



THE WELLINGTON
SOUTH PARCEL
WELLINGTON, FLORIDA

PROJECT STANDARDS MANUAL

DECEMBER 18, 2023

TABLE OF CONTENTS

THE WELLINGTON (SOUTH PARCEL)

PROJECT STANDARDS MANUAL

DECEMBER 18, 2023

3 CHAPTER 1: PROJECT DESCRIPTION

PURPOSE OF THE PROJECT STANDARDS MANUAL (PSM)
WELLINGTON COUNTRY PLACE PUD
THE SITE: THE WELLINGTON (SOUTH PARCEL)
WELLINGTON COUNTRY PLACE PUD MASTER PLAN
CONCEPTUAL SITE PLAN
THEME & ARCHITECTURAL STYLE
ARCHITECTURAL STANDARDS
TYPICAL LOT LAYOUT

15 CHAPTER 2: DEVELOPMENT REGULATIONS

PURPOSE
PERMITTED USES
DENSITY/ACRES
BUILDING HEIGHT
PROPERTY DEVELOPMENT REGULATIONS
BUILDING LOT COVERAGE
PARKING

19 CHAPTER 3: LANDSCAPE STANDARDS

GENERAL LANDSCAPE DESIGN
GENERAL LANDSCAPE STANDARDS
LANDSCAPE BUFFERS
STREETSCAPE
SINGLE FAMILY HOMESITES
ACCESS WAYS & PROJECT ENTRIES
COORDINATION WITH INFRASTRUCTURE & UTILITIES
PLANT PALETTE
PLANT SPECIFICATIONS
LANDSCAPE MAINTENANCE
LITTORAL MAINTENANCE & MONITORING

60 CHAPTER 4: CIRCULATION

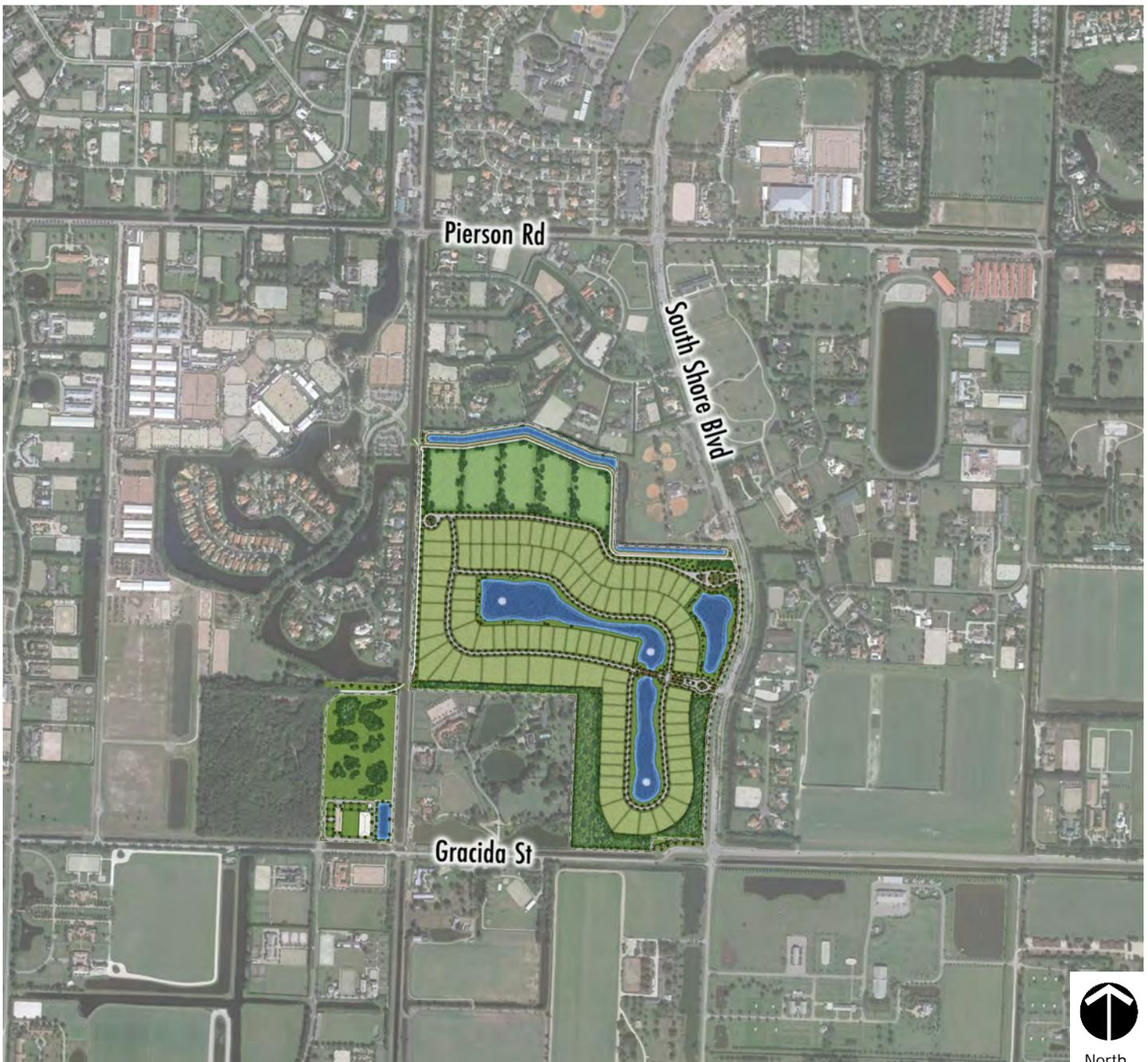
62 CHAPTER 5: EASEMENTS

64 CHAPTER 6: SIGNAGE

CHAPTER 1: PROJECT DESCRIPTION

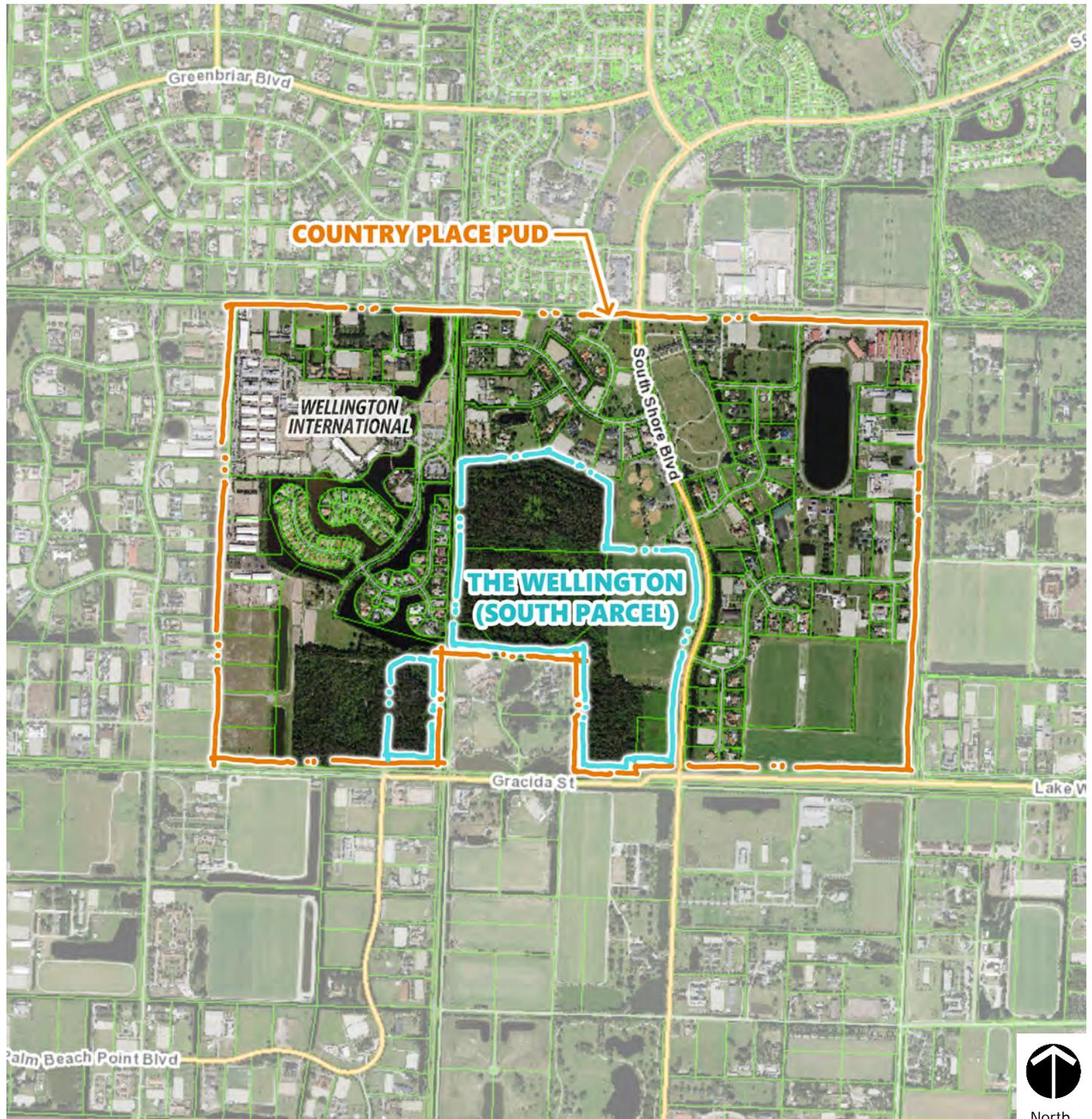
PURPOSE OF THE PROJECT STANDARDS MANUAL (PSM)

In accordance with LDR Section 6.5.4.E of the Village's Code, all proposed Planned Developments shall have a Project Standards Manual (PSM), adopted by Resolution that is submitted with the Master Plan. The purpose of this PSM is to provide a project description for the subject site and outline the pertinent development and design regulations, as well as any deviations from these regulations. This PSM outlines the Standards for the POD E of the Wellington Country Place PUD. Pod E will be known as The Wellington's south parcel, this enclave of 107 dwellings will be scenic and lushly landscaped with 102 home sites of ½ acre or larger, and five farms at 4 acres or larger located on the site's northern boundary just south of Mallet Hill.



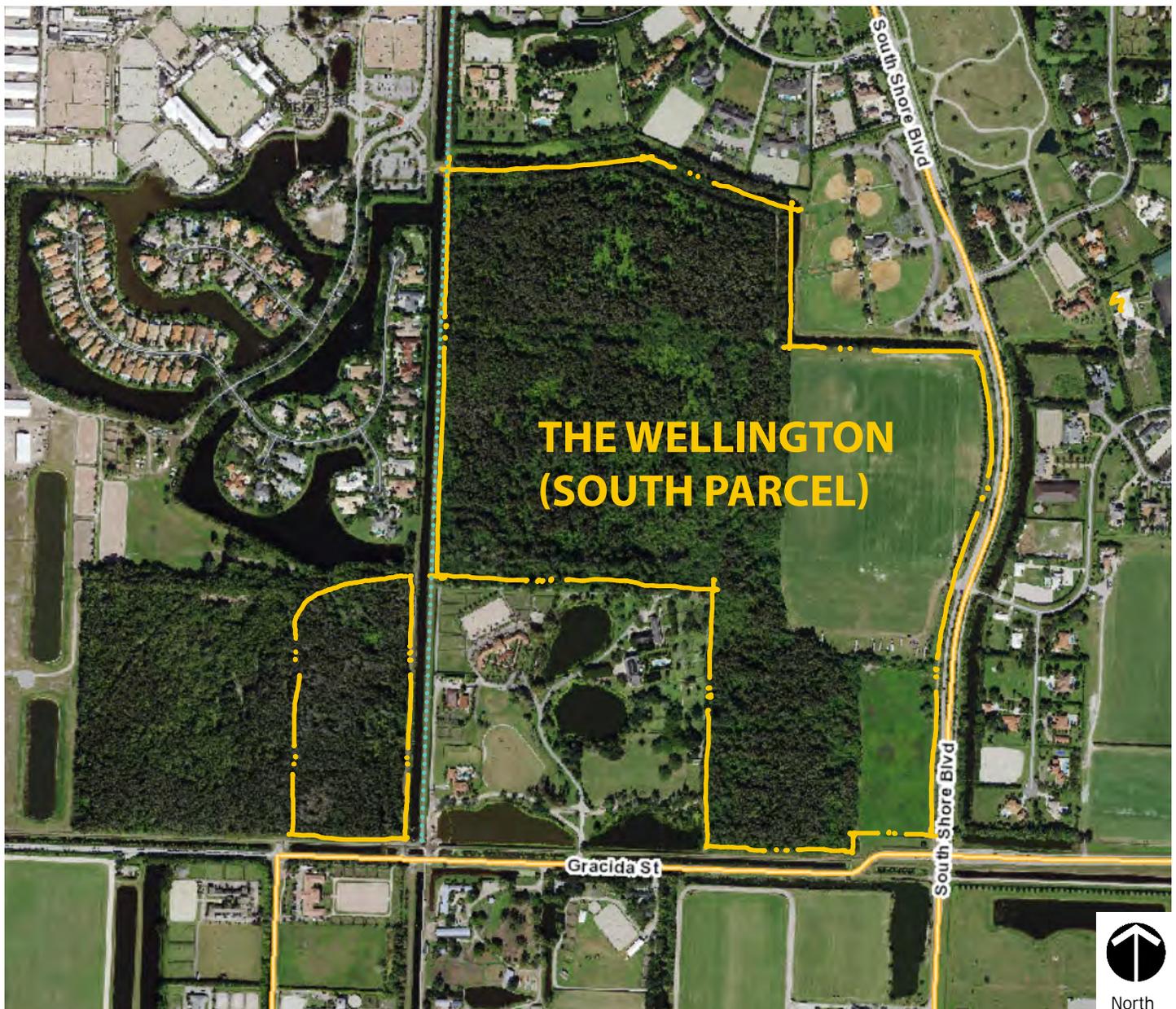
WELLINGTON COUNTRY PLACE PUD

The Wellington Country Place PUD contains 958 acres of land located south of Pierson Road and North of 40th Street (also known as Gracida). South Shore Boulevard bisects the PUD and is the primary north south roadway. The Wellington Country Place PUD is diverse and contains some of the Villages finest equestrian communities which include Mallet Hill, Southfields and Equestrian Club estates and others. The Wellington (South Parcel) will be located on Pod E (formally Pod E, G and portion of Pod F). Pod E will contain 173.46 acres.



