

Orlando Non-Residential and Multifamily Landscape Worksheet

Project Name: Minnesota Ave Multifamily Permit Application #:
 Project Address: Minnesota Ave Multifamily

A. Directions

(1) Fill in shaded boxes only.

(2) Development Type will determine the Development Factor below:

Development Type	Floor Area Ratio	Dwelling Unit per Acre	Development Factor
Office, Commercial, or Mixed Use*	Less than 0.75	N/A	0.4
Office, Commercial, or Mixed Use*	0.75 or more	N/A	0.3
Multifamily	N/A	Less than 24 du/acre	0.4
Multifamily	N/A	24 du/acre or more	0.3
Industrial	All	N/A	0.3
Planned Development (PD)			Add 0.05 to applicable score noted above

(3) Minimum Required Landscape Score = Total Site Area x Development Factor

(4) Input the following Site Information

Total Site Area** 251,777 sq ft Gross Floor Area* 350 Sq. Ft.
 Impervious Area On Site 189,050 sq ft Dwelling Units* 350 Dwelling Units
 Calculated SF 0.75 Development Type Multifamily
 Planned Development Zoning Yes Y/N

* Only Multifamily developments are based on Dwelling Units per Acre. For all other development types, including Mixed-use with residential, input the Gross Floor Area of the buildings)
 ** Do not include public rights-of-way in the Total Site Area calculation; however, landscaping in the ROW may be counted towards the score. See LDC Section 60.228 for the definition of "Site Area."

B. General Requirements

(1) No Category I Invasive Species (as listed by FLEPPC) shall be installed. Met Unmet
 (2) All landscape plants shall be Florida #1 or better. Met Unmet
 (3) Cypress mulch and rubberized mulch-substitute are prohibited. Met Unmet
 (4) Landscape plans shall show all underground and overhead utilities and transformers. Comply with State and local requirements for planting near utilities. Met Unmet
 (5) A registered Landscape Architect shall sign and seal landscape plans greater than 1/2-acre. Met Unmet

C. Landscape Point Categories

(1) Irrigation

Requirement: All requirements of City Code Chapter 60, Part 2 I shall be met. Met Unmet
 Requirement: Irrigation systems shall include at least one of the following:
 a. Evapotranspiration (ET) Irrigation System Controller or Low-Volume Irrigation System used for 100% of the irrigated area. Met Unmet add: 4% 3525
 b. At least one Soil-Moisture Sensor is provided microclimate type. Met Unmet add: 3% 2644
 c. Rainwater Harvesting System from retention ponds, cisterns, or rain-barrels. Met Unmet
 d. No Permanent In-Ground Irrigation System w/ landscaping with Zoning Official approval. Met Unmet add: 10% 0

(2) Existing Tree Canopy - (Include trees saved in Right-of-Way)

Requirement: Show tree protection plan in the landscape plan. Met Unmet
 Requirement: Certify that preserved trees for which points are requested are not Category I or II Invasive Species as listed by Florida Exotic Pest Plant Council. Met Unmet
 Preservation of trees - calculated at 40 sq ft per inch
 a. Enter the total number of diameter at breast height (dbh) inches for all preserved trees greater than 6" dbh. Relocated trees may be included. 1.5 0

(3) New Tree Canopy - (Include trees in Right-of-Way)

Requirement: All street trees shall have moderate or better wind-resistance. (see Fig. 12, Approved Plant List). Met Unmet
 Requirement: Newly installed trees of 2" caliper or greater shall be anchored to maintain tree in a vertical upright position for at least one year. Met Unmet
 a. Understory Trees (min. 8' ht.) or Palm Trees (min. 8' clear trunk) - calculated at 200 sq ft per tree. 71 14,200 0.4 5680
 Canopy Trees - calculated at 800 sq ft per tree
 b. 2" - 3.5" caliper (2" dbh is the minimum size to qualify for points) 10 8,000 0.5 4000
 c. Greater than 3.5" caliper 52 41,600 0.9 37440
 Trees calculated above may also utilize categories d - e below
 d. Flowering, fruit trees, and nut trees - calculated at 200 sq ft per tree. 70 14,000 0.1 1400
 e. All new canopy trees installed have moderate or better wind-resistance. Met Unmet add: 1% 881

