



ARTISTRY LAKES

PROJECT STANDARDS MANUAL

December 19, 2025

urban
design
studio

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PROJECT DESCRIPTION

Artistry Lakes is proposed to be developed as 579 single-family residential homes nestled within the northwestern boundary of the Village of Wellington. The 446.14-acre site is located immediately east of the Arden residential community, approximately 1.75 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard. The project is proposed to be developed within the Planned Unit Development (PUD) Zoning District consistent with its Residential C FLU designation.

The Project proposes six (6) models and four (4) architectural elevations styles for the single-family homes on lots ranging from 60' to 75' in width.



Figure 1 - Artistry Lakes Site Plan

ARCHITECTURAL GUIDELINES

The Architectural Guidelines for the Artistry Lakes PUD are intended to establish unified architectural character and image between the residential pods of the PUD community, while still providing for variability of design. Details regarding each architectural model and each potential architectural elevation are identified below.

The project will include up to twenty four (24) possible combinations of architecture: four (4) models available for the 60/65-foot-wide lots and two (2) models available for the 70/75-foot-wide lots, each with four (4) possible architectural themes - Transitional Stone, Spanish Stone, Coastal Lap and Contemporary with each elevation style offering multiple color schemes. In addition, each of the models may include a second-story bonus room which will provide additional variety on the proposed streetscape. The various models (names for general identification only and may change) are described below.

60 & 65-foot-wide lots

- **Noelle:** A one-story home with a total living area of 2,363 square feet. The model features three bedrooms, with three garage spaces and three driveway spaces.
- **Priscilla:** A one-story home with a living area of 2,490 square feet. The model features three bedrooms. The model provides for three garage spaces and three driveway spaces.
- **Riley:** A one-story home with a total living area of 2,585 square feet. The model features three bedrooms. The model provides for two garage spaces with two additional driveway spaces.
- **Sydney:** A one-story home with a total living area of 2,781 square feet. The model features three bedrooms. The model provides for three garage spaces and three driveway spaces.

70 & 75-foot-wide lots

- **Victoria:** A one-story home with a total living area of 3,224 square feet. The model features three bedrooms. The model provides for three garage spaces, with two connected and another separated from those, along with three additional spaces within the driveway.

- **Waverly:** A one-story home with a total living area of 3,265 square feet. The model features three bedrooms. The model provides for three garage spaces and three driveway spaces.

Architectural Themes & Elevations

Transitional Stone Elevation

A transitional style approach to the concept of less is more. This elevation takes a minimalistic approach. It transitions between classic and more modern architecture concepts. The design showcases straight lines, limited ornamentation, and a balance of the angles of the roof.

Transitional stone elevation fuses an overall soft scheme with neutral colors, clean trim pieces and banding with bold accent pieces using porcelain tile, creating a cohesive design that displays a refined yet casual, approachable elevation style.

Windows & Doors

- Combination of fixed and single hung windows.
- Raised bands are applied consistently around windows, doors, and wall transitions to articulate massing.
- Double- or single-Entry Doors are centered beneath a covered porch and topped with a transom window.
- Garages feature overhead doors composed of horizontal panels, with integrated glass panels.

Roof Forms

- Provides raised covered entries supported by decorative columns or piers.
- Main roof is a simple hip roof with a minimum 5:12 pitch.
- Flat cement roof tiles are provided.

Material

- The primary veneer finish of the homes is textured stucco with smooth stucco trim features.

- Ledge stone veneer is strategically applied to the front façade to highlight windows and doors.

Spanish Stone Elevation

A Spanish style elevation, this elevation is comprised of uniformity, embellishments, and a smooth texture that results in a detail-oriented elevation style. The elevation incorporates ornate corbels, moldings, iron accents, ornamentations and barrel tiles at pitched roofs that create a sense of intricacy and a touch of rustic appearance. With an overall warm color scheme and decorative exterior, the Spanish stone elevation feels like a renowned style of cultural influence.

Windows & Doors

- Combination of single hung with mullions and shutters, fixed glass, and fixed transoms.
- Top and bottom raised bands on each window.
- Double- or single-Entry Doors are centered beneath a covered porch and topped with a transom window.
- Garages feature overhead doors composed of horizontal panels, with integrated glass panels, with lantern-style sconces on either side of the doors.

