RETURN to:
City Attorney's Office
200 N.W. 1st Avenue
Delray Beach, FL 33444

PCN: 12-43-46-16-Q8-000-0010
Address: 204 Osceola Park Lane, Delray Beach, FL

LANDSCAPE MAINTENANCE AGREEMENT

THIS AGREEMENT is made this ____ day of _____, 20__ by and between the **City of Delray Beach**, a Florida municipal corporation of the State of Florida ("City"), whose address is 100 NW 1st Avenue, Delray Beach, Florida 33444, and **Centennial Investments, DB, LLP**, a Florida limited liability partnership ("Owner"), whose address is 370 Camino Gardens Blvd., Suite 403, Boca Raton, FL 33432.

W I T N E S S E T H:

WHEREAS, to provide landscaping in the City, the City Commission has adopted ordinances setting forth requirements for landscaping; and,

WHEREAS, to comply with the City's landscape Ordinance, Owner shall be allowed to install landscaping material within the right-of-way of S.E. 2nd Street and Osceola Park Lane ("ROW Area"), pursuant to the terms of this Agreement; and,

WHEREAS, this Agreement shall in no way be deemed an actual, constructive, or any other type of abandonment by the City of the public right-of-way of S.E. 2nd Street and Osceola Park Lane; and,

WHEREAS, the City reserves the right at any time to utilize the right-of-way for right-of-way purposes; and,

WHEREAS, the public will benefit from the beautification of areas along its streets by the addition of landscaping; and,

WHEREAS, this Agreement is not effective unless the Owner has submitted a landscape plan and it has been approved by the City; and,

WHEREAS, the parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The Parties hereby represent and warrant that the above recitals are accurate and correct and hereby incorporate them in this Agreement.

2. The Owner shall perform all conditions as required by the City or any Board of the City in conjunction with the site plan and review process for the required installation and maintenance of the landscaping. The subject property, further described in Exhibit "A", shall have an approved landscape plan, Exhibit "B", attached hereto and incorporated herein by reference.

3. The Owner shall be responsible for purchasing and installing all plant, tree, hedge or grass material or any other material as required by the Owner's approved landscaping plan. Owner shall further be responsible for obtaining all permits and approvals from all applicable governmental agencies.

4. The Owner hereby agrees to maintain the plantings in the right-of-way in accordance with the City's Ordinances and the terms and conditions of this Agreement. The Owner shall be responsible to maintain, which means the proper watering and proper fertilization of all plants and keeping them as free as practicable from disease and harmful insects; to properly mulch the plant beds; to keep the premises free of weeds; to mow and/or cut the grass to a proper height; to properly prune all plants which includes (1) removing dead or diseased parts of plants, or (2) pruning such parts thereof which present a visual hazard for those using the roadway. To maintain also means removing or replacing dead or diseased plants in their entirety or removing or replacing those that fall below original project standards. All plants removed for whatever reason shall be replaced by plants of the same grade, not necessarily the same plant but of acceptable quality to the City and the Owner, as specified in the original plans and specifications and of a size comparable to those existing at the time of replacement. To maintain also means to keep litter removed from the landscaped areas in the right-of-way. Plants shall be those items which would be scientifically classified as plants and include but are not limited to trees, grass, or shrubs.

5. If at any time after the execution of this Agreement by the Owner, it shall come to the attention of the City that the landscaping is not properly maintained pursuant to the terms and

conditions of this Agreement then the City may at its option issue a written notice that a deficiency or deficiencies exist, by sending a certified letter to the Owner. Thereafter, the Owner shall have a period of thirty calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the City may at its option, proceed as follows:

(a) Maintain the landscaping or part thereof and invoice the Owner for expenses incurred.

(b) Terminate this Agreement and require the Owner to comply with the City's current Ordinance on landscaping.

(c) Cite the Owner for failure to comply with the City's Ordinances.

6. At all times hereto, the Owner shall own and maintain all landscaping installed in the ROW Area.

7. If for any reason the City decides that it needs the right-of-way of S.E. 2nd Street or Osceola Park Lane for any public purpose this Agreement shall terminate, and the Owner shall be required to comply with the City's current Code of Ordinances regarding landscape requirements. Owner shall remove all landscaping from the right-of-way within 20 days of such notification, if so, requested by the City.

8. Owner shall at all times hereafter indemnify, hold harmless and, at the City's option, defend or pay for an attorney selected by the City Attorney to defend City, its officers, agents, servants, and employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any kind, including attorney fees, court costs, and expenses, caused or alleged to be caused by any intentional or negligent act of, or omission of, Owner, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. In the event any lawsuit or other proceeding is brought against City by reason of any such claim, cause of action or demand, Owner shall, upon written notice from City, resist and defend such lawsuit or proceeding by counsel satisfactory to City or, at City's option, pay for an attorney selected by City Attorney to defend City. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement.

9. This Agreement shall constitute the entire Agreement of the parties with respect to the subject matter of it. All prior understandings and agreements between the parties with respect to such matters are merged into this Agreement, which alone fully and completely expresses their understanding.

10. Upon conveyance of the subject property to any future owner, this Agreement shall be deemed automatically assigned by the Owner to any such future owner of the subject property, and such future owner shall be deemed to have assumed all the Owner's obligations hereunder. This Agreement may not otherwise be assigned or transferred by the Owner, in whole or part, without the written consent of the City.

11. This Agreement shall be binding on the Parties, their respective heirs, successors, legal representatives, and permitted assigns and shall be recorded in the Public Records of Palm Beach County and shall run with the land.

12. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

13 Any notice or communication under this Agreement shall be in writing and may be given by registered or certified mail. If given by registered or certified mail, the notice or communication shall be deemed to have been given and received when deposited in the United States Mail, properly addressed, with postage prepaid. If given otherwise, then by registered or certified mail, it should be deemed to have been given when delivered to and received by the party to whom it is addressed. The notices and communication shall be given to the particular parties at the following addresses:

City: City Manager
City of Delray Beach
100 N.W. 1st Avenue
Delray Beach, Florida 33444

Owner: Anthony M. Stern
Centennial Investments, DB, LLP
370 Camino Gardens Boulevard, Suite 403
Boca Raton, Florida 33432

Either party may at any time by giving ten (10) days written notice designate any other person or entity or any other address in substitution of the foregoing to which the notice or communication shall be given.