(4) Tree Diversity

Enter number of tree species on site, including both preserved and installed trees. 8 0.5% 3965

(5) Turfgrass and Ground Covers

Requirement: Turfgrass shall not exceed 60% of the landscaped areas, excluding stormwater management areas, ball fields, and park space. Met Unmet
 a. Argentine Bahiagrass 16285 0.1 1629
 b. Other turfgrass 0 0.05 0
 c. Ground Cover Plants (see Fig. 12, Approved Plant List) 466 0.4 186.4

(6) Shrubs (see Fig. 12, Approved Plant List)

# of Plants	Sq Ft	Factor	Total
a. Small Shrubs - calculated at 5 sq ft per plant. <input type="text"/> 747 <input type="text"/> 3,735 <input type="text"/> 0.4 <input type="text"/> 1494			
b. Medium and Large Shrubs - calculated at 16 sq ft per plant. <input type="text"/> 179 <input type="text"/> 2,864 <input type="text"/> 0.4 <input type="text"/> 1145.6			
Ground covers and shrubs calculated above may also utilize categories d - f below			
c. Drought-Tolerant or Native Plants - calculated at 10 sq ft per plant. Enter # of Drought-Tolerant or Native Plants (do not count trees). <input type="text"/> 2718 <input type="text"/> 27,180 <input type="text"/> 0.3 <input type="text"/> 8154			
d. Enter # of Flowering Plants and Butterfly/Hummingbird Plants - calculated at 10 sq ft per plant. <input type="text"/> 2095 <input type="text"/> 20,950 <input type="text"/> 0.1 <input type="text"/> 2095			
e. Plant Diversity Enter # species of groundcover, small shrubs, medium shrubs, large shrubs, grasses, vines, and aquatic plants. <input type="text"/> 44 <input type="text"/> 0.25% <input type="text"/> 9693			

(7) Green Roofs - rooftop plants will not be considered a green roof -requires growth medium deeper than 4". Qualifying plantings may also qualify for points in (3) - (6) above. 0 0.8 0

(8) Vegetative Screens and Walls - measured in vertical area 0 0.5 0

(9) Landscaping of Water Bodies and Storm Water Management Ponds

Met/Unmet	Sq Ft	Factor	Total
a. Provide an upland buffer area of non-turf grass landscaping that is a minimum 25' in width along 75% of the length of a natural water body. <input type="checkbox"/> N/A <input type="checkbox"/> Unmet add: 2% <input type="text"/> 0			
b. Provide landscaping of dry detention ponds. Area of Pond <input type="text"/> Area of non-Turf Grass planted along bases or banks (not to exceed 3:1 slope) of stormwater ponds <input type="text"/> <input type="checkbox"/> N/A <input type="checkbox"/> Unmet 0.3 <input type="text"/> 0			
Wet Detention Ponds c. Requirement: For new wet detention ponds, meet Florida Code 40C-42. <input type="checkbox"/> N/A <input type="checkbox"/> Unmet d. For existing ponds, landscape at least 75% of the linear wet detention edge with multiple types of native aquatic plants and trees. <input type="checkbox"/> Met <input type="checkbox"/> Unmet 2% <input type="text"/> 0			
Underground Stormwater Management e. Provide at least 75% of stormwater management volume underground. <input type="checkbox"/> Met <input type="checkbox"/> Unmet add: 5% <input type="text"/> 4406 f. Meet stormwater requirements in an offsite common retention area. <input type="checkbox"/> Met <input type="checkbox"/> Unmet add: 2% <input type="text"/> 0			
Rain gardens g. Provide depressions to collect and store stormwater, and landscaped with appropriate plantings (do not calculate stormwater ponds). Area of Bioretention zone <input type="text"/> <input type="checkbox"/> N/A <input type="checkbox"/> Unmet 0.5 <input type="text"/> 0			