Roof Forms

- The roof to be a gable form with moderate pitch.
- The roof is to be finished with barrel shaped concrete tiles.

Materials

- The primary finish is textured stucco with smooth stucco trim features.
- Country Ledge stone Veneer is strategically applied to the front façade to highlight windows and doors.

Coastal Lap Elevation

A coastal style elevation, this style displays a bright and airy aesthetic with a cool color scheme of blues, greens, and neutrals to communicate a relaxed feel. Elements of stucco siding adds texture and character to the elevation style. The elevation also consists of design elements like shutters, brackets, pitched roof with gable details to help define the overall nautical-like theme. It is a classic blend of modern ornamentation with minimalism. The coastal lap theme attempts to create a casual yet sophisticated philosophy evoking a feeling of relaxation and ease.

Windows & Doors

- Combination of single hung with mullions and Bahama shutters, fixed glass, and fixed transoms.
- Raised bands are applied consistently around windows, doors, and wall transitions to articulate massing.
- Garages feature overhead doors composed of horizontal panels with integrated glass panels.

Roof forms

- The roof is to be a Dutch gable form with moderate pitch, augmented by hip elements.
- Dutch gables and hips may be articulated by decorative corbels, and architectural brackets.
- The Roof is to be flat cement roof tiles.

Materials

- The primary finish is textured stucco coating with smooth stucco trim features
- Simulated lap siding & corner trim is applied on elements of the façade .

Contemporary Elevation

A style that embodies the spirit of modern urban living clean, this elevation features sleek lines, asymmetrical forms, and a curated palette of warm neutrals and bold accents. Materials like smooth stucco, tile accents, and wood accents are layered throughout the design.

Windows & Doors

- A combination of fixed and casement windows are provided.
- Clean stucco banding frames windows and doors are provided.
- The entry door is centered beneath a covered porch and topped with a transom window.
- Garages feature overhead doors comprised of horizontal paneling with glass inserts.

Roof Forms

- The elevation features a low-slope hip roof with a pitch of 5:12
- Flat cement roof tiles are provided.








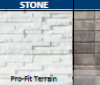








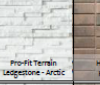








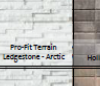








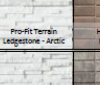








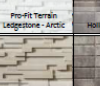








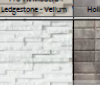








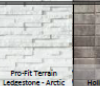










Material

- The primary finish of the home is textured stucco with smooth stucco trim features, complemented by exterior tile and cultured stone veneer.
- Thin ledgerstone veneer may be provided to accentuate key architectural features such as entryways and window surrounds.
- Control joints and horizontal banding are provided .
- Score lines are integrated into the stucco finish to break up large wall surfaces and add subtle visual texture.









Color

The color schemes for each elevation style provide for consistency and compatibility with the overall site and complement the materials and design for each of the elevation style. All colors are ultimately subject to ARB approval with the Village of Wellington.

Color Scheme 1 - Transitional Stone Elevation

SCHEME	BODY	ACCENT WALL	TRIM	GARAGE DOOR	WINDOW FRAME	FRONT DOOR	FASCIA	GUTTERS	ROOF	STONE	PAVERS
1		N/A									
2		N/A									
3		N/A									
4		N/A									
5.1		N/A									
5.2		N/A									
6		N/A									
7		N/A									

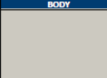







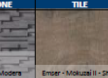


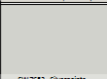
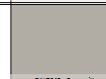
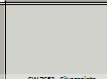
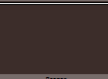
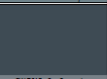
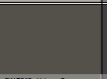
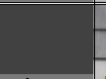
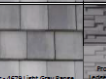
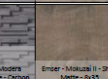


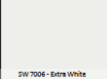


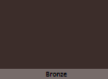


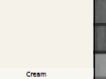
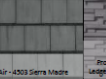
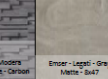





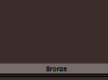
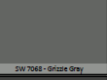

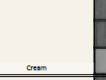
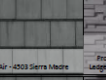
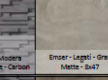


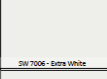
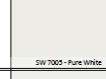
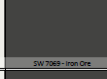
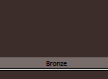
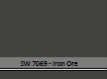
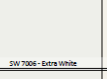
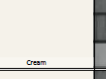
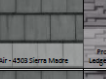
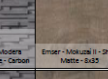




