

# DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

## APPLICATION FOR ENTRANCE FEATURE

DEVELOPMENT SERVICES DIVISION  
111 N.W. 1<sup>ST</sup> STREET, 11<sup>TH</sup> FLOOR  
MIAMI, FL 33128  
PH. (305) 375-2141

Entrance Feature No.: \_\_\_\_\_ Tentative No.: T-24856

Plat Name Altis Palms

Sec. 30 Twp. 56 Rge. 40

Property Location: SW 248th Street and SW 112th Avenue

Zoning: BU-3 (Liberal Business District) District: 8

Owner: Baptist Health South Florida, Inc.

Owner's Email: c/o joseph.goldstein@hklaw.com

Owner's Address: c/o 701 Brickell Avenue, Suite 3300, Miami, FL, 33131

Owner's Phone: 305-789-7782

Contact person: Alberto J. Torres, MBA, MoM, Land Use Consultant

Contact's Email: alberto.torres@hklaw.com

Contact's Address: 701 Brickell Avenue, Suite 3300, Miami, FL, 33131

Contact's Phone: 305-789-7744

**Please note that this application must be submitted to the Department of Regulatory and Economic Resources on the 11<sup>th</sup> floor with the processing check made payable to the "Miami-Dade County".**

### FOR OFFICIAL USE ONLY

Check No: \_\_\_\_\_

Bank: \_\_\_\_\_

Date received: \_\_\_\_\_

**ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF  
ENTRANCE FEATURE**

**MIAMI-DADE COUNTY**

Sec. 30 Twp. 56 Rge. 40

Fee: \_\_\_\_\_

FOLIO# 30-6030-004-0010 (Portion of)

This application with all required supplemental data, information and fee must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATION FOR ENTRANCE FEATURE" and returned to the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, the Zoning Hearings Section.

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

(1) Applicant: Altman Development Corporation Phone: 954-890-2663.

Mailing Address: 201 E. Las Olas Blvd., Ste. 1900 City: Ft. Lauderdale State: FL Zip: 33301

Email Address: c/o [mashford@altmancos.com](mailto:mashford@altmancos.com)

(2) Owner of Property: Baptist Health South Florida, Inc. Phone: c/o 305-789-7782

Mailing Address: 6855 Red Road, Suite 600 City: Coral Gables State: FL Zip: 33143

Email Address: c/o [Joseph.Goldstein@hklaw.com](mailto:Joseph.Goldstein@hklaw.com)

(3) Contact Person: Joseph Goldstein, Esq. Phone: 305-789-7782

Address: 701 Brickell Avenue, Suite 3300 City: Miami State: FL Zip: 33131

Email Address: [joseph.goldstein@hklaw.com](mailto:joseph.goldstein@hklaw.com)

(4) LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION:

See Exhibit "A" attached.\_\_\_\_\_

(5) SIZE OF PROPERTY: \_\_\_\_\_ X \_\_\_\_\_ = +/- 14.796 acres

(6) Location of subject property: SW 248<sup>th</sup> Street and SW 112<sup>th</sup> Avenue, in unincorporated Miami-Dade County, Florida.

(7) Present Zoning Classification(s): BU-3 (Liberal Business District)

(8) Is this Entrance Feature being requested as a result of a violation notice or summons? No

**ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF  
ENTRANCE FEATURE**

**MIAMI-DADE COUNTY**

If so, in whose name was the violation or summons notice issued? N/A

Nature of the violation: N/A

**ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF  
ENTRANCE FEATURE**

**MIAMI-DADE COUNTY**

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF TRACT "A" BAPTIST HEALTH CORPORATE CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST; THENCE NORTH 89°19'18" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, A DISTANCE OF 880.41; THENCE SOUTH 00°40'42" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COCONUT PALM DRIVE (S.W. 248TH STREET) AS SHOWN ON BAPTIST HEALTH CORPORATE CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND;

THENCE NORTH 89°19'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY OF COCONUT PALM DRIVE (S.W. 248TH STREET), A DISTANCE OF 415.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH OF WHICH THE RADIUS POINT LIES NORTH 31°19'14" EAST, A RADIAL DISTANCE OF 77.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°59'52", A DISTANCE OF 86.01 FEET; THENCE NORTH 89°19'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY OF COCONUT PALM DRIVE (S.W. 248TH STREET), A DISTANCE OF 157.54 FEET; THENCE SOUTH 78°02'53" EAST, A DISTANCE OF 114.91 FEET; THENCE NORTH 89°36'42" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°23'14" EAST, A DISTANCE OF 84.07 FEET TO A POINT ON THE NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 821, SECTION 87005-2304; THENCE SOUTH 38°41'36" WEST ALONG SAID NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 821, SECTION 87005-2304, A DISTANCE OF 198.95 FEET; THENCE CONTINUE ALONG THE NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 821, SECTION 87005-2304 SOUTH 43°40'42" WEST, A DISTANCE OF 250.18 FEET; THENCE SOUTH 48°08'25" WEST, ALONG SAID NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 260.02 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, OF WHICH THE RADIUS POINT LIES NORTH 36°16'09" WEST, A RADIAL DISTANCE OF 2,201.83 FEET; THENCE SOUTHWESTERLY ALONG SAID LIMITED ACCESS RIGHT-OF-WAY-BOUNDARY, BEING ALONG THE ARC OF THE AFORESAID

**ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF  
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**MIAMI-DADE COUNTY**

CURVE THROUGH A CENTRAL ANGLE OF 08°00'00", A DISTANCE OF 307.43 FEET; THENCE SOUTH 61°43'51" WEST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 400.21 FEET; THENCE NORTH, A DISTANCE OF 671.27 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES NORTH 89°33'48" EAST, A RADIAL DISTANCE OF 90.80 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°00'14", A DISTANCE OF 61.81 FEET; THENCE NORTH 38°33'53" EAST, A DISTANCE OF 104.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 236.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°27'44"; A DISTANCE OF 96.72 FEET; THENCE SOUTH 84°42'00" EAST, A DISTANCE OF 8.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, OF WHICH THE RADIUS POINT LIES SOUTH 67°15'09" EAST, A RADIAL DISTANCE OF 83.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°44'00", A DISTANCE OF 77.84 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT LIES SOUTH 13°32'51" EAST, A RADIAL DISTANCE OF 304.65 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'47", A DISTANCE OF 27.54 FEET; THENCE NORTH 80°46'05" EAST, A DISTANCE OF 90.85 FEET TO THE POINT OF BEGINNING.

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.789.7787 | F 305.679.6302  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Alberto J. Torres  
305.789.7744  
[alberto.torres@hklaw.com](mailto:alberto.torres@hklaw.com)

July 17, 2025

Mr. Guillermo Garcia  
Department of Regulatory  
and Economic Resources  
Developmental Services Division  
Miami-Dade County  
111 NW 1st Street, Suite 1110  
Miami, Florida 33128

**Re: Submittal of Entrance Feature Application / Altman Development Corporation (the "Applicant") / Altis Palms (T-Plat No. 24856)**

Dear Guillermo:

On behalf of Altman Development Corporation (the "Applicant"), please find enclosed the entrance feature application package for the Altis Palms project, including:

- Application forms required by Zoning and the Platting-Traffic review Section;
- A full set of entrance feature plans; and
- A copy of a Traffic Impact Statement prepared by Langan, dated July 11, 2024, which includes a queuing analysis and is on file under approved Administrative Modification Application No. M2024000023.

