

07100011  
INDUSTRIES LLC  
0005494

PID:0407100009  
TRITON HOLDINGS AND DEVELOPMENT LLC  
ORI 2020107942

ZONED 'RMF1'

PID:0407100006  
CHRISTOPHERS OF EPIPHANY INC  
ORB 1690, PAGE 331  
(UNAVAILABLE ONLINE)

ZONED 'RMF1'

PERIMETER BUFFER  
NO BUFFER  
REQUIRED

S89°36'11"E 459.84'

EAST(D) 409.82'±(D)  
S89°36'11"E 409.84'

PERIMETER BUFFER  
TYPE 5 BUFFER  
(35' WIDE)

EX. 6'H VINYL FENCE  
PROP. FDOT  
GRAVITY WALL

ZONED 'I'

(TIE-LINE)  
S89°25'03"W  
95.84'

PROP. FDOT  
GRAVITY WALL

PID:0407100005  
FAMILY PROMISE OF SOUTH SARASOTA COUNTY INC  
ORI 2024089783

**SUBJECT PARCEL 1**  
±1.006 ACRES

**SUBJECT PARCEL 2**  
±1.260 ACRES

FLOODPLAIN  
COMPENSATION  
AREA

SMA-3

SMA-2

TRAIL / FOOT PATH

EX. 6'H VINYL FENCE

PERIMETER BUFFER  
NO BUFFER  
REQUIRED

ZONED 'RMF1'

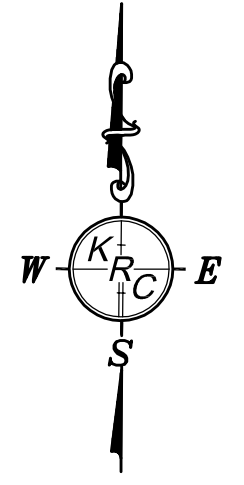
PERIMETER BUFFER  
NO BUFFER  
REQUIRED

POTENTIAL PARK SPACE /  
SHADE STRUCTURE /  
SEATING

ZONED 'RMF1'

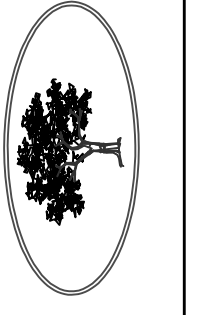
PLANT LIST:

KEY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
5	BBC	Bucida buceras 'Shady Lady'	Shady Lady Black Olive Tree	12'h x 6'spr., 5'ct min., 3'cal.
13	CEC	Conocarpus erectus	Green Buttonwood Tree	10'-12'h x 5'spr., 5'ct min., 3'cal.
6	ICC	Ilex caryaefolia	Dahoon Holly Tree	8'-10'h x 4'spr., 2.5'cal.
9	QVC	Quercus virginiana	Live Oak Tree	12'-14'h x 6'spr., 5'ct min., 3'cal.
26	VO-7	Viburnum odoratissimum	Pitch Apple	36'h, 7 gal. (42'oc.)



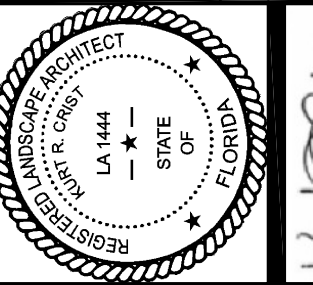
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No.	Revision	Date
1	Base update and respond to comments	4/20/25

**FAMILY PROMISE  
PHASE I & FUTURE PHASE 2**  
City of Venice, Florida

LANDSCAPE  
PLAN

Designed	krc
Drawn	caad
Scale	1"=20'
Date	12/14/25
Sheet	25016-2-11a

LA 1  
of 3  
Project 25016

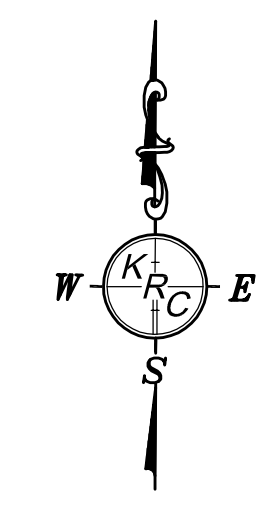
INDUSTRIES LLC  
0005494

PID:0407100009  
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ORI 2020107942