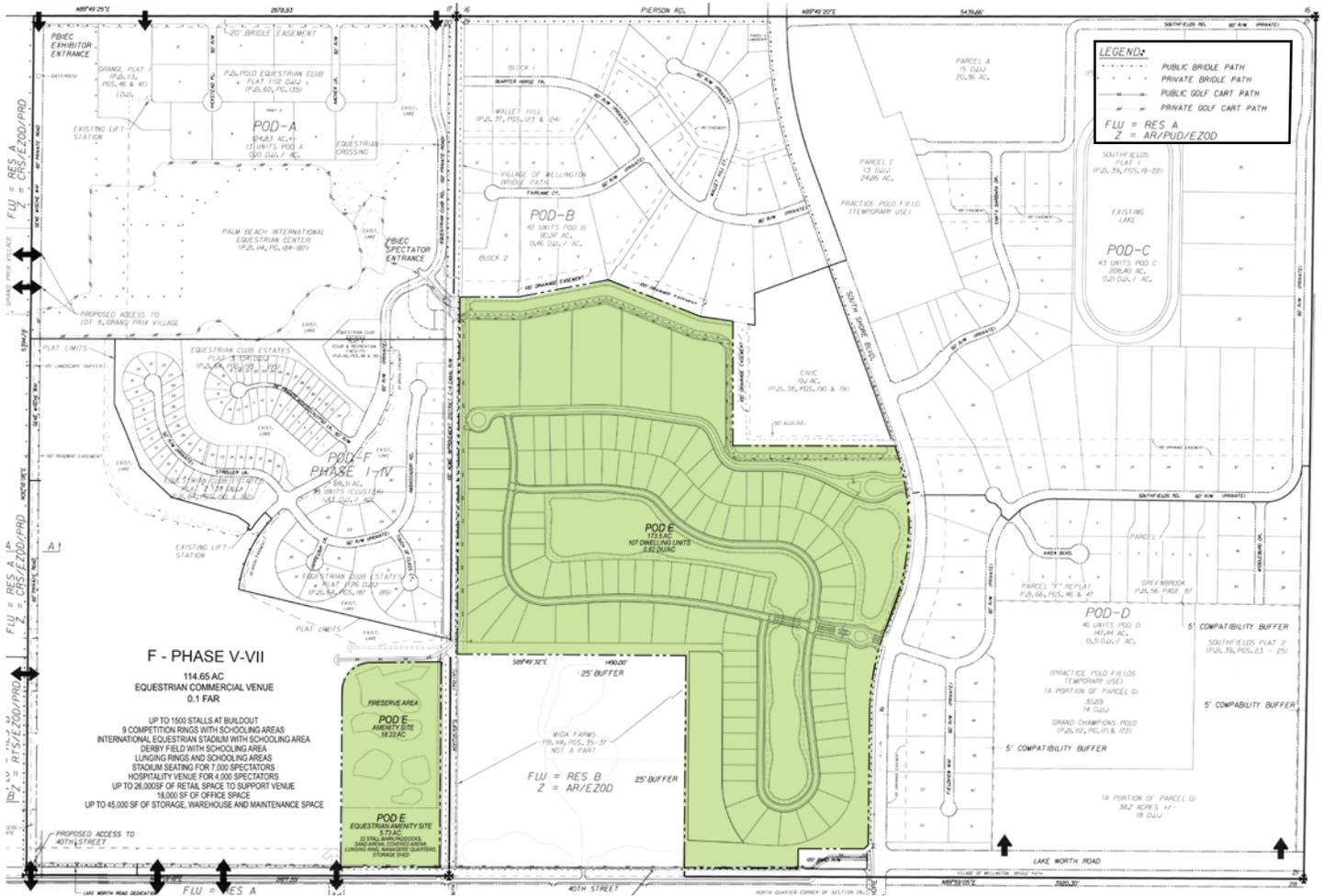
THE SITE: THE WELLINGTON (SOUTH PARCEL)

The site consists of 173.46 acres within the Wellington Country Place PUD. The site is identified on the revised Master Plan as Pod E. Pod E consists of 2 Parcels. 155.24 acres is located east of the C-4 Canal and 18.22 acres is located on the west side of the C-4 Canal west of Mida Farms. Vehicular access to the site will be from South Shore Boulevard and from the northern portion of Wellington International. Bridle Trail Equestrian Access is available from South Shore Boulevard, Gracida and the Green Line Trail located along the C-4 Canal. Bridle Trail access will be available to the existing northern showground area as well as the proposed showground expansion area to the southwest. The figures graphically represent the limits of the Wellington Country PUD and The Wellington (South Parcel) project site.



WELLINGTON COUNTRY PLACE PUD MASTER PLAN

The proposed modified Wellington Country Place PUD Master Plan is depicted Below. Pod E is identified and highlighted in light green.



WELLINGTON COUNTRYPLACE PUD

LAND USE DATA PETITION, 2022-0005-MPA

TOTAL ACRES	958.1	
TOTAL APPROVED DWELLING UNITS	442	
TOTAL PROPOSED DWELLING UNITS	350	DU/AC
GROSS DENSITY	0.37	
TOTAL TREES REQUIRED	27,820	

FUTURE LAND USE ALLOCATION

	ACRES	PERCENT
RESIDENTIAL B	453.8	47.48%
RESIDENTIAL C	30.5	3.2%
COMMERCIAL USE	0.0	0.0%
EQUESTRIAN COMMERCIAL RECREATION (ECR)	399.2	41.7%
PARK (CIVIC)	19.1	2.0%
MAJOR ROADS	28.4	3.0%
MAJOR WATERBODIES	27.2	2.8%
TOTAL	958.1	100.0%

MASTER PLAN USE ALLOCATION

	ACRES	PERCENT
CIVIC	19.1	2.0%
COMMERCIAL USE	0.5	0.1%
EQUESTRIAN COMMERCIAL RECREATION (ECR)	255.6	26.7%
ECR WITH RESIDENTIAL UNITS	165.0	17.2%
RESIDENTIAL	505.4	52.7%
SOUTH SHORE BOULEVARD / LAKE WORTH ROAD	12.6	1.3%
TOTAL	958.1	100.0%

OPEN SPACE CALCULATION

	ACRES	PERCENT	TOTAL ACRES
COMMERCIAL RECREATION	399.2	50.0%	199.6
LAKES AND WATERBODIES	70.3	100.0%	70.3
NATURE PRESERVES & CONSERVATION	18.7	100.0%	18.7
PRIVATE OPEN SPACE*1	129.2	50.0%	64.6
BUFFERS & CANAL ROW	38.6	100.0%	38.6
			391.8
			40.9%

DEVELOPMENT PARCELS

	AREA (ACRES)	UNITS (DU'S)	DENSITY (DU/AC)
POD A	124.8	13	0.10
POD B	91.0	42	0.46
POD C	208.4	43	0.21
POD D	147.4	46	0.31
POD E	173.5	107	0.62
POD F (PHASE I-IV)	69.3	99	1.43
POD F (PHASE V-VII)	114.7	N/A	N/A
CIVIC	19.1	N/A	N/A
ROW DEDICATIONS*2	9.9	N/A	N/A
	950.1	350	

NOTE 1: 50% OF ALL RESIDENTIAL LOTS > 25 ACRES

NOTE 2: ACREAGE FOR PREVIOUS ROW DEDICATIONS ASSOCIATED W PODS G, E & F

NOTE 3: THE MAXIMUM NUMBER OF DAILY WEEKDAY ATTENDEES AT THE COMMERCIAL EQUESTRIAN FACILITIES LOCATED ON POD F PHASES V-VII SHALL NOT EXCEED AN AVERAGE OF 5000 ATTENDEES, INCLUDING STAFF, VENDORS, EXHIBITORS AND SPECTATORS.

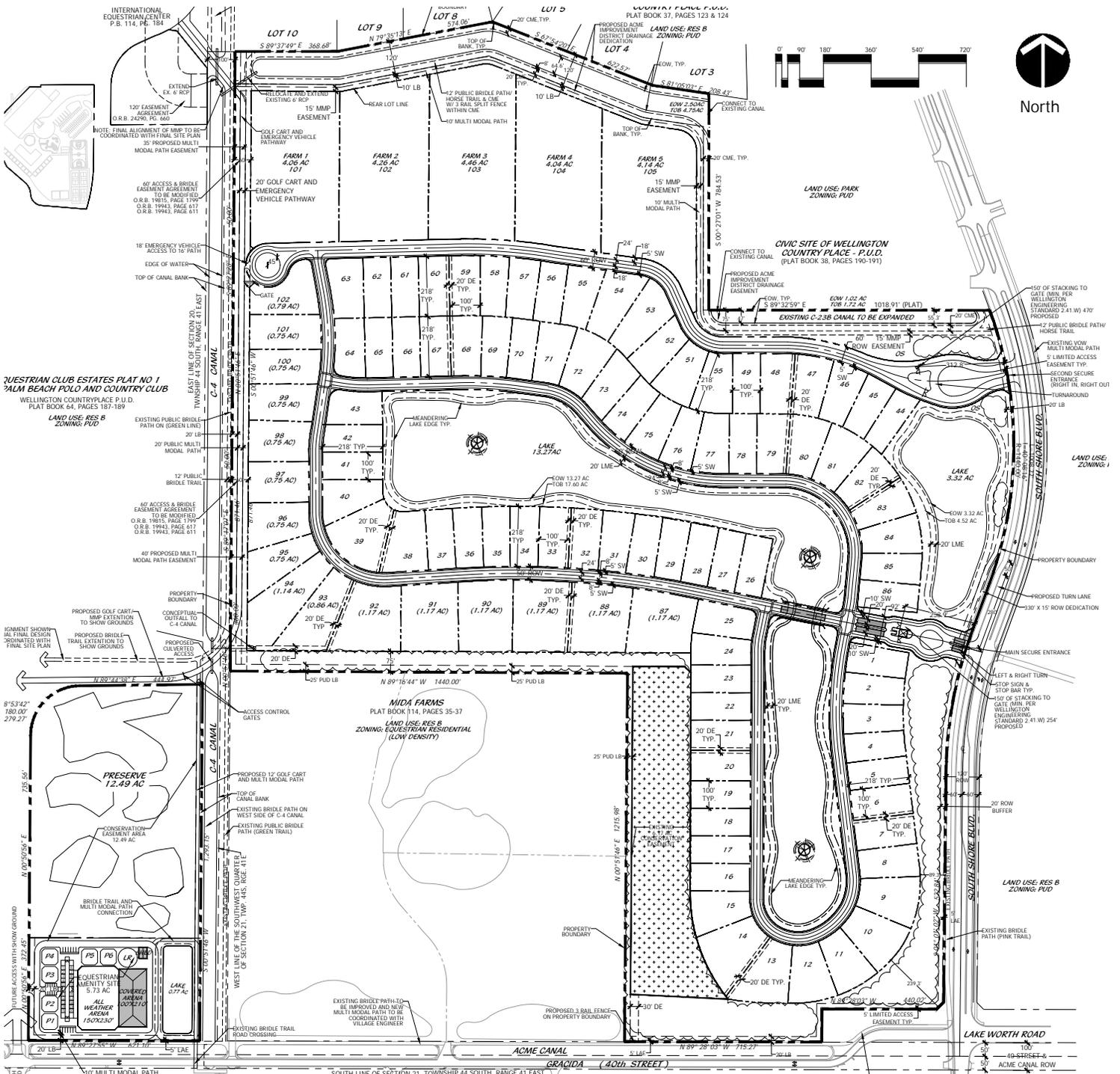
NOTE 4: WEEKEND PEAK EVENT SHALL NOT OCCUR SIMULTANEOUSLY WITH PBEC AND WITH THE COMMERCIAL EQUESTRIAN FACILITIES LOCATED ON POD F PHASES V-VII. THE MAXIMUM NUMBER OF ATTENDEES INCLUDING STAFF, VENDORS, EXHIBITORS AND SPECTATORS SHALL NOT EXCEED 15,000 ATTENDEES DURING A WEEKEND PEAK EVENT.

CONCEPTUAL SITE PLAN

Sensitive to our neighboring surroundings, The Wellington has planned a residential community in this south parcel that introduces new harmonious concepts that are centered around a large, expansive lake. This water body is conceived to be a shared amenity within the enclave with walking trails, access, and long views to be enjoyed by everyone. The residential lots form a complementary pattern to the meandering lane that encircles the lake and is envisioned to be aligned with canopy-shade trees and sidewalks. The community will support an array of residential homes that will each inhabit a heavily landscaped garden oasis for each home but collectively all add to the community's design and ambition to be a curated garden-like setting welcoming to pedestrian traffic and a slower pace of life. By making organic access paths, these common spaces invite residents to meander around and take in views of the lake and lakeside. Respect for the 6.1 acres of conservation lands to the site's southwestern corner are part of the plan and naturally support protected trails through this area. Being cognizant and respectful of the equestrian community, this south parcel will feature a special second entrance that will be dedicated to supporting horse trailers and an east to west trail. The site's western boundaries will be limited to equestrian, golf cart, and pedestrian traffic only, linking this community with the important horse assets at Wellington International.

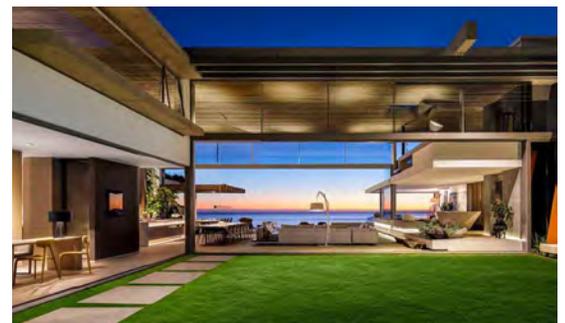


CONCEPTUAL SITE PLAN



THEME & ARCHITECTURAL STYLE

The 107 custom single-family homes, all lots min. 0.5 ac, and 5 horse farms will feature all styles of authentic architecture that accentuate the best of Florida living including modern, British West Indies, Tuscan villas, Monterey-style, and stucco transitional architecture highlighted by the clean lines desired by today's homeowner. These homes and their interpretive architecture style will be true to form, scale and proportions and all will be recognized for their enduring and classic design. These homes will include a variety of motor courts at the entry encircled with landscaping and each will feature a private back garden, often times enjoying long views over water.



ARCHITECTURAL STANDARDS

LDR Section 6.4.4 "Design Standards by District" articulate the minimum design standards for all residential and nonresidential development. The Wellington (South Parcel) will exceed minimum requirements of LDR Section 6.4.4

The architectural character and building design of uses shall be compatible with the general architectural character of the neighborhood and the established design theme for The Wellington (South Parcel).

All home designs shall be approved by The Wellington Architectural Review Board (ARB).

No two (2) identical floor plans or facades shall be placed next to, or directly across the street from, each other. Identical facades shall mean color, material, and design. If any of the elements differ, but have one identical element, this requirement shall not apply.

Accessory structures or buildings, such as freestanding garages, cabanas, accessory dwellings, shall be compatible with the colors and materials of the principal structure. Any alternative design shall require ARB approval for aesthetic compatibility prior to alterations or construction.

The cumulative enclosed square footage of all accessory structures on a lot shall not exceed 30 percent of the principal structure(s) gross floor area (under air).