The proposed entrance feature includes gated ingress and egress points serving both the Altis Palms residential development and the Baptist freestanding emergency department, as identified in Tentative Plat No. T-24856. A decorative monument sign is also proposed at the shared entrance to enhance visibility and establish a unified identity for both the Altis Palms and Baptist parcels.

The enclosed plans are consistent with the controlling set of plans approved at a public hearing pursuant to Resolution No. CZAB15-8-23 (Process No. Z2022000163), as subsequently amended by Administrative Modification Application No. M2024000023.

Should you have any questions or require additional information, please do not hesitate to contact me directly at (305) 789-7744.

Respectfully yours,

HOLLAND & KNIGHT LLP



Alberto J. Torres, MBA, MoM, Land Use Consultant

Enclosures





PALMS

exceptional apartment living



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**SIGN LOCATIONS**

Corner ID Monument

Pillar Monument - double sided

Under separate permit

C1

C2

A

Double sided entrance feature in median

SW 248th STREET (COCONUT PALM DRIVE)

SW 112th AVENUE (ALLAPATTAH ROAD)

LAKE AREA

LIKE (STATE ROAD No. 821)

**SITE DATA**

RESIDENTIAL PARCEL	
TOTAL SITE AREA:	14.80 ACRES
TOTAL BUILDINGS:	SIX (6)
TOTAL UNITS:	366 APARTMENTS
TOTAL PARKING:	656 SPACES
COMMON:	500 SPACES
HANDICAP:	12 SPACES
TANDEM:	72 SPACES
GARAGES:	72 SPACES

COMMERCIAL PARCEL	
TOTAL SITE AREA:	10.70 ACRES
TOTAL BUILDINGS:	FOUR (4)
TOTAL S.F.:	70,354 S.F.
TOTAL PARKING:	459 SPACES
GROCER:	258 SPACES
RETAILS:	161 SPACES
GAS STATION:	40 SPACES



**Let us Make Your SignJive!**



ENTRANCE FEATURE

A

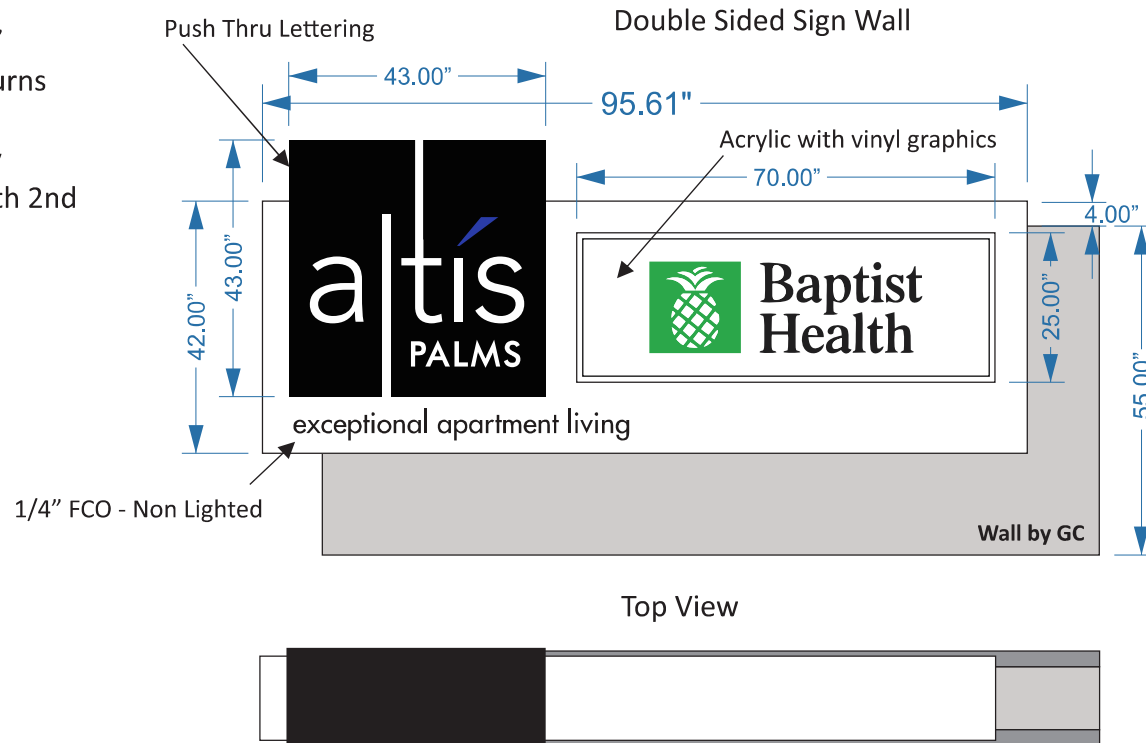


Let us Make Your **SignJive!**



Logo cabinet with .080" aluminum face and returns

- Black satin finish
- Push Thru acrylic copy
- Push through copy with 2nd surface white diffuser film



*[Handwritten signature]*

PROPERTY NAME	DESCRIPTION	DESIGN DATE	INSTALL DT	DESIGN/AM	JOB NUMBER	PAGE
ALTIS PALMS	MONUMENT CONCEPTS	12-12-24	TBD	AA/JB/BM	TBD	4