IN WITNESS WHEREOF, said Owner has signed and sealed these presents the day and year first above written.

WITNESSES:

Signature

Michelle M. Hewett
Name

1515 S. Federal Hwy, Suite 106
Address Boca Raton, FL 33432

Signature

Robert I. MacLaren II
Name

1171 S.W. 8th Street
Boca Raton, Florida 33486
Address

OWNER CENTENNIAL INVESTMENTS DB, LLP, a Florida limited liability partnership

By: Centennial Investments, LLC, a Florida limited liability company, as Managing Partner

By: Tony Stern Consultancy, LLC, a Kansas limited liability company, as Manager for Centennial Investments, LLC

By: _____

Name: Anthony M. Stern

Title: Sole Member
for
Company: Tony Stern Consultancy, LLC

Date: 1 June 2025

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2025 by Anthony M. Stern (name of person), as Sole Member (type of authority) of Tony Stern Consultancy, LLC, a Kansas limited liability company, the Manager of CENTENNIAL INVESTMENTS, LLC, a Florida limited liability company, as the Managing Partner of CENTENNIAL INVESTMENTS DB, LLP, a Florida limited liability partnership (name of party on behalf of whom instrument was executed).

Personally known ✓ OR Produced Identification ___
Type of Identification Produced _____

Notary Public – State of Florida

Notary Public State of Florida
Robert I. MacLaren, II
My Commission HH 379247
Expires 04/10/2027

ATTEST:

CITY OF DELRAY BEACH, FLORIDA

_____
Alexis Givings, City Clerk

By: _____
Thomas F. Carney, Jr., Mayor

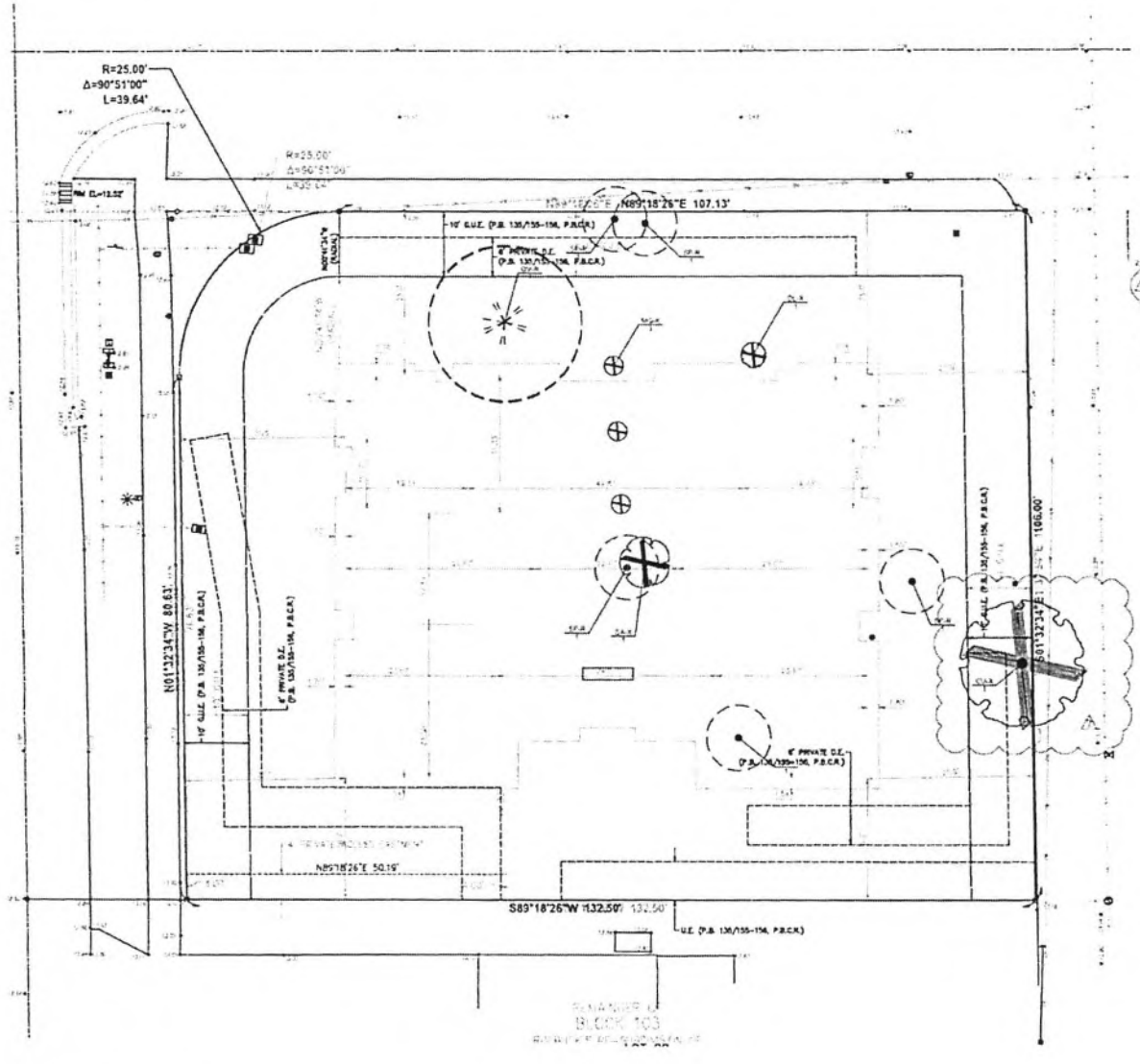
Approved as to Form:

_____
Lynn Gelin, Esq., City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION OF REAL PROPERTY

Unit 1, CENTENNIAL SQUARE, according to the Plat thereof as recorded in Plat Book 135, Pages 155 and 156, of the Public Records of Palm Beach County, Florida.