TYPICAL LOT LAYOUT



100' +/- SINGLE FAMILY

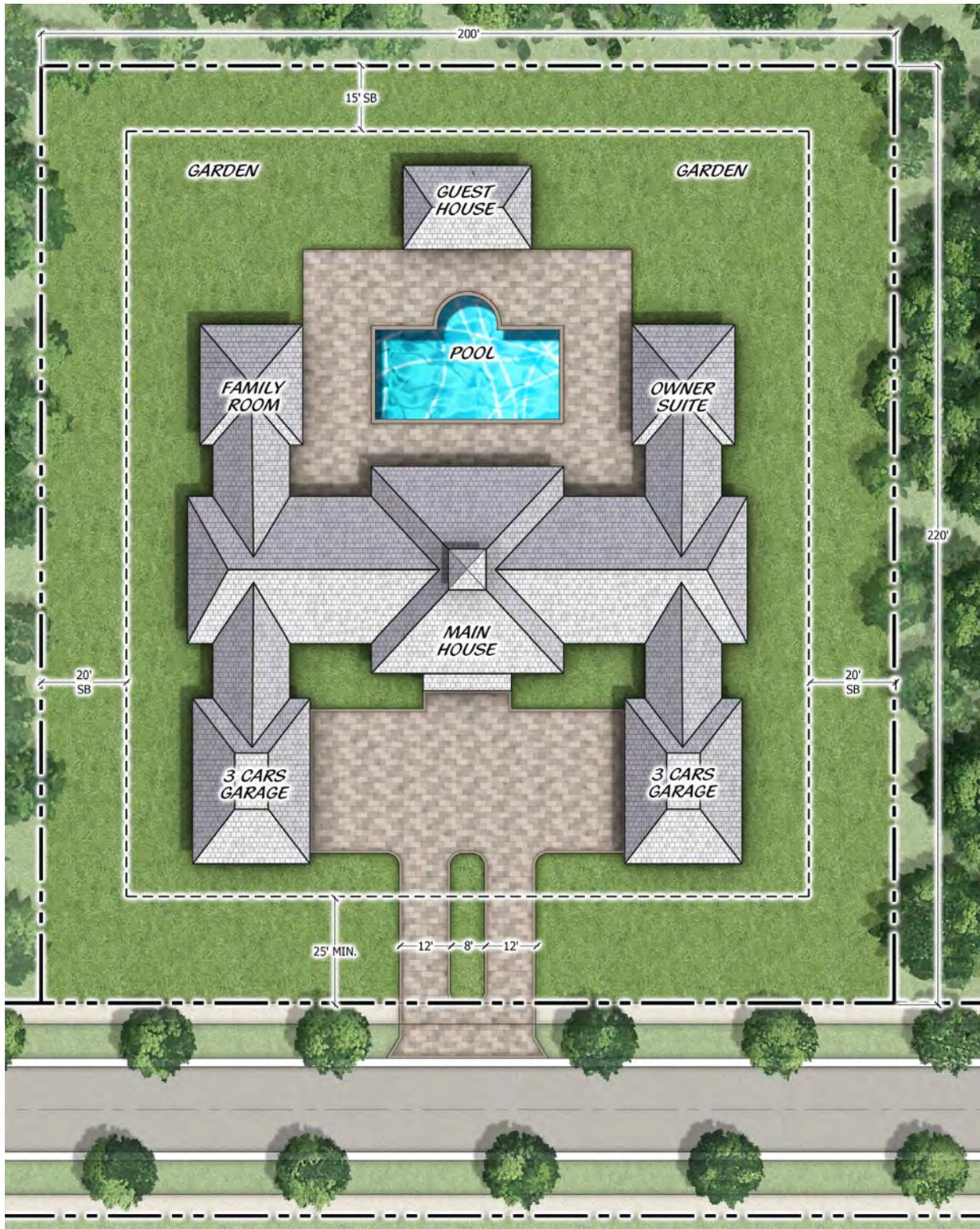
* Front setback minimum of 25 feet for front-loaded garage.

TYPICAL LOT LAYOUT [CONT.]



3/4 ACRE LOT TYPE

TYPICAL LOT LAYOUT [CONT.]



1 ACRE ESTATE LOT TYPE

TYPICAL LOT LAYOUT [CONT.]



FARM



CHAPTER 2: DEVELOPMENT REGULATIONS

PURPOSE

The purpose of this manual is to establish design and property development standards for The Wellington (South Parcel). The following criteria shall be met for all development within The Wellington. Any improvements for which specific development standards are not addressed herein shall be subject to the Village of Wellington (the "Village") Code of Ordinances (LDRs).

PERMITTED USES

- a. Single family dwellings
- b. Equestrian Horse Farms and related Support Facilities (limited to lots greater than 3 acres in size)
- c. Walking Trails
- d. Bridle Trails
- e. Accessory Uses: As set forth in Section 6.2.3 of the ULDC.

DENSITY/ACRES

- a. .62 DU/AC (102 single-family lots and 5 horse farms on 173.46 acres)

BUILDING HEIGHT

- a. 35 feet maximum*

*All buildings in excess of 35 feet shall require Wellington Council approval and shall satisfy the criteria of LDR Section 6.3.1.G.5

**No structure shall be built within the drainage easements

PROPERTY DEVELOPMENT REGULATIONS

A. SINGLE FAMILY

- a. Minimum Lot Area: 0.5 acre
- b. Minimum Lot Width: 100 feet
- c. Minimum Lot Depth: 200 feet
- d. Maximum Building Height: 35 feet*
- e. Minimum Setbacks
 - i. Primary Structure and Accessory Structures
 - 1. Front: 25 feet (Front setback minimum 25 feet for front-loaded garage)
 - 2. Rear: 15 feet (For all Primary Structures and Accessory Structures 10 feet in height or greater
7.5 feet (For Accessory Structures less than 10 feet in height))
 - 3. Side Interior: 7.5 feet**
 - 4. Side Corner: 15 feet**
 - ii. Permitted Setback Encroachments: As per Table 6.3-2 of the LDR's.
- f. Maximum Building Coverage: 50% (See Below)
 - i. Maximum Impervious Area Within Front Setback: 50%
 - ii. Within Side and Rear Setbacks:
 - 1. 50% maximum, which shall not exceed 12,000 square feet in impervious area.

B. EQUESTRIAN HORSE FARMS

- a. Minimum Lot Area: 3 acre
- b. Minimum Lot Width: 90 feet
- c. Minimum Lot Depth: 190 feet
- d. Minimum Floor Area: 3,000 square feet
- e. Maximum FAR: 0.2
- e. Maximum Building Height: 35 feet*
- f. Minimum Setbacks**
 - i. Primary Structure and Accessory Structures
 - 1. Front: 25 feet
 - 2. Rear: 25 feet
 - 3. Side: 25 feet
 - ii. Permitted Setback Encroachments: As per Table 6.3-2 of the LDR's.
- g. Maximum Building Coverage: 50% (See Below)
 - i. Maximum Impervious Area Within Front Setback: 50%
 - ii. Within Side and Rear Setbacks:
 - 1. 50% maximum

*All buildings in excess of 35 feet shall require Wellington Council approval and shall satisfy the criteria of LDR Section 6.3.1.G.5

**No structure shall be built within the drainage easements

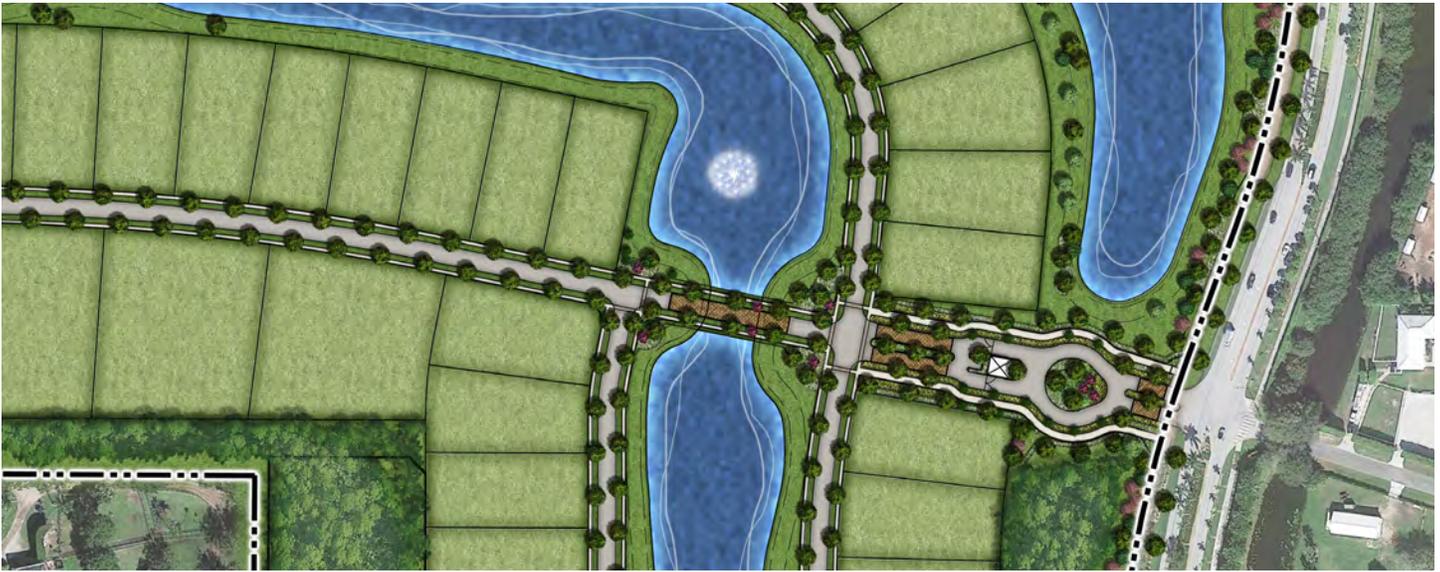
PARKING

- Minimum Interior Parking: Two (2) car garage with one (1) golf cart garage per home.
- Minimum Exterior Parking: Two (2) exterior spaces within the driveway per home. Per LDR Section 7.5.1 (c) "Minimum Off-Street Parking Standards" for homes of four (4) bedrooms or less. Larger homes will include incremental parking.

CHAPTER 3: LANDSCAPE STANDARDS

GENERAL LANDSCAPE DESIGN

An illustrative plan has been provided for the subject sites. The central spine of the residential community will be a grand lake that will address the road in some areas and create linkage to the entire community with sight lines and scenic beauty. Encircling the entire lake is a walking trail, creating a meandering avenue throughout the community which will create diverse views, pockets of charming sidewalks and shaded streets - rewarding the traveler with new vignettes at each turn.



GENERAL LANDSCAPE STANDARDS

LDR Section 6.5.5.C, Landscaping for Planned Unit Developments, requires PUDs to provide landscaping which exceeds the minimum requirements of Article 7 by at least 30%. The Wellington (South Parcel) will be consistent with this requirement as it will exceed the minimum landscape requirements by at least 30%.

LDR Section 7.8.1.C & D, requires for every ten trees, a minimum 10% of all required vegetation shall be flowering trees and 20% shall be of palm species. The number of tree species planted shall increase by one species for every ten trees required. Additionally, a minimum 10% of required shrubs shall be flowering shrubs.

The landscape of The Wellington (South Parcel) will be consistent with the Village's General Landscape Standards and will provide at least 50% of the required plantings from the Development Review Manual, Preferred Plant List. A "Sustainable Landscaping Pallet" proposed as a part of this PSM will be utilized for the development of all landscape plans, buffers, common areas, street trees and individual homesites.

LANDSCAPE BUFFERS

In accordance with LDR Section 7.8.5, perimeter landscape buffers and Rights-of-Way (ROW) buffers are required to be provided for all developments and meet the landscape and dimensional requirements provided within Article 7.

DESIGN INTENT:

> TREES AND PALMS

- *Should include a variety of canopy shade trees, palms, and accent trees.*
- *Review applicable code requirements for perimeter buffer landscape for tree requirements.*
- *Species shall be chosen from those that are known to have a healthy appearance and a long-life span.*
- *Trees and palms should be used in an organized fashion.*

> SHRUBS AND ACCENTS

- *Most perimeter landscape buffers will include a large shrub hedge along the interior edge of the perimeter buffer.*
- *Design with a variety of large and medium shrubs to achieve a stronger buffer where more screening is desired.*
- *Maintain a layered landscape where buffers are wider, and space allows.*
- *Include mid-level accents to provide a full and varied look to the perimeter buffer*

> COLOR ACCENTS & FLOWERS

- *Consider texture such as ornamental grasses to add interest without having to use annual flowers along the perimeter buffer.*
- *Minimize the use of colorful flowers that may take focus away from site entries and monument signs.*
- *Consider that plant materials will typically be viewed from a greater distance and may need to be a larger scale plant.*



ORNAMENTAL GRASSES



TREES WITH GOOD FORM



LARGE SHRUB MATERIAL



LAYERED LANDSCAPE



MAINTAIN VIEWS



SHRUB MASSES

LANDSCAPE BUFFERS [CONT.]

A summary of the buffers for the subject site is provided below:

SOUTH SHORE BOULEVARD & GRACIDA ROW BUFFERS:

- 20 feet wide buffer with two-to-three-foot earth berm.
- 1 Shade tree per 30 linear feet of buffer.
- 1 Flowering Tree per 25 linear feet of buffer
- A continuous hedge or equivalent shrub mass and minimum of 36" in height at time of planting.
- 1 shrub, a minimum of 18" in height at time of planted, spaced at 2 feet on center per 2 linear feet of buffer
- 1 large palm per 50 linear feet of buffer area. Palms may be planted in clusters or formal arrangements.

MIDA FARMS BUFFER:

- The buffers adjacent to Mida Farms shall be a minimum of 25 feet in width. The buffer shall meet the minimum requirements of Condition 11 of Resolution R2011-73.
- Resolution R2011-73 Condition 11: The 25 foot buffer on the Master Plan south of the internal 60 foot private road and along the north side of Mida Farms shall be accomplished, if possible, through preservation of existing native vegetation. If it is not possible to maintain the existing native vegetation, the applicant shall provide a minimum 3 feet high landscape berm with 16 foot high native canopy trees alternately staggered 25 feet on center and a minimum 5 feet high hedge material installed on the plateau of the berm. Prior to initiating the buffering, the applicant, or their successor in interest shall submit a vegetative assessment study to determine how much of the buffering can be accomplished through the preservation of existing mature native vegetation.

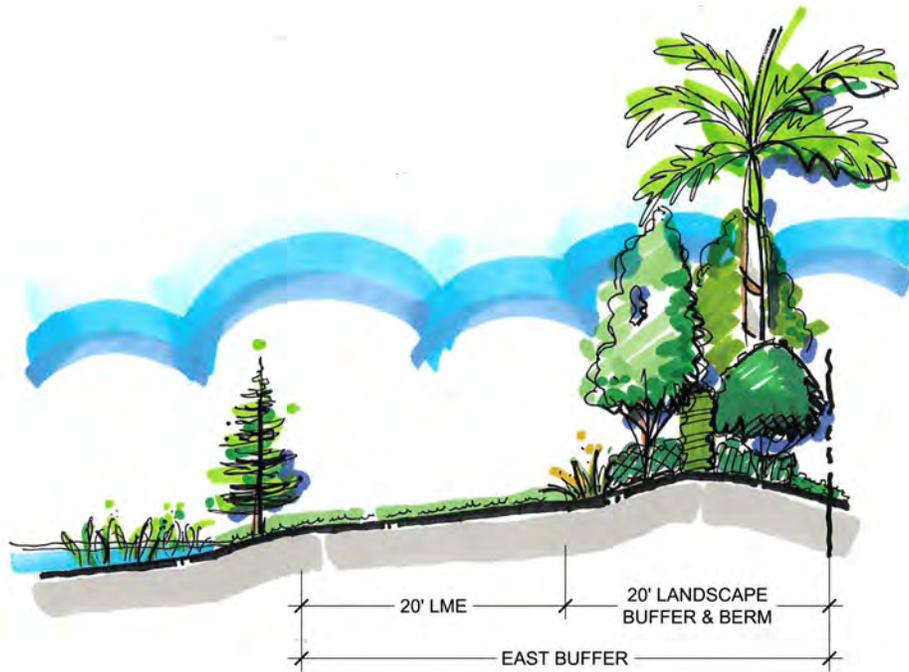
WEST BUFFER (ALONG THE C-4 CANAL)

- The buffer adjacent to the bridle trail on the east side of the C-4 canal shall be a minimum of 20 feet in width and shall provide 16 foot high native canopy trees alternately staggered 25 feet on center with a minimum 5 feet high hedge material consistent with the intent of Resolution R2011-73.