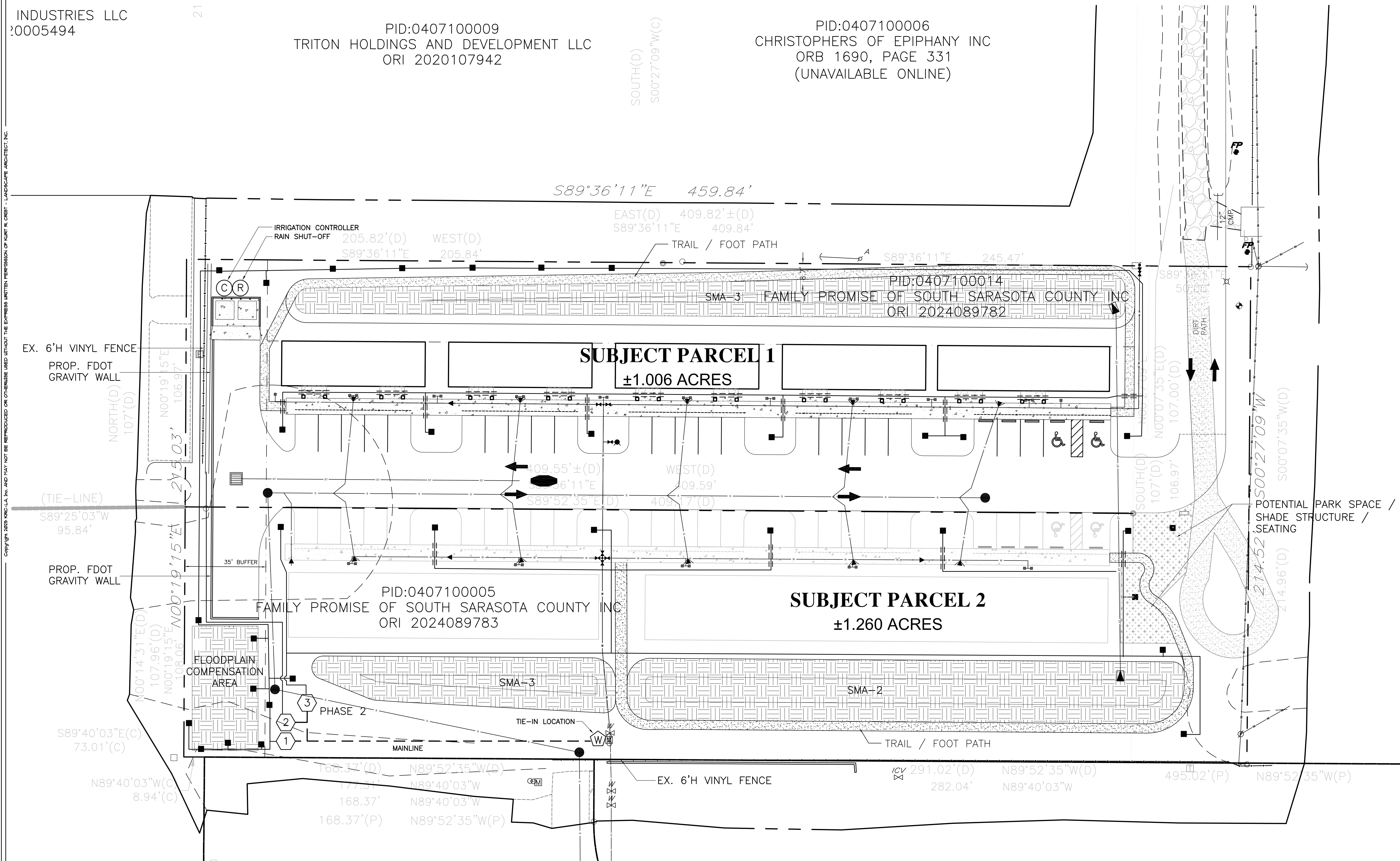
SOUTH(D)  
S00°27'09"W(C)

