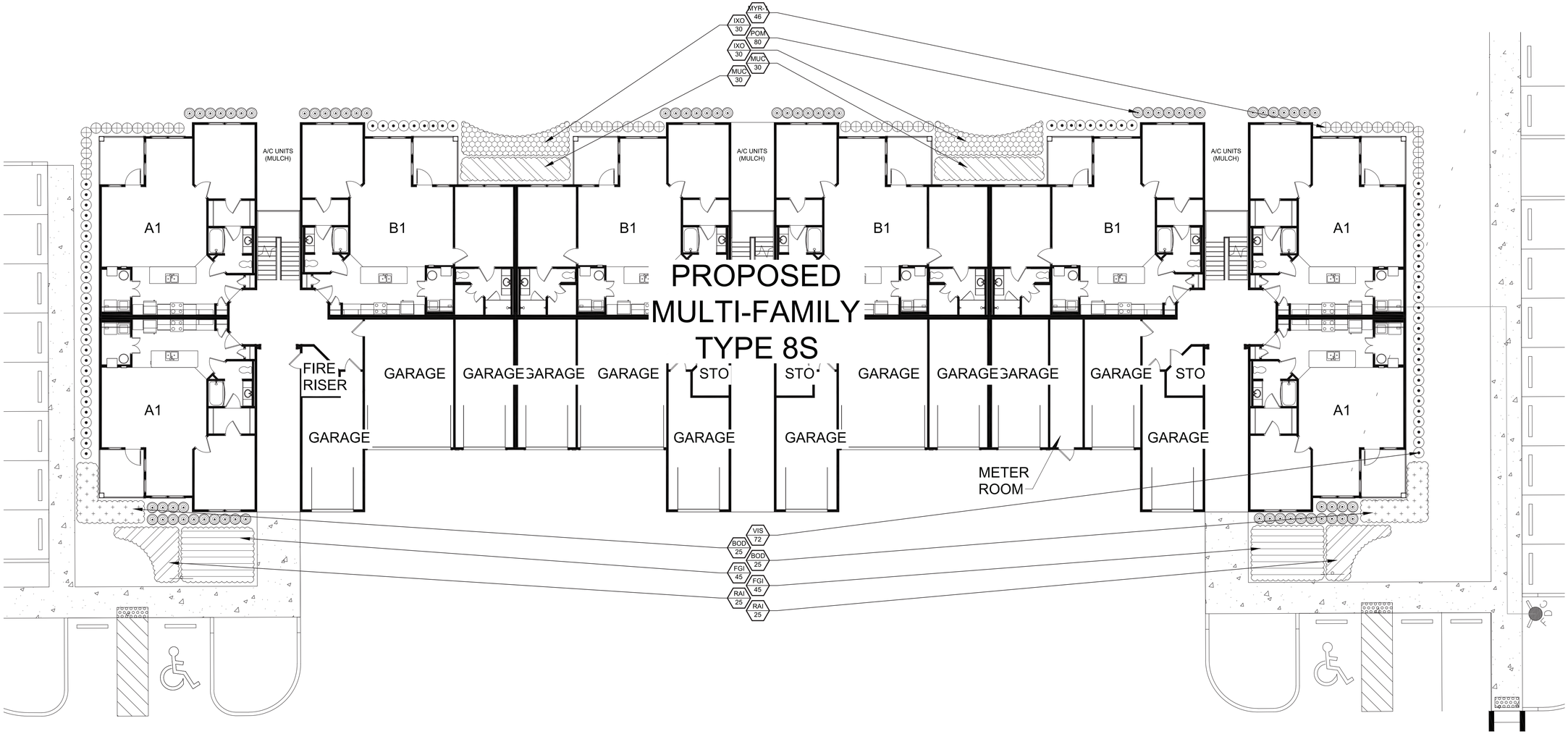
TITLE

Landscape Plan

DATE: 8-7-2026	SCALE: As Noted
DRAWN BY: JS	FIELD CREW:
CHECKED BY: JWS	
PROJECT No.: 26-146 (CDG 26-0503)	
SHEET No.: Sheet L-9 of 13	REV.
City Project Number:	

Jeffrey W. Smith, RLA
Florida Registration Number:
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Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
80	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
46	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
72	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
60	IXO	IXORA 'NORA GRANT'	PINK IXORA	2' x 2'	2.5' O.C.	FULL & THICK
60	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	2' x 2'	2' O.C.	FULL & THICK
50	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK
90	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
50	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	12" x 12"	2' O.C.	FULL & THICK