EXHIBIT "B"
LANDSCAPE PLAN



PLANT SCHEDULE EXISTING

NO	EXISTING TO BE RELOCATED	BOTANICAL / COMMON NAME	CONT	CAL IN	SIZE	SPREAD	NATIVE	QTY
2 3 6 9 12	WP-R	Tabebuia heterophylla / Cabbage Palmetto	EXISTING TO BE RELOCATED	12"				5
	EXISTING TO BE REMOVED	BOTANICAL / COMMON NAME	CONT	CAL IN	SIZE	SPREAD	NATIVE	QTY
10	OL-X	Dypsis lutescens / Areca Palm Stems all cut down to base	EXISTING TO BE REMOVED	2"				1
4 5 8	MG-X	Melaleuca quinquenervia / Cajeput Tree Stump. Exotic invasive	EXISTING TO BE REMOVED				N	3
11	SA-X	Schefflera actinophylla / Schefflera Stump with sucker. Exotic invasive	EXISTING TO BE REMOVED	5	6		N	1

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and all Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER. VERIFY WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES. FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS

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KWD
LANDSCAPE ARCHITECTURE
101 Southeast Second Avenue
Delray Beach, Florida 33444
T 561-540-1579 F 561-540-1574
E-MAIL: studio.kimleywieland.com
Krent L. Wieland, FL Reg LA 1036
Cert. of Authorization LC26000276

Delray Beach Townhomes

Unit #3-201 SE 4th Ave, Unit #1-204 Osceola Park Lane +
Unit #2-408 SE 2nd Street
Delray Beach, FL 33483

Digitally signed by Krent L Wieland
Date: 2023.10.11 11:57:56 -04'00'

10/03/23 Construction Set
09/15/23 Rev - Architect
07/27/23 Revised - Submission
06/06/23 Revisions for Permit
3/23/22 Issued for Permit
6/23/22 Revised/Comments
5/27/22 Revised/Comments
4/25/22 Revised/Comments
12/14/21 Issued to Client
10/1/21 Issued to Client

ISSUE HISTORY

CO&M NO.	2047A
PROJ MGR	PC, AUC
DRAWN BY	PC, BH
CHECKED BY	KW

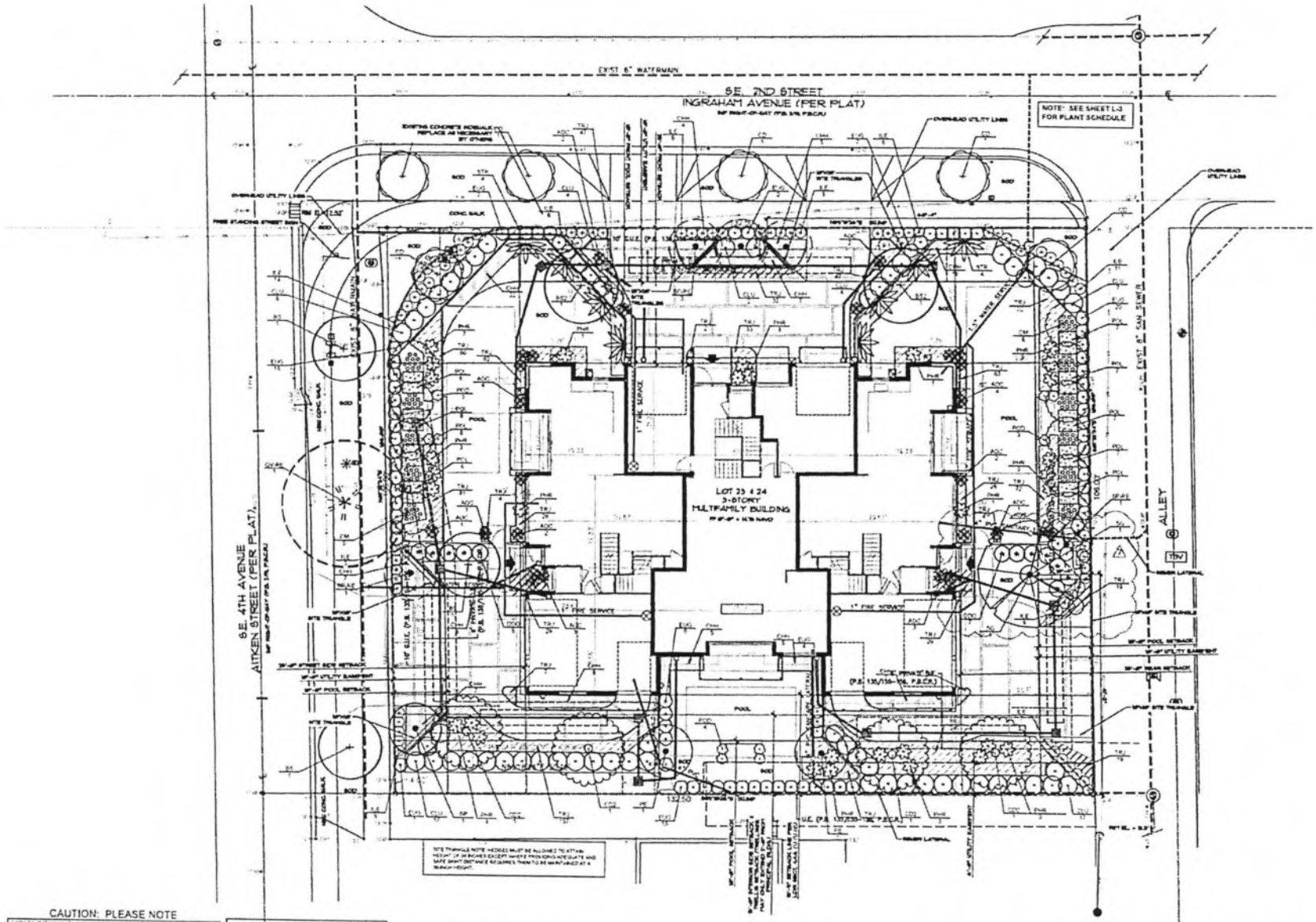
DRAWING TITLE
Existing Tree Plan

Sheet
L-1

Construction Set
10/03/2023

0 4 8 12 16 20
SCALE 1" = 8'-0"