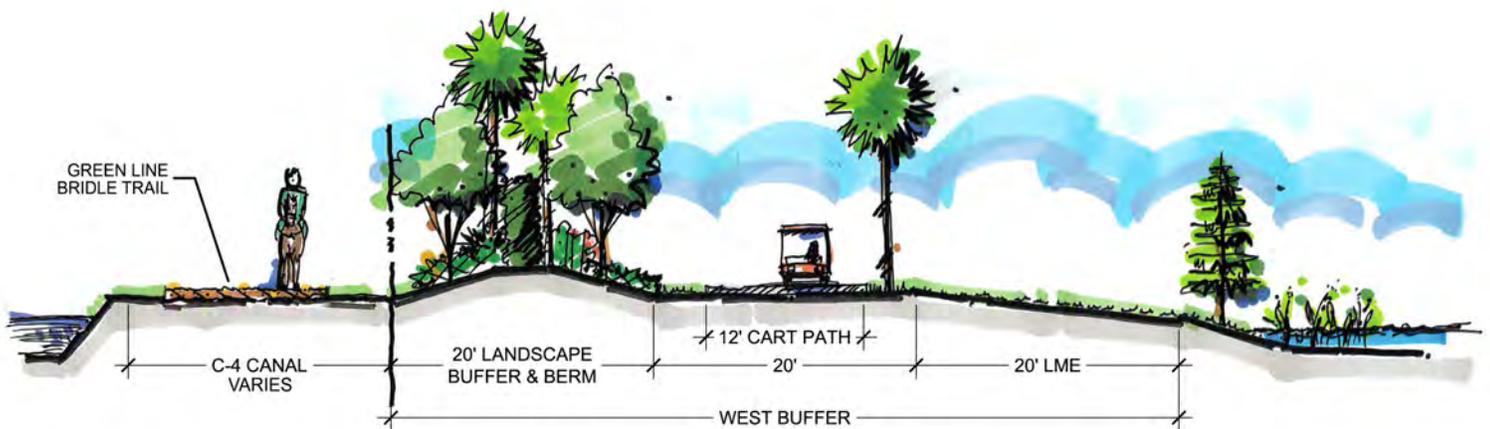


LANDSCAPE BUFFERS [CONT.]

CROSS SECTION | SOUTH SHORE BLVD & GRACIDA ROW BUFFER

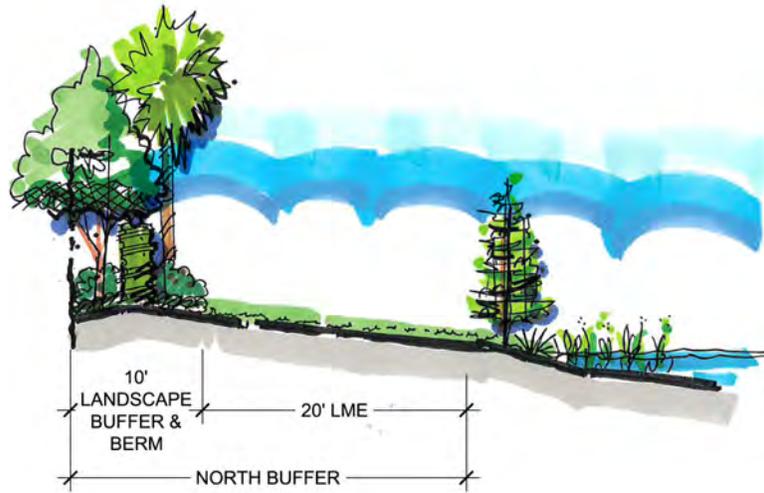


CROSS SECTION | SOUTH SHORE BLVD & GRACIDA ROW BUFFER

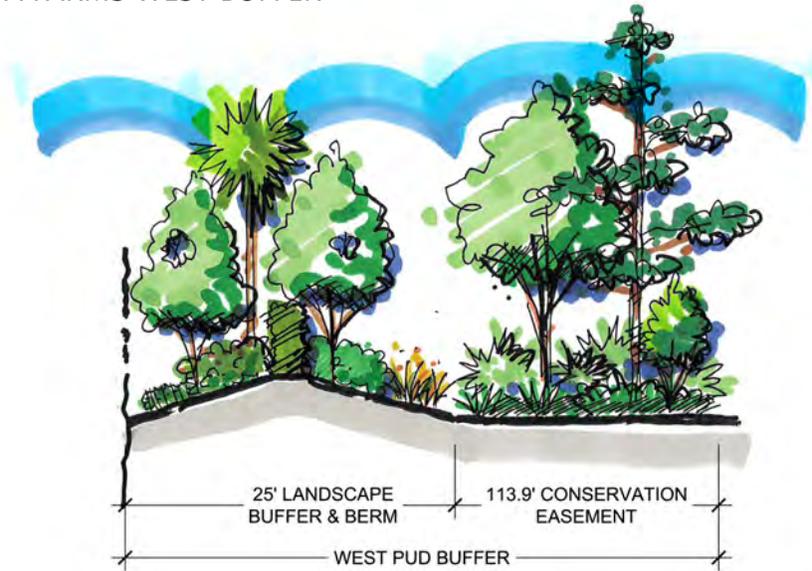


LANDSCAPE BUFFERS [CONT.]

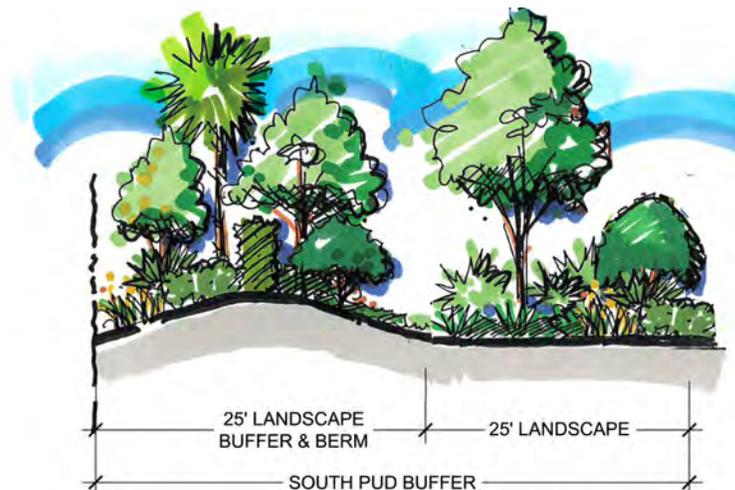
CROSS SECTION | MALLET HILL BUFFER



CROSS SECTION | MIDA FARMS WEST BUFFER



CROSS SECTION | MIDA FARMS SOUTH BUFFER



STREETSCAPE

LDR Section 7.8.2 E. defines the street tree requirements for public and private roads. The roadways within The Wellington (South Parcel) will be privately owned and gated. Street trees will be provided for each 30 linear feet of road frontage. Where utilities or other infrastructure interrupt the rhythm of planting the street tree shall be placed in alternative location near the street. Palm Trees may be utilized in place of canopy or shade trees at project entranceways and along the main 70' ROW if shade trees are planted in the median.

DESIGN INTENT:

> TREES AND PALMS

- *Canopy trees provide shade and continuity when used along streetscape at consistent intervals.*
- *Trees should be installed at a mature height to provide shade and canopy cover.*
- *A thematic hierarchy can be established to set a landscape theme to reinforce key intersections, entrances, and focal points.*
- *Large palms should be used to reinforce specialty areas or identify pedestrian corridors.*
- *Smaller flowering trees should be used to add interest at lower levels.*

> SHRUBS AND ACCENTS

- *Shrubs should be a layered appearance along streetscapes with the largest hedge material used to screen parking lots and undesirable views.*
- *Color and texture should be included along the streetscape landscape.*

> COLOR ACCENTS & FLOWERS

- *Colorful shrubs should be included in the layered landscape, especially along an entrance drive.*
- *Annual flowers should be used as the front layer in high impact areas.*



ACCENT/FLOWERING TREES



STREET TREES - PALMS



STREET TREES - CANOPY



LAYERED LANDSCAPE



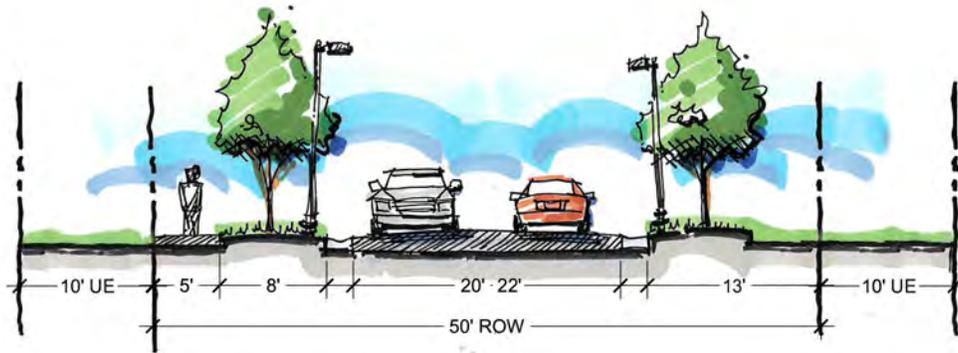
LARGER HEDGES



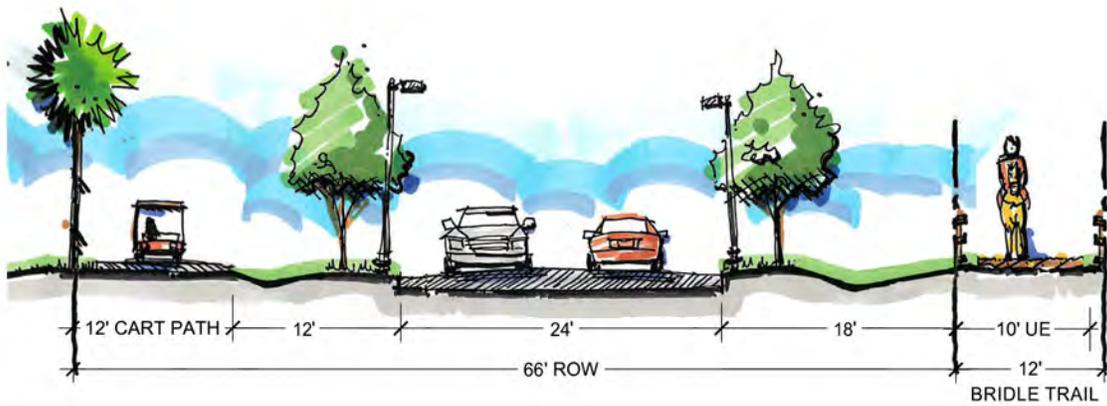
ANNUAL FLOWERS

STREETSCAPE [CONT.]

CROSS SECTION | 50' ROW



CROSS SECTION | 66' ROW



SINGLE FAMILY HOMESITES

LDR Section 7.8.2 defines the identifies the minimum landscape requirements for single family homesites/lots. The Wellington (South Parcel) will meet and exceed the minimum requirements of LDR 7.8.2.D.

The minimum standards are listed below:

- Canopy & Shade Trees: 1 tree per 1,500 SF of lot area
- Flowering Trees: At least one of the shade trees shall be a flowering tree.
- Specimen Palm Trees: A minimum of 1 specimen palm per lot
- Large Palm Trees: A minimum of 3 large palms per lot
- Accent Plants:
 - Accent Tree: 1 per 2,500 SF of lot area
 - Accent Palms: 1 per 2,500 SF of lot area
- Shrubs & Ground Covers: 30 Shrub and 20 Ground Covers (or small shrubs) for each 1,500 SF of lot area

ACCESS WAYS & PROJECT ENTRIES

The Wellington (South Parcel) will meet and exceed the minimum requirements of LDR 7.8.2.D.

COORDINATION WITH INFRASTRUCTURE & UTILITIES

Trees planted within easements with overhead utilities shall comply with FPL “Right Tree, Right Place” Guidelines and the requirements of the Village LDR’s.

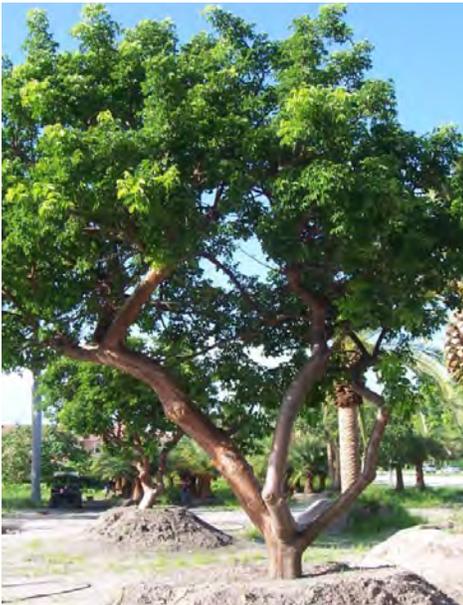
No trees, shrubs or palms shall be planted within 5 feet of a designated utility or drainage easement or within 10 feet of any underground service line, measured from the nearest point of the line to the nearest point of the truck at time of planting, without approval of the Wellington Engineer and easement holder.

No landscaping shall be placed within the lake maintenance easements. Aquatic trees and littoral plants shall be permitted outside the LME along the edge of the water subject to the review and approval of the Wellington Engineer.

Transformers, switch cabinets, ground based mechanical equipment, electrical equipment, back flow prevention and similar devices shall be fully screened in accordance with LDR Section 7.8.2.C.