PID:0407100006  
CHRISTOPHERS OF EPIPHANY INC  
ORB 1690, PAGE 331  
(UNAVAILABLE ONLINE)

- IRRIGATION KEY
- BUBBLER
  - DRIPLINE (0.9 GPM / 12" SPACING)
  - === SLEEVE (SCH 40 PVC)
  - LATERAL LINE (CL 160)
  - - - MAINLINE (CL 200) - 2X SIZE OF INTERNAL PIPE
  - Ⓢ IRRIGATION CONTROLLER
  - Ⓡ RAIN SENSOR
  - Ⓦ WATER TIE-IN LOCATION  
SEPARATE BFP (1" MIN.) 20 GPM

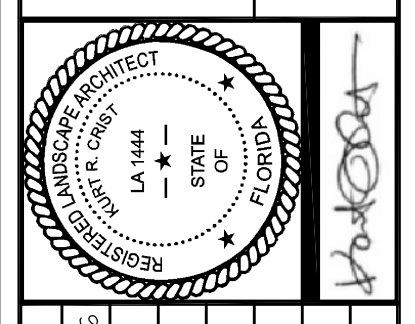


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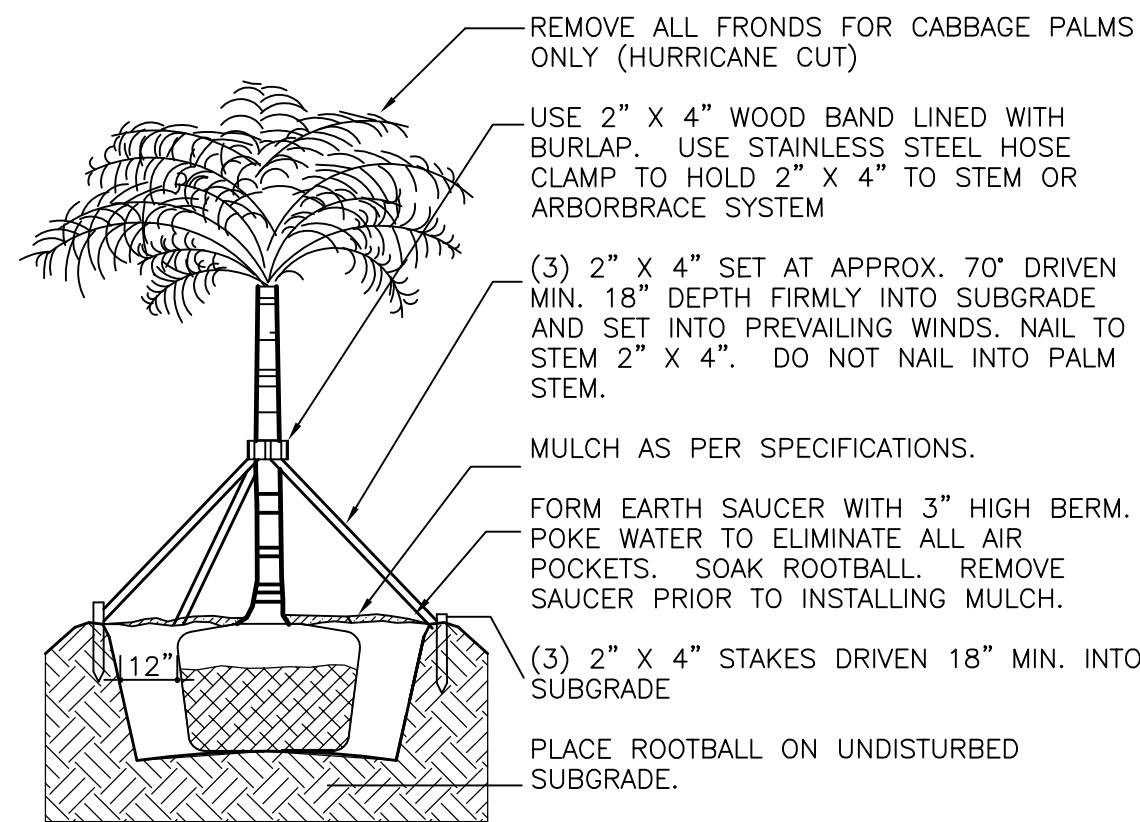
No.	Revision	Date
1	Base update and respond to Comments	4/20/26