NORTH



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Construction Set
10/03/2023

SCALE 1" = 8'-0"

NORTH

KWD
LANDSCAPE ARCHITECTURE
101 Southeast Second Avenue
Delray Beach, Florida 33444
T: 561-865-9575 F: 561-865-9574
E-MAIL: studio.kwd@bellsouth.net
Krent L. Wieland, FL Reg LA 0666
Cert. of Authorization LC0000076

Delray Beach Townhomes

Unit #3-201 SE 4th Ave, Unit #1-204 Osceola Park Lane +
Unit #2-408 SE 2nd Street
Delray Beach, FL 33483

Digitally signed by Krent L Wieland
Date: 2023.10.11 11:59:47 -04'00'

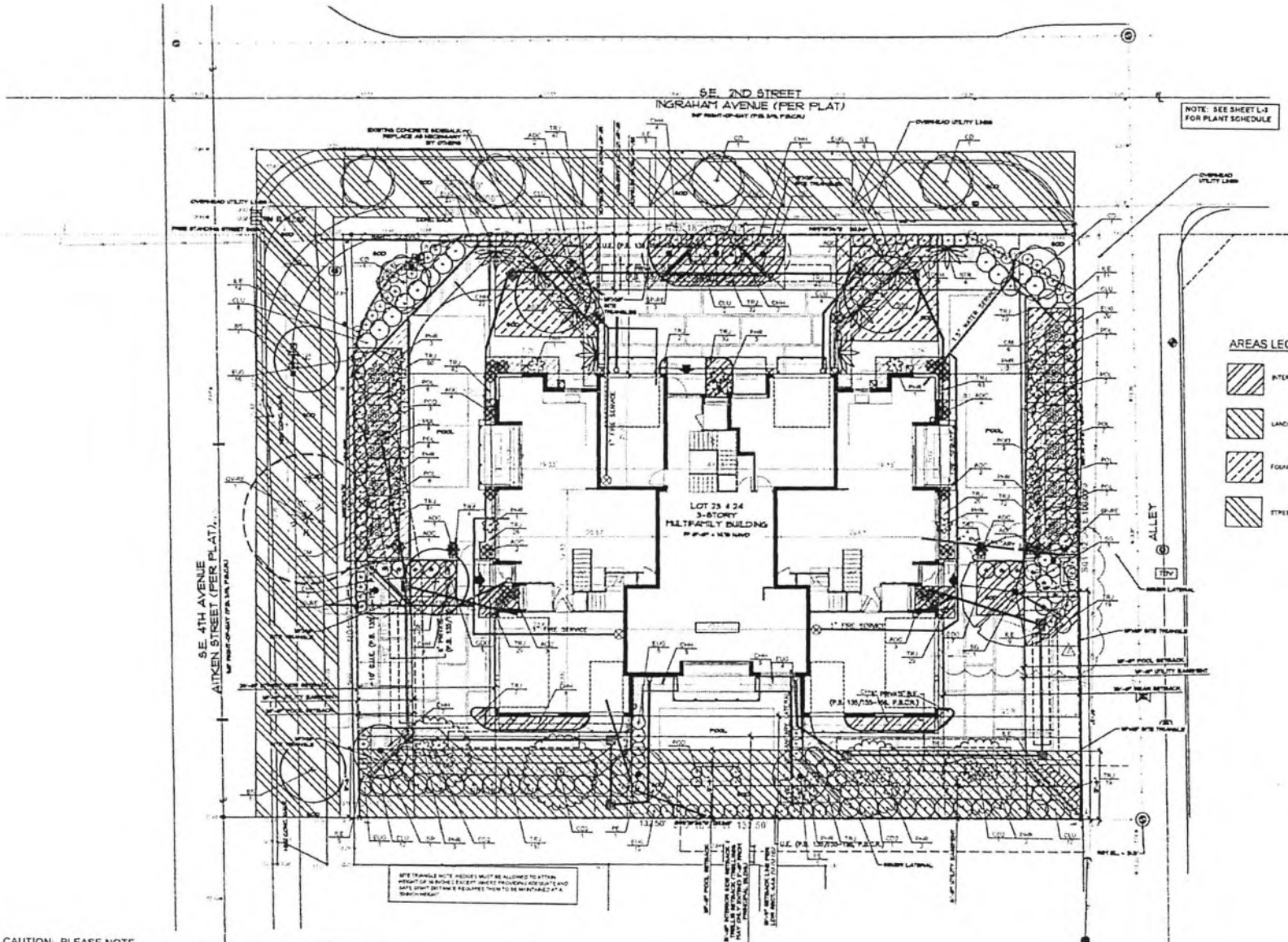
10/03/2023 Construction Set - Architect
09/01/23 Revised - 1 Architect
09-06-23 Revised for Permit
5/25/23 Issued for Permit
4/28/22 Revised/Comments
4/22/22 Revised/Comments
3/07/22 Revised/Comments
4/18/21 Revised/Comments
12/9/20 Issued to Client
10/1/20 Issued to Client

ISSUE HISTORY

COMM NO. 20-07A
PROJ MGR PC, ALIC
DRAWN BY PC, BH
CHECKED BY KW

DRAWING TITLE
Preliminary Landscape Plan

Sheet
L-2



KWD
LANDSCAPE ARCHITECTURE

Delray Beach Townhomes

Unit #3-201 SE 4th Ave, Unit #1-204 Osceola Park Lane +
Unit #2-408 SE 2nd Street
Delray Beach, FL 33483