PLANT PALETTE

CANOPY TREES |



GUMBO LIMBO

Bursera simaruba

MATURE HEIGHT: 30'



SHADY LADY BLACK OLIVE

Bucida buceras 'Shady Lady'

MATURE HEIGHT: 25'-30'



BRAZILIAN BEAUTYLEAF

Calophyllum brasiliense

MATURE HEIGHT: 25'-30'



EAGLESTON HOLLY

Ilex x attenuata

MATURE HEIGHT: 20'-25'



PINK TRUMPET TREE

Tabebuia impetiginosa

MATURE HEIGHT: 30'



LIVE OAK

Quercus virginiana

MATURE HEIGHT: 50'

PLANT PALETTE

SMALL TREES |



GEIGER TREE

Cordia sebestena

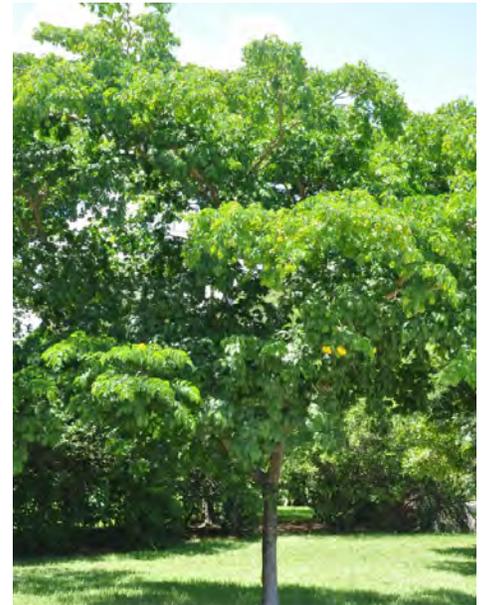
MATURE HEIGHT: 20'



JAPANESE BLUEBERRY TREE

Elaeocarpus decipiens

MATURE HEIGHT: 20'-25"



VERAWOOD

Bulnesia arborea

MATURE HEIGHT: 20'-30'



PURPLE GLORY TREE

Tibouchina granulosa

MATURE HEIGHT: 15'-20'



JAPANESE FERN TREE

Filicium decipiens

MATURE HEIGHT: 25'



SILVER BUTTONWOOD

Conocarpus erectus

MATURE HEIGHT: 15'-20'

PLANT PALETTE

ACCENT TREES |



BOUGAINVILLEA
Bougainvillea glabra



GARCINIA
Garcinia Spicata



LIGNUM VITAE
Guaiacum officinale



HIBISCUS
Hibiscus rosa-sinensis



HIBISCUS
Hibiscus lafrance



SPARTAN JUNIPER
Juniperus chinensis



MAST TREE
Polyalthia longifolia



JATROPHIA
Jatropha intergerrima

PLANT PALETTE

LARGE PALMS |



ZAHIDI PALM

Phoenix dactylifera 'Zahidi'

MATURE HEIGHT: 40'-50'



MEDJOOl DATE PALM

Phoenix dactylifera 'Medjool'

MATURE HEIGHT: 40'-50'



SYLVESTER DATE PALM

Phoenix sylvestris

MATURE HEIGHT: 40'-50'



COCONUT PALM

Cocos nucifera

MATURE HEIGHT: 50'



ROYAL PALM

Roystonea regia

MATURE HEIGHT: 50'



KING ALEXANDER PALM

Archontophoenix alexandrae

MATURE HEIGHT: 35'-40'

PLANT PALETTE

LARGE PALMS | [cont.]



SABAL PALM

Sabal palmetto

MATURE HEIGHT: 50'



FOXTAIL PALM

Wodyetia bifurcata

MATURE HEIGHT: 30'



BISMARK PALM

Bismarckia nobilis

MATURE HEIGHT: 40'-50'



CARANDAY PALM

Copernicia alba

MATURE HEIGHT: 50'

PLANT PALETTE

SMALL PALMS |



ROEBELLINI PALM

Phoenix roebelenii

MATURE HEIGHT: 20'



ALEXANDER PALM

Archontophoenix alexandrae

MATURE HEIGHT: 25'



CHRISTMAS PALM

Adonia merrillii

MATURE HEIGHT: 25'



MONTGOMERY PALM

Veitchia arecina

MATURE HEIGHT: 25'-25'



LATAN PALM

Latania lontaroides

MATURE HEIGHT: 20'-30'

PLANT PALETTE

ACCENT PALMS |



EUROPEAN FAN PALM

Chamaerops humilis

MATURE HEIGHT: 15'-20'



OLD MAN PALM

Coccothrinax crinita

MATURE HEIGHT: 20'



BOTTLE PALM

Hyophorbe lagenicaulis

MATURE HEIGHT: 15'-20'



THATCH PALM

Thrinax radiata

MATURE HEIGHT: 20'-25'



KEY THATCH PALM

Leucothrinax morrisii

MATURE HEIGHT: 20'-30'

PLANT PALETTE

LARGE SHRUBS/ HEDGES |



CLUSIA
Clusia rosea



PODOCARPUS
Podocarpus macrophyllus



SEAGRAPE
Coccoloba uvifera



COCOPLUM
Chrysobalanus icaco

PLANT PALETTE

MEDIUM SHRUBS |



COPPERLEAF
Acalypha wilkesiana



FRANKLIN CROTON
Codiaeum variegatum



SLOPPY PAINTER CROTON
Codiaeum variegatum



MAGNIFICENT CROTON
Codiaeum variegatum



AUNTIE LOU TI
Cordyline fruticosa



IXORA
Ixora coccinea



DWARF FIRE BUSH
Hamelia patens



WAX JASMINE
Jasminum simplicifolium



PANAMA ROSE
Rondeletia odorata

PLANT PALETTE

MEDIUM SHRUBS | [cont.]



SCHEFFLERA TRINETTE

Schefflera arboricola



PANAMA ROSE

Rondeletia leucophylla



DWARF OLEANDER

Nerium oleander

GRASSES |



MUHLY GRASS

Muhlenbergia capillaris



DWARF FAKAHATCHEE

Tripsacum floridanum



SAND CORD GRASS

Spartina bakeri

PLANT PALETTE

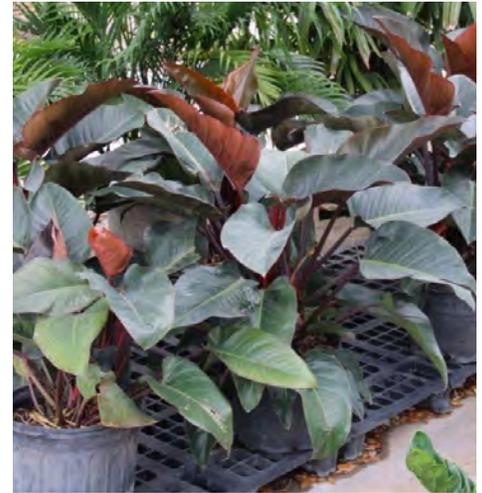
SMALL SHRUBS |



AFRICAN IRIS
Diets iridioides



PURPLE GROUND ORCHID
Spathoglottis plicata



ROJO CONGO PHILODENDRON
Philodendron 'Rojo Congo'



BULBINE
Bulbine frutescens



GREEN ISLAND FICUS
Ficus microcarpa 'green island'



ALOCASIA
Alocasia macrorrhizos



DWARF COCOPLUM
Chrysobalanus icaco



FOXTAIL FERN
Asparagus densiflorus



COONTIE
Zamia floridana

PLANT PALETTE

SMALL SHRUBS | [cont.]



LIRIOPE
Liriope muscari



DWARF PODOCARPUS
Podocarpus macrophyllus



DWARF YAUPON HOLLY
Ilex vomitoria



RED BUTTON GINGER
Costus woodsonii



WHITE ANGEL BEGONIA
Begonia coccinea, white

PLANT PALETTE

VINE |



BOUGAINVILLEA
Bougainvillea glabra



CONFEDERATE JASMINE
Trachelospermum jasminoides



CREEPING FIG
Ficus pumila

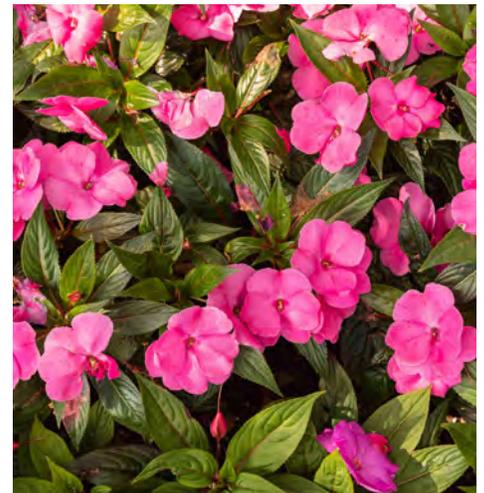
ANNUALS |



PENTAS
Pentas lanceolata



PERIWINKLE
Catharanthus roseus



NEW GUINEA IMPATIENS
Impatiens hawkeri

PLANT SPECIFICATIONS

CANOPY & SHADE TREES

BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE AT PLANTING	REMARKS
BURSERIA SIMARUBA <i>GUMBO LIMBO</i>	FIELD GROWN (FG)	4" CAL	14'-16' HT. X 6' SPRD.	SPECIMEN, FULL CANOPY
BURSERIA SIMARUBA <i>GUMBO LIMBO</i>	FIELD GROWN (FG)	8" CAL	18'-22' HT. X 12' SPRD.	SPECIMEN, FULL CANOPY
CALOPHYLLUM BRASILIENSE <i>BRAZILIAN BEAUTYLEAF</i>	100 GAL, FG	3" CAL	16' HT. X 5' SPRD.	SPECIMEN, FULL CANOPY
DELONIX REGIA <i>ROYAL POINCIANA</i>	45 GAL, FG	4" CAL	14'-16' HT, 6'-8' SPRD.	SINGLE STRAIGHT TRUNK. FULL CANOPY. FLORIDA FANCY
FICUS BENGHALENSIS <i>FICUS BANYAN</i>	COLLECTED SPECIMEN		PHOTOS TO BE SUBMITTED	COLLECTED SPECIMEN, PHOTOS TO BE SUBMITTED
FICUS BENGHALENSIS <i>FICUS BANYAN</i>	300 GAL		18'-24' HT. X 10'-12' SPRD.	SPECIMEN, FULL CANOPY
FICUS RUBIGINOSA <i>RUSTY LEAF FIG</i>	300 GAL, FG	4" CAL	12'-15' HT X 8'-10' SPRD.	SPECIMEN, FULL CANOPY
ILEX ATTENUATA 'EAGLESTON' <i>EAGLESTON HOLLY</i>	FIELD GROWN (FG)	3.5" CAL	14'-16' HT. X 5' SPRD.	FULL, LOW BRANCHED, STANDARD
MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' <i>SOUTHERN MAGNOLIA</i>	65 GAL.	3" CAL	12' HT. X 5' SPRD.	SPECIMEN, FULL CANOPY
PINUS ELLIOTTI 'DENSEA' <i>SOUTH FLORIDA SLASH PINE</i>	30 GAL	2.5" CAL	8'-9' HT X 4' SPRD.	FULL, LOW BRANCHED
PINUS ELLIOTTI 'DENSEA' <i>SOUTH FLORIDA SLASH PINE</i>	FIELD GROWN (FG)	3" CAL	12'-14' X 5'-6' SPRD.	FULL, LOW BRANCHED
QUERCUS VIRGINIANA <i>LIVE OAK SPECIMEN</i>	COLLECTED SPECIMEN	12" CAL	25'-30' HT x 15'-20' SPRD.	CHARACTER SPECIMEN, PHOTOS TO BE SUBMITTED
QUERCUS VIRGINIANA <i>LIVE OAK</i>	FIELD GROWN (FG)	6"-8" CAL	18' - 22' OA X 10' SPRD.	FULL CANOPY, 5' C.T.
QUERCUS VIRGINIANA <i>LIVE OAK</i>	65 GAL.	4" CAL	14'-16' HT X 6'-8' SPRD.	FULL CANOPY, 5' C.T.
TABEBUIA CARAIBA <i>SILVER TRUMPET TREE</i>	45 GAL MIN, FG	4" CAL	14'-16' HT X 6'-8' SPRD.	FULL CANOPY, CHARACTER
TABEBUIA HETEROPHYLLA <i>PINK TRUMPET TREE</i>	65 GAL MIN, FG	3" CAL	14'-16' HT X 6'-8' SPRD.	FULL CANOPY
TABEBUIA IMPETIGINOSA <i>PURPLE TRUMPET TREE</i>	65 GAL MIN, FG	3" CAL	14'-16' HT X 6'-8' SPRD.	FULL CANOPY
<i>THE FOLLOWING CANOPY TREES DROP FRUIT, FLOWERS, OR NUTS AND SHOULD BE USED IN AREAS AWAY FROM PARKING LOTS AND PEDESTRIAN WALKWAYS.</i>				
BAUHINIA X BLAKEANA <i>HONG KONG ORCHID TREE</i>	FIELD GROWN (FG)	3" CAL	12'-14' X 5'-6' SPRD.	FULL CANOPY
BUCIDA BUCERAS 'SHADY LADY' <i>SHADY LADY BLACK OLIVE</i>	100 GAL	5" CAL	16'-18' HT X 8' SPRD.	FULL CANOPY
SWIETENIA MAHAGONI <i>SWEET MAHOGANY</i>	65 GAL	3.5" Cal	14'-16' HT X 5'-6' SPRD.	FULL CANOPY

PLANT SPECIFICATIONS

MEDIUM & SMALL TREES

BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE AT PLANTING	REMARKS
BULNESIA ARBOREA <i>VERAWOOD</i>	45 GAL	2.5" CAL	12'-14' HT X 6'-8' SPRD.	SINGLE STRAIGHT TRUNK, FULL CANOPY
CLUSIA GUTTIFERA <i>CLUSIA TREE</i>	FIELD GROWN (FG)	3" CAL	12'-14' HT X 5'-6' SPRD.	STANDARD, SINGLE STRAIGHT TRUNK, FULL CANOPY
COCOLUBA DIVERSIFOLIA <i>PIGEON PLUM</i>	45 GAL	2" CAL	12' HT X 5' SPRD.	SINGLE STRAIGHT TRUNK, FULL CANOPY
CONOCARPUS 'SERICEUS' <i>SILVER BUTTONWOOD TREE</i>	45 GAL	2.5" CAL	12'-14' HT X 5'-6' SPRD.	STANDARD, SINGLE STRAIGHT TRUNK, FULL CANOPY
CONOCARPUS ERECTUS 'MOMBA' <i>GREEN BUTTONWOOD TREE</i>	30 GAL	3" CAL	14'-16' HT X 6'-8' SPRD.	SINGLE STRAIGHT TRUNK, FULL CANOPY
ELAEOCARPUS DECIPIENS <i>JAPANESE BLUEBERRY TREE</i>	30 GAL	2" CAL.	7'-8' HT X 3'-4' SPRD	SINGLE STRAIGHT TRUNK, FULL TO BASE, SHEARED CONICAL SHAPE
ELAEOCARPUS DECIPIENS <i>JAPANESE BLUEBERRY TREE</i>	45 GAL	3" CAL	12'-14' HT X 6'-8' SPRD.	SINGLE STRAIGHT TRUNK, 3' C.T., SHEARED CONICAL SHAPE
FILICIUM DECIPIENS <i>JAPANESE FERN TREE</i>	45 GAL, MIN	3" CAL	10' -12' HT X 6' SPRD	FULL CANOPY, STANDARD
GUAIAACUM SANCTUM <i>LIGNUM VITAE</i>	45 GAL	2" CAL	6'-8' HT X 4' SPRD.	FULL & THICK CANOPY, CHARACTER
GYMNANTHES LUCIDA <i>CRABWOOD</i>	30 GAL	NA	10'-12' HT X 5'-6' SPRD.	CONICAL, FULL TO BASE
JUNIPERUS CHINENSIS 'SPARTAN' <i>SPARTAN JUNIPER</i>	30 GAL	NA	8'-9' O.A.	CONICAL, FULL TO BASE
JUNIPERUS SILICICOLA 'BRODIE' <i>BRODIE SOUTHERN RED CEDAR</i>	25 GAL	NA	8'-9' O.A.	CONICAL, FULL TO BASE
KRUGIODENDRON FERREUM <i>BLACK IRONWOOD</i>	65 GAL	NA	10'-12' HT X 5'-6' SPRD.	FULL CANOPY, SINGLE LEADER
LAGERSTROEMIA FAURIEI 'NATCHEZ' <i>WHITE CRAPE MYRTLE</i>	30 GAL	NA	10' HT X 5'-6' SPRD.	FULL CANOPY, MULTI-STEM,
LAGERSTROEMIA FAURIEI 'TUSKEGEE' <i>PINK CRAPE MYRTLE</i>	30 GAL	NA	10' HT X 5'-6' SPRD.	FULL CANOPY, MULTI-STEM,
LAGERSTROEMIA SPECIOSA <i>QUEEN CRAPE MYRTLE</i>	100 GAL, FG	NA	12'-14' HT X 5'-6' SPRD.	FULL CANOPY, SINGLE LEADER
LIGUSTRUM JAPONICUM <i>JAPANESE PRIVET</i>	45 GAL	NA	7' HT X 7' SPRD.	FULL CANOPY, MULTI-STEM, LIMB UP 3'
LIGUSTRUM JAPONICUM <i>JAPANESE PRIVET</i>	FIELD GROWN (FG)	NA	9' HT X 9' SPRD.	FULL CANOPY, MULTI-STEM, LIMB UP 3'
PANDANUS UTILIS <i>SCREW PINE</i>	FIELD GROWN (FG)	NA	10' - 14' HT. O.A.	SYMM. SPECIMEN W/CHARACTER FULL & THICK. FLORIDA FANCY