**Client Approval - Print Name:** \_\_\_\_\_

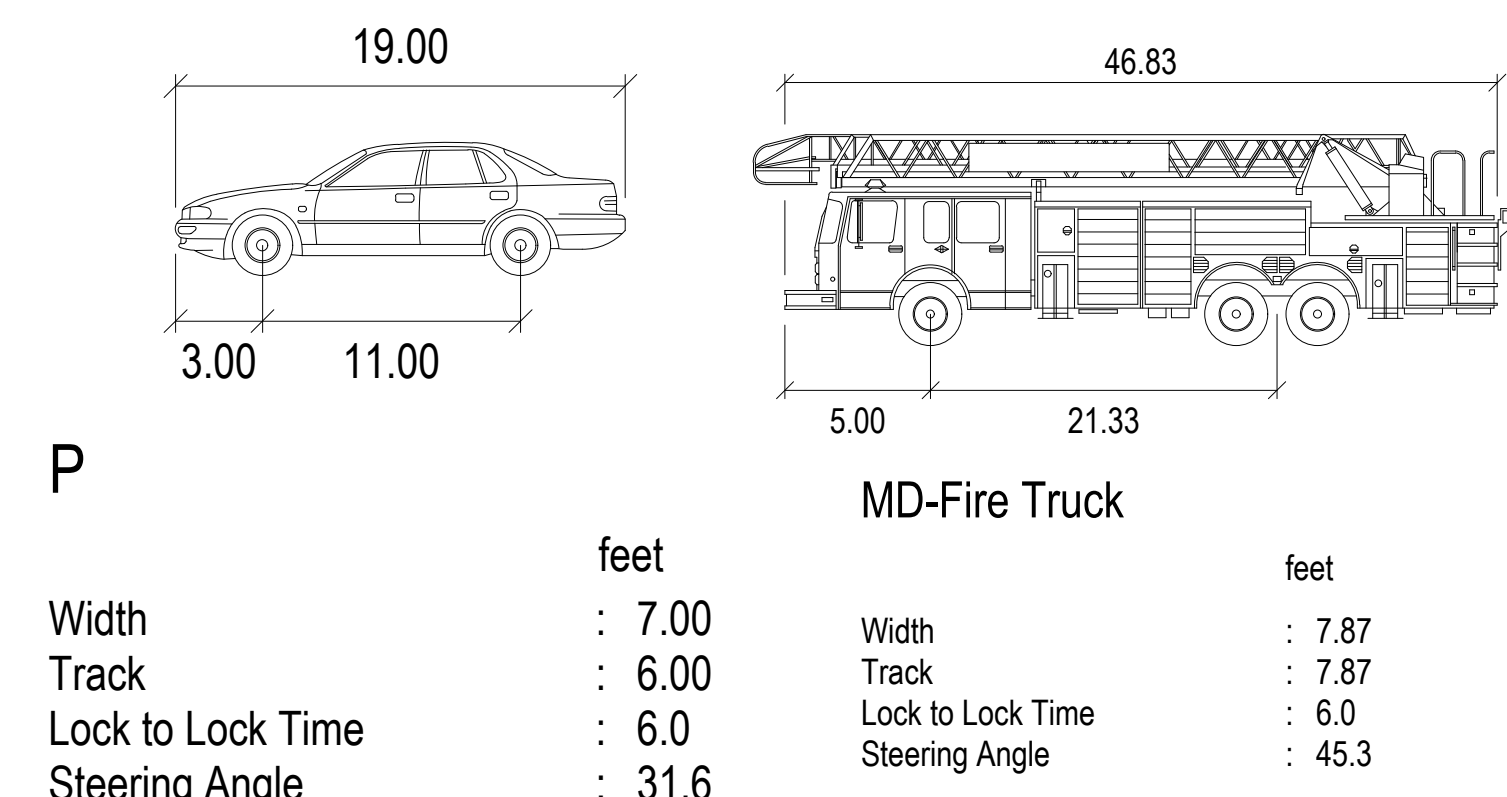
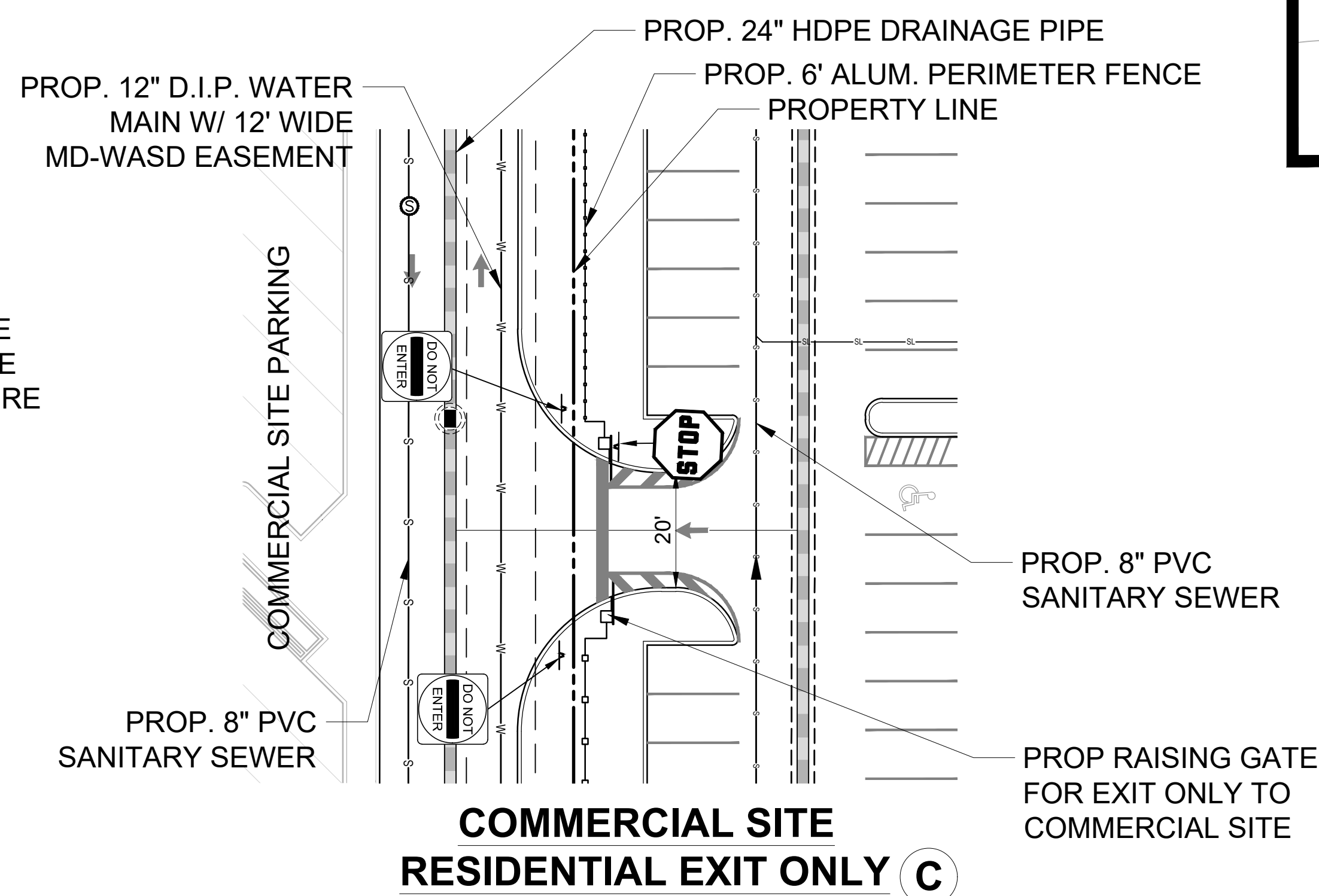
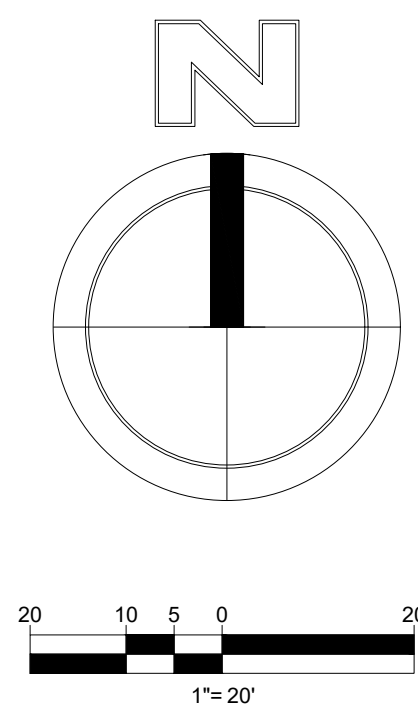
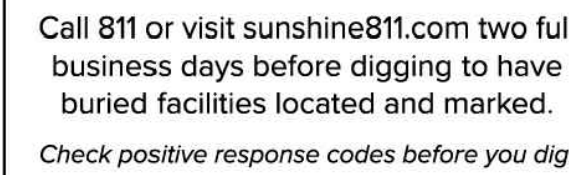
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*These designs are the sole property of SignJive and may not be used for bidding purposes. Ownership of these designs will be transferred to the client upon purchase of these signs.*

**Thank You For Choosing Sign Jive!**







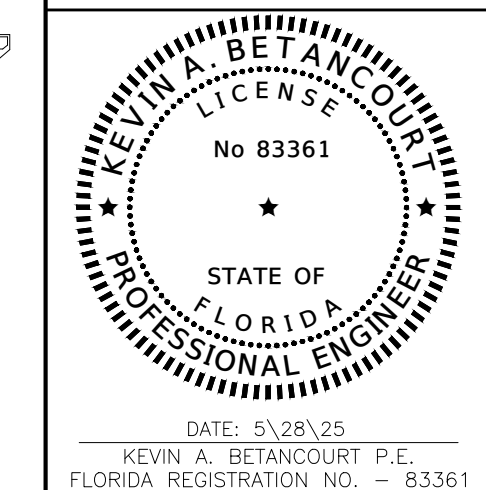
1	02/10/2025	KB	SITE PLAN MODIFICATION AFTER INITIAL BID SET
NO	DATE	BY	REVISIONS