Digitally signed by Krent L Wieland
Date: 2023.10.11 13:00:20 -04'00'

ISSUE HISTORY

COMM NO.	2040A
PROJ MGR	PIC, AUC
DRAWN BY	PIC, SKT
CHECKED BY	KLW

DRAWING TITLE
Landscape Calculations Diagram

Sheet
L-3

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local governments. Utility companies or authorities affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and or Owner shall have no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to work, at his additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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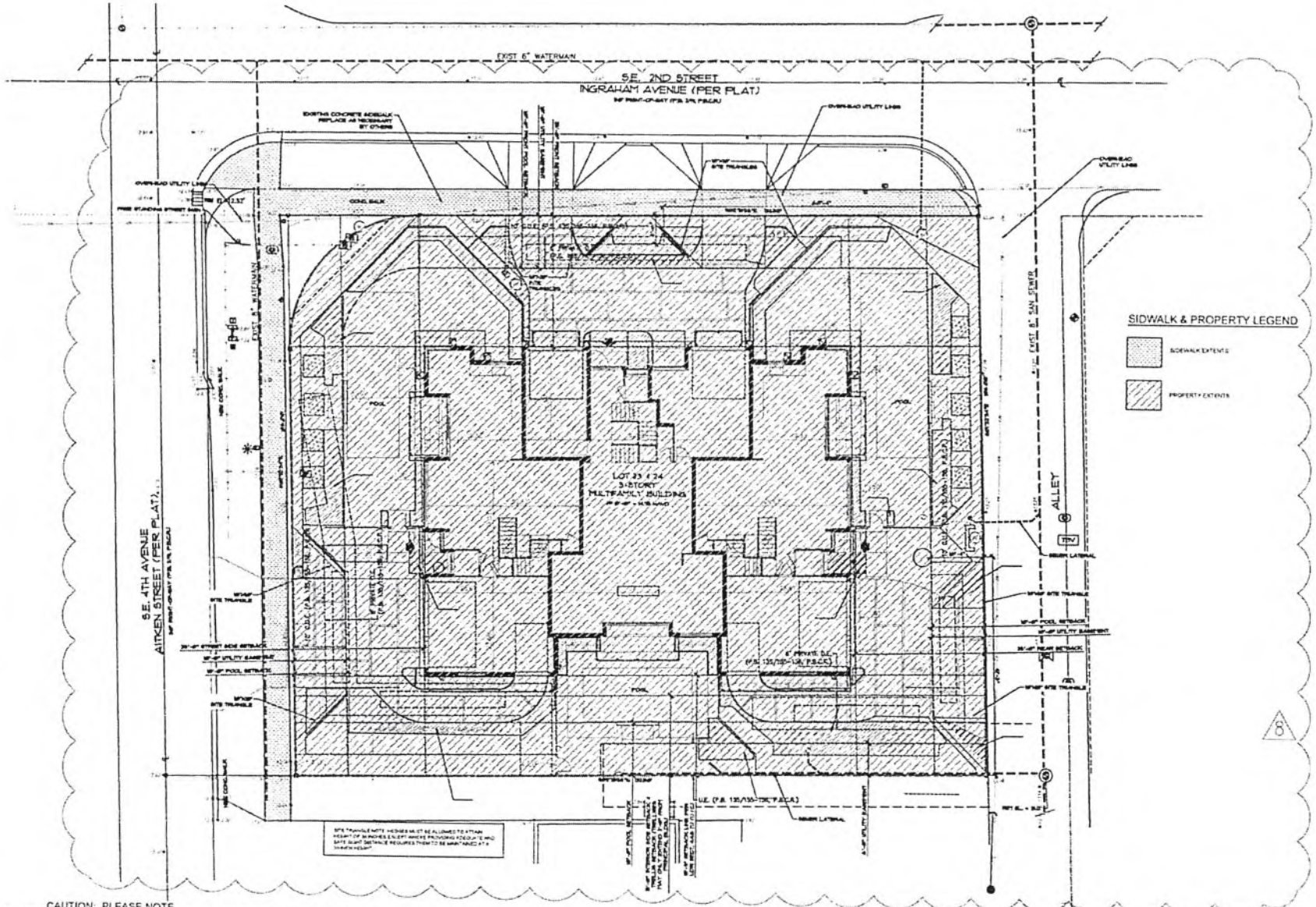
Construction Set
10/03/2023

SCALE 1" = 8'-0"

NORTH



KWD
LANDSCAPE ARCHITECTURE

Delray Beach Townhomes

Unit #3-201 SE 4th Ave., Unit #1-204 Osceola Park Lane +
Unit #2-408 SE 2nd Street
Delray Beach, FL 33483

Digitally signed by Krent L Wieland
Date: 2023.10.11 12:00:56 -04'00'

10/03/23 Revised - Submission
05/01/23 Issued for Permit
6/15/23 Revised/Comments
6/22/23 Revised/Comments
6/27/23 Revised/Comments
9/26/23 Revised/Comments
10/6/23 Issued to Client
10/10/23 Issued to Client

ISSUE HISTORY

COMM NO.	20074
PROJ MGR	PIC, AUC
DRAWN BY	PIC, BH
CHECKED BY	KLW

DRAWING TITLE
Sidewalk + Property Extents Plan

Sheet
L-4

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any level of local, county, state, or federal government having jurisdiction over the work. The Contractor shall have permits "in hand" prior to beginning work. The Landscape Architect and/or Owner shall have no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to, delay of, or additional cost to Owner as a result of unauthorized work prior to receipt of permit.