(10) Hardscape

Sq Ft	Factor	Total
a. Provide permeable pavement that allows percolation to the soil below. Total Pervious Paved Surface <input type="text"/> 0 <input type="text"/> 0.6 <input type="text"/> 0		

(12) Food Cultivation - (calculate plantings in Sections (3)-(6) above)

Sq Ft	Factor	Total
a. Provide dedicated areas for food production <input type="text"/> 0 <input type="text"/> 0.1 <input type="text"/> 0		

Project Score: 8838.236

GENERAL DESIGN & DEVELOPMENT STANDARDS:

- STREET TREES ARE REQUIRED WITHIN ESTABLISHED RIGHTS-OF-WAY ALONG PUBLIC & PRIVATE STREETS. STREET TREES MUST MEET THE MINIMUM STANDARDS OF FLORIDA #1.
- ALL STREET TREES SHALL BE AT LEAST 12" IN HEIGHT AND 2" CALIPER AT TIME OF INSTALLATION, WITH A CLEAR TRUNK HEIGHT OF AT LEAST 7' IN HEIGHT.
- ALL PLANTS USED TO MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE SHALL BE SELECTED FROM THE APPROVED PLANT LIST PROVIDED BY THE CITY OR AS APPROVED BY THE ZONING OFFICIAL.
- TURFGRASS AREAS SHALL NOT EXCEED 60% OF THE LANDSCAPE AREAS (STORMWATER MANAGEMENT RETENTION / DETENTION SHALL BE EXCLUDED FROM THE CALCULATION).
- PLANTS SHALL BE GROUPED ACCORDING TO SITE CONDITIONS & WATER NEEDS AS FOLLOWS:
 HIGH WATER USE ZONE
 MODERATE WATER USE ZONE
 LOW WATER USE ZONE
- ALL NEW IRRIGATION SYSTEMS INSTALLED MUST MEET THE CITY MINIMUM DESIGN STANDARDS, 100% COVERAGE.

BIKE PARKING REQUIREMENTS: (CITY OF ORLANDO SEC. 61.333)

LONG TERM BIKE PARKING TO BE PROVIDED AT 1:10 UNIT RATIO

350 UNITS / 10 = 35 SHORT-TERM BIKE PARKING SPACES (18 BIKE RACKS) (SEE HARDSCAPE PLANS FOR BIKE RACK LAYOUT AND MODELS)

BIKE PARKING TO BE LOCATED NO FURTHER THAN 50' FROM THE BUILDING ENTRANCES

SOD REQUIREMENTS:

TURFGRASS AREAS SHALL NOT EXCEED 60% OF THE LANDSCAPE AREAS (STORMWATER MANAGEMENT RETENTION / DETENTION PONDS SHALL BE EXCLUDED FROM THE CALCULATION)