# ALTIS PALMS

# CIVIL ENTRY FEATURE PLAN

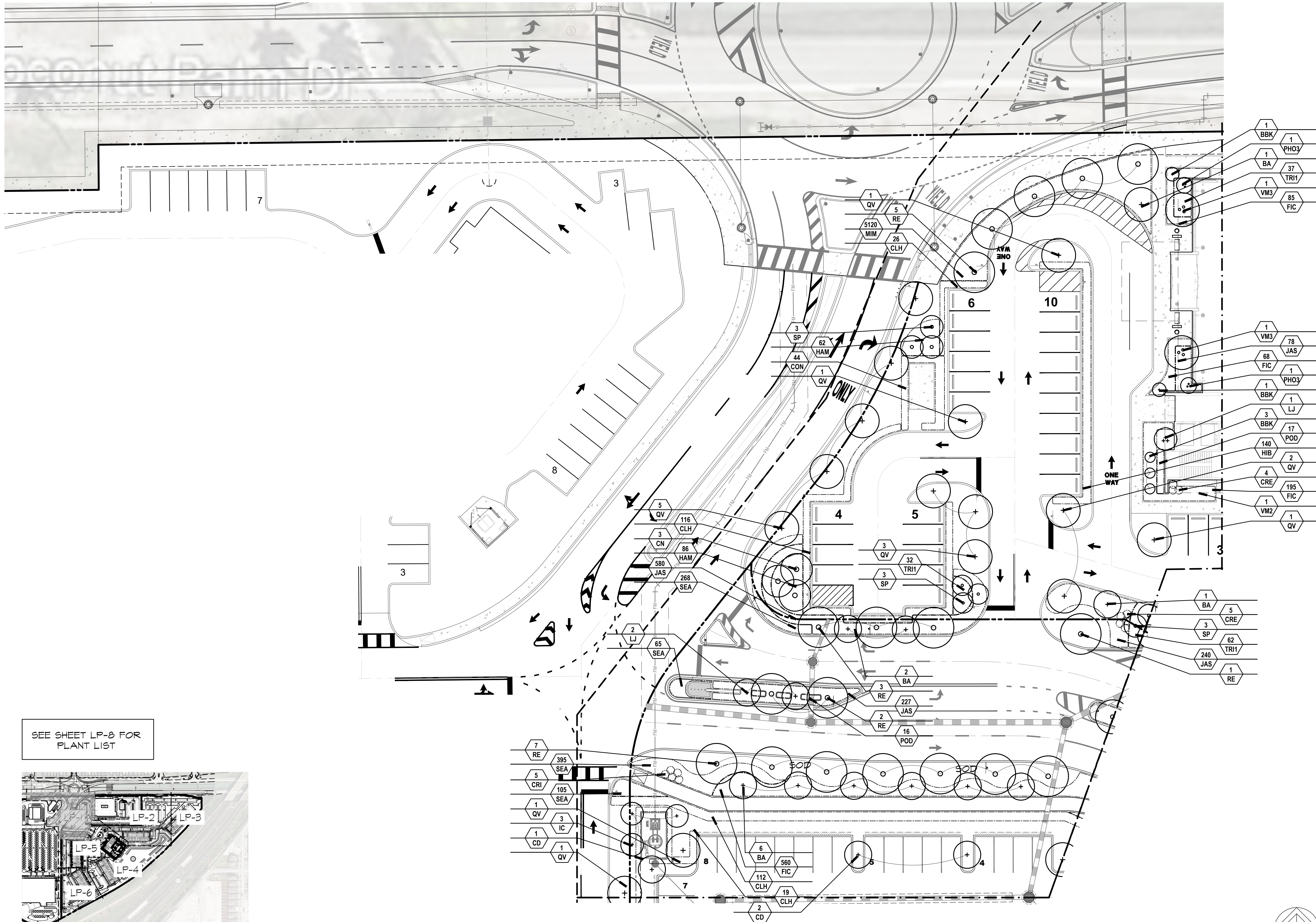
DATE:	09/2023
DESIGNED BY:	KB
DRAWN BY:	RS
CHECKED BY:	KB



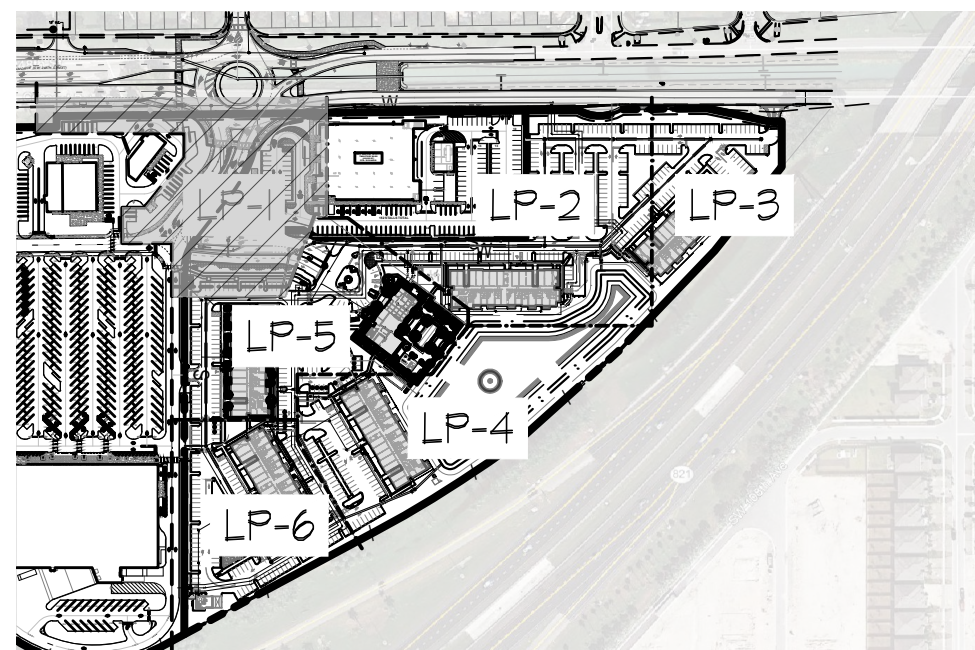
PROJECT:	2103-28
SHEET:	EF-C

2025 - 6:31pm W:\HSD Broward\Civil Projects\2021\2103-28 Altis Palma\Drawings\Exhibits & Presentations\Entrance Feature\210328-Entry Feature Plann.dwg

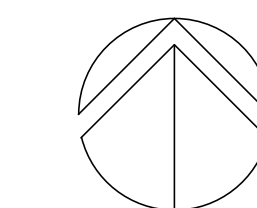




SEE SHEET LP-8 FOR  
PLANT LIST



LOCATION MAP  
N.T.S.



