



City of Hallandale Beach  
Building Division  
400 South Federal Hwy  
Hallandale Beach, FL 33009

**May 26, 2026**

To Whom It May Concern:

Enclosed is a City of Hallandale Beach Variance Submission Checklist and supporting documents from St. Anne's Episcopal Church. The documents and requested variances are related to the below listed property:

The Episcopal Church  
of St. Anne  
(Anglican)  
705 N.W. First Avenue  
Hallandale Beach,  
Florida

**PARCEL NUMBER:** 514222-07-0510 **PROPERTY ADDRESS:** 701 NW 1 AVE GEOM PHIPPENS SUB IN 22-51-42 1-71DLOTS1 & 3 BLK I, LOTS 2,4,6 & 8 BLK.

***Why are we submitting this request?***

It has become necessary for the church to expand and renovate its existing hall. Upon completion, the project will complement the revitalization efforts occurring in the city's northwest section.

***What is the purpose of the variance?***

The submittal for variance is to extend the parish hall building seven (7) feet toward the west. This will help us achieve the desired space necessary for an effective expansion. If we were to extend towards the east, it would not be congruent with the existing historic church building and look odd.

Thank you for your consideration.

If it is necessary to make corrections to this packet, please do not hesitate to contact me by phone or email (see below at signature line)

***Requested Variances:***

1. Section 32 - 144(c)(7) Variance to reduce the required site area for a house of worship from 43,560 sq. ft. (1 acre) to 41,800 (0.96 acres).
2. Section 32 -144(c)(7) Variance to reduce the required structural distance separation from a residential use from 50 feet to 23 feet.



The Silver Lily of St. Anne

3. Section 32 - 144(c)(7) Variance to increase the allowed gross floor area for accessory use from 50 percent of the total gross floor area of the facility to 65 percent of the total gross floor area.
4. Section 32 - 384(e)(2) Variance to reduce the minimum width of landscape buffers abutting side and rear property lines from 5 feet to 3 feet.

Blessings,

Everett K. Neely, Senior Warden

St. Anne's Episcopal Church

C: 954-214-1923

Email: [ekneely67@gmail.com](mailto:ekneely67@gmail.com); [church@stannehb.net](mailto:church@stannehb.net)

The Episcopal Church  
of St. Anne  
(Anglican)  
705 N.W. First Avenue  
Hallandale Beach,  
Florida

/ekn

cc: Vestry

## Responses to Section 32-965(b)

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not generally applicable to other lands, structures or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).

*We are a religious institution with a need to expand our existing parish hall. The neighboring properties (west of the hall) are multi-occupancy units (apartments).*

2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a variance was caused by something you did on the property or is the situation caused by the actions of others).

*The need for the variance is specifically related to the growth of the parish. A larger hall is needed to accommodate existing activities.*

3. That granting the variance requested will not confer on the applicant, any special privilege that is denied by the Code to other lands, building, or structures in the same district. (Will the variance allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).

*The variance will allow for the expansion of the parish hall building, which immediate neighboring properties – based on observations – do not have the existing land to replicate.*

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code, and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district? What is the hardship (other than monetary) or problem, which is being created by having to comply?)

*As a long-existing institution in the community and the City of Hallandale Beach, we did not need to expand the hall when a setback in the direction we seek would have been permitted. If we are unable to acquire the setback, we will not be able to expand the hall to meet our current needs.*

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. (Describe what alternatives or options you have considered to minimize your variance request and still have reasonable use of your property.)

*We explored the option of extending to the east. However, we have an existing historic building to the south which would create an odd look and congruency issue should we extend in that direction.*

6. That the granting of the variance will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect and improve the public's health, safety, comfort, good order, appearance, etc.)

*Overall, the project would include a new parking lot to the north, a repaved parking lot to the east, plush landscaping, and multiple new trees and plants across all areas. The building to the south would be painted, thus beautifying the entire corner of Northwest 1<sup>st</sup> Avenue and 7<sup>th</sup> Street.*

7. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the variance will not adversely affect neighboring properties and the City overall.)

*The location of the variance request is out of sight from nearby roadways as we are extending from the rear of the property. The neighboring property is an apartment complex owned by a church member who does not object to the expansion. To the overall City, we do not anticipate adverse effects.*

**A complete response to Items 1-8, the Conditional Use Criteria per Section 32-964, below:**

1. That the use is compatible with the existing natural environment and other properties within the neighborhood.

*The church has existed in the subject location since 1914 and is a historic landmark in northwest Hallandale. It is one of several in the immediate vicinity and, when considering landscaping and design, is compatible with the existing environment and other properties.*

2. That the use will create no substantial detrimental effects on property values in the neighborhood.

*The church has existed in the subject location since 1914 and is a historic landmark in northwest Hallandale. It is one of several in the immediate vicinity. The proposed project will enhance the values of properties in the neighborhood thanks in part to the new look and landscaping.*

3. That there are adequate public facilities such as schools, roads, parks, and utilities within the service areas involved.

*The subject location is near elementary, middle, and high school. It currently sits on NW 1<sup>st</sup> Avenue, and utilities already exist on site.*

4. That there will be adequate provisions for traffic movement, both vehicular and pedestrian, both internal to the use and the area which will serve the use.

*The proposal meets the City and County requirements for traffic movement for vehicular and pedestrians both internal to the use and the area being served.*

5. That there will be adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems.

*The proposal meets the City and County requirements for drainage systems.*

6. That there are adequate setbacks, buffering, and general amenities to control any adverse effects of noise, light, dust, and other nuisances.

*We are seeking a variance for a slight setback, and if approved, it will have no impact on noise, light, dust, or other nuisances.*

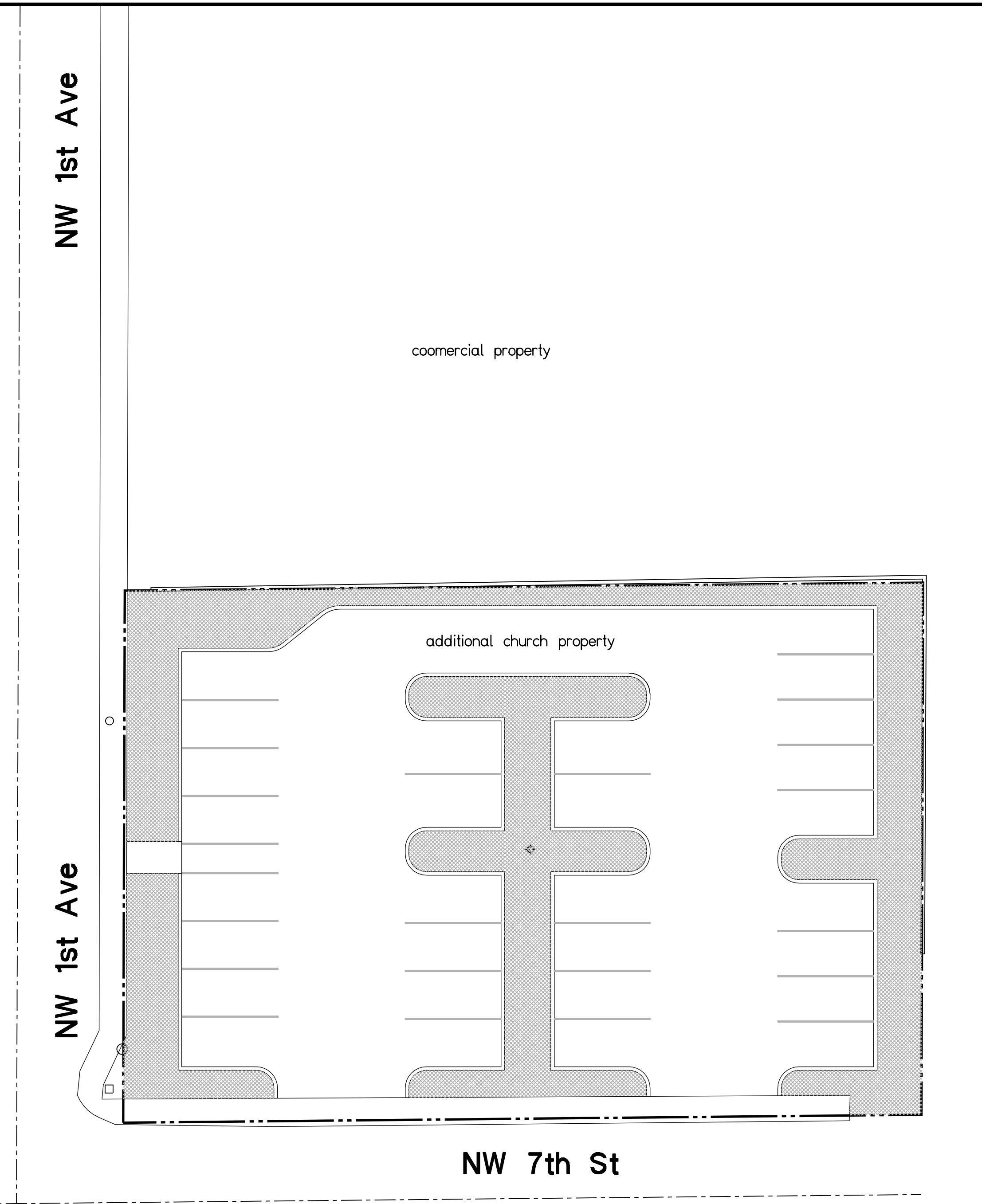
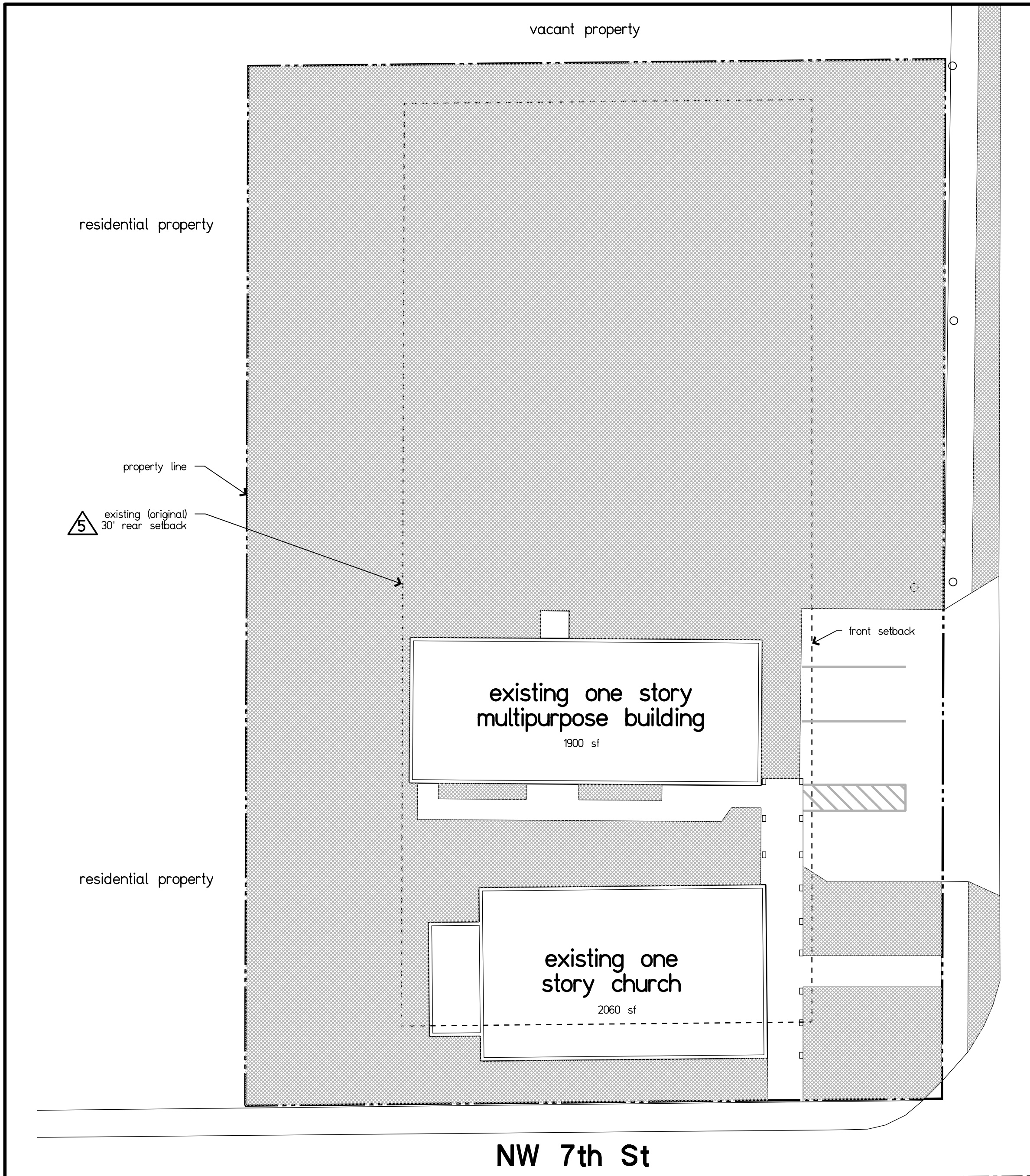
**A complete response to Items 1-8, the Conditional Use Criteria per Section 32-964, below:**

7. That the land area is sufficient, appropriate, and adequate for the use and any reasonably anticipated expansion of the use.