TOTAL LANDSCAPED AREA: 41,641 SF
 TOTAL SOD AREA: 16,285 SF

SOD AREA COMPRISES 39% OF LANDSCAPE AREAS

PLANT SCHEDULE

SYMBOL	CODE	QTY	DETAIL	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
TREES							
	C-LM	33		Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle		2" Cal. Min., 12' Ht. Min., 6' C.T. Min.
	C-LS	5		Liquidambar styraciflua	Sweet Gum		4" Cal. Min., 12' Ht. Min., 6' C.T. Min.
	C-MB	6		Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Southern Magnolia		4" Cal. Min., 14' Ht. Min.
	C-ML	13		Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia		4" Cal. Min., 14' Ht. Min.
	C-PE	9		Pinus elliotii	Slash Pine		3" Cal. Min., 12' Ht. Min.
	C-PO	4		Platanus occidentalis	American Sycamore		4" Cal. Min., 14' Ht. Min., 6' C.T. Min.
	C-QV	18		Quercus virginiana	Southern Live Oak		4" Cal. Min., 16' Ht. Min., 6' C.T. Min.
	C-SP	39		Sabal palmetto	Cabbage Palmetto		Full regenerated head with min. 5-7 fronds, min. 15" diameter trunk, min. 36" diameter root ball, 8'-16" C.T. (see final landscape plans for heights), boot saved just below the crown
	C-TD	6		Taxodium distichum	Bald Cypress		4" Cal. Min., 14' Ht. Min., 6' C.T. Min.
SHRUBS							
	C-PM	35		UTILITY SCREENING SHRUB			
	C-PM			Podocarpus macrophyllus	Japanese Yew	15 gal	4'-5' Ht. x 18" Spd., Prune to consistent hedge
SHRUB AREAS							
		25,280 sf		SHRUBS, GRASSES, & GROUND COVER			Various shrubs, ornamental grasses, and groundcover with mulch
	C-AP			Agapanthus africanus	Agapanthus	3.35% @ 36" o.c.	16" Ht. x 16" Spd., Full, Healthy
	C-AZ			Alpinia zerumbet	Shell Ginger	0.2% @ 48" o.c.	5-6' Ht., 4-5' Spd., Shade Grown, Full, Healthy, Green variety (non-variegated)
	C-BH			Baccharis halimifolia	Eastern Baccharis	0.4% @ 72" o.c.	18"-20" Ht., Full, Healthy
	C-BG			Bambusa textilis 'Gracilis'	Weaver's Bamboo	0.03% @ 72" o.c.	8-10' Ht., 5 stems min., Full, Healthy
	C-CA			Callicarpa americana	American Beautyberry	0.25% @ 48" o.c.	36" Ht. min., 24" Spd., Full, Healthy
	C-CO			Cephalanthus occidentalis	Butterbush	0.06% @ 36" o.c.	36" Ht., Full to Ground, Healthy
	C-FS			Feijoa sellowiana	Pineapple Guava	0.5% @ 60" o.c.	3-4' Ht., 3-4' Spd., Shrub Form, FTG, Full, Healthy, Good Silver Color
	C-GG			Galphimia gracilis	Thryallis	0.2% @ 48" o.c.	24" Ht. x 24" Spd., Full, Healthy
	C-HP			Hamelia patens 'Compacta'	Dwarf Firebush	12.2% @ 36" o.c.	24" Ht. x 18" Spd. min., Full, Healthy
	C-HR			Heliconia rostrata	Lobster Claw	0.15% @ 60" o.c.	6-8' Ht., Full, Healthy, Min. 7 Stems
	C-IP			Illicium parviflorum	Yellow Anise	0.07% @ 36" o.c.	30-36" Ht. x 24-30" Spd. min., Full, Healthy
	C-MF			Myrcianthes fragrans	Simpson's Stopper	1% @ 36" o.c.	2-3' Ht., Full, Healthy
	C-MW			Myrica cerifera	Wax Myrtle	1% @ 72" o.c.	5.5-6' Ht., 4.5-5' Spd., Full to Ground, Healthy
	C-PS			Philodendron selloum	Split-Leaf Philodendron	1.2% @ 60" o.c.	36" - 42" Ht., Full, Healthy
	C-PA			Plumbago auriculata 'Imperial Blue'	Plumbago	0.5% @ 36" o.c.	24" Ht. x 24" Spd., Full, Healthy
	C-PM			Podocarpus macrophyllus	Japanese Yew	0.2% @ 24" o.c.	4'-5' Ht. x 18" Spd., Prune to consistent hedge