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Construction Set
10/03/2023

0 4 8 12 16 20
SCALE 1" = 8'-0"

NORTH

PLANT SCHEDULE PROPOSED

	TREES	BOTANICAL / COMMON NAME	CONT	CAL IN	SIZE	SPREAD	NATIVE		QTY
	BC	Bursera simaruba / Gumbo Limbo Standard. Full canopy. 6' of single straight trunk with 8' CT.	Containerized	5"	16' OA	8'	Yes		3
	BS2	Bursera simaruba / Gumbo Limbo Florida #1. Full canopy. 6' of single straight trunk with 8' CT.	Containerized	5"	20' OA	8-10'	Yes		7
	CE	Coccoloba diversifolia / Pigeon Plum Standard. Limbed-up trunks. Full canopy. 6' of single straight trunk with 8' CT.	Containerized	4"	16'	10'	Yes		6
	CE2	Coccoloba diversifolia / Pigeon Plum Standard. Limbed-up trunks. Full canopy. 6' of single straight trunk with 8' CT.	Field Grown	6"	20' OA	10-12'	Yes		4
⚠	NC	Coccoloba uvifera / Sea Grape Full Canopy. Multi-trunk. Must be of similar size to removed existing Sea Grape. Submit photo to Landscape Architect for approval.	B&B		25' OA	20'	Yes		1
	PALMS	BOTANICAL / COMMON NAME	CONT	CAL IN	SIZE	SPREAD	NATIVE		QTY
	CM	Carpoxylon macrospermum / Cuban Royal Palm	Field Grown		30' OA		No		11
	PE	Phytelephas elegans / Alexander Palm	Field Grown		25' OA		No		2
	SP	Sabal palmetto / Cabbage Palmetto Bootleg. Min. 8' CT.	Field Grown		22' OA	12'	Yes		1
NIC 1	RELOCATED	BOTANICAL / COMMON NAME	CONT	CAL IN	SIZE	SPREAD	NATIVE		QTY
	LVYR	Quercus virginiana / Southern Live Oak	RELOCATED		24"	24'	Yes		1
2,3,8,9,12	SPAE	Sabal palmetto / Cabbage Palmetto	RELOCATED				Yes		5
	SHRUBS	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	FIELDS		QTY
	ADU	Aloe vera barbadensis / California Elephant Ear Full, undamaged foliage.	5 gal	2'-3'	2'-3'	No			25
	CLU	Clusia guttifera / Small Leaf Clusia Full to base. Consistent heights for hedge	15 gal	4.5'-6'	3'-4'	No			58
	EUG	Eugenia foetida / Spanish Stopper Bush. Full to base.	7 gal	4.5'-6'	3'	Yes			77
	ILE	Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly Full to base	Containerized	24"	24"	Yes			73
	ORO	Odontonema callistachyum / Purple Firespike Full to base	3 gal	2'	2'	No			12
	PHR	Philodendron x 'Rio Congo' / Rojo Congo Philodendron	3 gal	2'	2'	No			31
	PUD	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to base. Shear to 3' ht at install for full hedge	7 gal	3'-4'	2'	No			10
	STR	Strelitzia nicolai / Giant Bird of Paradise	7 gal	5'-6'	3'-4'	No			6
	SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		SPACING	QTY
	CHH	Chrysobalanus icaco 'Horizontal' / Horizontal Coccoloba Full to base	Containerized	24"	24"	Yes		30" o.c.	101
	GROUNDCOVERS	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		SPACING	QTY
	NL	Polystichum acrostichoides / Wolf Fern 12"x12"	1 gal	12"	12"	No		18" o.c.	67
	TRJ	Trachelospermum jasminoides 'Minima' / Minima Asiatic Jasmine 6"x12"	1 gal	6"	12"	No		12" o.c.	1,167

PLANT SCHEDULE EXISTING

NO 1	EXISTING TO BE RELOCATED QUVI	BOTANICAL / COMMON NAME Quercus virginiana / Southern Live Oak	CONT EXISTING TO BE RELOCATED	CAL IN 8"	SIZE 24'	SPREAD 24'	NATIVE Yes	QTY 1
2,3,8,9,12	SPAE	Sabal palmetto / Cabbage Palmetto	EXISTING TO BE RELOCATED	12"			Yes	5
⚠ 1	EXISTING TO BE REMOVED CUCA	BOTANICAL / COMMON NAME Cocoloba uvifera / Sea Grape Multi-trunk	CONT EXISTING TO BE REMOVED	CAL IN 20"	SIZE 20'	SPREAD 20'	NATIVE Yes	QTY 1
10	DUS	Dypsis lutescens / Areca Palm Stems all cut down to base	EXISTING TO BE REMOVED		4'		No	1
4,5,6	MGX	Melaleuca quinquenervia / Cajeput Tree Stump. Exotic Invasive	EXISTING TO BE REMOVED				No	3
11	SAA	Schefflera actinophylla / Schefflera Stump with sucker. Exotic Invasive	EXISTING TO BE REMOVED		5'	5'	No	1

NOTES:

IRRIGATION PLANS BY OTHERS

ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.

ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.

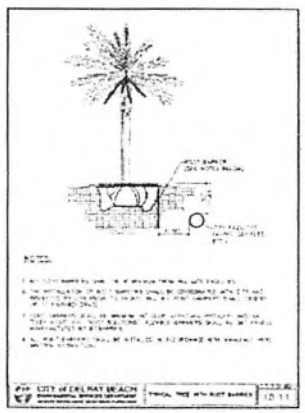
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS LD 11 & LD 12.

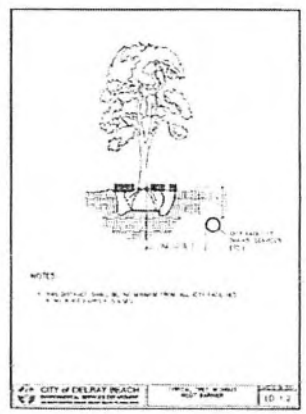
ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.

SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.

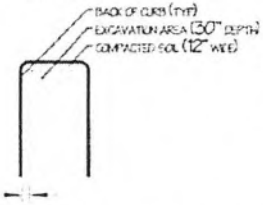
THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.