*We have carefully evaluated the land area with the assistance of an architect. To that end, the project was designed with this question in mind. As such, the land area is sufficient for what is being proposed.*

8. Any other conditions as may be stipulated and made a requirement in granting any application for a conditional use, when it is considered necessary to further the intent and general welfare, including, but not limit to:

- a. Limitations on the hours of business operations. – Acknowledged.
- b. Limitations on the number of occupants of any building at any one time.- Acknowledged.



5 existing site plan  
A01 scale: 1/16" = 1'-0"

site address:	701 NW 1st Avenue
zoning designation:	residential two family (duplex) district
main lot area:	26,800 sf
parking lot area:	15,000 sf
total combined lot areas:	41,800 sf (0.96 acres)
existing height:	existing < 35'; required 35'; proposed < 35'
front setback:	25', no change
side street setback:	15', no change
interior side setback:	7.5', no change
rear setback:	existing 30'; required 20'; proposed 23' <b>5</b>
paved parking area across street:	10,973 sf
paved parking area main lot:	9,019 sf <b>1</b> <b>4</b>
total paved parking lot area:	19,992 sf
landscape area main lot:	8,668 sf <b>1</b> <b>4</b>
landscape area parking across street:	4,027 sf
total landscape area:	12,695 sf
church seating:	131
accessory building areas:	-
multipurpose room:	1536 sf
office:	63 sf
class room:	280 sf
hallway:	218 sf
reception:	216 sf
kitchen, bathrooms, storage room:	1,023 sf
total gross floor area:	3,426 sf
total accessory use area:	2,275 sf (gross- kitchens, bathrooms, storage and hallway)
percentage of accessory use:	65%
number of existing parking spaces:	33
required parking spaces:	44
- church seating: 131 / 3	18
- accessory multi-purpose seating 72 / 4	2
- accessory classroom 280 / 200	1
- accessory office 63 / 250	1
- accessory reception 216 / 250	1
total accessory parking (22) * 65%	15
total required parking spaces:	59
5% reduction due to proximity to transit stops:	-3
final required parking spaces:	56
total proposed parking spaces:	58

12 site data  
many scale: 1/4" = 1'-0"

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Architecture  
Design

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STATE OF FLORIDA  
MARCELLO PENGO  
AR0016862  
REGISTERED ARCHITECT  
Marcello AR0016862

client: St. Anne's Church  
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5	P&Z 6th round comments	5/27/25
4	P&Z 5th round comments	11/9/25
3	P&Z 4th round comments	8/14/25
2	P&Z 3rd round comments	7/5/25
1	P&Z 2nd round comments	3/10/25
no.	revision	date

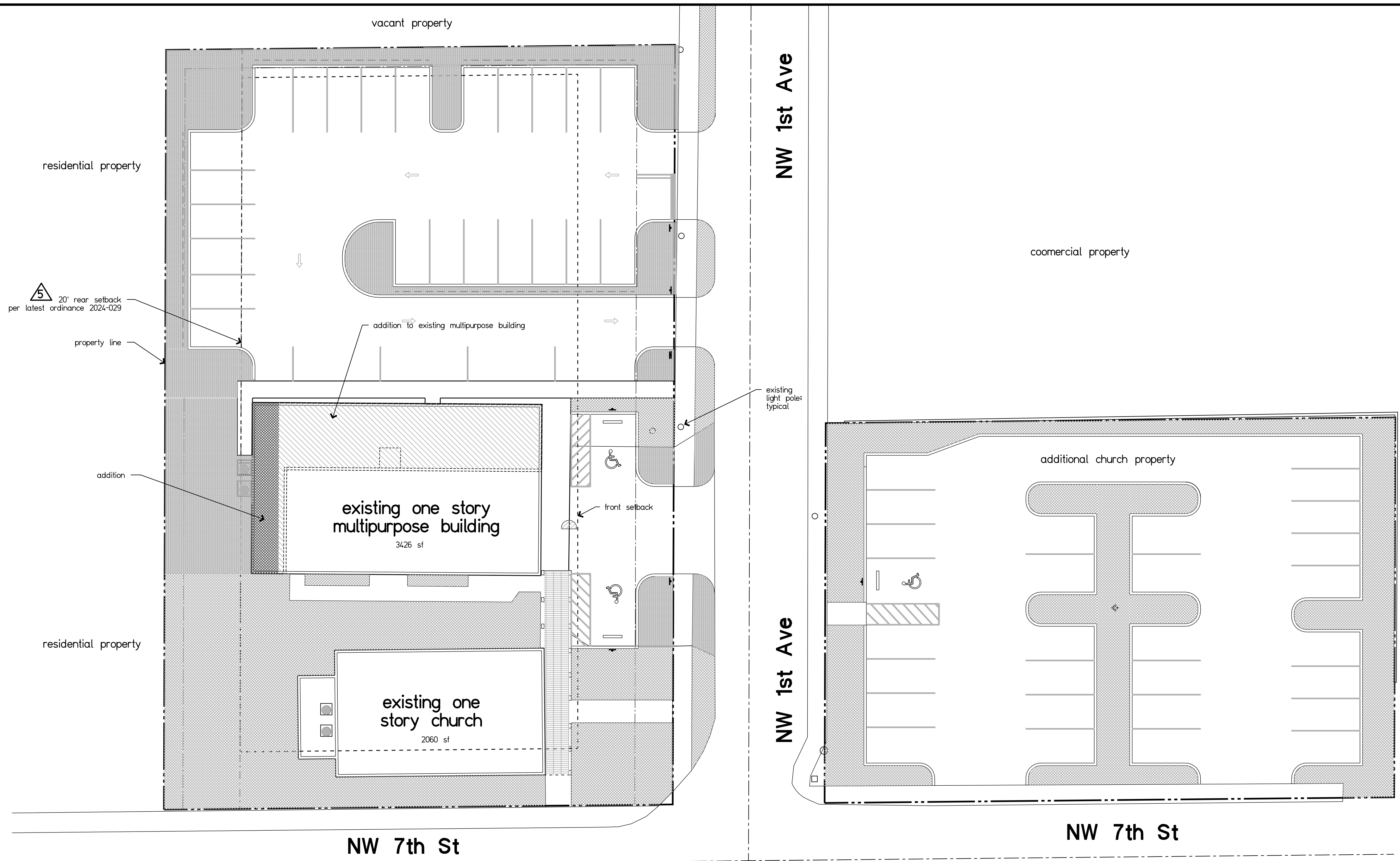
Phase: variance phase

Sheet: existing overall site plan

Scale: as shown (N) 24-007

Drawn: MP/DS Date: MP

A01  
sheet X of X



5 proposed site plan  
 A02 scale: 1/16" = 1'-0" see site on A03 for more details, notes and dimensions



10 bus locations  
 A02 scale: 1/4" = 1'-0" Church to bus stop 1 = +/- 450'  
 Church to bus stop 2 = +/- 95'

- list of variances
- Variance to reduce the required minimum setback from 30 feet to 23 feet
  - Variance to reduce the required site area for a house of worship from 43,560 sq. ft. (one acre) to 41,800 (0.96 acres) to be verified with updated survey.
  - Variance to reduce the required structural distance separation from a residential use from 50 feet to 23 feet
  - Variance to increase the allowed gross floor area for accessory use from 50 percent of the total gross floor area of the facility to 65 percent.

11 list of variances  
 A02 scale: 1/4" = 1'-0"

site address: 701 NW 1st Avenue  
 zoning designation: residential two family (duplex) district  
 main lot area: 26,800 sf  
 parking lot area: 15,000 sf  
 total combined lot areas: 41,800 sf (0.96 acres)  
 height: existing < 35'; required 35'; proposed < 35'  
 front setback: 25', no change  
 side street setback: 15', no change  
 interior side setback: 7.5', no change  
 rear setback: existing 30'; required 20'; proposed 23'

paved parking area across street: 10,973 sf  
 paved parking area main lot: 9,019 sf  
 total paved parking lot area: 19,992 sf

landscape area main lot: 8,668 sf  
 landscape area parking across street: 4,027 sf  
 total landscape area: 12,695 sf

church seating: 131  
 accessory building areas-  
 multipurpose room: 1536 sf  
 office: 63 sf  
 class room: 280 sf  
 hallway: 218 sf  
 reception: 216 sf  
 kitchen, bathrooms, storage room: 1,023 sf  
 total gross floor area: 3,426 sf  
 total accessory use area: 2,275 sf (gross- kitchens, bathrooms, storage and hallway)  
 percentage of accessory use: 65%

number of existing parking spaces: 33  
 required parking spaces:  
 - church seating 131 / 3 = 44  
 - accessory multi-purpose seating 72 / 4 = 18  
 - accessory classroom 280 / 200 = 2  
 - accessory office 63 / 250 = 1  
 - accessory reception 216 / 250 = 1  
 total accessory parking (22) \* 65% = 15  
 total required parking spaces: 59  
 5% reduction due to proximity to transit stops: -3  
 final required parking spaces: 56  
 total proposed parking spaces: 58

12 site data  
 many scale: 1/4" = 1'-0"