	C-RL			Rhapis excelsa	Lady Palm	0.2% @ 60" o.c.	6' - 7' Ht., multi-cane, dark green
	C-SM			Sabal minor	Dwarf Palmetto	1% @ 36" o.c.	24-30" Ht., Full, Healthy
	C-SC			Serenoa repens 'Cinerea'	Silver Saw Palmetto	1% @ 60" o.c.	2' Ht. x 2" Spd., Full, Healthy
	C-SN			Strelitzia nicotai	White Bird of Paradise	0.6% @ 60" o.c.	6' - 8' Ht., multi-cane, dark green
	C-SR			Strelitzia reginae	Bird Of Paradise	0.5% @ 48" o.c.	3' Ht., Full, Healthy
	C-DV			Dietes vegeta	African Iris	0.75% @ 24" o.c.	Full, Healthy
	C-IV3			Ilex vomitoria 'Nana'	Dwarf Yaupon	5.3% @ 30" o.c.	12" Ht., x 12" Spd., Full, Healthy
	C-IV7			Ilex vomitoria 'Nana'	Dwarf Yaupon	2.4% @ 30" o.c.	24" Ht. x 24" Spd., Full, Healthy
	C-IVB			Iris virginica	Blue Flag Iris	0.7% @ 24" o.c.	Full, Healthy
	C-LD			Lantana depressa	Pineland Lantana	1.5% @ 15" o.c.	10"-12" Ht., 12-14" Spd., Full, Healthy
	C-MC			Muhlenbergia capillaris	Pink Muhly	13% @ 30" o.c.	24" Ht., 30" Spd., Full, Healthy
	C-NB			Nephrolepis biseratta 'Macho'	Macho Fern	2% @ 48" o.c.	18-24" Ht., 18-24" Spd., Full, Healthy
	C-PN			Psychotria nervosa	Wild Coffee	0.28% @ 36" o.c.	2' Ht., Full, Healthy
	C-RO			Rosa x 'Meijocos	Pink Drift Rose	0.06% @ 30" o.c.	14" Ht., 18" Spd., Full, Healthy
	C-SB1			Spartina bakeri	Sand Cord Grass	6.1% @ 60" o.c.	24" Ht., 12" Spd., Full, Healthy
	C-SB3			Spartina bakeri	Sand Cord Grass	3.8% @ 36" o.c.	30" Ht., 24" Spd., Full, Healthy
	C-FK1			Tripsacum floridanum	Dwarf Fakahatchee Grass	4% @ 60" o.c.	18-24" Ht., 10-12" Spd., Full, Healthy
	C-FK3			Tripsacum floridanum	Dwarf Fakahatchee Grass	9% @ 36" o.c.	20-24" Ht., 20-22" Spd., Full, Healthy
	C-ZP			Zamia pumila	Coonile	5.8% @ 36" o.c.	12-14" Ht. x 14-16" Spd., Full, Healthy
	C-AG			Arachis glabrata 'Ecoturf'	Perennial Peanut	7.8% @ 18" o.c.	Full, good color
	C-AD			Asparagus densiflorus 'Myerii'	Foxtail Fern	1.6% @ 18" o.c.	12" Ht., Full, Healthy
	C-AE			Aspidistra elatior	Cast Iron Plant	0.3% @ 24" o.c.	24" Ht., Full, Healthy
	C-BR			Bromeliad spp.	Bromeliad	1.8% @ 18" o.c.	Aechmea, Guzmania, Neoregalia varieties. Sun varieties only.
	C-CL			Coreopsis leavenworthii	Leavenworth's Tickseed	0.4% @ 18" o.c.	12" Ht., Full, Healthy
	C-DO			Dyschoriste oblongifolia	Twin Flower	1.2% @ 24" o.c.	Full, Healthy
	C-HD			Helianthus debilis	Beach Sunflower	2.1% @ 36" o.c.	Full, Healthy
	C-LF			Leucophyllum frutescens	Texas Sage	5.3% @ 24" o.c.	16-18" Ht. x 16-18" Spd., Full, Healthy, Good Silver Color
	C-LM			Liriope muscari 'Evergreen Giant'	Liriope	0.2% @ 18" o.c.	12" Ht., Full, Healthy
GROUND COVERS							
		16,285 sf		SOD			
	C-SOD	16,285 sf		Stenotaphrum secundatum	St. Augustine Grass 'Floritam'	Sod	Solid Sod, Disease and Weed Free

DIX-HITE
 150 WEST JESSUP AVENUE
 LONGWOOD, FLORIDA 32750
 407.647.1777

Date: 02/23/2026
 Drawn by: KV
 Reviewed by: RT / JW / JG
 Job Number: 250800
 Issued for:
 Date:

MINNESOTA AVE MULTIFAMILY
 CITY OF ORLANDO

EMBREY
 7600 Broadway, Suite 300, San Antonio, TX 78209

CODE LANDSCAPE PLANS
 CODE PLANT MATERIAL SCHEDULE

NOT FOR CONSTRUCTION

Sheet Number:
LC700