SCALE: 1"=20'

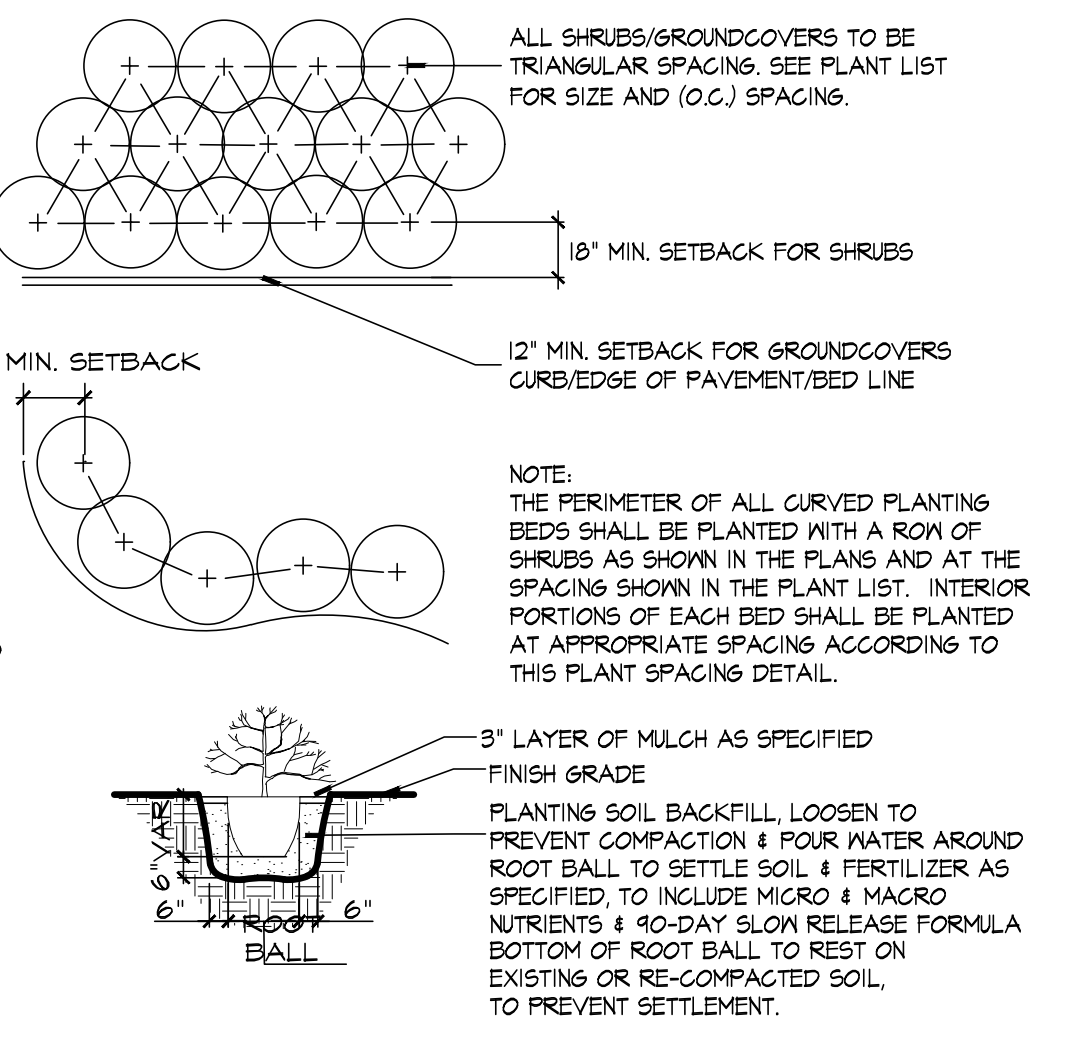
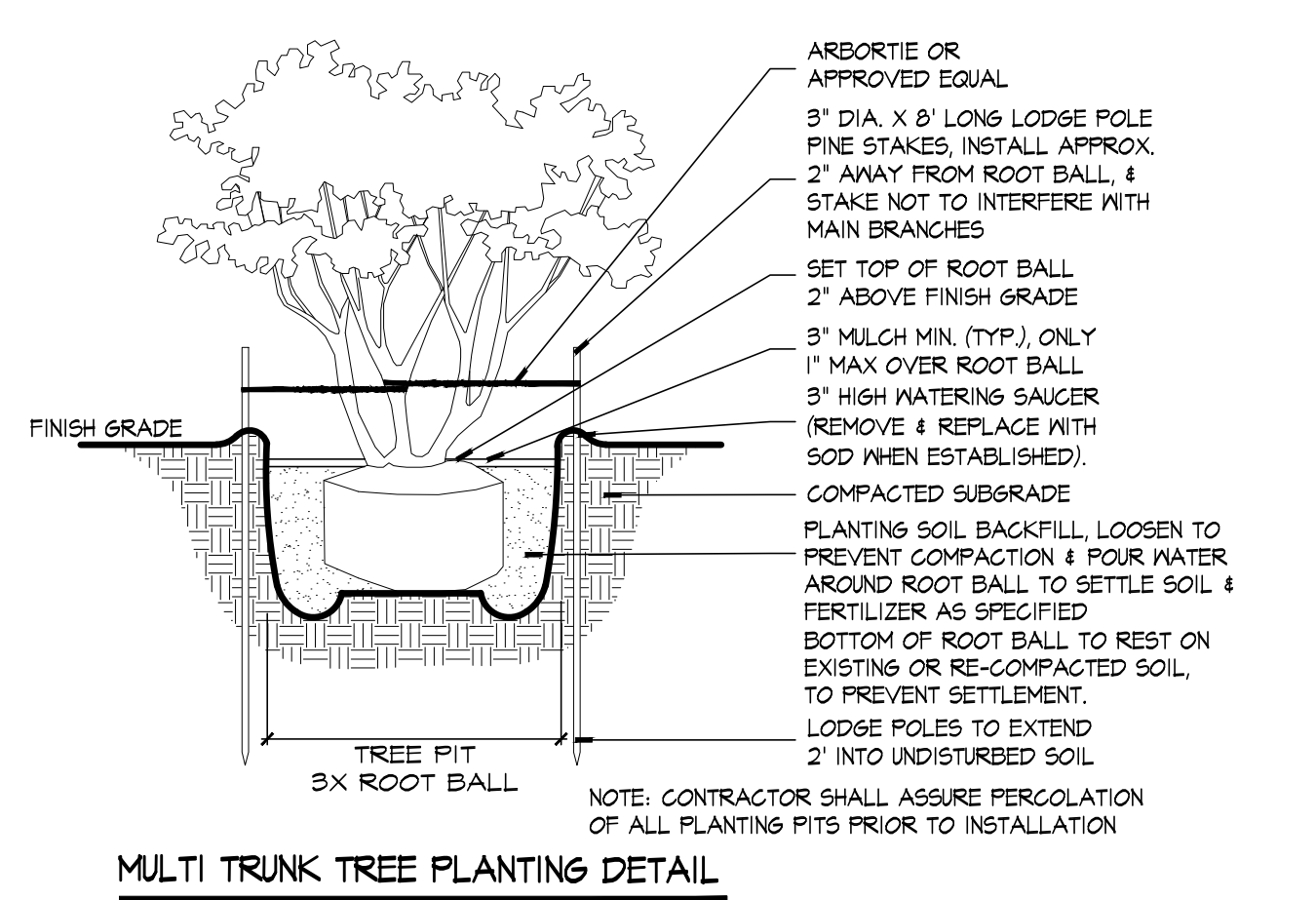
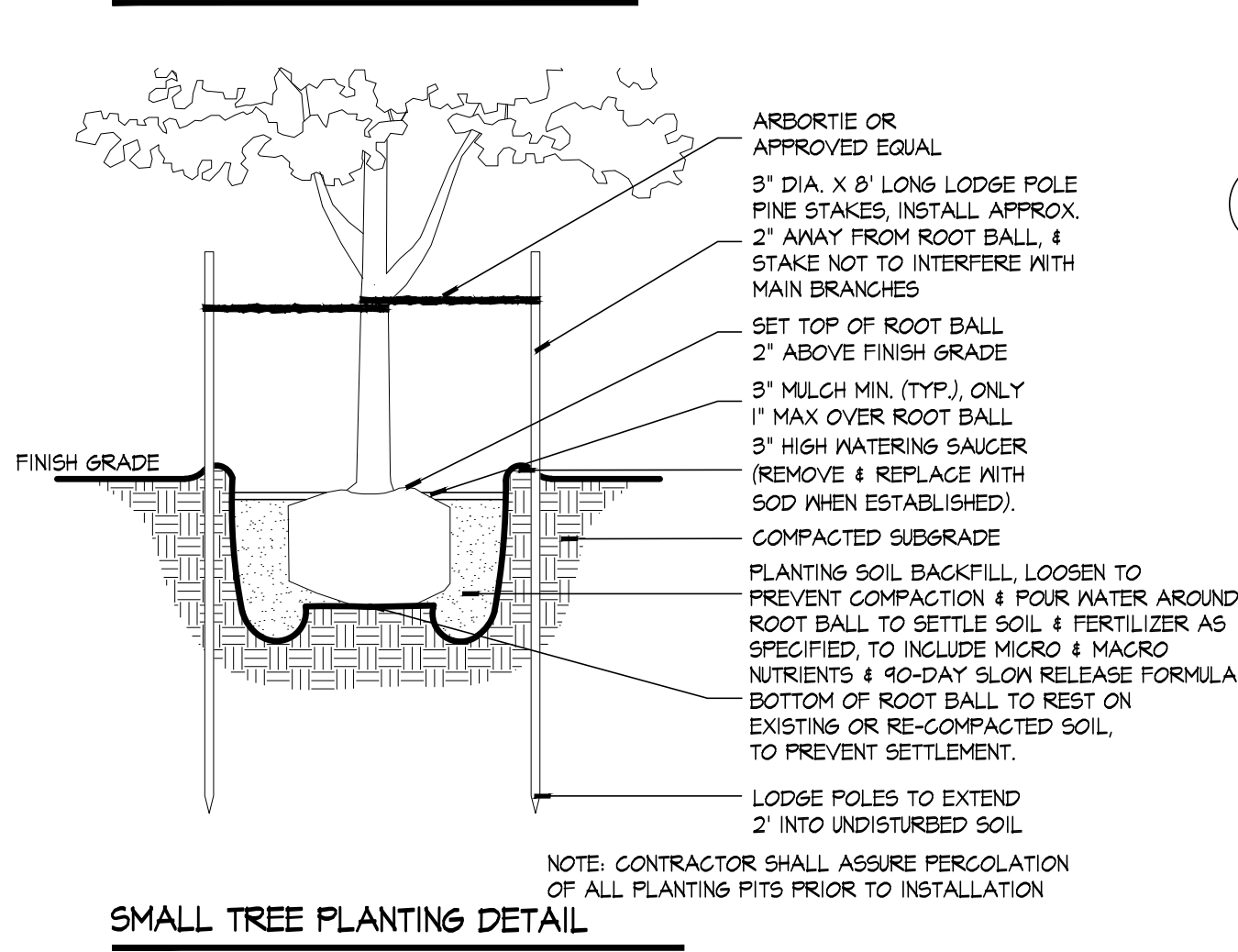