PLANT SPECIFICATIONS

ACCENT TREES

BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE AT PLANTING	REMARKS
BOUGAINVILLEA 'PALM BEACH PURPLE' <i>PURPLE BOUGAINVILLEA TREE</i>	45 GAL	2" CAL	5' HT X 3' SPRD.	STANDARD, THICK TRUNK, MATCHED
GARCINIA SPICATA <i>GARCINIA</i>	25 GAL	1.5" CAL	6' HT X 2' SPRD.	FULL & THICK, MATCHED
HIBISCUS ROSA-SINENSIS <i>HIBISCUS STANDARD</i>	25 GAL	1.5" CAL	4'-5' HT, 2'-3' SPRD	FULL & THICK, STANDARD RED, DOUBLE PEACH, SEMINOLE PINK
JATROPHA INTEGERIMA <i>JATROPHA</i>	45 GAL	2" CAL	8'-10' HT X 5' SPRD.	MULTI STEM, FULL CANOPY
MYRCIANTHES FRAGRANS <i>SIMPSON STOPPER</i>	25 GAL	NA	8'-10' HT X 5'-6' SPRD.	STD. OR MULTI STEM, FULL CANOPY
PLUMERIA 'WHITE' <i>WHITE FRANGIPANI</i>	25 GAL	NA	12' HT X 2' SPRD.	FULL & THICK TO BASE
POLYALTHIA LONGIFOLIA PENDULA <i>MAST TREE</i>	25 GAL	NA	12' HT X 2' SPRD.	FULL & THICK TO BASE
POLYALTHIA LONGIFOLIA PENDULA <i>MAST TREE</i>	FIELD GROWN (FG)	NA	16' HT X 2' SPRD.	FULL & THICK TO BASE
TIBOUCHINA GRANULOSA <i>PURPLE GLORY TREE</i>	45 GAL	1.5" CAL	8' O.A. x 5' SPRD.	FULL CANOPY, STANDARD, SPECIMEN

PLANT SPECIFICATIONS

SPECIMEN PALMS

BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE AT PLANTING	REMARKS
BISMARKIA NOBILIS 'SILVER SELECT' <i>BISMARK PALM</i>	FIELD GROWN (FG)	NA	5' G.W., MINIMUM	FULL CANOPY, SINGLE STEM, MATCHED
BUTIAGRUS NABONNANDII X <i>MULE PALM</i>	FIELD GROWN (FG)	NA	8' CT MIN.	FULL CANOPY, STRAIGHT TRUNK
COCOS NUCIFERA 'MAYPAN' <i>COCONUT PALM</i>	FIELD GROWN (FG)	NA	4'-6' GW	FULL CANOPY, STRAIGHT TRUNK
COCOS NUCIFERA 'MAYPAN' <i>COCONUT PALM</i>	FIELD GROWN (FG)	NA	10'-12' GW	FULL CANOPY, CURVED TRUNK
LATANIA LONTAROIDES <i>RED LATAN PALM</i>	FIELD GROWN (FG)	NA	6'-8' GW	STRAIGHT TRUNK, FULL CANOPY, MATCHED
LIVISTONA DECIPIENS <i>RIBBON PALM</i>	FIELD GROWN (FG)	NA	12'-14' GW	STRAIGHT TRUNK, FULL CANOPY, MATCHED, FANCY CUT
PHOENIX DACTYLIFERA 'MEDJOOOL' <i>MEDJOOOL DATE PALM</i>	FIELD GROWN (FG)	NA	14' CT - 30' CT	STRAIGHT TRUNK, FULL CANOPY, MATCHED, DIAMOND CUT
PHOENIX SYLVESTRIS <i>SYLVESTER DATE PALM</i>	FIELD GROWN (FG)	NA	12' CT-20' CT	STRAIGHT TRUNK, FULL CANOPY, MATCHED, DIAMOND CUT
ROYSTONEA ELATA <i>ROYAL PALM</i>	FIELD GROWN (FG)	NA	12'-28' GW	FULL CANOPY, MATCHED GREY WOOD & OVERALL HEIGHTS

PLANT SPECIFICATIONS

MEDIUM & SMALL PALMS

BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE AT PLANTING	REMARKS
ACOELORRHAPHE WRIGHTII <i>PAUROTIS PALM</i>	FIELD GROWN (FG)	NA	12' HT X 12' SPRD.	8 - 10 STEMS MINIMUM, FULL CLUMP, CLEANED UP
ADONIDIA MERRILLII <i>CHRISTMAS PALM</i>	FIELD GROWN (FG)	NA	12'-14' O.A.	FULL CANOPY, MATCHED SINGLE, DOUBLE, TRIPLE, OR 5 STEM
ARCHONTOPHOENIX ALEXANDRAE <i>KING ALEXANDER PALM</i>	FIELD GROWN (FG)	NA	24' O.A.	MATCHED, FULL CANOPY SINGLE, DOUBLE, TRIPLE
COPERNICIA ALBA <i>CARANDAY PALM</i>	FIELD GROWN (FG)	NA	10'-12' O.A.	FULL CANOPY, FANCY CUT TRUNK SINGLE, TRIPLE
DICTYOSPERMA ALBUM <i>PRINCESS PALM</i>	FIELD GROWN (FG)	NA	12' O.A.	FULL CANOPY, MATCHED SINGLE STEM
DYPSIS CABADAE <i>CABADAE PALM</i>	FIELD GROWN (FG)	NA	14-16' HT.	SPECIMEN, MULTI TRUNK, MATCHED
LATANIA LODDIGESII <i>BLUE LATAN PALM</i>	FIELD GROWN (FG)	NA	10' x 10'	FULL CANOPY, SPECIMEN, SYMETRICAL
LIVISTONIA DECIPIENS <i>RIBBON PALM</i>	FIELD GROWN (FG)	NA	12' C.T.	FULL CANOPY, MATCHED
PTYCHOSPERMA ELEGANS <i>ALEXANDER PALM</i>	FIELD GROWN (FG)	NA	10'-12' O.A., H.T.	FULL CANOPY, MATCHED SINGLE, DOUBLE, TRIPLE, OR 5 STEM
PTYCHOSPERMA ELEGANS <i>ALEXANDER PALM</i>	FIELD GROWN (FG)	NA	16'-18' O.A.	FULL CANOPY, MATCHED SINGLE, DOUBLE, OR TRIPLE STEM
SABAL PALMETTO <i>CURVED CABBAGE PALM</i>	FIELD GROWN (FG)	NA	18', 22', 26' O.A. STGG.	STRONG, UNIQUE CURVES, SLICK TRUNKS , STAGGER HEIGHTS
SABAL PALMETTO <i>CABBAGE PALM</i>	FIELD GROWN (FG)	NA	25', 30', 35' O.A, STGG	SLICK, STRAIGHT TRUNK, STAGGER HEIGHTS
VEITCHIA MONTGOMERYANA <i>MONTGOMERY PALM</i>	FIELD GROWN (FG)	NA	22'-24' O.A.	TRIPLE STEM, FULL CANOPY, MATCHED

PLANT SPECIFICATIONS

ACCENT PALMS

BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE AT PLANTING	REMARKS
CHAMAEROPS HUMILIS <i>EUROPEAN FAN PALM</i>	65 GAL	NA	5'-6' HT X 5'-6' SPRD.	MULTI-TRUNK, 3-5 STEM, FULL CANOPY, 1'-2' WD. MIN. PER STEM, FL. FANCY
CHAMAEROPS HUMILIS CERIFERA 'SILVER SELECT' <i>SILVER EUROPEAN FAN PALM</i>	FIELD GROWN (FG)	NA	8' X 6' O.A.	MULTI-TRUNK, 3-5 STEM, FULL CANOPY, 1'-2' WD. MIN. PER STEM, FL FANCY
COCCOTHRINAX CRINITA <i>OLD MAN PALM</i>	25 GAL	NA	5'-6' OA	FULL CANOPY, SPECIMEN PHOTOS TO BE SUBMITTED
PHOENIX ROEBELENI <i>PYGMY DATE PALM</i>	45 GAL.	NA	6'-8' HT, 5'-6' SPRD	TRIPLE STEM, FULL CANOPY
THRINAX RADIATA <i>THATCH PALM</i>	15 GAL	NA	4'-5' HT. X 5' SPRD.	FULL & THICK SINGLE, DOUBLE, TRIPLE
THRINAX RADIATA <i>THATCH PALM</i>	FIELD GROWN (FG)	NA	8' O.A.	FULL & THICK SINGLE, DOUBLE, TRIPLE

PLANT SPECIFICATIONS

ACCENT PLANTS

BOTANICAL NAME	CONTAINER SIZE	SPACING	SIZE AT PLANTING	REMARKS
CHAMAEDOREA CATARACTARUM <i>CAT PALM</i>	15 GAL	4'-5' O.C.	5'-6' HT X 3' SPRD.	FULL & THICK
AGAVE `BLUE GLOW` <i>BLUE GLOW AGAVE</i>	7 GAL	NA	2' X 2'	FULL, SYMMETRICAL
AGAVE AMERICANA `GAINESVILLE BLUE` <i>CENTURY PLANT</i>	25 GAL	NA	4'-5' O.A. X 3'-4' SPRD.	FULL, SYMMETRICAL
ALCANTAREA IMPERIALIS <i>IMPERIAL BROMELIAD</i>	15 GAL	NA	2' X 2'	FULL, SYMMETRICAL, MATCHED
ALCANTAREA ODORATA <i>ODORATA BROMELIAD</i>	15 GAL	NA	2' X 2'	FULL, SYMMETRICAL, MATCHED
BOUGAINVILLEA <i>BOUGAINVILLEA VINE</i>	45 GAL. MIN.	NA	12' O.A. TRELLIS	FULL & THICK, DETACH FROM TRELLIS, MULTIPLE COLORS AVAILABLE
CRINUM AUGUSTUM `QUEEN EMMA` <i>PURPLE CRINUM LILY</i>	25 GAL	4'-5' O.C.	3'-4' O.A. X 3'-4' SPRD.	FULL & THICK
CYCAS CIRCINALIS <i>QUEEN SAGO</i>	25 GAL	NA	3'-4' O.A. X 3'-4' SPRD.	FULL, SYMMETRICAL, MATCHED
DIOON SPINULOSUM <i>MEXICAN CYCAD</i>	45 GAL	NA	5' X 5'	FULL, SYMMETRICAL, MATCHED
FURCRAEA FOETIDA `VARIEGATA` <i>FALSE AGAVE</i>	25 GAL.	NA	3'-4' O.A. X 3'-4' SPRD.	FULL, SYMMETRICAL, MATCHED
RHAPIS EXCELSA <i>LADY PALM</i>	15 GAL	3' O.C.	5' HT X 3'-4' SPRD.	FULL AND THICK, FLORIDA FANCY
STRELITZIA NICOLAI <i>WHITE BIRD OF PARADISE</i>	15 GAL	NA	7'-8' HT X 3' SPRD.	FULL & THICK, FULL CLUMP
STRELITZIA REGINAE <i>ORANGE BIRD OF PARADISE</i>	25 GAL	NA	3'-4' O.A. X 3'-4' SPRD.	FULL & THICK, MULTI PER POT
ZAMIA FURFURACEA <i>CARDBOARD PALM</i>	15 GAL	NA	3'-4' O.A. X 3'-4' SPRD.	FULL, SYMMETRICAL