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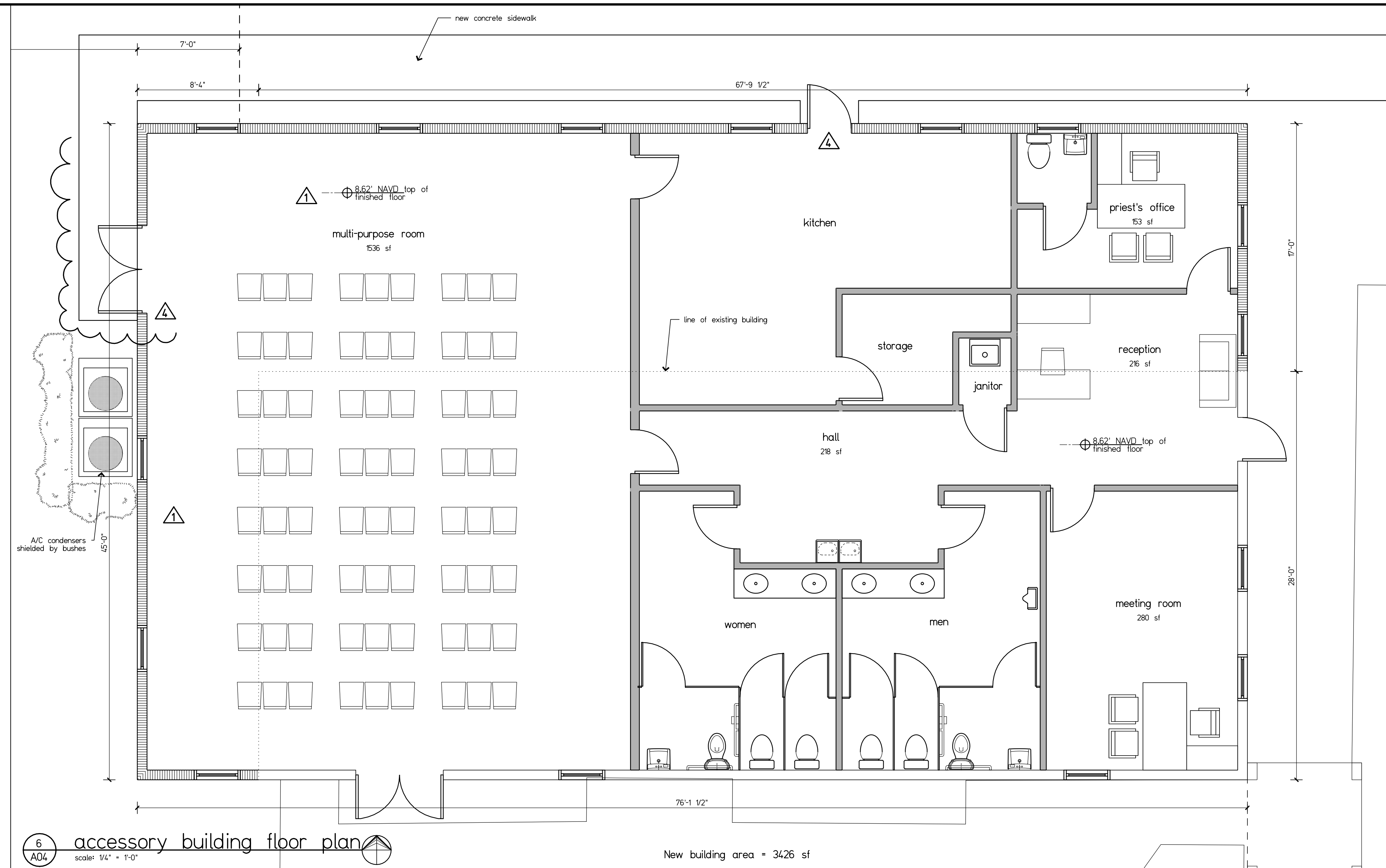
STATE OF FLORIDA  
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 AR0016862  
 REGISTERED ARCHITECT  
 Marcello PenGO

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 project: building renovation  
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no.	revision	date
5	P&Z 6th round comments	5/27/26
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3	P&Z 4th round comments	8/14/25
2	P&Z 3rd round comments	7/5/25
1	P&Z 2nd round comments	3/7/25

Phase: variance phase  
 Sheet: preliminary floor plan on site plan  
 Scale: as shown (in) 24-0/07  
 Drawn: MP/DS Date: MP  
 A02  
 sheet X of X  
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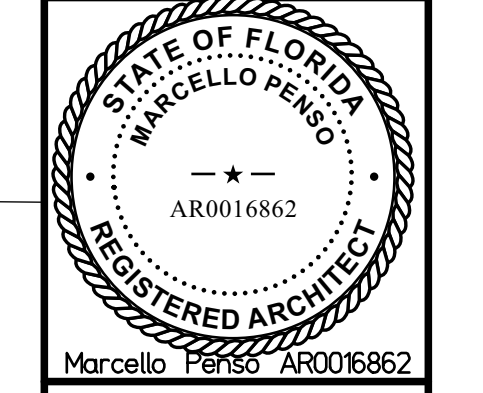
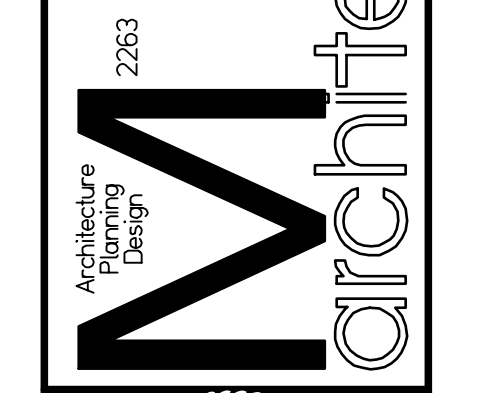




6 accessory building floor plan  
 A04 scale: 1/4" = 1'-0"

New building area = 3426 sf

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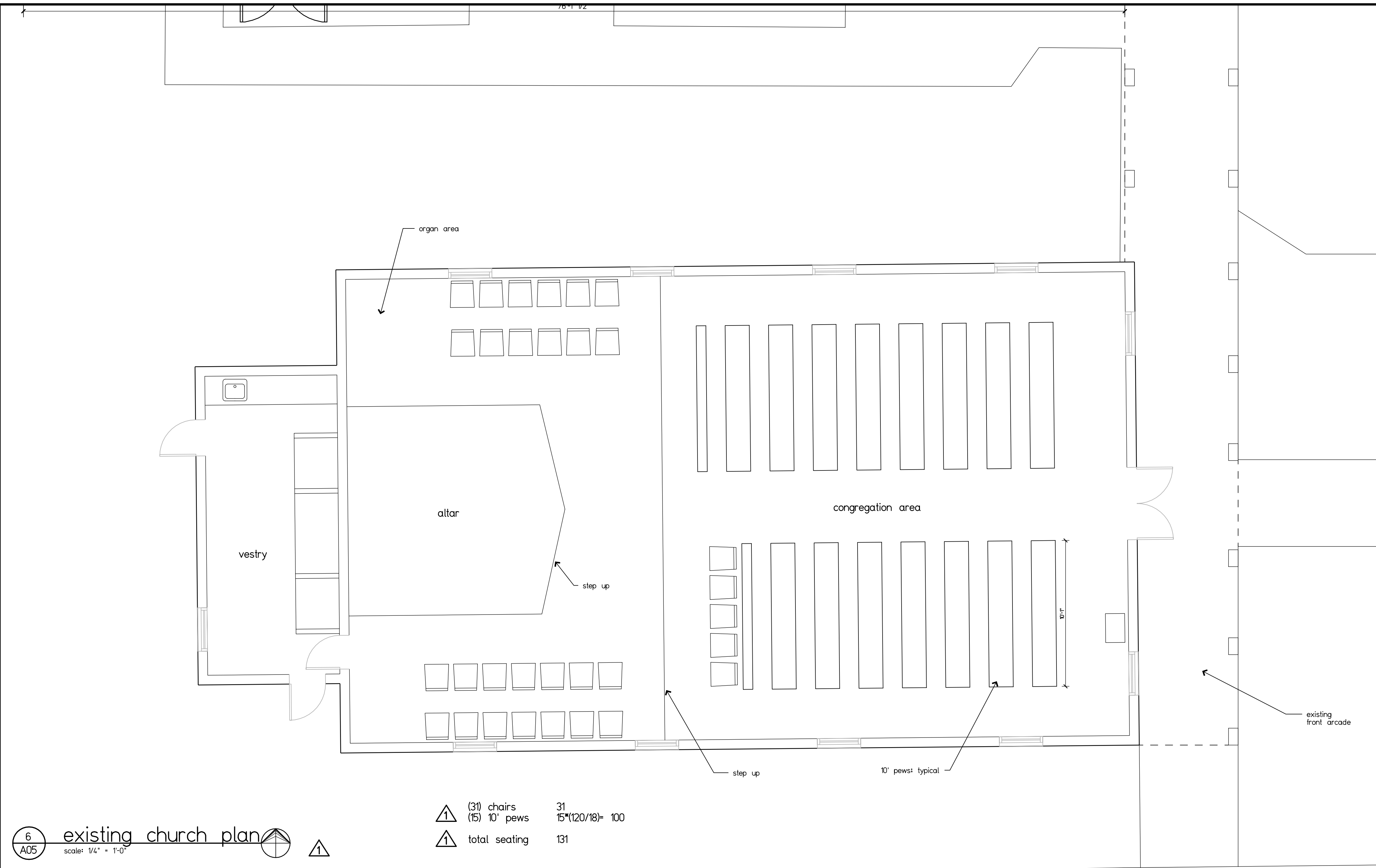
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2	P&Z 3rd round comments	7/5/25
1	P&Z 2nd round comments	3/17/25
no.	revision	date

Phase: variance phase

Sheet: accessory structure

Scale: as shown (N) 24-007  
 Drawn: MP/DS (N) MP

A04  
 sheet X of X

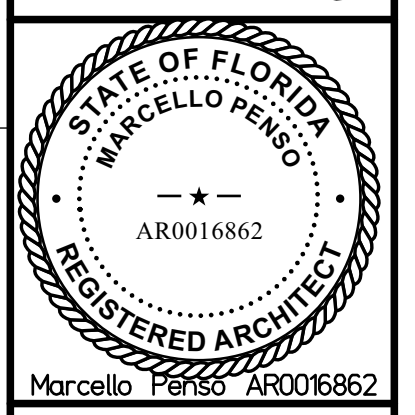


6  
A05 existing church plan  
scale: 1/4" = 1'-0"

- ▲ (31) chairs 31
- ▲ (15) 10' pews 15\*(120/18)= 100
- ▲ total seating 131

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**M**architectus  
Architecture  
Interior  
Design



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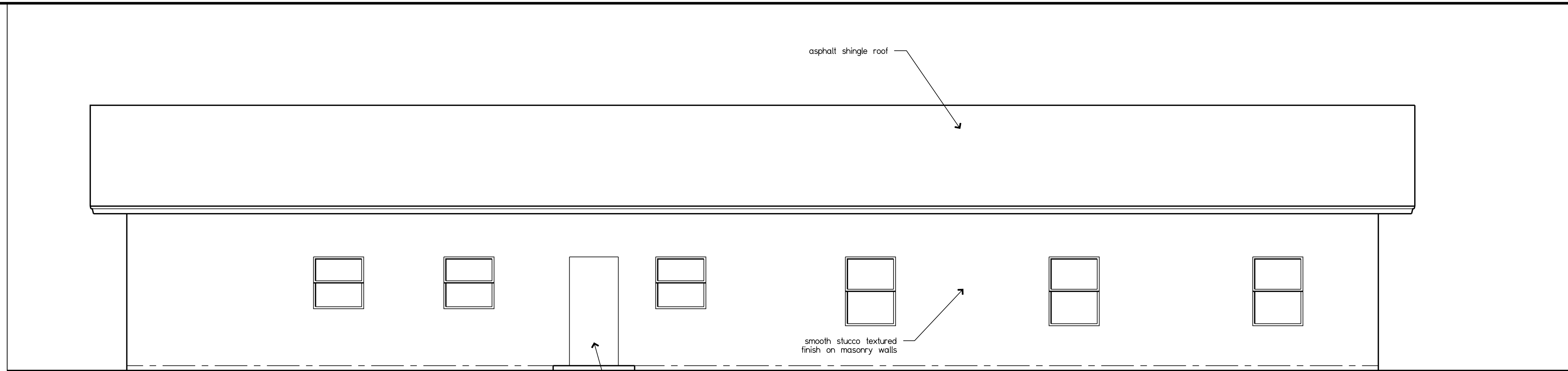
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no.	revision	date