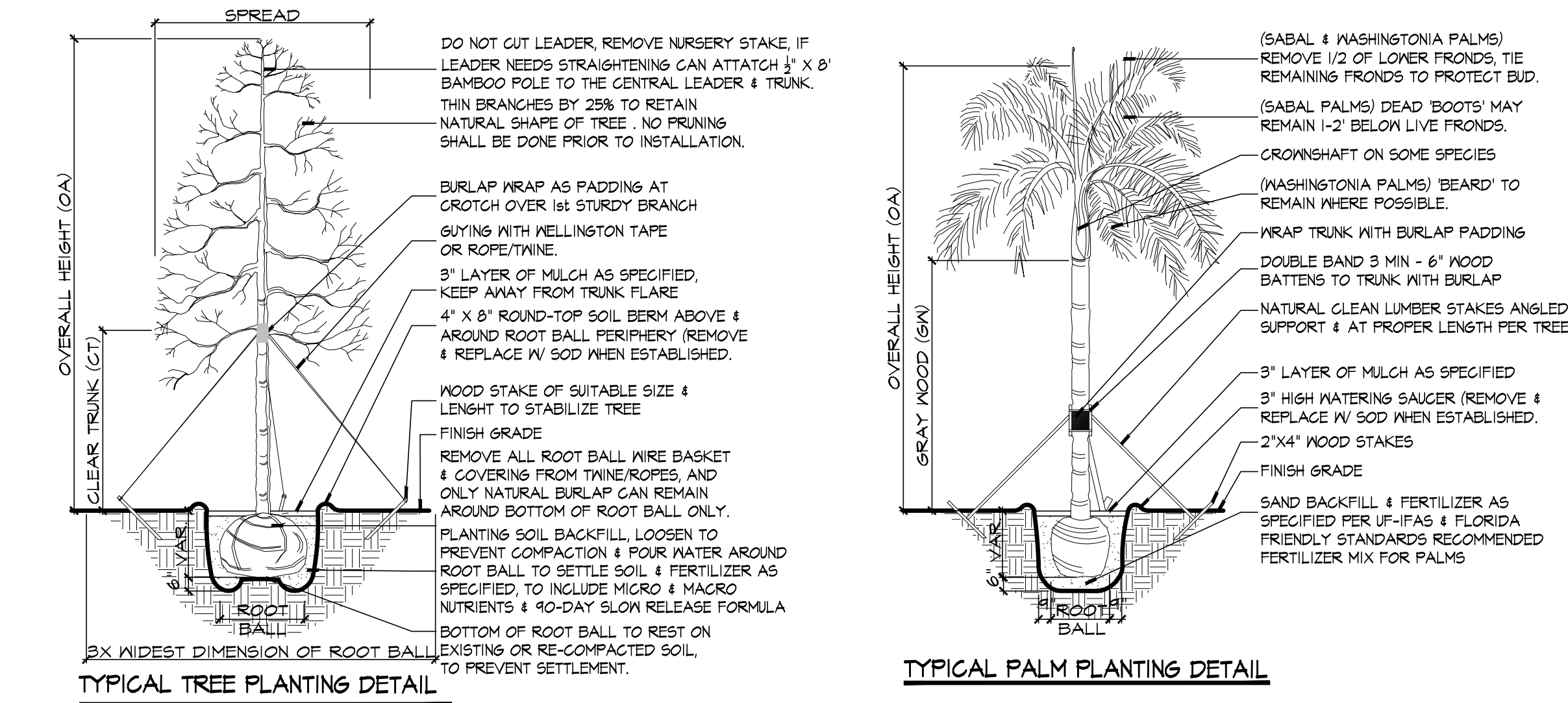
**ALTIS PALMS**  
**SW 248th STREET AND SW 112th**  
**PLANTING PLAN**