North
Scale: 1" = 100'
0 50' 100' 200'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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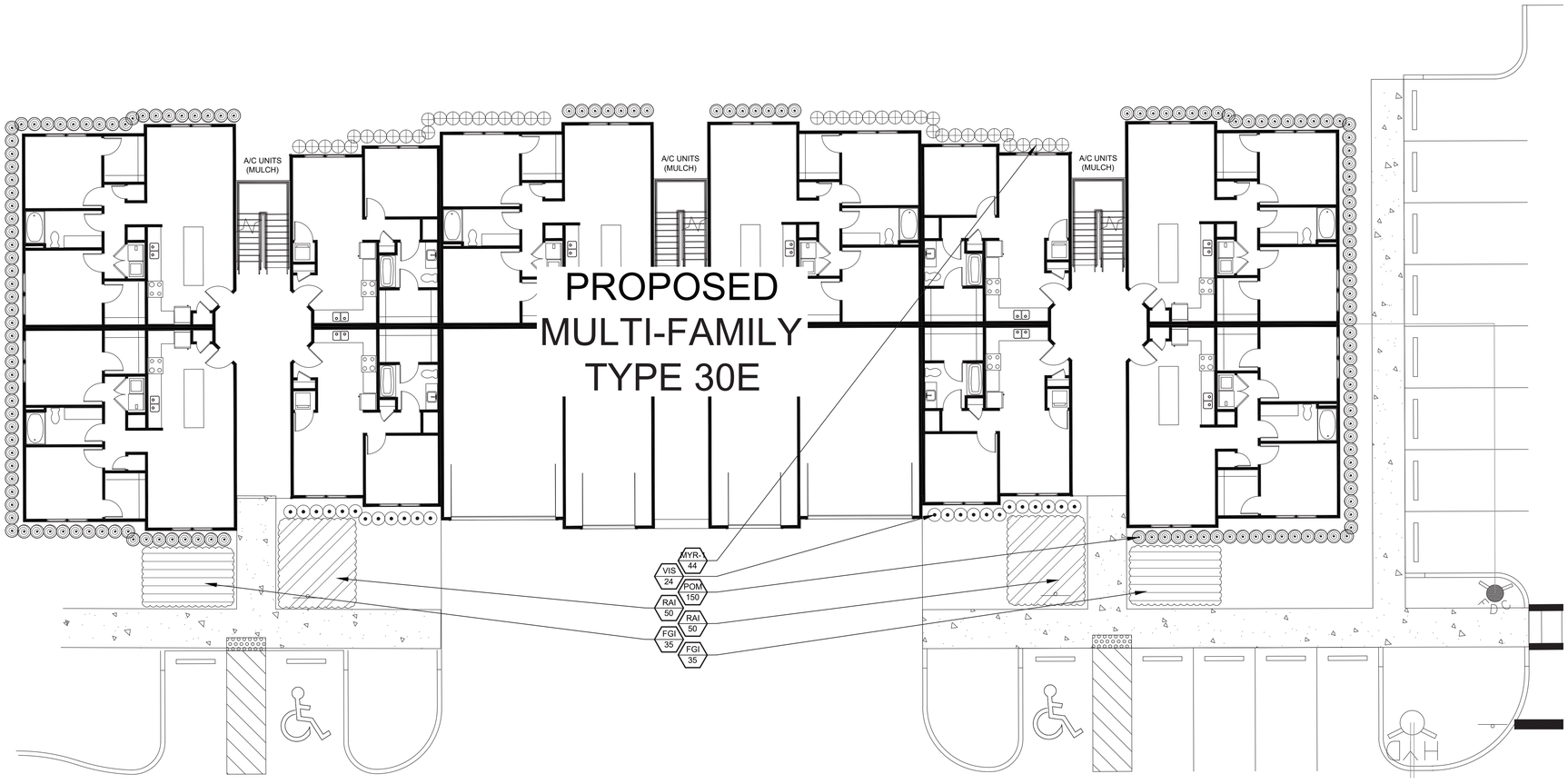
PROJECT
The Carlton of Fort Pierce
Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE
Landscape Plan