Phase: variance phase

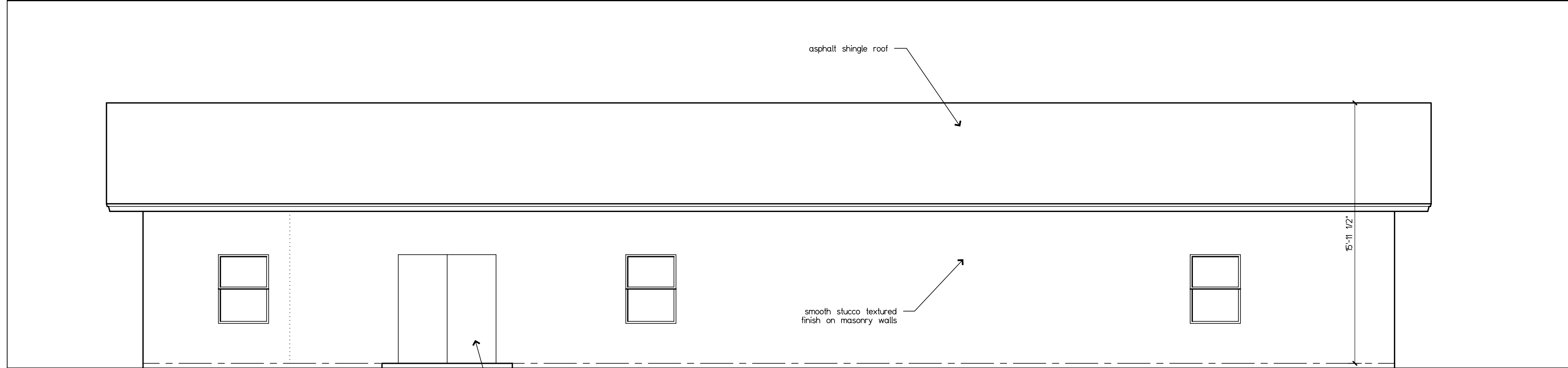
Sheet: existing church floor plan

Scale: as shown (N) 24-007  
Drawn: MP/DS (N) MP

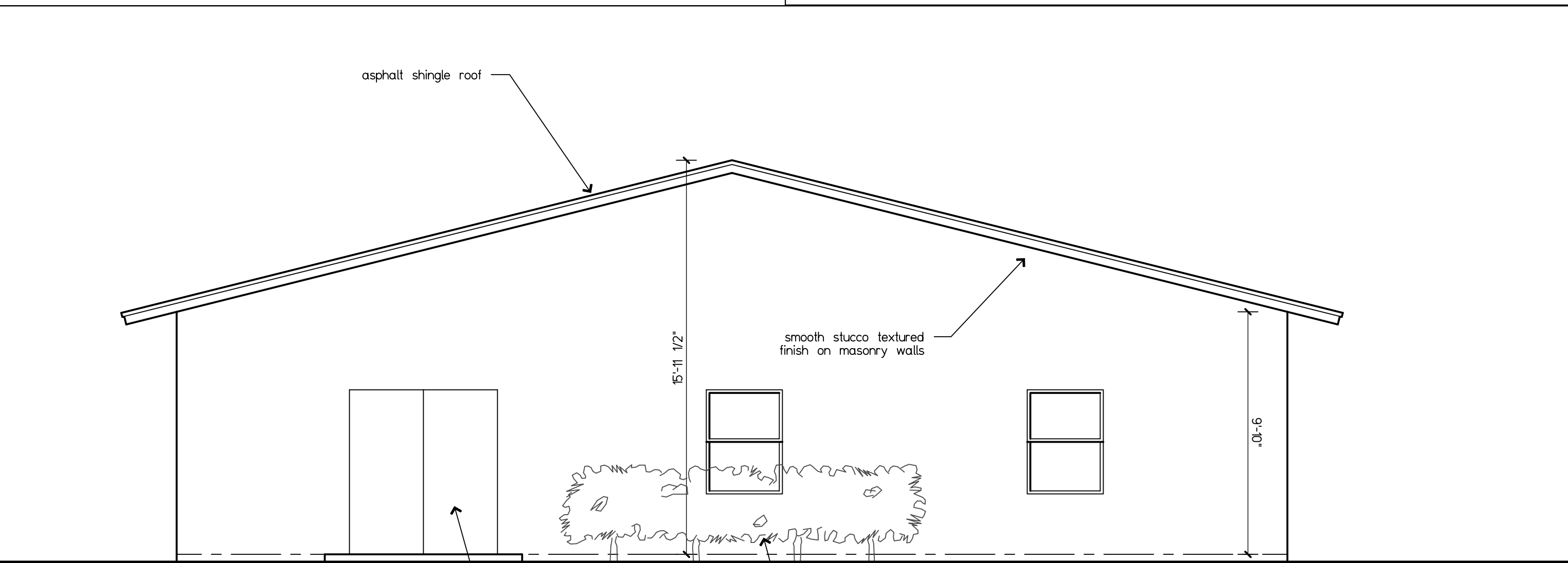
A05  
sheet X of X



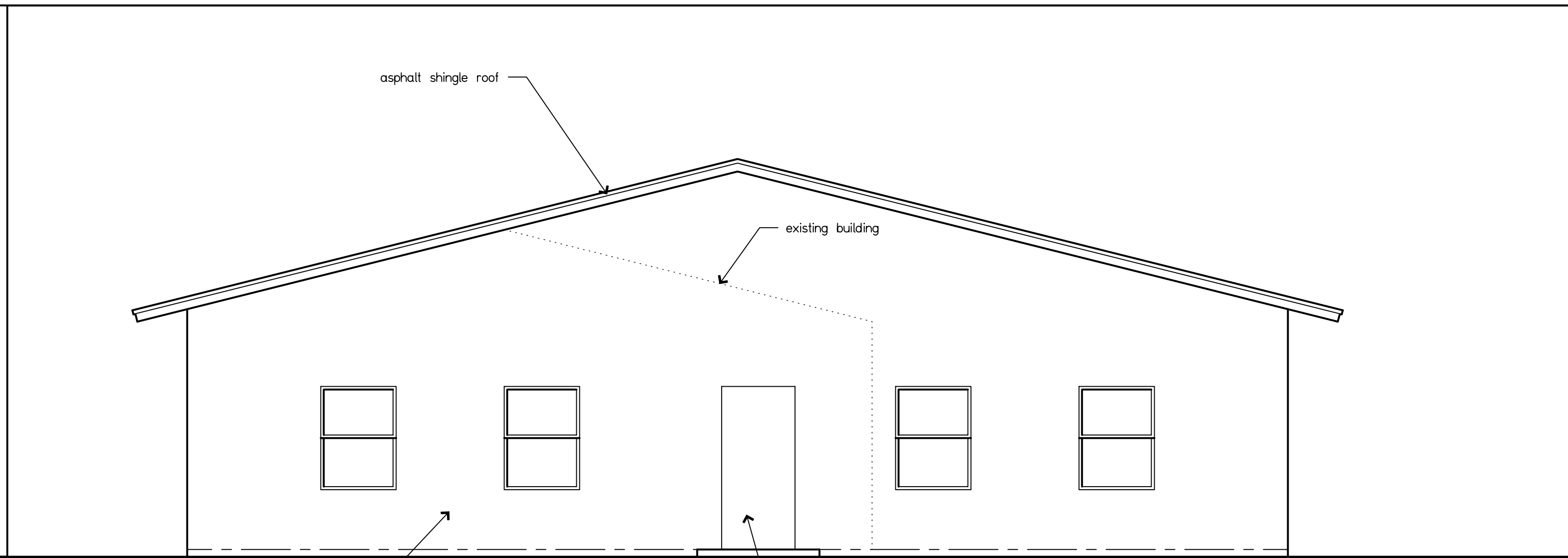
2 schematic north elevation  
A06 scale: 1/4" = 1'-0"



6 schematic south elevation  
A06 scale: 1/4" = 1'-0"



9 schematic west elevation  
A06 scale: 1/4" = 1'-0"



11 schematic east elevation  
A06 scale: 1/4" = 1'-0"

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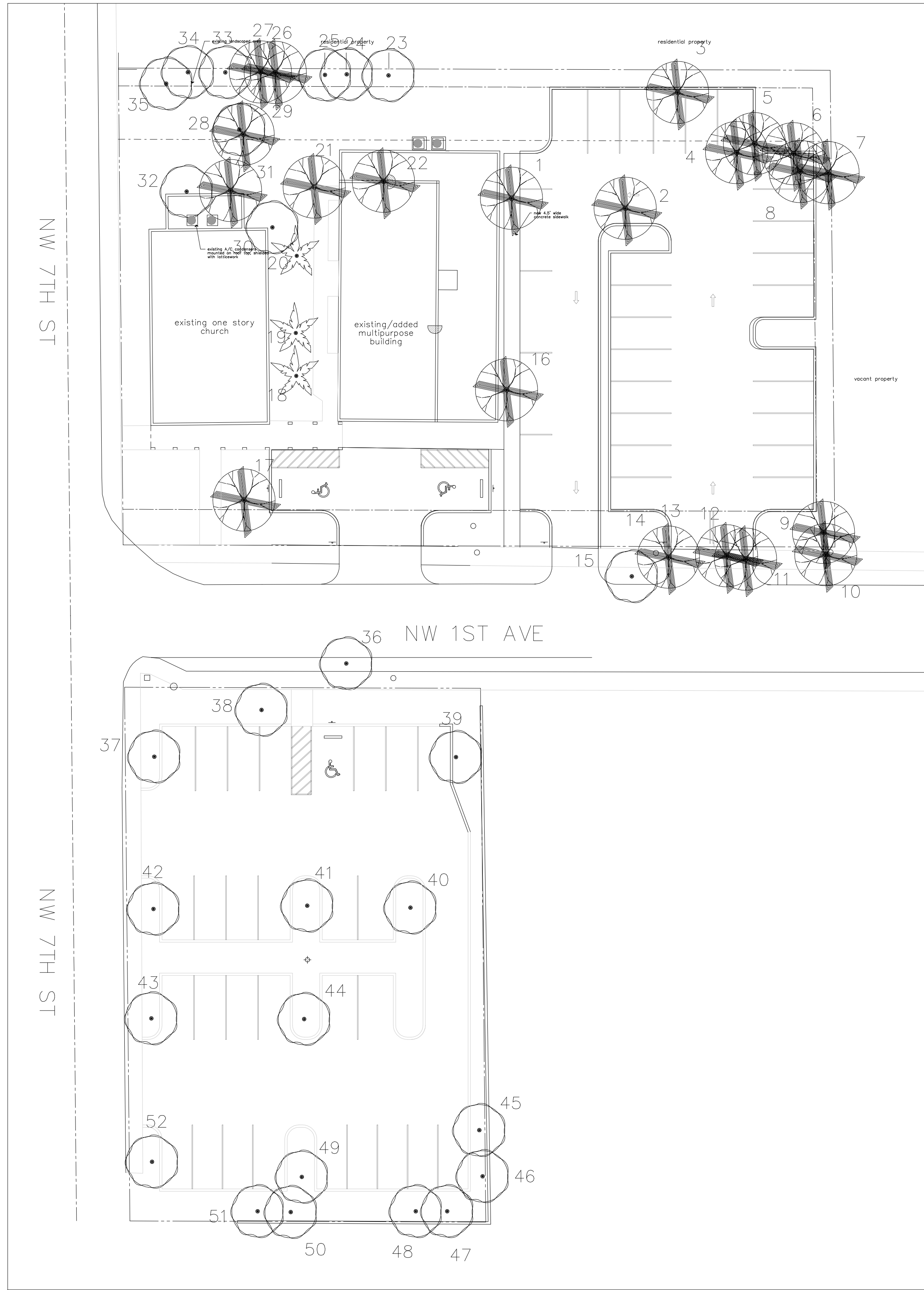
4	P&Z 5th round comments	11/9/25
3	P&Z 4th round comments	8/14/25
2	P&Z 3rd round comments	7/5/25
1	P&Z 2nd round comments	3/7/25
no.	revision	date