PLANT SPECIFICATIONS

LARGE & MEDIUM SHRUBS

BOTANICAL NAME	CONTAINER SIZE	SPACING	SIZE AT PLANTING	REMARKS
ACALYPHA WILKESIANA <i>RED COPPERLEAF</i>	7 GAL	36" O.C.	3' X 3'	FULL & THICK
ACALYPHA WILKESIANA 'JAVA WHITE' <i>YELLOW COPPERLEAF</i>	7 GAL	36" O.C.	3' X 3'	FULL & THICK
ALPINIA PURPURATA <i>PINK GINGER</i>	7 GAL	36" O.C.	4' X 3'	FULL & THICK
ALPINIA ZERUMBET 'VARIEGATA' <i>VARIEGATED SHELL GINGER</i>	7 GAL	30" O.C.	2' X 2'	FULL & THICK, SUN GROWN
CHRYSOBALANUS ICACO <i>GREEN COCO PLUM</i>	7 GAL	30" O.C.	3' X 3'	FULL & THICK
CHRYSOBALANUS ICACO 'RED TIP' <i>RED TIP COCOPLUM</i>	7 GAL	30" O.C.	3' X 3'	FULL & THICK
CLUSIA GUTTIFERA <i>SMALL LEAF CLUSIA</i>	15 GAL.	36" O.C.	4'-5' HT X 3'-4' SPRD.	FULL & THICK, BUSH
CLUSIA GUTTIFERA <i>SMALL LEAF CLUSIA</i>	25 GAL.	48" O.C.	8'-10' HT X 4'-5' SPRD.	FULL & THICK, BUSH
CODIAEUM VAR. 'ICETONE' <i>ICETONE CROTON</i>	7 GAL	24" O.C.	2'-3' HT X 2'	FULL & THICK
CODIAEUM VAR. 'DREADLOCK' <i>DREADLOCK CROTON</i>	15 GAL	36 O.C.	3'-4' HT X 3' SPRD.	FULL & THICK
CODIAEUM VAR. 'ELEANOR ROOSEVELT' <i>ELEANOR ROOSEVLET CROTON</i>	7 GAL	24" O.C.	2' X 2'	FULL & THICK
CODIAEUM VAR 'FRANKLIN ROOSEVELT' <i>FRANKLIN ROOSEVELT CROTON</i>	7 GAL	24" O.C.	2' X 2'	FULL & THICK
CODIAEUM VAR 'MANGO' <i>MANGO CROTON</i>	7 GAL	24" O.C.	2'-3' HT X 2'	FULL & THICK
CODIAEUM VAR 'ZANZIBAR' <i>ZANZIBAR CROTON</i>	7 GAL	24" O.C.	2'-3' HT X 2'	FULL & THICK
CONOCARPUS ERECTUS 'SERICEUS' <i>SILVER BUTTONWOOD</i>	7 GAL	24" O.C.	3' HT X 2'	FULL & THICK
CORDYLINE FRUTICOSA 'AUNTIE LOU' <i>AUNTIE LOU TI PLANT</i>	7 GAL	24" O.C.	3' HT X 2'	FULL & THICK
DIETES VEGETA <i>AFRICAN WHITE IRIS</i>	3 GAL	18" O.C.	18" X 12"	FULL & THICK
GALPHIMIA GRACILIS <i>THRYALLIS</i>	3 GAL	24" O.C.	2' X 2'	FULL & THICK
GARDENIA JASMINOIDES 'MIAMI SUPREME' <i>GARDENIA</i>	7 GAL	30" O.C.	4' OA, GRAFTED	FULL & THICK
HAMELIA PATENS 'COMPACTA' <i>DWARF FIREBUSH</i>	3 GAL	20" O.C.	18" X18"	FULL & THICK
HIBISCUS ROSA SINENSIS 'RED' <i>RED HIBISCUS</i>	7 GAL	24" O.C.	2' X 2'	FULL & THICK
HIBISCUS ROSA SINENSIS 'WHITE WING' <i>WHITE WING HIBISCUS</i>	7 GAL	24" O.C.	2' X 2'	FULL & THICK
HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' <i>DOUBLE PEACH HIBISCUS</i>	7 GAL	24" O.C.	2' X 2'	FULL & THICK
HIBISCUS ROSA-SINENSIS 'SEMINOLE PINK' <i>PINK HIBISCUS</i>	7 GAL	24" O.C.	2' X 2'	FULL & THICK
IXORA 'NORA GRANT' <i>PINK IXORA</i>	7 GAL	24" O.C.	2' X 2'	FULL & THICK
JASMINUM SIMPLICIFOLIUM <i>WAX JASMINE</i>	3 GAL	20" O.C.	18" X18"	FULL & THICK
MONSTERA DELICIOSA <i>MONSTERA PHILODENDRON</i>	3 GAL	30" O.C.	30" X 30"	FULL & THICK

PLANT SPECIFICATIONS

LARGE & MEDIUM SHRUBS [CONTINUED]

BOTANICAL NAME	CONTAINER SIZE	SPACING	SIZE AT PLANTING	REMARKS
MONSTERA DELICIOSA <i>MONSTERA PHILODENDRON</i>	3 GAL	30" O.C.	30" X 30"	FULL & THICK
MUHLENBERGIA CAPILLARIS <i>PINK MUHLY GRASS</i>	3 GAL	24" O.C.	2' X 18"	FULL & THICK
MYRCIANTHES FRAGRANS <i>SIMPSON'S STOPPER</i>	7 GAL	24" O.C.	3'-4' HT X 2' SPRD.	FULL & THICK
NERIUM OLEANDER 'DWARF' <i>DWARF OLEANDER</i>	3 GAL	24" O.C.	18" X 18"	FULL & THICK
PLUMBAGO AURICULATA <i>BLUE PLUMBAGO</i>	3 GAL	18" O.C.	15" X 15"	FULL & THICK
PODOCARPUS MACROPHYLLUS 'MAKI' <i>PODOCARPUS</i>	7 GAL	20" O.C.	4' HT., 2' SPRD	FULL & THICK
PODOCARPUS MACROPHYLLUS 'MAKI' <i>PODOCARPUS</i>	25 GAL	24" O.C.	6' HT. X 2.5' SPRD.	FULL & THICK
PODOCARPUS MACROPHYLLUS 'MAKI' <i>PODOCARPUS</i>	45 GAL	24" O.C.	7'-8' OA X 3'	FULL & THICK
RONDELETIA LEUCOPHYLLA <i>PANAMA ROSE</i>	3 GAL	24" O.C.	18" X 18"	FULL & THICK
SCHEFFLERA ARBORICOLA <i>DWARF SCHEFFLERA (GREEN)</i>	7 GAL	24" O.C.	3' HT. X 2' SPRD	FULL & THICK
SCHEFFLERA ARBORICOLA 'DAZZLE' <i>DAZZLE VARIEGATED SCHEFFLERA</i>	7 GAL	24" O.C.	3' HT. X 2' SPRD	FULL & THICK
SCHEFFLERA ARBORICOLA 'GOLD CAPELLA' <i>GOLD CAPELLA SCHEFFLERA</i>	7 GAL	24" O.C.	3' HT. X 2' SPRD	FULL & THICK
SCHEFFLERA ARBORICOLA 'TRINETTE' <i>DWARF VARIEGATED SCHEFFLERA</i>	7 GAL	24" O.C.	3' HT. X 2' SPRD	FULL & THICK
SERENOA REPENS <i>SAW PALMETTO</i>	7 GAL	24" O.C.	18" X 18"	FULL & THICK
SERENOA REPENS <i>SAW PALMETTO</i>	25 GAL	42" O.C.	3' HT X 3' SPRD.	FULL & THICK
SERENOA REPENS 'CINEREA' <i>SILVER SAW PALMETTO</i>	25 GAL	36" O.C.	3' HT X 3' SPRD.	FULL & THICK
SPARTINA BAKERI <i>SPARTINA GRASS</i>	3 GAL	24" O.C.	36" X 24"	FULL & THICK
SPATHIPHYLLUM X 'SUPREME' <i>GIANT PEACE LILY</i>	7 GAL	36" O.C.	3' HT X 3' SPRD	FULL & THICK
TABERNAEMONTANA DIVARACATA <i>PINWHEEL JASMINE</i>	3 GAL	24" O.C.	24" X 24"	FULL & THICK
TRIPSACUM DACTYLOIDES <i>FAKAHATCHEE GRASS</i>	3 GAL	24" O.C.	24" X 24"	FULL & THICK
TRIPSACUM FLORIDANA <i>DWARF FAKAHATCHEE GRASS</i>	3 GAL	24" O.C.	24" X 24"	FULL & THICK

PLANT SPECIFICATIONS

GROUNDCOVER SHRUBS

BOTANICAL NAME	CONTAINER SIZE	SPACING	SIZE AT PLANTING	REMARKS
ANNUAL FLOWERS <i>ANNUAL FLOWERS</i>	4" POT, 1 GAL	TOUCHING	6" MIN.	IMPATIENS-WINTER, BEGONIAS-SUMMER
ARISTIDA STRICTA <i>WIREGRASS</i>	1 GAL	12" O.C.	1' X 1' MIN.	FULL & THICK
ASPARAGUS DENSIFLORUS 'MEYERII' <i>FOXTAIL FERN</i>	3 GAL	15" O.C.	1' X 1' MIN.	FULL & THICK
BEGONIA 'DRAGON WING RED' <i>RED DRAGON BEGONIA</i>	3 GAL	18" O.C.	18" X 18"	FULL & THICK
BEGONIA ODORATA 'ALBA' <i>WHITE ANGEL WING BEGONIA</i>	3 GAL	18" O.C.	18" X 18"	FULL & THICK
BULBINE FRUTESCENS 'HALLMARK' <i>BULBINE</i>	1 GAL	12" O.C.	12" x 12"	FULL, YELLOW FLOWERS
CARISSA MACROCARPA 'EMERALD BLANKET' <i>DWARF NATAL PLUM</i>	3 GAL	18" O.C.	15" X 15"	FUL & THICK
CHRYSOBALANUS ICACO 'HORIZONTAL' <i>DWARF COCOPLUM</i>	7 GAL	2' O.C.	12" X 18"	FULL & THICK
ERNODEA LITTORALIS <i>GOLDEN BEACH CREEPER</i>	3 GAL	2' O.C.	18" X 18"	FULL & THICK
FICUS MICROCARPA 'GREEN ISLAND' <i>GREEN ISLAND FICUS</i>	3 GAL	15" O.C.	15" X 15"	FULL & THICK
FICUS MICROCARPA 'GREEN ISLAND' <i>GREEN ISLAND FICUS</i>	7 GAL	2' O.C.	18" X 18"	FULL & THICK, FL FANCY
ILEX VOMITORIA 'SHILLINGS DWARF' <i>DWARF YAUPON HOLLY</i>	7 GAL	2' O.C.	15" X 15"	FULL & THICK
JUNIPERUS CHINENSIS 'PARSONII' <i>PARSONI JUNIPER</i>	3 GAL	2' O.C.	12" X 18"	FULL & THICK
JUNIPERUS CONFERTA 'BLUE PACIFIC' <i>BLUE SHORE JUNIPER</i>	3 GAL	2' O.C.	6" X 12"	FULL & THICK
LANTANA CAMARA 'CONFETTI' <i>CONFETTI LANTANA</i>	1 GAL	2.5' O.C.	15" X 15"	FULL & THICK
LIRIOPE MUSCARI 'EVERGREEN GIANT' <i>LIRIOPE</i>	3 GAL	2' O.C.	18" X18"	FULL & THICK
NEOREGELIA X 'DONGER' <i>DONGER BROMELIAD</i>	1 GAL	12" O.C.	12" x 12"	FULL & THICK, FL FANCY
NEOREGELIA X 'FIREBALL' <i>FIREBALL BROMELIAD</i>	1 GAL	12" O.C.	12" x 12"	FULL & THICK, FL FANCY
PHALAENOPSIS ORCHID <i>ORCHID</i>	4" POT	NA	BLOOMING	ASSORTED COLORS, ATTACH TO PALM TRUNKS
PHILODENDRON 'BURLE MARX' <i>BURLE MARX PHILODENDRON</i>	3 GAL	2' O.C.	18" X18"	FULL & THICK
PHILODENDRON 'XANADU' <i>XANADU PHILODENDRON</i>	7 GAL	30" O.C.	36" X 30"	FULL & THICK
PODOCARPUS MACROPHYLLUS 'PRINGLES' <i>DWARF PODOCARPUS</i>	7 GAL	2' O.C.	2' X 2'	FULL & THICK
RAPHIOLEPIS INDICA <i>INDIAN HAWTHORNE</i>	3 GAL	24" O.C.	18" X 18"	FULL & THICK
TRACHELOSPERMUM ASIATICUM 'MINIMA' <i>MINIMA JASMINE</i>	1 GAL	6" O.C.	6" X 12"	FULL & THICK, MULTIPLE RUNNERS
ZAMIA PUMILA <i>COONTIE</i>	7 GAL	2' O.C.	20" X 20"	FULL & THICK, FLORIDA FANCY
ZAMIOCULCAS ZAMIFOLIA <i>ZZ PLANT</i>	3 GAL	2' O.C.	2' X 18"	FULL & THICK

PLANT SPECIFICATIONS

LAKE LITTORAL PLANTINGS - TREES

BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE AT PLANTING	REMARKS
ACER RUBRUM <i>RED MAPLE</i>	30 GAL	2" CAL	10'-12' HT X 4' SPRD.	FULL CANOPY
TAXODIUM DISTICHUM <i>BALD CYPRESS</i>	30 GAL	2"-2.5" CAL.	1' X 1' MIN.	FULL CANOPY

LAKE LITTORAL PLANTINGS - SHRUBS & GRASSES

BOTANICAL NAME	CONTAINER SIZE	SPACING	SIZE AT PLANTING	REMARKS
ACROSTICHUM DANAEFOLIUM <i>LEATHER FERN</i>	7 GAL	36" O.C.	30" X 30"	FULL & THICK
CEPHALANTHUS OCCIDENTALIS <i>BUTTONBUSH</i>	7 GAL	36" O.C.	30" X 30"	FULL & THICK
MUHLENBERGIA CAPILLARIS <i>MUHLY GRASS</i>	3 GAL	24" O.C.	18" X 18"	FULL & THICK
SPARTINA BAKERI <i>SAND CORDGRASS</i>	3 GAL	36" O.C.	24" X 24"	FULL & THICK

LAKE LITTORAL PLANTINGS - AQUATICS

BOTANICAL NAME	CONTAINER SIZE	SPACING	SIZE AT PLANTING	REMARKS
ELEOCHARIS INTERSTINCTA <i>SPIKERUSH</i>	BARE ROOT	18" O.C.	12" HT	
IRIS VERSICOLOR <i>BLUE FLAG IRIS</i>	BARE ROOT	18" O.C.	12" HT	
NYMPHAEA ODORATA <i>FRAGRANT WATERLILY</i>	BARE ROOT	36" O.C.	12" HT	
PONTERDERIA CORDATA <i>PICKEREL WEED</i>	BARE ROOT	18" O.C.	12" HT	
SAGITTARIA LATIFOLIA <i>DUCK POTATO</i>	BARE ROOT	18" O.C.	12" HT	
THALIA GENICULATA <i>FIRE FLAG</i>	BARE ROOT	24" O.C.	12" HT	

LANDSCAPE MAINTENANCE

1. CONTRACTOR QUALIFICATIONS

The Contractor and any subcontractors working on their behalf, shall be licensed and insured within the state of Florida to perform all tasks related to the maintenance of the subject property. No unlicensed work shall be permitted. A qualified Project Manager or Supervisor, who is fluent in English, shall be on site while maintenance crews are on property to ensure that all work is being performed correctly.



All irrigation services shall be performed by licensed personnel only. Any trimming beyond the removal of dead limbs or fronds shall be conducted by an ISA certified Arborist. The application of lawn and ornamental spray or herbicides shall be performed by certified pest control operators with current and valid licenses.

2. MOWING FREQUENCY AND PERFORMANCE EXPECTATION

(A) MOWING FREQUENCY:

MAINTENANCE OF ALL TURFGRASS AREAS SHALL BE CONDUCTED AS FOLLOWS:

- *Mowing: 38 times per year*
- *Line trimming: 38 times per year*
- *Edging: 38 times per year*



(B) PERFORMANCE EXPECTATIONS:

- All turfgrass areas shall be maintained at a height of 3.5"-4". Mowing of turf in wet conditions, or conditions where mowers may cause ruts or damage to the turfgrass is prohibited.
- All sidewalk and planting bed lines shall be edged with each service visit.
- All planting beds, sidewalk edges, lightpoles and utilities, (fire hydrants, FPL transformer boxes, etc) shall be line trimmed at each service visit to ensure a neat and consistent appearance.
- Any dead, dying or underperforming turf or plant material shall be noted and brought to the attention of the property manager immediately. Any damage to the subject property caused by maintenance activities shall be reported immediately to the property manager and repaired at the contractor's expense.
- Prior to each service visit, all mower and edger blades, shall be cleaned and sanitized to ensure that no pathogens or off-site contaminants are brought onto the property. All vehicles, mowers and handheld equipment shall be checked to ensure that there are no fluid leaks of any kind. Fluid leaks include Hydraulic fluid, gas, motor oil or any other fluid that may stain or damage the landscape or hardscape areas of the community.
- Upon the completion of scheduled mowing visit, all clippings and debris shall be properly cleaned up and removed from the property. At no time shall there be any grass clippings, garbage or vegetation debris left on the property following a service visit.