DATE 8-7-2026 | SCALE As Noted
DRAWN BY JS | FIELD CREW | CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)
SHEET No. Sheet L-10 of 13 | REV.
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
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Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
150	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
44	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
24	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
70	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
100	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	#3, 2' x 2'	2' O.C.	FULL & THICK

Scale: 1" = 10'

0 5' 10' 20'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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SURVEYING | LAND PLANNING | INTERIOR DESIGN
F.B.P.E. AUTHORIZATION No. 32664
L.B. AUTHORIZATION NO. 8267
10486 S.W. Village Center Drive
Port Saint Lucie, Florida 34987
772.462.2455
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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family

City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE	SCALE
8-7-2026	As Noted

DRAWN BY	FIELD CREW	CHECKED BY
JS		JWS

PROJECT No. 26-146 (CDG 26-0503)

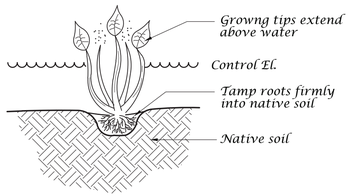
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

SHEET No. *Sheet* L-11 *of* 13

REV.

City Project Number:

Littoral Planting Detail

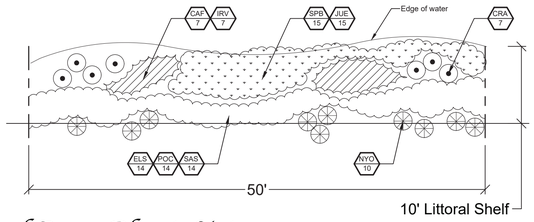


Lake Shoreline General Notes

1. All plant materials shall be planted and maintained in a natural arrangement.
2. The littoral zone shall consist of native vegetation only and shall be maintained permanently as part of the surface water management system.
3. Lake management plans shall comply with the City of Fort Pierce & South Florida Water Management District rules and shall be subject to approval by the City & SFWMD.
4. Lake Littoral plans shown are for all lakes on site.

Typical 50' Section - Lake Littoral Plan

Not to scale



Littoral Zone Plant List

Total Sections Required = 93

LAKE 1	LAKE 2	LAKE 3	LAKE 4	LAKE 5	TOTAL QTY	QTY/SECTION	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
4	18	40	23	8	93							
28	126	280	161	56	651	7	CAF*	CANNA FLACCIDA	GOLDEN CANNA	BARE ROOT	3' O.C.	SHORELINE - 3" DEPTH
28	126	280	161	56	651	7	CRA*	CRINUM AMERICANUM	SWAMP LILY	BARE ROOT	3' O.C.	SHORELINE - 3" DEPTH
56	252	560	322	112	1,302	14	ELS*	ELEOCARIS INTERSTINCTA	SPIKERUSH	BARE ROOT	3' O.C.	6-18" DEPTH, CLEAN, WEED FREE
28	126	280	161	56	651	7	IRV*	IRIS VIRGINICA	SOUTHERN BLUE FLAG IRIS	BARE ROOT	3' O.C.	SHORELINE - 3" DEPTH
60	270	600	345	120	1,395	15	JUE*	JUNCUS EFFUSUS	SOFTRUSH	BARE ROOT	3' O.C.	SHORELINE - 3" DEPTH
40	180	400	230	80	930	10	NYO*	NYMPHAEA ODORATA	FRAGRANT WATERLILY	BARE ROOT	7' O.C.	24" ROOT, 2-3' DEPTH, CLEAN, WEED FREE
56	252	560	322	112	1,302	14	SAS*	SAGITTARIA SPP.	ARROWHEAD	BARE ROOT	3' O.C.	24" HT, 6"-2' DEPTH, CLEAN, WEED FREE
60	270	600	345	120	1,395	15	SPB*	SPARTINA BAKERI	SAND CORDGRASS	4" LINER	2' O.C.	SHORELINE - 6" DEPTH
56	252	560	322	112	1,302	14	POC*	PONTEDERIA CORDATA	PICKEREL WEED	BARE ROOT	3' O.C.	24" HT, 6"-2' DEPTH, CLEAN, WEED FREE