Phase: variance phase

Sheet: accessory building schematic elevations

Scale: as shown (N) 24-07  
Drawn: MP/DS Date: MP

A06  
sheet X of X



**ST ANNS CHURCH - TREE INVENTORY**

No.	BOTANICAL NAME	COMMON NAME	D.B.H. (Inches)	HEIGHT (Feet)	CANOPY RADIUS (Feet)	AREA (sq ft)	CONDITION	DISPOSITION	CRZ/TPZ (Feet)	
1	Manifera indica	Mango	20	20	36	18	0	Poor	Remove	4
2	Manikara zapota	Sapodilla	24	25	32	16	0	Poor	Remove	4
3	Manifera indica	Mango	3	30	2	1	0	Poor	Remove	5
4	Manifera indica	Mango	8	30	16	8	200.96	Good	Remove	5
5	Manifera indica	Mango (3 trunks)	23	30	30	15	706.5	Good	Remove	4
6	Ficus aurea	Strangler Fig (4 trunks)	74	30	48	24	1808.64	Good	Remove	14
7	Sabal Palmetto	Sabal Palm	14	15	16	8	200.96	Good	Remove	4
8	Manifera indica	Mango	8	30	16	8	200.96	Good	Remove	5
9	Bursera simaruba	Gumbo Limbo(3 trunks)	17	15	20	10	314	Good	Remove	4
10	Bursera simaruba	Gumbo Limbo	6	12	8	4	50.24	Fair	Remove	4
11	Bursera simaruba	Gumbo Limbo	14	20	20	10	314	Fair	Remove	4
12	Araucaria heterophylla	Norfolk Island Pine	21	35	16	8	0	Invasive	Remove	4
13	Araucaria heterophylla	Norfolk Island Pine	24	40	14	7	0	Invasive	Remove	4
14	Sabal Palmetto	Sabal Palm	14	15	16	8	200.96	Good	Remove	4
15	Bursera simaruba	Gumbo Limbo	14	24	24	12	0	Good	Remain (OFFSITE)	12
16	Coccoloba uvifera	Seagrape 'Multi'	2 to 25	20	30	15	706.5	Fair	Remove	12
17	Spathodea campanulata	African Tulip	5	10	8	4	0	Poor	Remove	4
18	Syagrus romanzoffiana	Queen Palm	8	18	12	6	0	Fair	Remain (ONSITE)	4
19	Syagrus romanzoffiana	Queen Palm	7	20	12	6	0	Fair	Remain (ONSITE)	4
20	Syagrus romanzoffiana	Queen Palm	8	24	16	8	0	Good	Remain (ONSITE)	4
21	Plumeria	Frangipani	4	14	8	4	0	Poor	Remove	4
22	Plumeria	Frangipani	13	16	20	10	314	Fair	Remove	4
23	Melia azedarach	Chinaberry 'Triple'	6	8	14	7	0	Invasive	Remove	6
24	Chrysalidocarpus lutescens	Areca Palm	6	10	10	5	0	Good	Remain (ONSITE)	6
25	Coccoloba uvifera	Seagrape 'Quad'	20	16	28	14	0	Good	Remain (ONSITE)	10
26	Melia azedarach	Chinaberry 'Double'	4	10	6	3	0	Invasive	Remove	4
27	Pachira aquatica	Money Tree	4	8	4	2	0	Poor	Remove	4
28	Melia azedarach	Chinaberry 'Double'	21	14	34	17	0	Invasive	Remove	10
29	Bursera simaruba	Gumbo Limbo	5	12	8	4	0	Poor	Remove	4
30	Melia azedarach	Chinaberry 'Triple'	14	16	18	9	0	Invasive	Remove	12
31	Manifera indica	Mango	3	12	8	4	0	Fair	Remain (ONSITE)	4
32	Melia azedarach	Chinaberry 'Double'	9	12	6	3	0	Invasive	Remove	12
33	Coccoloba uvifera	Seagrape 'Quad'	17	14	14	7	0	Fair	Remain (ONSITE)	8
34	Coccoloba uvifera	Seagrape 'Multi'	29	25	24	12	0	Good	Remain (ONSITE)	12
35	Bursera simaruba	Gumbo Limbo 'Double'	29	22	24	12	0	Good	Remain (ONSITE)	12
36	Tabebuia heterophylla	Pink Tabebuia	12	18	16	8	0	Fair	Remain (OFFSITE)	12
37	Swietenia mahagoni	West Indian Mahogany	10	18	18	9	0	Good	Remain (ONSITE)	12
38	Plumeria pudica	Bridal Bouquet	8	12	10	5	0	Good	Remain (ONSITE)	12
39	Swietenia mahagoni	West Indian Mahogany	12	20	20	10	0	Good	Remain (ONSITE)	12
40	Swietenia mahagoni	West Indian Mahogany	11	20	24	12	0	Good	Remain (ONSITE)	12
41	Quercus virginiana	Live Oak	12	20	28	14	0	Good	Remain (ONSITE)	12
42	Tabebuia heterophylla	Pink Tabebuia	7	14	14	7	0	Good	Remain (ONSITE)	12
43	Tabebuia heterophylla	Pink Tabebuia	7	14	14	7	0	Good	Remain (ONSITE)	12
44	Quercus virginiana	Live Oak	12	20	28	14	0	Good	Remain (ONSITE)	12
45	Swietenia mahagoni	West Indian Mahogany	6	10	10	5	0	Good	Remain (ONSITE)	12
46	Melia azedarach	Chinaberry 'Multi'	17	16	12	6	0	Invasive	Remove	12
47	Tabebuia heterophylla	Pink Tabebuia	6	16	10	5	0	Good	Remain (ONSITE)	12
48	Swietenia mahagoni	West Indian Mahogany	3	14	8	4	0	Good	Remain (ONSITE)	13
49	Swietenia mahagoni	West Indian Mahogany	7	14	12	6	0	Good	Remain (ONSITE)	14
50	Melia azedarach	Chinaberry 'Double'	6	12	8	4	0	Invasive	Remove	15
51	Tabebuia heterophylla	Pink Tabebuia	8	12	14	7	0	Good	Remain (ONSITE)	16
52	Bursera simaruba	Gumbo Limbo 'Quad'	16	14	18	9	0	Fair	Remain (ONSITE)	17
							<b>5,018</b>			

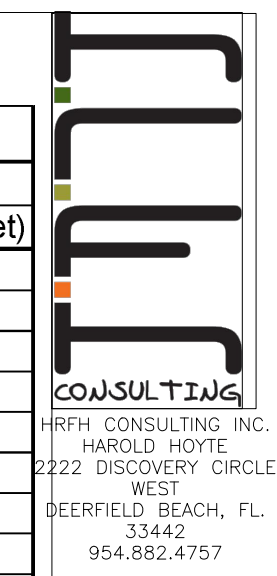
**5,018 Sq ft of canopy removed**  
**5,800 sq ft of canopy replaced**

**ST ANNS CHURCH - EXISTING TREE CREDITS**

No.	BOTANICAL NAME	COMMON NAME	CAL (Inches)	HEIGHT (Feet)	DROUGHT TOLERANCE (Feet)	NATIVE (Feet)	QUALITY	TREE LOCATION	TREE CREDIT
15	Bursera simaruba	Gumbo Limbo	14	24	High	YES	Good	TREE OFFSITE	1
18	Syagrus romanzoffiana	Queen Palm	8	18	High	NO	Fair	PALM ONSITE	0.5
19	Syagrus romanzoffiana	Queen Palm	7	20	High	NO	Fair	PALM ONSITE	0.5
20	Syagrus romanzoffiana	Queen Palm	8	24	High	NO	Good	PALM ONSITE	0.5
24	Chrysalidocarpus lutescens	Areca Palm	6	10	High	NO	Good	PALM ONSITE	0.5
25	Coccoloba uvifera	Seagrape 'Quad'	20	16	High	YES	Good	TREE ONSITE	1
31	Manifera indica	Mango	3	12	High	NO	Fair	TREE ONSITE	1
33	Coccoloba uvifera	Seagrape 'Quad'	17	14	High	YES	Fair	TREE ONSITE	1
34	Coccoloba uvifera	Seagrape 'Multi'	29	25	High	YES	Good	TREE ONSITE	1
35	Bursera simaruba	Gumbo Limbo 'Double'	29	22	High	YES	Good	TREE ONSITE	1
38	Tabebuia heterophylla	Pink Tabebuia	12	18	High	NO	Fair	TREE OFFSITE	1
37	Swietenia mahagoni	West Indian Mahogany	10	18	High	YES	Good	TREE ONSITE	1
38	Plumeria pudica	Bridal Bouquet	8	12	Medium	NO	Good	TREE ONSITE	1
39	Swietenia mahagoni	West Indian Mahogany	12	20	High	YES	Good	TREE ONSITE	1
40	Swietenia mahagoni	West Indian Mahogany	11	20	High	YES	Good	TREE ONSITE	1
41	Quercus virginiana	Live Oak	12	20	High	YES	Good	TREE ONSITE	1
42	Tabebuia heterophylla	Pink Tabebuia	7	14	High	NO	Good	TREE ONSITE	1
43	Tabebuia heterophylla	Pink Tabebuia	7	14	High	NO	Good	TREE ONSITE	1
44	Quercus virginiana	Live Oak	12	20	High	YES	Good	TREE ONSITE	1
45	Swietenia mahagoni	West Indian Mahogany	6	10	High	YES	Good	TREE ONSITE	1
47	Tabebuia heterophylla	Pink Tabebuia	6	16	High	NO	Good	TREE ONSITE	1
48	Swietenia mahagoni	West Indian Mahogany	3	14	High	YES	Good	TREE ONSITE	1
49	Swietenia mahagoni	West Indian Mahogany	7	14	High	YES	Good	TREE ONSITE	1
51	Tabebuia heterophylla	Pink Tabebuia	8	12	High	NO	Good	TREE ONSITE	1
52	Bursera simaruba	Gumbo Limbo 'Quad'	16	14	High	YES	Fair	TREE ONSITE	1
									<b>23</b>

**19 EXISTING (ONSITE) TREE CREDITS**  
**2 EXISTING (ONSITE) PALM CREDITS**  
**2 EXISTING (OFFSITE) TREE CREDITS**

LANDSCAPE ARCHITECT



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Harold R. Hoyte 6666869

client: St. Anne's Church  
 project: building renovation  
 address: 705 NW 1st Avenue  
 Hallandale Beach, FL 33009