REVISIONS:	
09-18-24	comments

**JULY 1, 2024**  
DATE  
**I.A.**  
DRAWN BY:  
**M.J.**  
APPROVED BY:

This drawing is the property of  
Design Studio Boca, and is an  
instrument of service not to be  
reproduced in whole or in part  
without the express written  
permission of same.





MISCELLANEOUS

- Sod to be St. Augustine sod. Accept where other type of sod is specified.
  - Planting soil - 12 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
  - Sand - Palms to be planted in clean sand; 1/2 cu. yd. per palm.
  - Mulch - 3" depth of shredded mulch or pine straw at all hedges and mass planting beds.
- GENERAL NOTES
- All sod to be Stenotaphrum secundatum 'FlorDm', St. Augustine solid sod.
  - Any pervious area to remain that is disturbed by construction and not indicated on landscape plans to have shrubs or groundcovers shall be sodded.
  - All plant materials shall conform to Florida No. 1 or better, and follow the standards and inspection procedures, as stated in "Florida Grades and Standards for Nursery Plants", Latest Edition: July 2022, State of Florida Department of Agriculture, Tallahassee.
  - All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
  - by using Wellington tape/opapine with burlap as padding and to avoid damage of using wire or rubber hose pieces.
  - The planting soil for all planting areas shall be composed of a 70-30 mix for sand and loam with up to 10% organic matter. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree.
  - Palms to be planted in clean sand.
  - Three inches minimum of shredded mulch or pine straw shall be installed around each tree and palm and throughout mass planting beds, the use of Cypress mulch is strongly discourage.
  - Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shutoff.
  - For trees designated for preservation, protective barriers shall be in place prior to the start of any construction and shall remain in place until development is completed and the Planning and Zoning Division has authorized their removal.
  - The relocation of any tree and necessary tree pruning must conform to ANSI A300 Standards for Maintenance of Trees and Woody f as well as the per the current UF-IFAS and ISL specifications and standards.
  - In case of discrepancies, planting plan takes precedence over plant list.
  - Landscape contractor is responsible for his own quantity take-offs.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)			
Zoning District: BU-3		Net Lot Area: 14.80 acres	
		644,838 square feet	
OPEN SPACE		REQUIRED	TOTAL PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 644,838 square feet x % = square feet		133,365	224,603*
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 709 x 10 square feet per parking space =		7,090	7,120
C. Total square feet of landscaped open space required by Chapter 33 = A + B =		140,455	231,723
LAWN AREA CALCULATION			
A. Total square feet of landscaped open space required by Chapter 33 =		140,455	
B. Maximum lawn area (St. Augustine sod) permitted = 20 % x 644,838 square feet =		128,968	116,660
TREES			
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements (minus) = 22 trees x net lot acreage = 14.8 AC. x 22 TREES/AC. = 325.6 TREES)		326 TREES	
B. 30% palm trees allowed (two palms = one tree) Palms provided =		98 MAX.	98
C. Percentage of native trees required = the number of trees provided x 30% =		98 MIN.	214
D. Street trees (max. average spacing of 35' o.c.): linear feet along street + 35 =		N/A	N/A
Palms as street trees (max. average spacing 25' o.c.): linear feet along street + 25 =		N/A	N/A
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street + 25 =		N/A	N/A
F. Total number of trees provided =		326	390 (292 + 98)
SHRUBS			
A. The total number of trees required x 10 = the number of shrubs required		3,250	6,000+
B. The number of shrubs required x 30% = the number of native shrubs required		975	2,000+
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation x or hose bib provided.			

\* PROVIDED OPEN SPACE DOES NOT INCLUDE THE 65,262 SF OF LAKE

527,604 SF (12.11 AC.)	117,234 SF (2.69 AC.)	TOTAL AREA: 644,838 SF
RESIDENTIAL	BAPTIST	TOTAL AREA: 14.80 SF
113,435 SF (21.5%)	14,930 SF (17.0%)	OPEN SPACE REQUIRED: 133,365 SF
147,698 SF (37.0%)	26,905 SF (23.0%)	OPEN SPACE PROVIDED: 224,603 SF
55T SPACES	152 SPACES	TOTAL PARKING SPACES: 709 SPACES