*** = FLORIDA NATIVE**
100% Native Plantings

Littoral Requirement Table

LAKE	CONTROL ELEVATION LENGTH	CONTROL ELEVATION SQUARE FEET	REQUIRED SQUARE FEET	PROPOSED SQUARE FEET	SECTIONS REQUIRED
LAKE 1:	731 L.F.	27,892 S.F.	5,578 S.F.	2,156S.F.	4
LAKE 2:	1,254 L.F.	47,393 S.F.	9,479 S.F.	9,105 S.F.	18
LAKE 3:	1,666 L.F.	121,288 S.F.	24,258 S.F.	19,960 S.F.	40
LAKE 4:	740 L.F.	24,054 S.F.	4,811 S.F.	11,375 S.F.	23
LAKE 5:	547 L.F.	10,944 S.F.	2,189 S.F.	3,834 S.F.	8
TOTAL	4,938 L.F.	231,571 S.F.	46,315 S.F.	46,430 S.F.	93

Rain Garden Slopes

INSTALL PER MANUFACTURE'S SPECIFICATIONS "COIR MAT 900" COCONUT MAT ("OR EQUAL") TO STABILIZE THE SLOPES AND BOTTOM OF THE RAIN GARDEN AREA TO PREVENT EROSION. ALL SLOPES SHALL BE PLANTED WITH SPARTINA BAKERI. MAT SHALL BE ON THE BOTTOM AND SIDE SLOPES 3' PAST THE TOP OF BANK (UNDER THE ADJACENT PLANTINGS OR SOD).

Plant List - Rain Garden

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
3,000	POC*	PONTEDERIA CORDATA	PICKEREL WEED	BARE ROOT	3' O.C.	FULL & THICK	HIGH
3,000	SAS*	SAGITTARIA SPP	ARROWHEAD	BARE ROOT	3' O.C.	FULL & THICK	HIGH
12,000	SPB*	SPARTINA BAKERI	SAND CORDGRASS	LINER	12" O.C.	SEE RAIN GARDEN NOTES	HIGH

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
78	QV-1*	QUERCUS VIRGINIANA	LIVE OAK	14' x 5', 3" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN. - MITIGATION
120	SP*	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS - MITIGATION
10	AR*	ACER RUBRUM	RED MAPLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
6	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
6	MG*	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
4	MG-1*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
18	PO*	PLATANUS OCCIDENTAILS	AMERICAN SYCAMORE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
195	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
30	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
283	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
12	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
10	BN	BISMARCKIA NOBILIS	SILVER SELECT BISMARCK PALM	12' C.T.	A.S.	THICK TRUNKS, MATCHED
4	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' O.A.	A.S.	FULL, DOUBLE TRUNKS, SYMMETRICAL
5	WB	WODYETIA BIFURCATA	FOXTAIL PALM	12' C.T.	A.S.	THICK TRUNKS, MATCHED
PERIMETER HEDGE (LANDSCAPE BUFFERS)						
3,115	MYR*	USE EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 200' LENGTH WITH 100 SHRUBS IN EACH 200' LENGTH				
		FORESTIERA SEGREGATA	FLORIDA PRIVET	2' x 2'	2' O.C.	FULL & THICK
		ILLICIUM PARVIFLORUM	FLORIDA ANISE	2' x 2'	2' O.C.	FULL & THICK
		MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
		VIBURNUM OBOVATUM	WALTER'S VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
1,000	MYR-5*	USE EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 250' LENGTH WITH 50 SHRUBS IN EACH 250' LENGTH				
		FORESTIERA SEGREGATA	FLORIDA PRIVET	1.5' x 1.5'	5' O.C.	FULL & THICK
		ILLICIUM PARVIFLORUM	FLORIDA ANISE	1.5' x 1.5'	5' O.C.	FULL & THICK
		MYRICANTHES FRAGRANS	SIMPSON STOPPER	1.5' x 1.5'	5' O.C.	FULL & THICK
		VIBURNUM OBOVATUM	WALTER'S VIBURNUM	1.5' x 1.5'	5' O.C.	FULL & THICK
ACCENT SHRUBS						
2	COT	CORDYLINE TERMINALIS 'BLACK MAGIC'	BLACK MAGIC TI PLANT	3.5' O.A.	A.S.	FULL, SPECIMEN
14	CYR	CYCAS REVOLUTA	KING SAGO	3' x 3'	A.S.	FULL, SPECIMEN
4	STN	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	8' O.A.	A.S.	FULL, SPECIMEN
6	STR	STRELITZIA REGINEA	ORANGE BIRD OF PARADISE	3' x 3'	A.S.	FULL, SPECIMEN
SHRUBS						
300	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	2' x 2'	2' O.C.	FULL & THICK
140	IXO	IXORA `NORA GRANT'	PINK IXORA	2' x 2'	2.5' O.C.	FULL & THICK
200	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	2' x 2'	2' O.C.	FULL & THICK
662	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
135	MYR-2*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	4' x 2'	2' O.C.	FULL & THICK
120	PLB	PLUMBAGO AURICULATA 'ALBA'	WHITE PLUMBAGO	2' x 2'	2' O.C.	FULL & THICK
556	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
30	SER*	SERENOA REPENS	SAW PALMETTO	2' x 2'	2' O.C.	FULL & THICK
948	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
LOW SHRUBS / GROUNDCOVERS						
120	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK
364	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
355	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	12" x 12"	2' O.C.	FULL & THICK
800	LAM	LANTANA MONTEVIDENSIS	PURPLE LANTANA	12" x 12"	2' O.C.	FULL & THICK
160	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	12" x 12"	2' O.C.	FULL & THICK
180	ZAF*	ZAMIA FLORIDANA -COONTIE	FLORIDA ZAMIA	12" x 12"	2' O.C.	FULL & THICK
1,905	TRJ	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	8" x 12"	1' O.C.	FULL & THICK
FLOWERS						
250	ANN	ANNUALS	SEASONAL ANNUALS	4" POTS	9" O.C.	IMPATIENS-WINTER, BEGONIAS-SUMMER
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