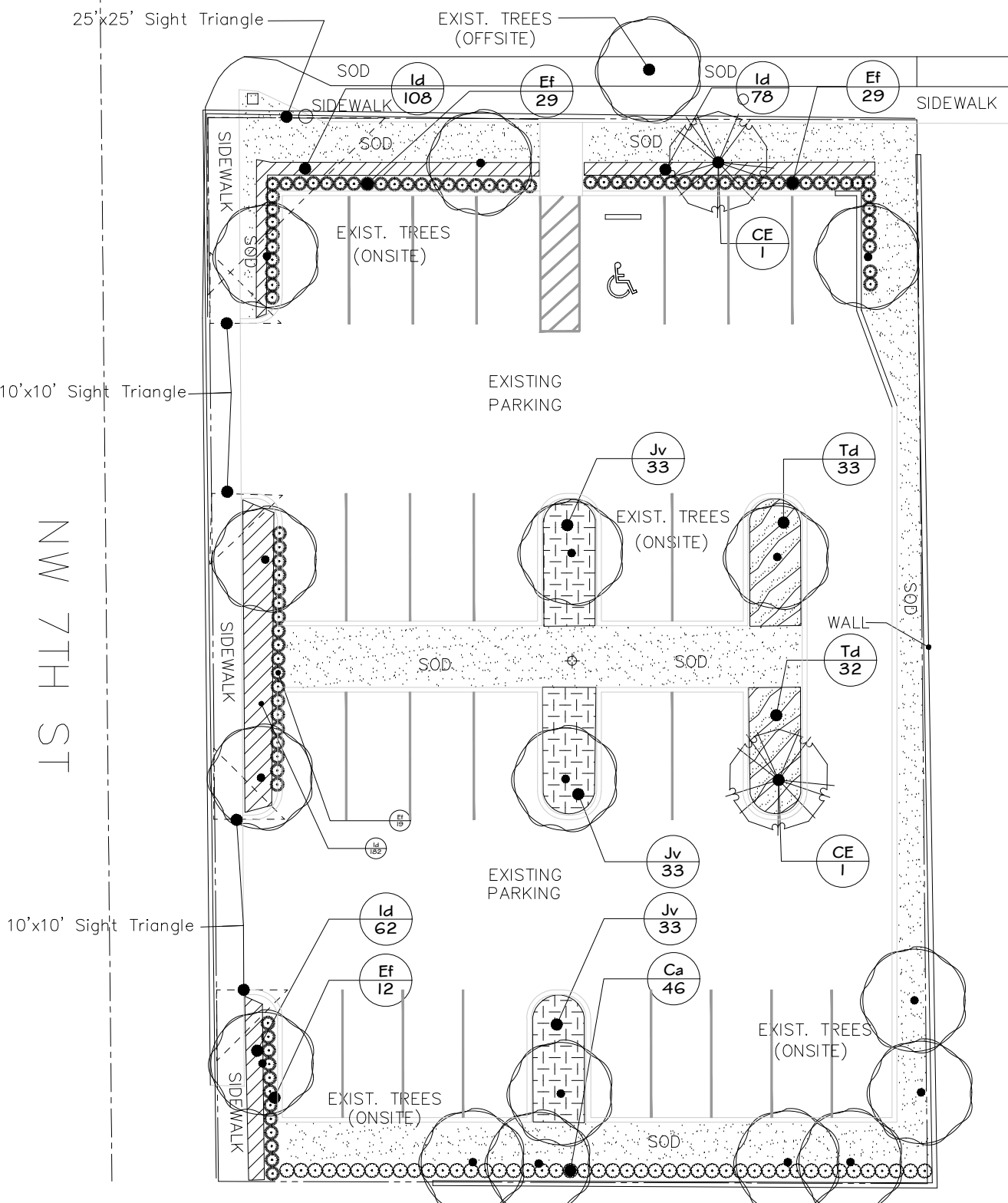
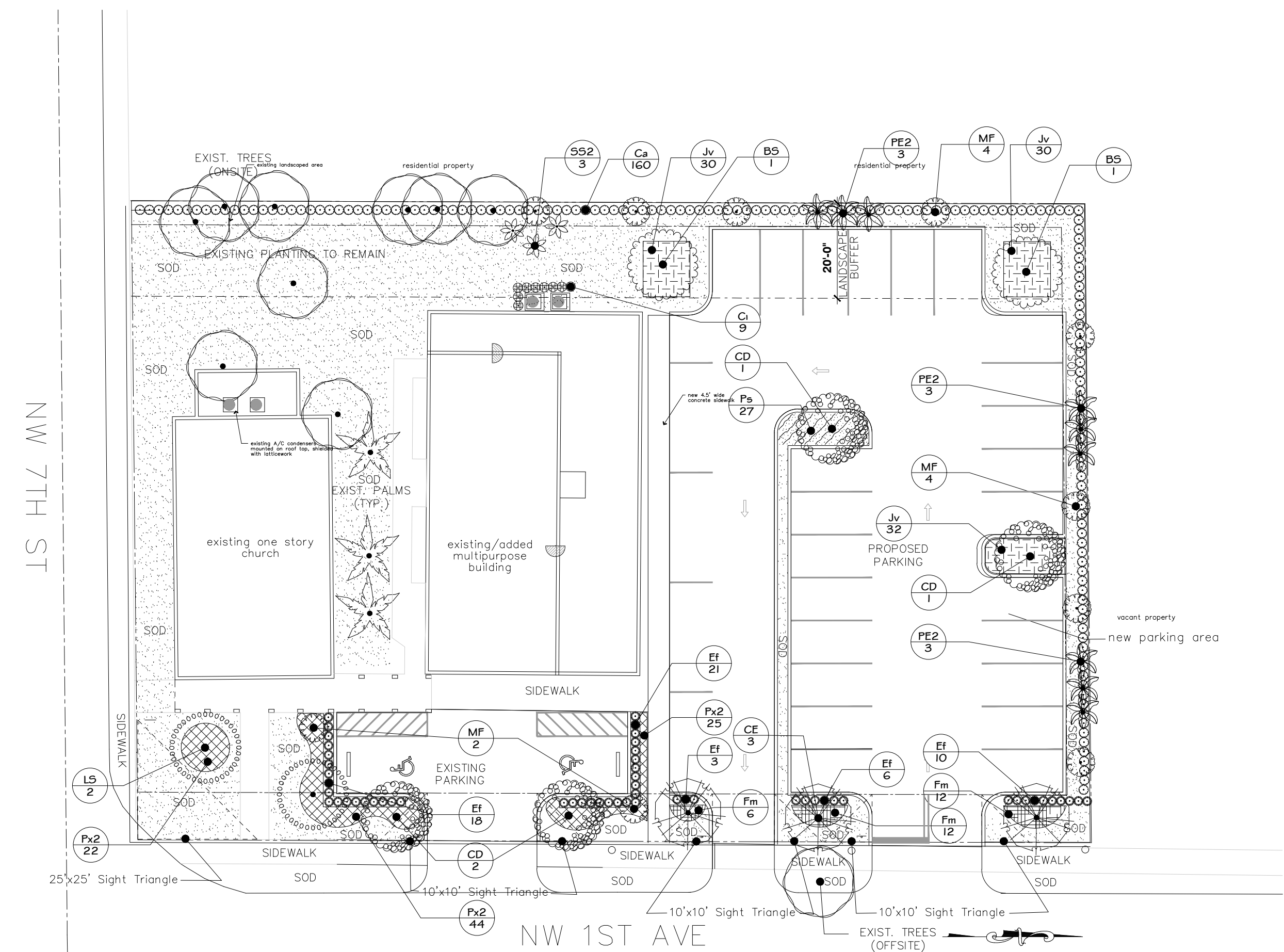
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4	City Comments	12/8/25
3	City Comments	7/2/25
2	City Comments	4/8/25
1	City Comments	10/31/24
no.	revision	date

Phase: variance phase

DISPOSITION PLAN

Scale: as shown Prj: 21-102  
 Drawn: MP/DS/HK Ck: MP

TD1  
 sheet 1 of 1



Landscape plan  
DATE: 11-1-24

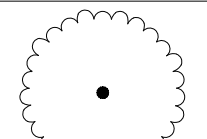
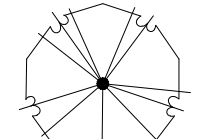
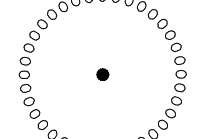
ST. ANNS CHURCH - RD-12 residential two-family (duplex) district.		
<b>Landscape Area Requirements</b>		
Site in 41,800 sq.ft.		
	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>SubDistrict</b>	RD-12 residential two-family (duplex) district.	
<b>% of landscape</b>	10,450 sqft. (25%)	12,695 (30%)
<b>1 tree per 1,500 sqft.</b>		
	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>TREES</b>		
Site Trees (Proposed)		29
Site Trees (Existing)	23	23
<b>Total Site Trees</b>		52
	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>Tree Diversity</b>	4 species	14 species
<b>Drought Tolerant Trees</b>	12 (50%)	52 (100%)
<b>Native Trees</b>	12 (50%)	36 (69%)
<b>Turf Max (sq.ft.)</b>	29,260 (70%)	8,878 (21%)
<b>Hedges/ Plant Drought Tolerant</b>	30%	100%

**Notes:**  
 Trees Min. 15' ht , 5' spr 3 " Cal.  
 Palms 6' Clear wood  
 No more than 70% of site sod  
 3" natural mulch  
 Street trees are existing  
 50 Total Tree Credits (21 existing + 29 proposed)

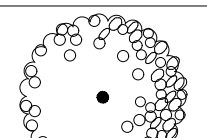
**PLANT SCHEDULE LPI**

SYMBOL CODE BOTANICAL / COMMON NAME

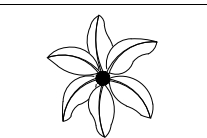
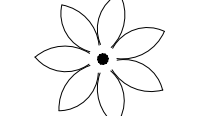
**LARGE TREES**

-  BS *Bursera simaruba* / Gumbo Limbo (Tree onsite)
-  CE *Conocarpus erectus* / Buttonwood (Tree onsite)
-  LS *Lagerstroemia speciosa* / Queen's Crape Myrtle (Tree onsite)

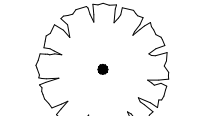
**MEDIUM TREES**

-  CD *Coccoloba diversifolia* / Pigeon Plum (Tree onsite)

**PALM TREES**

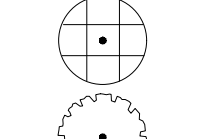
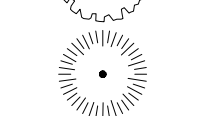
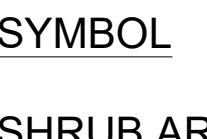
-  PE2 *Ptychosperma elegans* / Alexander Palm (Palm onsite)
-  SS2 *Sabal palmetto* / Cabbage Palmetto (Palm onsite)

**SMALL TREES**

-  MF *Myrcianthes fragrans* / Simpson's Stopper (Tree onsite)

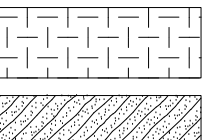
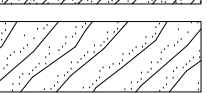

SYMBOL CODE BOTANICAL / COMMON NAME

**SHRUBS**

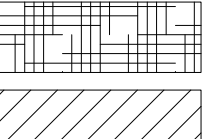
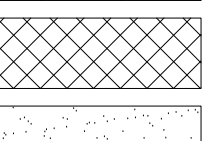
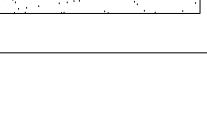

-  Ci *Chrysobalanus icaco* 'Red Tip' / Red Tip Coco Plum 'Hedge'
-  Ca *Clusia rosea* / Autograph Tree
-  Ef *Eugenia foetida* / Spanish Stopper

SYMBOL CODE BOTANICAL / COMMON NAME

**SHRUB AREAS**

-  Jv *Jasminum volubile* / Wax Jasmine
-  Ps *Pennisetum setaceum* 'Alba' / White Fountain Grass
-  Td *Tripsacum dactyloides nana* / Dwarf Fakahatchee Grass

**GROUND COVERS**

-  Fm *Ficus microcarpa* 'Green Island' / Green Island Indian Laurel Fig
-  Id *Ilex vomitoria* 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly
-  Px2 *Philodendron xanadu* / Xanadu Philodendron
-  Ss *Stenotaphrum secundatum* / St. Augustine Grass



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2	City Comments	4/8/25
1	City Comments	10/31/24