**FAMILY PROMISE  
PHASE I & FUTURE PHASE 2**  
City of Venice, Florida

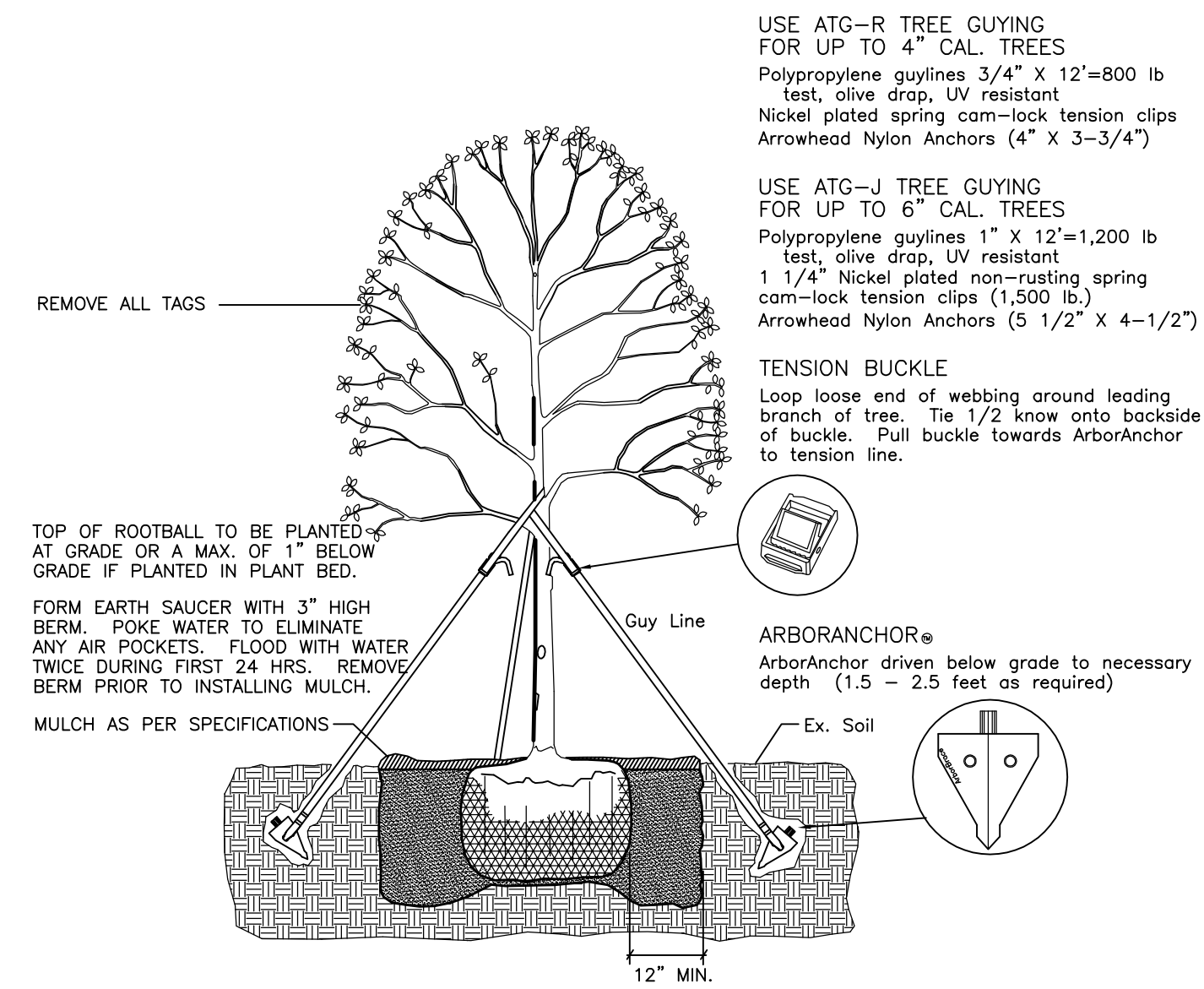
**IRRIGATION PLAN**

Designed krc  
Drawn cadd  
Scale 1"=20'  
Date 12/14/25  
Sheet 25016-2-21a

LA2  
of 3  
Project 25016



**PALM TREE PLANTING DETAIL**  
SCALE: NOT TO SCALE



**TREE PLANTING DETAIL**  
SCALE: NOT TO SCALE

**GENERAL NOTES:**

A minimum of 2 days and a maximum of 5 days prior to the commencement of any work, Sunshine State One Call shall be notified • 1 800 432-4770 per Florida Statute 553.851.

The general / site contractor shall be responsible for construction grade preparation, including grading for berms if required, and site drainage unless otherwise specified. Drainage preparation and clean topsoil backfill shall be provided and installed by the general / site contractor to establish construction grades.

The site is to be received by the landscape contractor with finished grades at plus or minus one-tenth of one foot and clear of debris and weed growth. Finished grades in areas abutting curbs, walks, or pavement to be provided flush by the general / site contractor or others. The landscape contractor is responsible for fine grading by hand which consists of smooth, even grades. The landscape contractor is to cut all grades down to minus two inches (-2") below all walks, curbs, pavement, in planters or other abutments in order to contain sod or mulch as specified.

All plants to be Florida grade #1 or better. Workmanship should be of the highest nursery standards.

All plants are to be planted from flush to one inch (1") above finished grade of soil. All trees are to be planted flush with existing grade if surrounded by grass / sod. If planted within a plant bed, trees are to be planted flush to one inch (1") below finished grade to create a shallow basin to hold water and mulch. Soil ring mounds may be installed around plants or trees for water but must be graded / removed prior to installation of mulch. DO NOT backfill any soil over the top of the rootball of any plant or tree.