LANDSCAPE MAINTENANCE [CONT.]

3. TREE AND PALM CARE



All trees and palms shall be maintained in a manner that provides a neat and consistent appearance all times. Broken tree limbs to a height of 8 feet shall be removed when observed. Dead palm fronds shall also be removed as needed. Emerging palm seed pods shall be removed when present on all palms.

Specialty palms such as Sylvester or Medjool Date Palms shall be monitored for any signs of pathogens, such as Phoenix Palm Decline. Should any presence of a pathogen or disease be found, the contractor shall inform the property manager immediately in writing. The contractor may provide a preventative maintenance, (inoculation), proposal to the property manager for these specialty palms.

4. SHRUB AND GROUNDCOVER TRIMMING

All shrub areas and groundcover beds shall be trimmed and maintained in a manner that always provides a neat and clean appearance. Shrub and Groundcover trimming shall be conducted at a minimum of 12 times per year. At no time shall plant material be allowed to become overgrown or unkept in appearance.

All shrubs and plantings shall be trimmed in a manner that promotes the natural growth of the plant material and provides for the appropriate tiering of plant masses.



Flowering plants, such as hibiscus or bougainvillea, may be trimmed or pruned by HAND ONLY from October through April. Hard pruning or thinning of plant material shall be done to promote vigorous and healthy plant growth. This shall be done only between May 1 and July 30 unless otherwise specified by the Property Manager or Landscape Architect.

5. FERTILIZER

The contractor shall carry all appropriate licenses governing the use and application of fertilizer products. All trees, palms, shrubs and groundcovers shall be fertilized quarterly [4x/year]. Fertilizer shall be seasonally appropriate and specific to each plant type. The fertilizer used shall comply with all Florida statutes and regulations governing the use of phosphorus and nitrogen. All fertilizer products used shall be granular, slow-release fertilizer products. Additional treatments such as liquid fertilization, root drenches or other means of supplying nutrients to the landscape material shall be at the discretion of the Property Manager and/ or Landscape Architect prior to their application.



LANDSCAPE MAINTENANCE [CONT.]

6. HERBICIDE USE WITHIN CP GROUP PROPERTIES

The use of herbicides within the property shall be limited to all hardscape areas to remove weeds in sidewalk and paver cracks. The contractor shall ensure that all herbicide applicators are licensed to use such chemicals. The use of herbicides within shrub or groundcover beds is prohibited.

7. WEED CONTROL WITHIN GROUNDCOVER BEDS

Weeds within groundcover beds, i.e. jasmine minima beds shall be removed by hand as necessary with each service visit, or when necessary to avoid the appearance of these beds becoming weed infested. All Sod runners shall be immediately removed from the groundcover beds. This is especially important within the groundcover beds containing jasmine minima vine.



8. IRRIGATION SERVICE REQUIREMENTS

The irrigation contractor shall carry all appropriate licensure for any employee to perform irrigation system repairs and checks. All Common area irrigation shall be checked monthly. (Wet checks). Wet checks for each zone shall be performed to ensure proper coverage, spray pattern and pressure for each zone.

The irrigation contractor shall also check and maintain the well, pumps, timers and associated equipment. All panels to the pump and timers shall remain locked with access only by the Irrigation Contractor and Property Manager.

Irrigation zone run times shall also be checked and adjusted as necessary to ensure that the appropriate amount of water is being supplied to all plant material throughout the year.

Any damage caused to the irrigation system by maintenance activities shall be reported to the property manager by the Maintenance Contractor and repaired at the contractor's expense. All other system repairs or upgrades shall be reported in writing to the property manager along with a proposal for repair/ upgrade prior to work being performed.



At no time shall there be any unlicensed or unauthorized work performed on the irrigation system.

Should damage to the irrigation system go unreported by the contractor, the contractor shall assume responsibility for the expense of the repair.

LANDSCAPE MAINTENANCE [CONT.]

9. MULCHING

Mulch shall be brown cypress mulch or equivalent, as directed by the Property Manager. Mulch shall be maintained at a depth of 3". No excess mulch shall be piled at the base of plant material. Excess old mulch shall be removed from planting beds prior to the addition of new mulch to the planting beds. All weeds and debris shall be removed prior to mulching. Application of mulch adjacent to sidewalks, curbs or roadways shall be done in a manner that does not allow for the mulch to spill over from the beds.



10. SEASONAL COLOR

Seasonal color may be added to property and entries to provide additional color. The location and addition of seasonal color, (annuals), shall be at the direction of the Property Manager. All planting areas to receive seasonal color plantings shall be properly prepared, weeds removed, and soils modified as needed. Irrigation for those areas to receive seasonal color



shall also be checked and zone run times coordinated with the irrigation contractor and modified as needed for these plantings.

LITTORAL MAINTENANCE & MONITORING

The following maintenance and monitoring program is required for all planted littoral zones and reclaimed planted upland areas.

1. EXCAVATION ACTIVITY

The applicant shall submit an annual report to dro indicating the status of the excavation activity. The report shall include, but not be limited to, the status of:

- a. The current phase(s) of excavation;
- b. All phases of excavation and reclamation activities (including date(s) of completion and anticipated dates of completion);
- c. Amount of material extracted and amount of material removed from the site;
- d. Condition of perimeter buffers and landscaping, and
- e. Status of compliance with conditions of approval and applicable requirements in this section.

2. INITIAL MAINTENANCE AND MONITORING OF RECLAIMED UPLAND AREAS AND LITTORAL AND UPLAND PLANTING AREAS

The planted littoral zones and planted upland areas shall be inspected and monitored for at least one year after planting. Equipment storage, maintenance and service areas shall be monitored until completion of the excavation activity for contamination by regulated substances. The maintenance and monitoring program shall comply with the following requirements:

a. MAINTENANCE. Inspections, monitoring, exotic plant species removal and replanting during each monitoring period shall be required to maintain the minimum:

- 1) *80% coverage criterion for the planted littoral zone from the 180 day monitoring period; and,*
- 2) *80% survivorship for the planted upland area from the 180 day monitoring period;*

b. EXOTIC PLANT SPECIES. Complete removal of the following plant species from the planted littoral zone and upland areas, as applicable:

- 1) *prohibited and invasive non-native plant species; and*
- 2) *invasive species, such as cattails, primrose willows and water hyacinth.*

c. REGULATED SUBSTANCES. Inspections and monitoring of all equipment storage, maintenance and service areas shall be required to ensure the site has not been contaminated by regulated substances. Construction areas shall be maintained in accordance with the "regulated substance best management practices for the construction industry."

LITTORAL MAINTENANCE & MONITORING [CONT.]

d. SUBMITTALS FOR MONITORING PROGRAMS. Submittal of monitoring reports for each monitoring period shall be required. The planted littoral zone reports shall be submitted to the village of wellington . These monitoring reports shall represent the monitoring periods commencing with a time zero report, 90 day, 180 day and 360 day reports. The time zero monitoring report shall include an as-built drawing signed and sealed by a professional recognized and approved by the Florida Department of Professional Regulation for this type of project and shall be submitted within 30 days of the initial planting. Each subsequent report shall be submitted within 30 days of the completion of the monitoring period. If following the first year of the maintenance and monitoring period, the county finds the planted littoral or reclaimed planted upland areas to be in non-compliance with the provisions herein, the land owner or entity having maintenance responsibility may be required by the county to extend their maintenance and monitoring period, until compliance with the maintenance and monitoring requirements is met.

e. CONTENT OF MONITORING REPORTS. Each monitoring report, including the time zero shall assess the species, numbers, and locations of planted littoral zones and reclaimed upland planting areas. The report shall also depict the equipment maintenance, storage and service areas and assess the condition of the ground as a result of possible leakage or spillage of regulated substances. The report shall include multiple photographs (panoramas are preferred) of the site clearly showing these areas. Photographs must be taken at approximately the same location(s) each time. In addition, the report shall detail the species, numbers and locations of additional plantings that were made to attain the eight percent (80%) survivorship/coverage criteria, if such plantings were necessary.

3. LONG-TERM MAINTENANCE AND MONITORING OF RECLAIMED UPLAND AREAS AND LITTORAL AND UPLAND PLANTING AREAS

After the first year, the land owner or entity having maintenance responsibility for the planted littoral zone and planted upland reclamation area, shall maintain these areas in the following manner:

- a. The reclaimed upland areas shall maintain a minimum survivorship of 80 percent, and the planted littoral zone shall maintain a minimum coverage of 80 percent.
- b. Exotic and invasive non-native plant species and invasive species, such as cattails, primrose willows and water hyacinth, shall be restricted to a coverage of less than ten percent of the required planted littoral zone. No exotic or invasive non-native plant species shall be permitted in the upland areas.

4. REPAIR, RECONSTRUCTION MODIFICATION

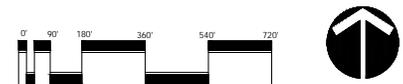
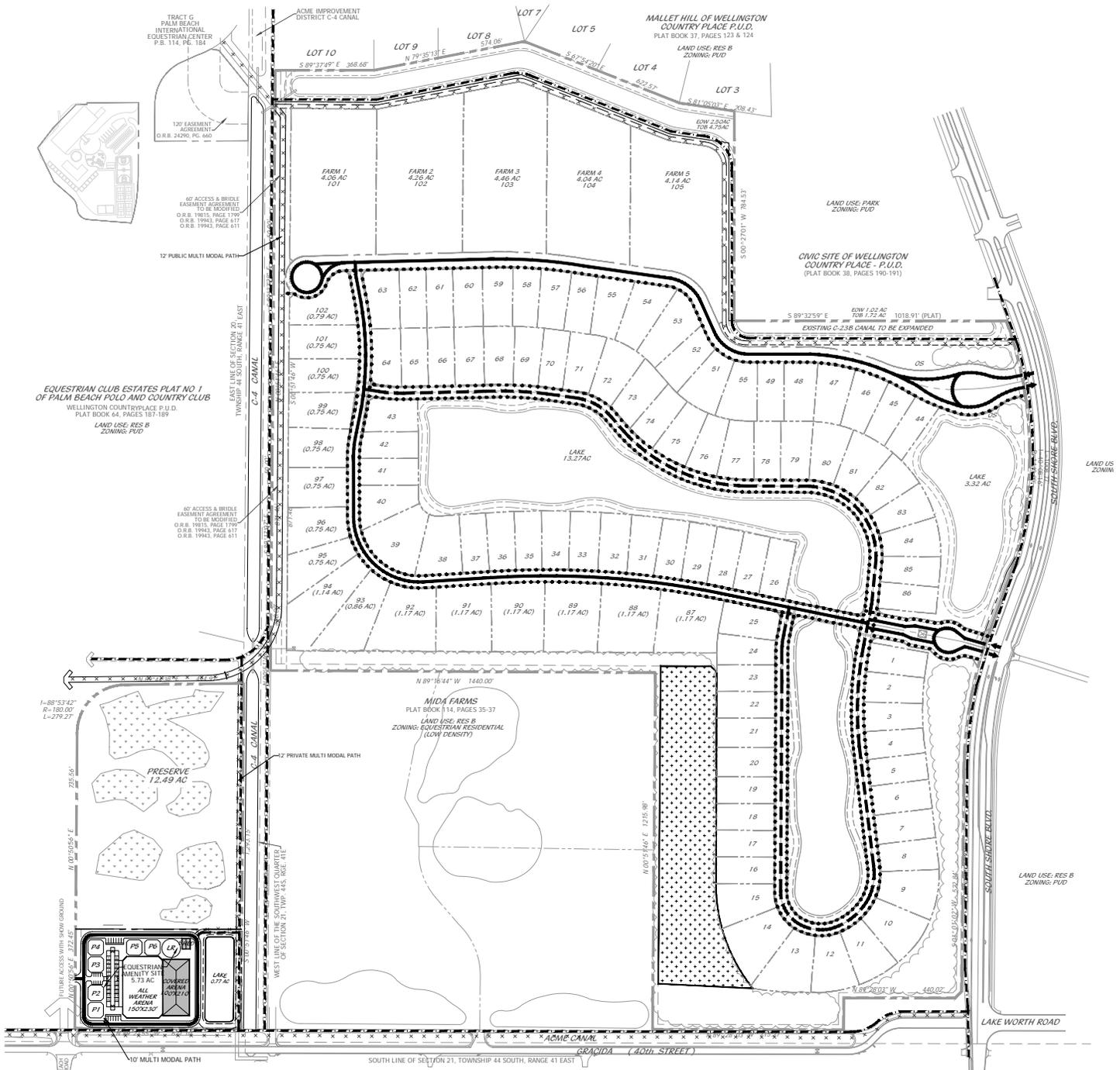
Village approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the director of the Village of Wellington shall be obtained prior to modification of the planted littoral zones.

CHAPTER 4: CIRCULATION

CIRCULATION PLAN

LEGEND

- ACCESS POINT 
- PRIMARY VEHICULAR CIRCULATION 
- SECONDARY VEHICULAR CIRCULATION 
- EQUESTRIAN BRIDLE TRAIL 
- PEDESTRIAN CIRCULATION 
- MULTI MODAL PATH 



CHAPTER 5: EASEMENTS

EASEMENTS

The Conceptual Plan and Roadway Cross sections reflect the anticipated easements on the site. A summary of the proposed easements is provided below:

- A 5 foot Limited Access Easement (LAE) is provided adjacent to South Shore Boulevard and Gracida (40th Street). A break in the LAE is provided at the project's entrance on South Shore Boulevard.
- 10 foot General Utility Easements (UE) are provided on both sides of the proposed 50 foot and 70 foot rights of way (ROW).
- Drainage Easements in favor of the Village of Wellington and ACME Improvement District along the Northern property boundary to facility drainage.
- Lake Maintenance Easements (LME): 20 wide Lake Maintenance Easements are provided around all proposed water management (lake tracts) and the aforementioned ACME Improvement District drainage easements.
- Public Access Easement (PAE): A public access easement adjacent to the C-4 canal, along the western boundary of the main parcel, will be retained and utilized for landscape buffering along the bridle trail and a 12 foot wide public golf cart path.
- Utilities Easements for potable water, sewer, communication switch gear and transformers and other similar infrastructure will be identified during the site plan approval process to be conveyed on the future subdivision plat.
- Conservation Easements (CE): A 12.49-acre Conservation Easement exists on the 18.22 proposed amenity parcel. This conservation easement will remain however the applicant reserves the right to utilize the land area and or reconfigure the CE in accordance with the provisions of the CE and applicable regulatory permitting. A 6.17-acre CE east of Mida Farms will be reconfigured as reflected on the conceptual Site Plan in accordance with the provisions of the CE and applicable regulatory permitting.

CHAPTER 6: SIGNAGE

SIGNAGE

Signage will be determined at the time of site plan approval and will be subject to review by the Village of Wellington Architectural Review Board.