*** = Florida Native**

NOTES:
1. D.B.H.IS MEASURED 4.5' ABOVE GRADE
2. ALL AREAS NOT MULCHED FOR INDIVIDUAL PLANT MATERIALS AND PLANTING BEDS SHALL BE SODDED. NO EXPOSED SOIL AREAS SHALL REMAIN ON SITE. THIS INCLUDES ALL OPEN AREAS, LAKE BANKS, DRY RETENTION AREAS, DRY DETENTION AREAS, AND ANY OTHER AREAS NOT COVERED BY IMPERVIOUS MATERIALS OR PLANTING MATERIALS.

Landscape Data

41.009 Acres / 1,786,352 s.f.

Landscaping Adjacent to R.O.W. (1)
Tree Requirement = Length of Landscape Strip x Width = Total sf. / 1 Tree/300 s.f.

Landscaping to Adjacent Property (2)
Tree Requirement = Length of Landscape Strip x Width = Total sf. / 1 Tree/200 s.f.

Buffer (Side)	Length (L.F.)	Required Width	Provided Width	Required Area (S.F.)	Required Buffer Type	Trees Required	Trees Provided
North	276.16'	10'	20'	2,761.60	(1) 300 s.f.	10	10
East (North)	922.18'	10'	10'	9,221.8	(2) 200 s.f.	47	45
North (East)	890.92'	10'	15'	8,909.2	(2) 200 s.f.	45	46
East (SR 713)	951.9'	10'	20'	9,519.00	(1) 300 s.f.	32	36
South (East)	460.11'	10'	15'	4,601.1	(2) 200 s.f.	24	24
East (South)	548.22'	10'	20'	5,482.2	(2) 200 s.f.	28	29
South (West)	677.87'	10'	20'	6,778.7	(2) 200 s.f.	34	34
West	2,450.43'	10'	20'	24,504.3	(2) 200 s.f.	123	147
					Totals:	343	371

Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (434,290.00 s.f./15 = 28,953.00 s.f.)
Landscape Area Provided = 32,611 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
434,290.00 s.f./15 = 28,953.00 s.f. / 100 = 290 Trees
Trees Provided = 290

Maximum Use of Palm Trees
Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 633 Trees
Maximum Palms Allowed = 316 (633 / 2 = 316)
Total Palms Provided = 0 (0%)

Total Trees Required = 633 Trees
Total Trees Provided = 633 Trees

Total Trees Required = 633 Trees
Total Native Trees Provided = 633 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Mitigation Data

Total Mitigation Trees Required = 78 Trees
Total Native Mitigation Trees Provided = 78
233 Mitigation Credits Required = 78 Trees 3" D.B.H.
78 QV-1 (Live Oaks) provided at main entrance, major intersections, & at building driveway islands

Total Mitigation Palms Required = 120
Total Native Mitigation Palms Provided = 120
(Minimum 10' C.T. Provided)