NOTE: REMOVE ALL EXOTICS FROM SITE





DETAIL OF BACKFILLING FOR LANDSCAPE AREAS



NOTE: EXISTING NATIVE SOIL WITHIN ALL LANDSCAPE ISLANDS, INTERIOR LANDSCAPE STRIPS AND PERIMETER LANDSCAPE STRIPS, ADJACENT TO VEHICULAR USE AREAS, SHALL BE EXCAVATED DOWN TO A DEPTH OF 30 INCHES BELOW EXISTING GRADE, EXCEPT FOR A 12-INCH BUFFER FROM THE INSIDE OF CURB OR PAVEMENT (SEE DIAGRAM BELOW). A SUITABLE PLANTING SOIL MIXTURE OF 50:50, 50-50 (SAND/TOPSOIL) OR AS OTHERWISE INDICATED BY THE REGISTERED LANDSCAPE ARCHITECT, SHALL EITHER BE BACKFILLED IN PLACE OF THE NATIVE SOIL OR EFFICIENTLY MIXED WITH THE NATIVE SOIL TO CREATE AN OPTIMUM ENVIRONMENT FOR SUCCESSFUL ROOT DEVELOPMENT. IF NATIVE SOIL IS TO BE MIXED, IT SHALL FIRST BE SCREENED TO REMOVE ROCKS AND DEBRIS LARGER THAN ONE-HALF INCH IN DIAMETER PRIOR TO MIXING. ALL PROPERTIES UNDER THIS SECTION SHALL BE REQUIRED TO HAVE AN OPEN LANDSCAPE BED INSPECTION PRIOR TO BACKFILLING TO INSURE THE 30-INCH DEPTH HAS BEEN MET.

TREE MITIGATION NOTES

Trees Removed
1 Coccoloba uvifera/Sea Grape/See Arborist's Report and Schedule

Tree Mitigation
1 Coccoloba uvifera/Sea Grape/See Schedule

Palms Removed
None - only removing stump

CAUTION: PLEASE NOTE

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REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES. FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS

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Construction Set
10/03/2023

0 4 8 12 16 20
SCALE 1" = 8'-0"

NORTH

KWD
LANDSCAPE ARCHITECTURE
101 Southeast Second Avenue
Delray Beach, Florida 33444
T: 561-540-1075 F: 561-540-1074
E-MAIL: studio@kwdesign.com
Krent L. Wieland, FL. Reg LA 1049
Cert. of Authorization LC26000079

Delray Beach Townhomes

Unit #3-201 SE 4th Ave, Unit #1-204 Osceola Park Lane +
Unit #2-408 SE 2nd Street
Delray Beach, FL 33483

Digitally signed by Krent L. Wieland
Date: 2023.10.11 12:01:32 -04'00'

Date	
10/03/2023	Construction Set
09/18/23	Rev - Architect
07/20/23	Revised - Submission
05/05/23	Revised for Permit
3/22/23	Issued for Permit
8-7/9/22	Revised/Comments
6-22/22	Revised/Comments
5-27/22	Revised/Comments
4-9/22	Revised/Comments
3/16/21	Issued to Client
10/7/20	Issued to Client

ISSUE HISTORY

COMM NO. 20474
PROJ MGR FPG, ALIC
DRAWN BY FPG, SM
CHECKED BY KLW

DRAWING TITLE
Landscape Schedules

Sheet
L-5

Tree Disposition and Mitigation

This Table is available in Excel. Please contact Joe Fish-Kelly (jfish@kwdlandarchitects.com)

Project Address: Delray Townhomes/Unit #2-201 SE 4th Ave &
Unit #1-204 Osceola Park Lane & Unit #2-408 SE 2nd ST Parcel ID (for multiple IDs, use one for the common area): unkno

Preserve

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments

Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments

Relocation

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating		Comments
7	Live Oak	Quercus virginiana	25		29	55	80	see arborist report

Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
2	Cabbage Palm	Sabal palmetto		22	12		see arborist report
3	Cabbage Palm	Sabal palmetto		20	12		see arborist report
8	Cabbage Palm	Sabal palmetto		18	12		see arborist report
9	Cabbage Palm	Sabal palmetto		19	12		see arborist report
12	Cabbage Palm	Sabal palmetto					see arborist report

Removal

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating < 50%	Comments
1	Magnolia	Magnolia grandiflora	35	25	n/a	40	see arborist report
4	Live Oak/Multi-trunk	Quercus virginiana/Multi-trunk	n/a	30	n/a	0	stump, see arborist report
5	Live Oak/Multi-trunk	Quercus virginiana/Multi-trunk	n/a	n/a	n/a	0	stump, see arborist report
6	Live Oak/Multi-trunk	Quercus virginiana/Multi-trunk	n/a	n/a	n/a	0	stump, see arborist report
11	Queensland Umbrella	Schefflera actinophylla	5		8 n/a	5	stump, see arborist report

Condition Rating < 50%

Trees with Condition Rating < 50% to be Removed: 0 Trees
Total DBHs of Trees with Condition Rating ≥ 50% to be Removed: 0 DBH inches

Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating < 50%	Comments
10	Areca Palm	Dypsis lutescens	2		C n/a		stump, see arborist report

Condition Rating ≥ 50%

Total Numbers of Palms with Condition Rating < 50% to be Removed: 0 Palms
Total Heights of Palms with Condition Rating ≥ 50% to be Removed: 0 feet or height

Mitigation

Tree Replacement Calculations*

New Trees	Caliper (CAL)	Caliper Provided
8 Sabal palmetto/Cabbage palm/20 mil x 20' S/D Multi-Trunk	n/a	

Replacement Trees (Rentitled, Condition Rating < 50%): 0 CAL
Replacement for Tree-for-Tree basis: 0 Trees

Palm Replacement Calculations **

New Palms	Overall Height	Clear Trunk

Replacement for Palms (Removed, Condition Rating < 50%): 0 total heights 0 Palms
Replacement for Palm-for-Palm basis: 0 Palms