PLANT LIST																				
TREES AND PALMS										9.18.24										
KEY	QTY.	TOTAL	LP-1	LP-2	LP-3	LP-4	LP-5	LP-6	LP-7	SCIENTIFIC/COMMON NAME	NATIVE	YES	NO	CALIPER	HEIGHT	CANOPY/SPREAD	CLEAR	SPA.	REMARKS	
									BLDG	CH				INSTALLED	AT MATURITY	INSTALLED	AT MATURITY	TRK.		
BA	52	10	2	3	4	10	3	18	2	Bulnesia arborea Verawood		X		2"	12-14'	30'	6-7'	30'	4-5'	Full Canopy
CD^	27	3	5	3	-	8	8	-	-	Coccoloba diversifolia Pigeon Plum	X			2"	12-14'	25'	5-6'	20'	4-5'	Full Canopy
CB	3	-	-	-	-	-	-	-	3	Calophyllum brasiliense Brazilian Beauty Berry		X			12'		6-7"		4-5'	Full Canopy
CE^	35	-	12		4	8	11	-	-	Conocarpus erectus Green Buttonwood	X			3"	14-16'	40'	6-7"	35'	5-6'	Full Canopy
CG	2	-	-	-	-	-	-	-	2	Caesalpinia granadillo Bridalveil		X		3"	14-16'	30'	6-7"	25'	5-6'	Full Canopy
CN	17	3	6	-	-	8	-	-	-	Cocos nucifera 'Green Malayan' Green Malayan Coconut Palm		X		N/A	15-16'	35'	N/A	N/A	5-8'	Stagg. ht. groups,
CS^	3	-	-	-	-	-	-	-	3	Conocarpus e. 'sericeus' Silver Buttonwood	X			2"	12'		6-7"		4-5'	Full Canopy
DR	20	-	8	4	5	-	3	-	-	Delonix regia Royal Poinciana		X		3"	14-16'	30'	6-7"	40'	5-6'	Full Canopy
ED	24	-	-	-	-	-	-	24	-	Elaeocarpus decipiens 'Cone' Japanese Blueberry		X		2"	8-9'	12'	2-3'	5-6'	2'	Full to Base
IC	3	3	-	-	-	-	-	-	-	Ilex cassine Dahoon Holly	X			2"	12-14'	25'	5-6'	12'	4-5'	Full canopy multi-trunk
LJ	3	3	-	-	-	-	-	-	-	Ligustrum japonicum Wax Privet		X		3-4"	8-9'	16'	7-8'	12'	4'	Full canopy multi-trunk
PE	18	-	-	-	-	-	-	-	18	Ptychosperma elegans 'single' Alexander Palm	X			N/A	16-18'	25'	N/A	N/A	10'	Stagg. ht. groups, Full heads
PE2	6	-	-	-	-	-	-	-	6	Ptychosperma elegans 'double' Double Alexander Palm	X			N/A	16-18'	25'	N/A	N/A	10'	Stagg. ht. groups, Full heads
PE3	2	-	-	-	-	-	-	-	2	Ptychosperma elegans 'triple' Triple Alexander Palm	X			N/A	16-18'	25'	N/A	N/A	10'	Stagg. ht. groups, Full heads
PS	6	-	-	-	-	-	-	-	6	Phoenix sylvestris Date Palm		X		N/A	20-24'	40'	N/A	N/A	8'	Matched oa. hts.
QV^	153	15	47	21	21	20	29	-	-	Quercus virginiana Live Oak	X			3"	14-16'	50'	6-7"	50'	5-6'	Full canopy 65 gal. cont.
RE^	26	18	-	-	-	4	-	-	4	Roystonea elata Florida Royal Palm	X			N/A	24'	40'	N/A	N/A	16'	Matched oa. hts.
SP^	42	9	12		6	6	9	-	-	Sabal palmetto Cabbage Palm	X			N/A	16-18'	35'	N/A	N/A	N/A	Stagg. ht. groups,
VM	36	-	-	-	-	-	-	36	-	Vetlichia montgomeryana Vetlichia Palm		X		N/A	18-20'	20'	N/A	N/A	10'	Stagg. ht. groups, Full heads
VM2	32	1	-	-	-	-	1	30	-	Vetlichia montgomeryana Double Vetlichia Palm		X		N/A	18-20'	20'	N/A	N/A	10'	Stagg. ht. groups, Full heads
VM3	22	2	-	-	-	-	-	18	2	Vetlichia montgomeryana Triple Vetlichia Palm		X		N/A	18-20'	20'	N/A	N/A	10'	Stagg. ht. groups, Full heads
SHRUBS AND GROUNDCOVERS																				
KEY	QTY.	TOTAL	LP-1	LP-2	LP-3	LP-4	LP-5	LP-6	LP-7	SCIENTIFIC/COMMON NAME	NATIVE	YES	NO	CALIPER	HEIGHT	CANOPY/SPREAD	CLEAR	SPA.	REMARKS	
									BLDG	CH				INSTALLED	AT MATURITY	INSTALLED	AT MATURITY	TRK.		
BBK	43	5	-	-	-	6	-	12	20	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea		X		N/A	5-6'	15'	3-4'	N/A		Purple 15 gal. cont.
BOU	6	-	-	-	-	-	-	-	6	Bougainvillea vine 'Fushia' Fushia Bougainvillea vine		X		N/A	5-6'	15'	-	N/A		4-5' long runners 25 gal. cont./trellis
BOU1	6	-	-	-	-	-	-	-	6	Bougainvillea 'Fushia' Fushia Bougainvillea		X		N/A	5-6'	15'	-	N/A		4-5' long runners 15 gal. cont./trellis
CAR	466	-	300	-	90	40	-	-	36	Conocarpus e. 'Sericeus' Silver Buttonwood				N/A	18"	36"	18"	36"	2' o.c.	Full cont.
CES^	430	-	300	-	90	40	-	-	-	Conocarpus e. 'Sericeus' Silver Buttonwood	X			N/A	18"	36"	18"	36"	2' o.c.	Full cont.
CHR^	397	-	35	71	-	-	291	-	-	Chrysobalanus icaco 'Red Tip' Cocoplum	X			N/A	18"	36"	18"	36"	2' o.c.	Full cont.
CLH	1094	273	275	-	40	140	-	366	-	Clusia guttifera 'Hedge' Small Leaf Clusia	X			N/A	3'	6'	24"	6'	2' o.c.	Full to base
COD	30	-	-	-	-	-	-	-	30	Codiaeum variegatum Croton		X		N/A	18"	30"	18"	30"	2' o.c.	Full clump
CON^	708	44	283	134	-	-	115	-	132	Conocarpus erectus Green buttonwood	X			N/A	36"	6'	30"	6'	2' o.c.	Full cont.
COR	26	-	-	-	-	-	-	-	26	Cordyline fruticosa Ti plant		X		N/A	24"	36"	18"	30"	2' o.c.	Full clump 7 gal. cont.
CRI	5	5	-	-	-	-	-	-	-	Crinum asiaticum Crinum Lily		X		N/A	30"	36"	30"	36"		Full clump
CRE	20	-	-	-	-	10	-	-	10	Crinum asiaticum Crinum Lily 'Queen Emma'		X		N/A	30"	36"	30"	36"		Full clump
EUG	1	-	-	-	-	-	-	-	1	Eugenia 'Cone' Topiary Eugenia Cone	X			N/A	4'	6'	16"	24"		Full cont.
FIC	2437	908	222	-	-	20	-	576	711	Ficus microcarpa 'Green Island' Green Island Ficus Shrub	X			N/A	16"	24"	16"	24"	18" o.c.	Full cont.
HAM^	1661	148	83	-	-	116	-	1314	-	Hamelia patens Firebush	X			N/A	18"	24"	18"	24"	2' o.c.	Full cont.
HIB	631	140	260	-	-	-	-	-	231	Hibiscus rosea 'Red' Red Hibiscus Hedge	X			N/A	3'	4'	18"	4'	2' o.c.	Full to Base
HRS	9	-	-	-	-	-	-	-	9	Hibiscus R. Sinensis 'Anderson Crape' Pink Weeping Hibiscus	X			N/A	5-6'	8-10'	2-3'	4-5'		Standard Full Canopy
ILX	689	-	-	-	-	125	-	564	-	Ilex vomitoria 'nana' Dwarf Yaupon	X			N/A	18"	24"	18"	24"	18" o.c.	Full cont.
IXN	84	-	-	-	-	-	-	-	84	Ixora 'Nora Grant' Pink Ixora		X		N/A	18"	24"	18"	24"	18" o.c.	Full cont.
IXO	43	-	-	-	-	43	-	-	-	Ixora 'Mauli' Mauli Ixora		X		N/A	18"	24"	18"	24"	18" o.c.	Full cont.
JAS	2356	1125	95	-	-	626	-	-	510	Jasminum volubile Waxleaf Jasmine	X			N/A	18"	24"	18"	24"	18" o.c.	Full cont.
MIM^	5120	5120	-	-	-	-	-	-	-	Mimosa strigillosa Sunshine Mimmosa	X			N/A	2"	8"	10"	24"	6" o.c.	Full cont.
NOD	1376	-	-	-	76	-	-	1074	226	Nerium oleander 'Dwarf' Dwarf Oleander	X			N/A	18"	36"	18"	36"	18" o.c.	Full cont.
PHI	52	-	-	-	-	-	-	-	52	Philodendron sellowii Split Leaf Philodendron	X			N/A	24"	48"	24"	48"	2' o.c.	Full cont.
PHO3	5	2	-	-	-	-	1	-	2	Phoenix roebellinii 'Triple' Pygmy Date Palm	X			N/A	5-6'	7-8'	5-6'	7-8'		Triple trunk, full heads
POD	1173	33	-	-	-	-	-	1140	-	Podocarpus macrophyllus 'hedge' Japanese Yew Column	X			N/A	4-5'	6'	24"	36"	2' o.c.	Full cont.
SEA (S.F.)	2213	833	-	-	-	1132	-	-	248	Seasonal color Qty to fill area shown on plan				N/A	6"	12"	6"	12"	6" o.c.	Qty. in S.F. 6" pots
STN	1	-	-	-	-	-	-	-	1	Strelitzia nicolai White Bird of Paradise	X			N/A	10'	16'	6-8'	10'		Full clump
TRA	15	-	-	-	-	-	-	-	15	Trachelospermum jasminoides Confederate Jasmine	X			N/A	2-3' Long Runners					Trellis grown, 7 gal. for Royal Palm
TR1^	1117	131	146	-	36	107	176	486	35	Tripsacum dactyloides 'Dwarf' Dwarf Fakahatchee Grass	X			N/A	24"	36"	12"	36"	2' o.c.	Full clump
TRM	240	-	-	-	-	240	-	-	-	Trachelospermum jasminoides Asian Jasmine Groundcover	X			N/A	4-6"	8-10"	10"	12"	12" o.c.	Full cont.
NOTE - LP-7 CALCULATIONS FOR BUILDING PLANTINGS INCLUDE THE TOTALS FOR ALL (6) BUILDINGS																				