Note: Mitigation Trees & Palms are in addition to required Trees & Palms

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REV.	DATE	DESCRIPTION	BY	CHK.
1.	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce
Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE 8-7-2026 | SCALE As Noted
DRAWN BY JS | FIELD CREW | CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)
SHEET No. Sheet L-12 of 13 | REV.
CITY PROJECT NUMBER:

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

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

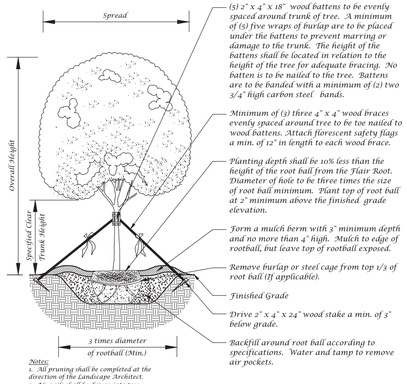
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

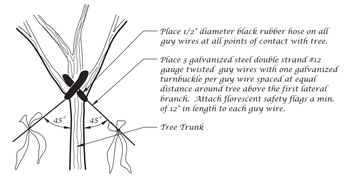
NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Fort Pierce's fertilizer ordinance. If the City does not have an ordinance, follow St. Lucie County's ordinance.

Landscape Details



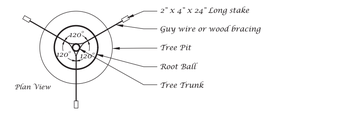
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



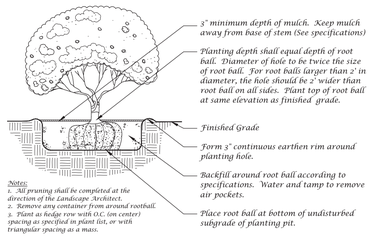
Guy Wire Attachment Detail

Not to Scale



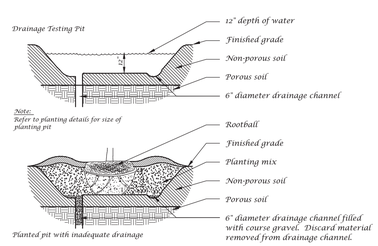
Staking Detail

Not to Scale



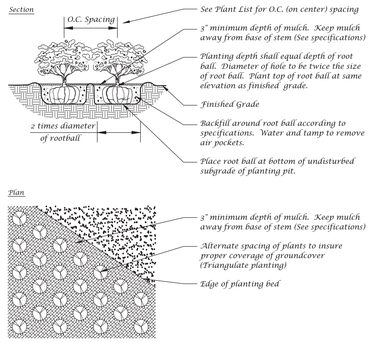
Shrub Detail

Not to Scale



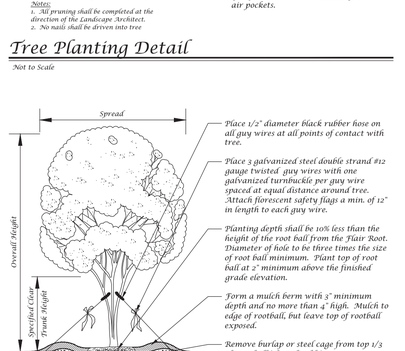
Drainage Testing Detail

Not to Scale



Ground Cover Detail

Not to Scale

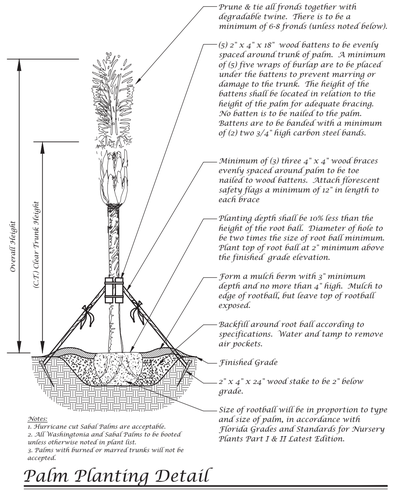


Tree Planting Detail

Not to Scale

Multi-Trunk Tree Planting Detail

Not to Scale



Palm Planting Detail

Not to Scale

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce
Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE	SCALE
8-7-2026	As Noted

DRAWN BY	FIELD CREW	CHECKED BY
JS		JWS

PROJECT No. 26-146 (CDG 26-0503)

SHEET No. Sheet L-13 of 13

REV.

City Project Number:

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

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