All areas within the property boundaries which require sod are to be sodded with Argentine Bahia solid sod, unless otherwise specified, free from pests and weeds, laid in staggered rows with no gaps. The contractor is to substantiate all sod quantities before final installation.

Use only Melaleuca, Eucalyptus, Cocobrown or Pine Bark mulch, 3" deep in all plant bed areas. All trees are to have a mulched bed a minimum of three feet (3') in diameter and two inches (2") deep. Grade 'B' Cypress mulch is not acceptable or will be approved. A 6" diameter ring around each trunk will remain free of mulch.

Apply fertilizer at the rate of no more than 4 pounds of nitrogen per 1000 square feet of lawn or landscape plants per year. Sodded areas should be fertilized a minimum of two weeks after sod installation. All plants / trees / palms are to be fertilized with a granular type of fertilizer at time of planting. All fertilizer is to be installed in an even ring / circle outside the edge of the rootball or at the edge of the dripline. Do Not broadcast fertilizer on plants. Follow the application rate: 1 gallon plants 2 fluid ounces of granular fertilizer, 3 gallon plants 4 fluid ounces, 10-15 gallon plants 8 fluid ounces (1 pound), 30 gallon plants 2 pounds. Trees 1 pound per caliper inch. Palms 3-4 pounds on small palms and 5-6 pounds on larger palms 15' and above.

Landscape contractor shall stake all trees and palms per detail

All trees are to be guaranteed for six (6) months and all plants are to be guaranteed for ninety (90) days from the date of final acceptance of the job by the owner / representative. Vandalism, theft, abuse, lack of proper maintenance, watering, or abnormal acts of God, are not included.

If there is a discrepancy between the quantity on the plant list or notes and the plans, the actual quantities per the plant symbols on the plan are to be utilized.