Landscape Requirements

Multiple Family, Commercial, and Industrial Development

			Plants Included	
Interior Landscaping			Qty. & List of Trees/Palms	Qty. & List of shrubs
	Required: 10% of 2 lvll sq.ft. of parking & driveways, one tree per 120 sq.ft.	2137 sq.ft. / 2 trees	1 Bismarckia nobilis 1 Sabal palmetto	85 Horizontal Cocoplum 6 Purple Fountain Grass 9 Confederate Jasmine
	Provided:	344 sq. ft. / 3 trees, 1 palm		
Landscape Strip			Qty. & List of Trees/Palms	Qty. & List of shrubs
	Required: One tree per 30 l.f. with min. 24" continuous hedge	N/A	N/A	N/A
	Provided:	N/A		
Landscape Buffer			Qty. & List of Trees/Palms	Qty. & List of shrubs
	Required: One tree per 30 l.f. with continuous hedge	101 l.f. = 4 trees	4 Pigeon Plum 2 Alexander Palm	28 Spanish Stopper 26 Small Leaf Clusia
	Provided:	4 trees & 2 palms (20' OA HT) 42 shrubs		
Foundation Landscaping			Qty. & List of Trees/Palms	Qty. & List of shrubs
	Required: 1 foundation planting for every 40 lf of building façade	148.5 l.f. = 4 trees	2 Bismarckia nobilis	12 Schillings Dwarf Yaupon Holly
	Provided:	2 trees (20' OA HT per palm) 13 palms (20' OA HT per palm)	1 Foxtail Palm 2 Cabbage Palmetto (relocated)	24 Spanish Stopper
Street Trees			Qty. & List of Trees/Palms	Qty. & List of shrubs
	Required: One tree per 40 l.f. with min. one tree per property	274.5 l.f. = 6 trees	1 Live Oak (relocated) 2 Bismarckia nobilis 4 Pigeon Plum	N/A
	Provided:	7 trees		
Tree Species Summary			Qty. & List of Trees/Palms	Qty. & List of shrubs
	Required: Min. number of species: 30% native	36 trees = 4 species 10 trees = 30%	25 trees 11 palms	N/A
	Provided: Number of species: % native	7 species 25 trees = 69%		
Shrub Species Summary			Qty. & List of Trees/Palms	Qty. & List of shrubs
	Required: 75% native	849* 25= 190 shrubs	N/A	75 Spanish Stopper 71 Schillings Dwarf Yaupon Holly 182 Horizontal Cocoplum
	Provided:	328 shrubs = 87%		

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Construction Set
10/03/2023

0 4 8 12 16 20
SCALE: 1" = 8'-0"

NORTH

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Krent L. Wieland, FL. Reg LA 1036
Cert. of Authorization LC26000476

Delray Beach Townhomes

Unit #3-201 SE 4th Ave, Unit #1-204 Osceola Park Lane +
Unit #2-408 SE 2nd Street
Delray Beach, FL 33483

Digitally signed by Krent L Wieland
Date: 2023.10.11 12:02:11 -04'00'

Date	Description
9/18/23	Rev - Architect
9/20/23	Revised - Submission
09/26/23	Revised for Permit
1/31/23	Issued for Permit
4/25/23	Revised/Comments
5/23/23	Revised/Comments
6/27/23	Revised/Comments
7/5/23	Revised/Comments
8/16/23	Issued to Client
10/3/23	Issued to Client

ISSUE HISTORY

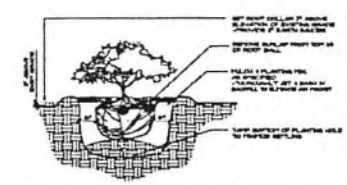
CODE NO.	2047A
PROJ MGR	PC, AIC
DRAWN BY	PC, SFT
CHECKED BY	KW

DRAWING TITLE
Landscape Calculations

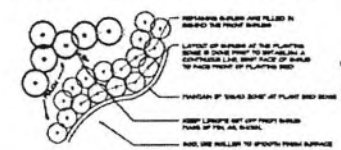
Sheet
L-5

Specifications for Plant Installation

LANDSCAPE SPECIFICATIONS



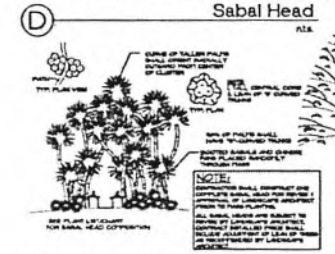
A Shrub Planting
n.t.a.



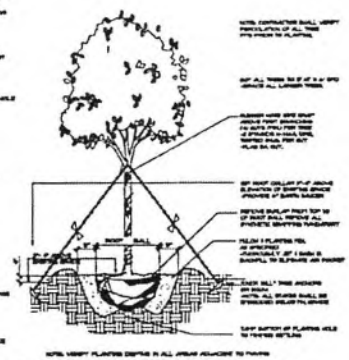
B Shrub / Groundcover Layout
n.t.a.

C Vine Attachment
n.t.a.

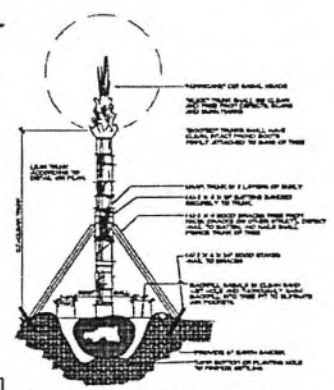
D Sabal Head
n.t.a.



E Sabal Head w/ Path
n.t.a.



F Tree Planting and Guying
n.t.a.



G Palm Planting and Staking
n.t.a.

H Path Planting
n.t.a.

CAUTION: PLEASE NOTE

NOTE
TEST AND AMEND ALL SOILS AS NEEDED FOR OPTIMUM PLANT HEALTH

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2/16/21 Issued to Client
10/1/21 Issued to Client

ISSUE HISTORY

COMM NO.	2047A
PROJ MGR	FIC, AJC
DRAWN BY:	FIC, SH
CHECKED BY	KLW

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

Sheet
Specs

Construction Set
10/03/2023