Phase: variance phase

Sheet: preliminary landscape plan

Scale: as shown Prj: 21-102  
 Drawn: MP/DS/HH Chk: MP

LP1  
 sheet 1 of 2

**PLANT SCHEDULE LPI**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANCE	TREE CREDITS	QTY	DETAIL	REMARKS
<b>LARGE TREES</b>										
	BS	Bursera simaruba / Gumbo Limbo (Tree onsite)	15' Ht.	Field Grown	Yes	High	2	2		15' Ht., 3" Cal.
	CE	Conocarpus erectus / Buttonwood (Tree onsite)	15' Ht.	B&B	Yes	High	5	5		15' Ht., 4' spr. Full, 3" cal.
	LS	Lagerstroemia speciosa / Queen's Crape Myrtle (Tree onsite)	15' Ht.	B&B	No	Medium	2	2		15' Ht. 3" Cal
<b>MEDIUM TREES</b>										
	CD	Coccoloba diversifolia / Pigeon Plum (Tree onsite)	15' Ht.	B&B	Native	High	4	4		3' cal.
<b>PALM TREES</b>										
	PE2	Ptychosperma elegans / Alexander Palm (Palm onsite)	10-12' CT		No	High	4.5	9		
	SS2	Sabal palmetto / Cabbage Palmetto (Palm onsite)	10-12' CT		Yes	High	1	3		
<b>SMALL TREES</b>										
	MF	Myrcianthes fragrans / Simpson's Stopper (Tree onsite)	10-12' ht	B&B	Yes	High	10	10		10-12' ht., 2" cal.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANCE	TREE CREDITS	QTY	DETAIL	REMARKS
<b>SHRUBS</b>										
	Ci	Chrysobalanus icaco / Red Tip / Red Tip Coco Plum / Hedge'	7 gal.	Pot	Yes	High		9		3' tall
	Ca	Clusia rosea / Autograph Tree	3 gal.	Pot	Yes	High		206		24"x24", Full, Hedge, 24" O.C.
	Ef	Eugenia foetida / Spanish Stopper	3 gal.	Pot	Yes	High		145		24"x24", Full, Hedge, 24" O.C.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANCE	TREE CREDITS	QTY	DETAIL	REMARKS
<b>SHRUB AREAS</b>										
	Jv	Jasminum volubile / Wax Jasmine	3 gal.	Pot	No	High		24" o.c.	191	30"x24", 2'o.c.
	Ps	Pennisetum setaceum / Alba / White Fountain Grass	3 gal.	Pot	No	Medium		24" o.c.	30	24"x24", 2'o.c.
	Td	Tripsacum dactyloides / Dwarf Fakahatchee Grass	3 gal.	Pot	Yes	High		24" o.c.	65	18"x24", 24" OC
<b>GROUND COVERS</b>										
	Fm	Ficus microcarpa / Green Island / Green Island Indian Laurel Fig	3 gal.	Pot	No	High		24" o.c.	29	24"x24", 2'o.c.
	Id	Ilex vomitoria / Schillings Dwarf / Schillings Dwarf Yaupon Holly	3 gal.	Pot	Yes	High		12" o.c.	430	12"x12", 12" OC
	Px2	Philodendron xanadu / Xanadu Philodendron	3 gal.	Pot	No	High		24" o.c.	91	18X24, 24" OC
	Ss	Stenotaphrum secundatum / St. Augustine Grass	sod	Solid Sod	No	High		12" o.c.	8,878	Solid sod

23 PROPOSED (ON SITE) TREE CREDITS  
7.5 PROPOSED (ON SITE) PALM CREDITS

**MAINTENANCE PLAN FOR ONE YEAR**

**MAINTENANCE FOR NEW TREES AND PALMS:**

1. **WATERING:**  
ALL TREES AND PALMS SHALL BE WATERED IMMEDIATELY AFTER PLANTING, IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:  
A. FIRST THREE WEEKS - 5 TIMES PER WEEK.  
B. SECOND NINE (9) WEEKS - 3 TIMES PER WEEK.  
C. NEXT TWENTY-FOUR (24) WEEKS - TWICE PER WEEK.  
D. NEXT SIXTEEN (16) WEEKS - ONCE A WEEK.

2. **FERTILIZER:**  
THE FERTILIZER TO BE USED ON ALL NEW TREES AND PALMS SHALL BE IN GRANULAR, SLOW RELEASE FORM AND HAVE A 13-3-13 RATIO.  
E. FERTILIZER SHALL BE APPLIED AFTER 45 DAYS OF BEING INSTALLED.  
F. ONCE A MONTH FOR THREE MONTHS AND THEN EVERY THREE MONTHS.

3. **MULCH:**  
NEW TREES, EXISTING TREES AND NEW PALMS SHALL BE MULCHED AS MANY TIMES AS REQUIRED TO MAINTAIN A MIN. 2" BED OF HEAT-STERILIZED MELALEUCA MULCH, GRADE B OR BETTER.  
A. ALL TREES AND PALMS SHALL HAVE CIRCULAR TREE RINGS MAINTAINED UNIFORMLY AT A DISTANCE OF AT LEAST 18-INCH RADIUS (36-INCH DIAMETER) FROM THE TRUNK, WITHIN WHICH MULCH SHALL BE MAINTAINED. MULCH SHALL BE ADDED 2" AWAY FROM TRUNK.