NO REVISIONS OR ALTERATIONS SHALL BE PERFORMED WITHOUT PRIOR WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT. IF UPON THE FINAL INSPECTION, DIFFERENCES ARE OBSERVED, THE CORRECT SPECIFICATION WILL BE REQUIRED PRIOR TO ISSUANCE OF CERTIFICATION.

**IRRIGATION NOTES:**

**GENERAL** - Work consists of furnishing all labor, equipment and materials necessary to produce a complete and functional irrigation system that will supply 100% coverage of the landscaped areas within the limits of work which is to include areas as shown and drawn on the plan. The irrigation contractor is to visit the site and become familiar with all conditions prior to commencement of work and is responsible for locating all existing utilities and lighting conduit and is responsible for any damages or repairs incurred. All minor items applied, newly included, or required for the complete construction of the irrigation system shall be installed whether shown in the drawing / specifications or not. All equipment shall be installed per the manufacturer's recommendations. As-built drawings for the owner's use shall be provided by the irrigation contractor after completion of work. Test and demonstrate to the owner / landscape architect the operations of the system. Instruct the owner's designated personnel in the operations of the system including adjustment of sprinklers, controller, valves and manufacturer's manuals.

**WATER SOURCE** - Utilize a separate Backflow Preventer for the existing irrigation system and tie in a new mainline for the proposed irrigation system. The water source shall provide a minimum 20 GPM at 40' PSI (By Others). The irrigation contractor is responsible for compliance with any requirements or codes, with local and state authorities, and is to be responsible for all licenses, permits, and fees pertaining to the irrigation system.

**AUTOMATIC ELECTRIC CONTROLLER** - Outdoor wall mount controller to be located per plan location. Connection / wiring and provision of power to the irrigation controller will be performed by a licensed electrician with 110v power. All exposed wires are to be in conduit to the controller.

**RAISENSOR** - A Miniclic II rain shut off device is to be installed on a post or attached to the wall at the controller location (per plan).

**ELECTRIC ZONE VALVES** - Appropriately sized valves for each zone shall be installed. All valves are to be installed in 10' single or standard rectangular valve boxes for multi-valve locations. All wiring is to be 14 gauge common and zone wire. Pen-tite or equivalent connectors are to be used at all splices and placed in 6" splice boxes. All wiring is to be "bunched" and taped (15' on center) in a tight group and installed directly beneath the mainline. Any or all wire not directly under the mainline is to be placed in one inch (1") conduit and marked on the as-built drawing.

**PIPING** - All lateral line piping shall be class 160 PVC 1120-1220. All pipe will be buried a minimum of 12" below finished grade. Where piping runs underneath plants, piping should be buried a minimum of 18" below finished grade. All mainline and lateral piping adjacent to sidewalk, curb or building is to be located a maximum of 12" from pavement / foundation unless noted otherwise. A minimum of 18" of flexible PVC is to be used on all pop-up type heads. All fittings are to be schedule 40 PVC. All pipe installed is to be sized with a maximum of 5 FPS. All sleeves required are to be Schedule 40 PVC and buried a minimum of 18" below finished grade.

**SLEEVES** - All sleeving shall be installed per the size and location as shown on the plan. All sleeves are to be schedule 40 PVC and installed with a minimum coverage of 18" from the top of pipe to final grade. For all areas, sleeves are to extend a minimum of 18" from back of curb or edge of pavement. Sleeves are the responsibility of the irrigation contractor. All piping is to be installed in a separate sleeve from wiring.

**LOW VOLUME ZONES** - Install dripline per plan in parallel on each side of the hedge. Dripline to be staked a minimum of every six feet to ensure line remains on top of plant rootball. Existing plants may warrant modification of sprays to low-volume dripline irrigation. Each tree is to have a .5 gpm bubbler with a minimum of 24" of flexible pvc for adjustment.