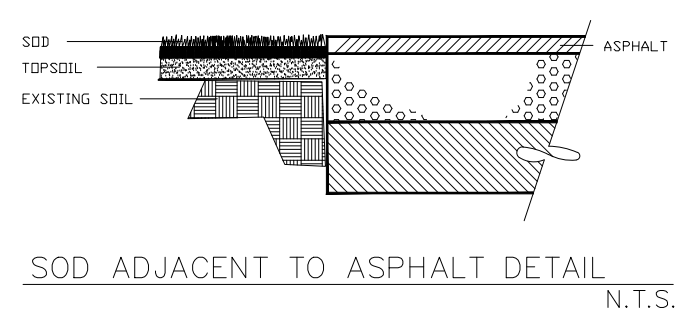
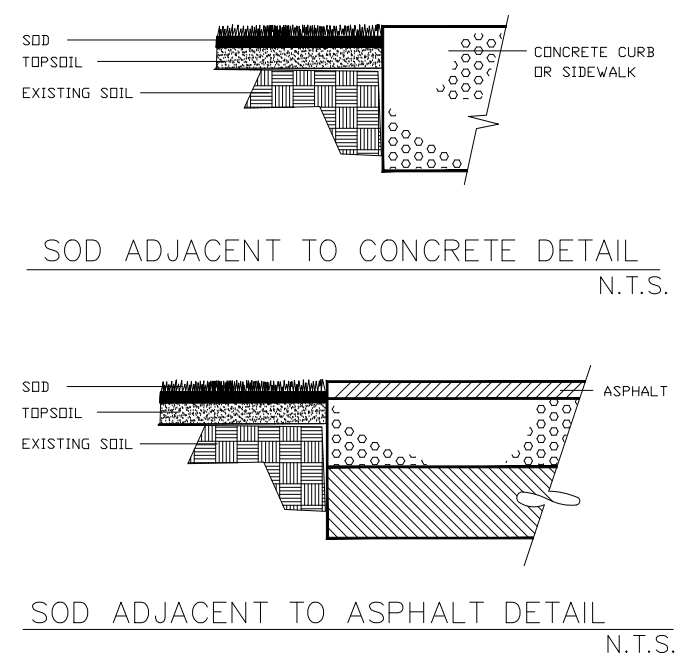
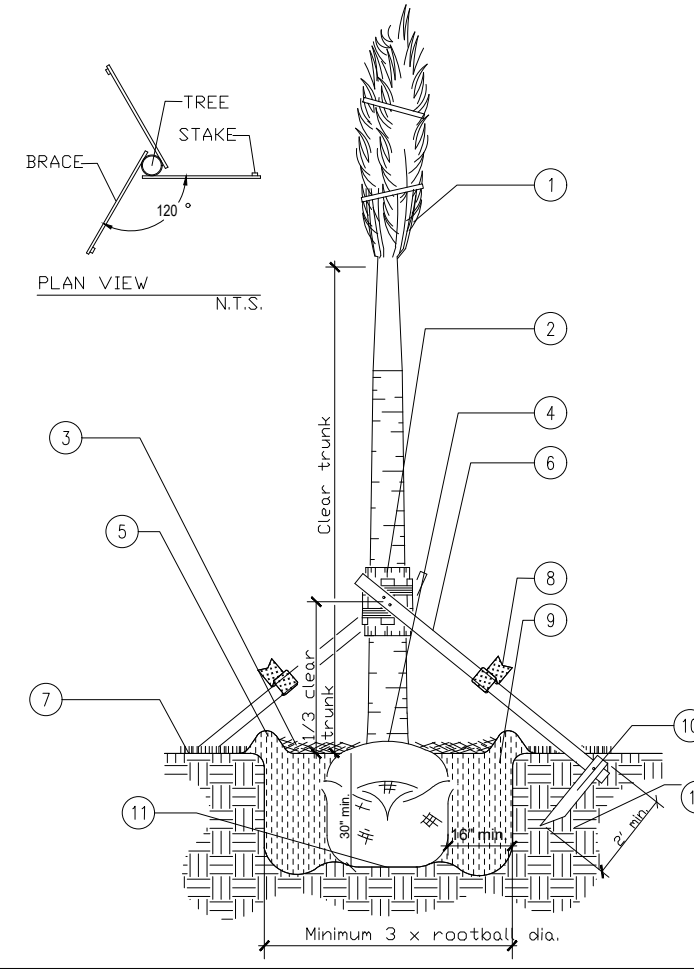
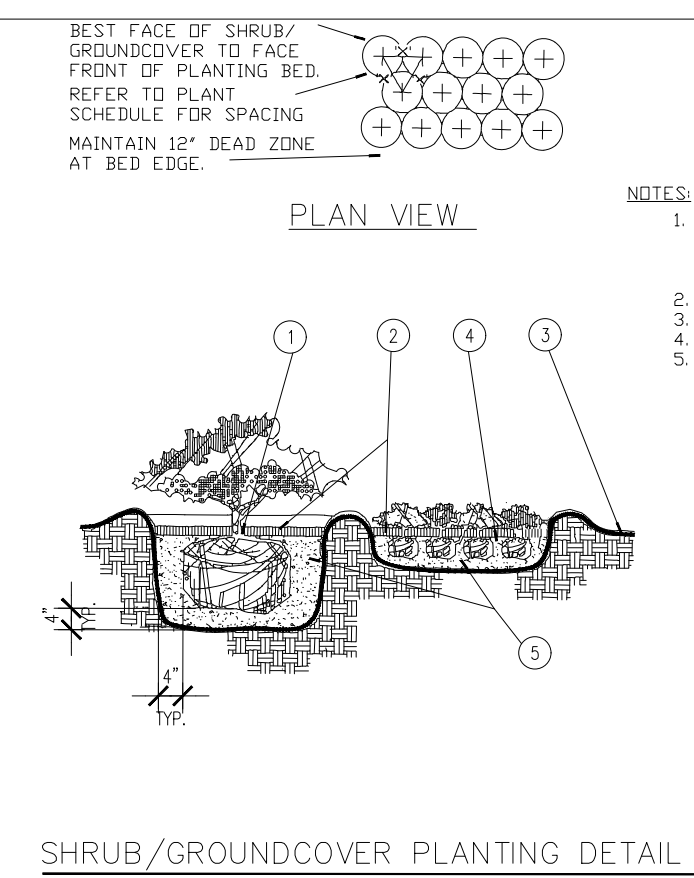
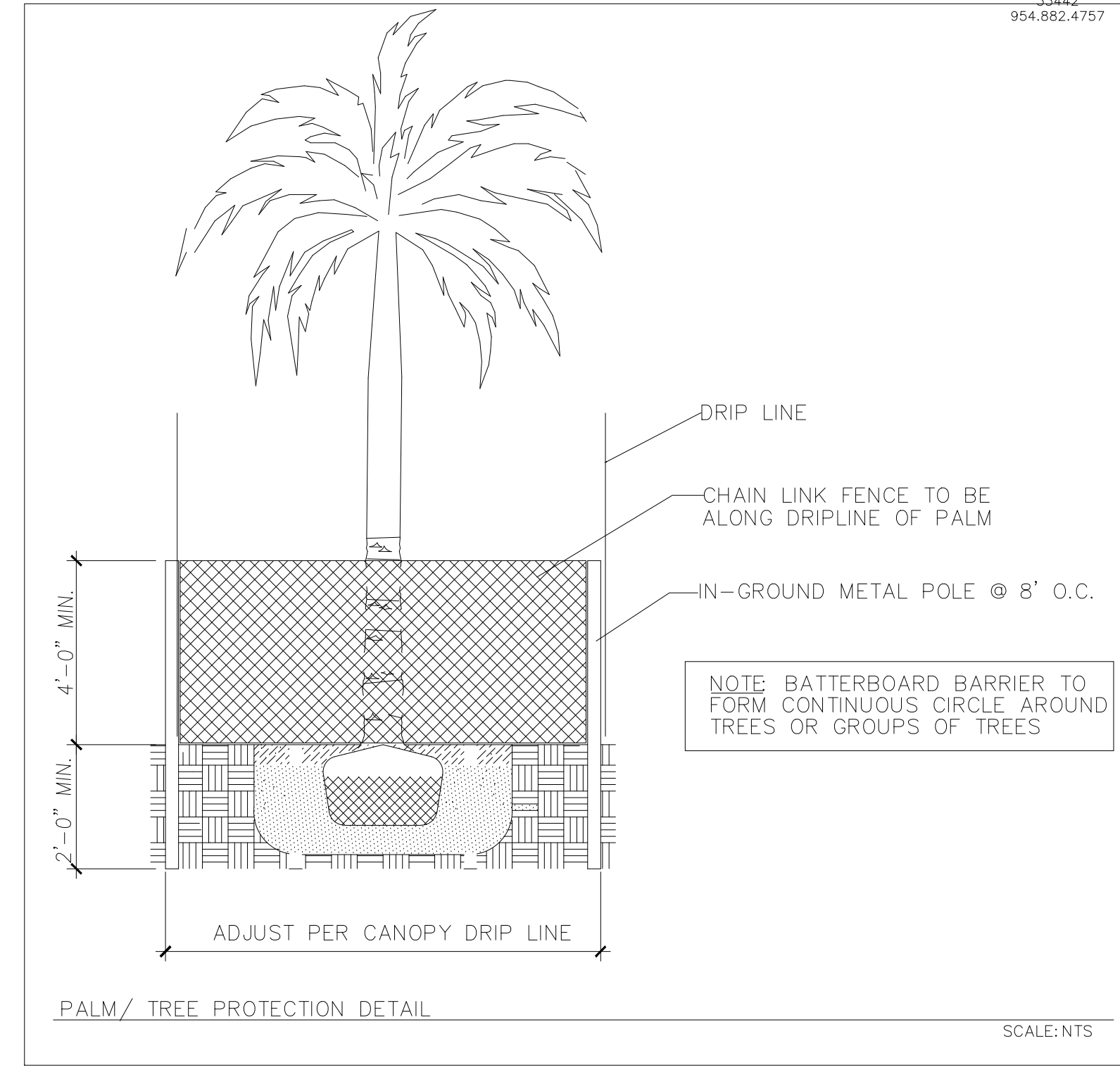
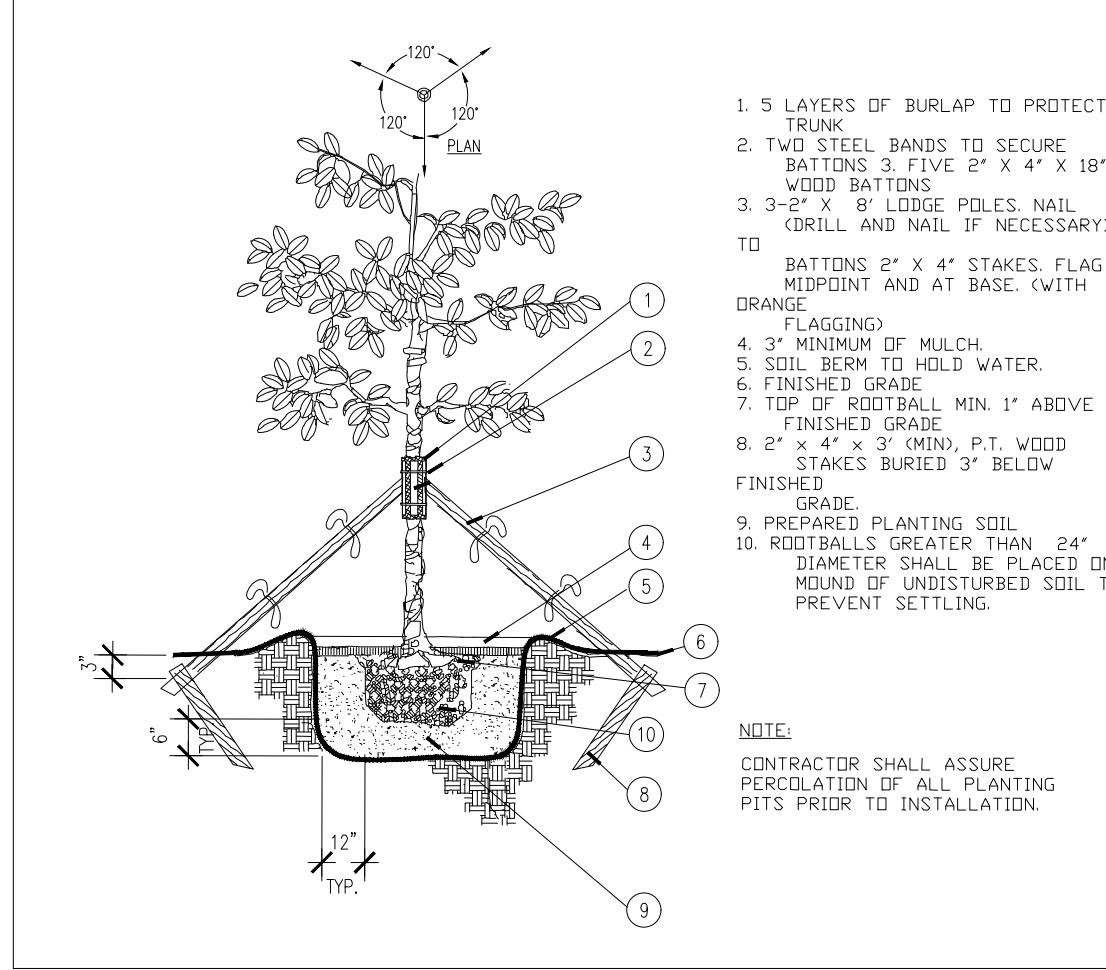
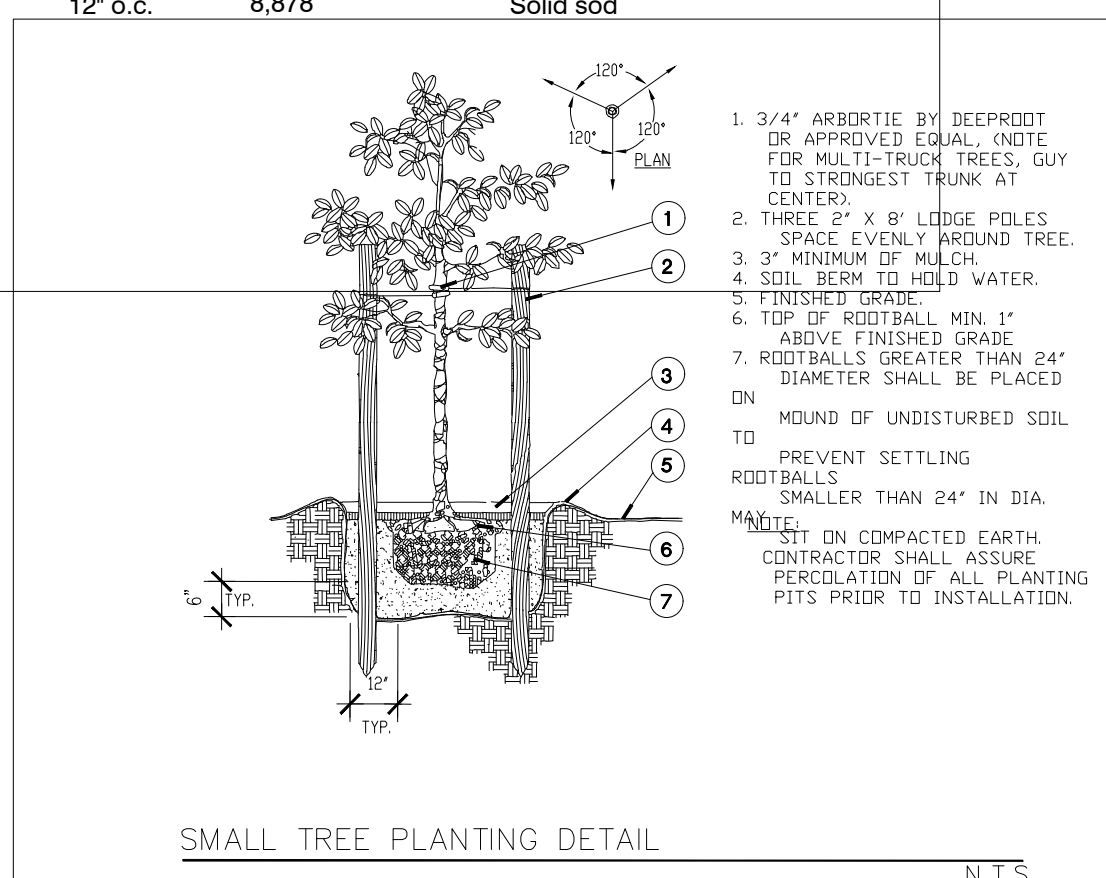
4. **STAKING:**  
ALL CUTTING AND STAKING SHALL BE REMOVED SIX MONTHS AFTER FINAL ACCEPTANCE OR AFTER HURRICANE SEASON OF THE CORRESPONDING YEAR WHICHEVER OCCURS LATER.

**MAINTENANCE FOR NEW SHRUBS/GROUNDCOVERS:**

1. **WATERING:**  
ALL NEW PLANTING (SHRUBS/GROUNDCOVERS) SHALL BE WATERED IMMEDIATELY AFTER PLANTING, IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:  
A. FIRST THREE WEEKS - 5 TIMES PER WEEK.  
B. SECOND NINE (9) WEEKS - 3 TIMES PER WEEK.  
C. NEXT TWENTY-FOUR (24) WEEKS - TWICE PER WEEK.  
D. NEXT SIXTEEN (16) WEEKS - ONCE A WEEK.  
\*DEPENDING ON HOW MUCH SHADE AN AREA RECEIVES, THIS SCHEDULE MAY BE ALTERED, AND REDUCE THE AMOUNT OF WATER FOR PROPER GROWTH.

2. **FERTILIZER:**  
THE FERTILIZER TO BE USED ON ALL SHRUBS AND GROUNDCOVERS SHALL BE IN GRANULAR, SLOW RELEASE FORM AND HAVE A 13-3-13 RATIO.  
A. FERTILIZER SHALL BE APPLIED FOUR TIMES PER YEAR.

3. **MULCH:**  
NEW PLANTING SHALL BE MULCHED AS MANY TIMES AS REQUIRED TO MAINTAIN A MIN. 2" BED OF HEAT-STERILIZED MELALEUCA MULCH, GRADE B OR BETTER.  
A. MULCHED AREAS SHALL BEGIN 2 TO 4 INCHES FROM TRUNKS OR STEMS AND CONTINUE OUT TO COMPLETELY FILL IN SHRUB BEDS. MULCH SHALL NOT BE ALLOWED TO COVER CROWNS OF SHRUB PLANTS



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no. revision date  
Phase: variance phase

Sheet: LANDSCAPE PLAN

Scale: as shown Prj: 21-102  
Drawn: MP/DS/JHH Chk: MP

LP2  
sheet 2 of 2

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10/18/24