**TREE REMOVAL / REPLACEMENT INVENTORY**

40 tree inches per acre of approved trees

All trees must be native to Florida or be Florida-Friendly species as identified by UF/IFAS Extension, latest Florida-Friendly Plant Guide

**PHASE 1 - 1.006 acres**  
1.006 ac x 40 = 40.2 41 INCHES REQUIRED

**TREES / PALMS TO BE PROPOSED**

2	BBC	Shady Lady Black Olive Tree 3" cal.	6
7	CEC	Green Buttonwood 3" cal.	21
5	QVC	Live Oak Tree 3" cal.	15
			42 INCHES PROPOSED

**PHASE 2 - 1.260 acres**  
1.260 ac x 40 = 50.4 51 INCHES REQUIRED

**TREES / PALMS TO BE PROPOSED**

3	BBC	Shady Lady Black Olive Tree 3" cal.	9
6	CEC	Green Buttonwood 3" cal.	18
6	ICC	Dahoon Holly Tree 2.5" cal.	18
4	QVC	Live Oak Tree 3" cal.	12
			57 INCHES PROPOSED

**PERIMETER BUFFER REQUIREMENT**

**WEST PROPERTY LINE TYPE 5 BUFFER 35' wide)**

per Design Alternative Petition 25-75DA

- 6 Trees / 100 lin. ft.
- 3 Understory Trees / 100 lin. ft.
- Continuous Hedge
- 6'h Wall
- 3'h Berm

**HARDSHIP RELIEF:** Existing property encroachment, existing brackish water / Mangroves and existing 6'h 100% Opaque Vinyl Fence

215 l.f. / 100 = 2.1

2.1 x 6 = 12.6	13	TREES REQUIRED
2.1 x 3 = 6.3	7	UNDERSTORY TREES REQUIRED
		CONTINUOUS HEDGE

5	BBC	Shady Lady Bl. Olive Tree 12'h x 6'spr., 3" cal.	5	TREES PROPOSED
6	ICC	Dahoon Holly Tree 8'-10'h x 4'spr., 2.5" cal.	6	UNDERSTORY TREES PROPOSED
26	VO-7	Sweet Viburnum 36'h, 7 gal.	26	SHRUBS PROPOSED

**INTERIOR PARKING LANDSCAPE REQUIREMENT**

10% of the Parking Lot Required to be Landscaped

**PHASE 1**  
14,900 sq.ft. x 10% = 1,490 SQ.FT. AREA REQUIRED  
1,806 SQ.FT. AREA PROPOSED

**PHASE 2**  
13,500 sq.ft. x 10% = 1,350 SQ.FT. AREA REQUIRED  
1,806 SQ.FT. AREA PROPOSED

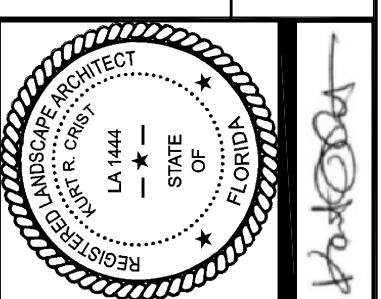
**PLANT LIST:**

KEY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
5	BBC	<i>Bucida buceras</i>	Shady Lady Black Olive Tree	12'h x 6'spr., 5'ct min., 3' cal.
13	CEC	<i>Conocarpus erectus</i>	Green Buttonwood Tree	10'-12'h x 5'spr., 5'ct min., 3' cal.
6	ICC	<i>Ilex cassine</i>	Dahoon Holly Tree	8'-10'h x 4'spr., 2.5' cal.
9	QVC	<i>Quercus virginiana</i>	Live Oak Tree	12'-14'h x 6'spr., 5'ct min., 3' cal.
26	VO-7	<i>Viburnum odoratissimum</i>	Fitch Apple	36'h, 7 gal. (<42'o.c.)

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No.	Revision	Date
1	Base update and respond to Comments	4/20/26

**FAMILY PROMISE**  
**PHASE I & FUTURE PHASE 2**  
City of Venice, Florida

**NOTES & SPECS**

Designed	krc
Drawn	cdd
Scale	ON PLAN
Date	12/14/25
Sheet	25016.2-31a

Project 25016