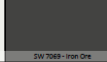
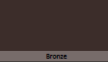
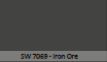

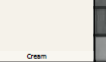
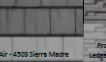
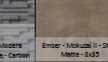


Color Scheme 2 - Spanish Stone Elevation

SCHEME	BODY	ACCENT WALL	TRIM	GARAGE DOOR	WINDOW FRAME	SHUTTER	FRONT DOOR	FASCIA	GUTTERS	ROOF	STONE	PAVERS
1		N/A										
2		N/A										
3		N/A										
4		N/A										
5		N/A										
6		N/A										
7		N/A										
8.1		N/A										
8.2		N/A										

Color Scheme 3 - Coastal Lap Elevation

SCHEME	BODY	ACCENT WALL	TRIM	GARAGE DOOR	WINDOW FRAME	SHUTTER	EAVE HARN	FRONT DOOR	FASCIA	GUTTERS	ROOF	PAVERS
1		N/A										
2		N/A										
3		N/A										
4		N/A										
5		N/A										

Color Scheme 4 - Contemporary Elevation

SCHEME	BODY	ACCENT WALL	TRIM	GARAGE DOOR	WINDOW FRAME	FRONT DOOR	FASCIA	GUTTERS	ROOF	STONE	TILE	PAVERS
1		N/A										
2		N/A										
3		N/A										
4		N/A										
5.1		N/A										
5.2		N/A										

DEVELOPMENT REGULATIONS

The following table outlines the development regulations for the Artistry Lakes PUD.

Project Development Standards ⁽¹⁾		
<u>Single-Family Residential</u>		
	ULDC (Required)	Requested
Minimum Lot Size	6,000 SF	6,000 SF
Minimum Lot Width	65'	60' ⁽³⁾
Minimum Lot Depth	75'	75'
Maximum Building Coverage	45% Max	45% Max
Maximum Building Height	35'	35'
Setbacks	Front: 25' Side 7.5' Corner: 15' Rear: 15'	Front: 25' Side 5' ⁽³⁾⁽⁴⁾ Corner: 15' Rear: 15'
Accessory Structure Setbacks		
Screen Enclosure	Front: 25' Side Interior: 7.5' Side Corner: 15' Rear: 5'	Front: 25' Side Interior: 5' ⁽³⁾⁽⁴⁾ Side Corner: 15' Rear: 5'
Pool	Front: 28' Side Interior: 10.5' Side Corner: 18' Rear: 10.5'	Front: 28' Side Interior: 7.5' ⁽³⁾⁽⁴⁾ Side Corner: 18' Rear: 5' ⁽³⁾
PUD Housing Types	PUD's that exceed 75 acres in size or 300 dwelling units, shall provide at least two housing types	The Proposed PUD may provide a single housing type ⁽²⁾⁽³⁾
Parking		
Required Parking	2 spaces per unit	2 spaces per unit
Landscape Buffers		
Type C Landscape Buffer	20' Width	20' Width
Type A Landscape Buffer	10' Width	10' Width
<u>Private Recreation</u>		
Building Setbacks	Approved By Development Order	Front: 25' Side 25' Corner: 25' Rear: 25'
Recreational Equipment Setbacks	Approved By Development Order	Front: 10' Side 5'

		Corner: 5'
		Rear: 5'
Maximum Building Coverage	45% Max	45% Max
Maximum Building Height	35'	35'
Maximum Building Coverage	45% Max	45% Max
Required Parking		
Clubhouse	1 space per 500 GSF of air-conditioned use.	1 space per 500 GSF of air-conditioned use
Pool	1 space per 100 GSF of pool area.	1 space per 100 GSF of pool area.
Courts	1.5 Spaces per Court	1.5 Spaces per Court
<p>(1) Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR, as determined by Wellington for the specific standard and/or use/structure.</p> <p>(2) Determined by Development Order</p> <p>(3) Deviation from standard Village of Wellington Development Regulations</p> <p>(4) Applicable to 60' Wide & 70' Wide Lots</p>		

Minimum Lot Width & Setbacks

Artistry Lakes is to be developed with single-family lot sizes ranging from 60' to 75' in width. The below detail depicts the typical single-family lot layout for the 60-foot wide, 65-foot wide, 70-foot wide, and 75-foot wide lots.

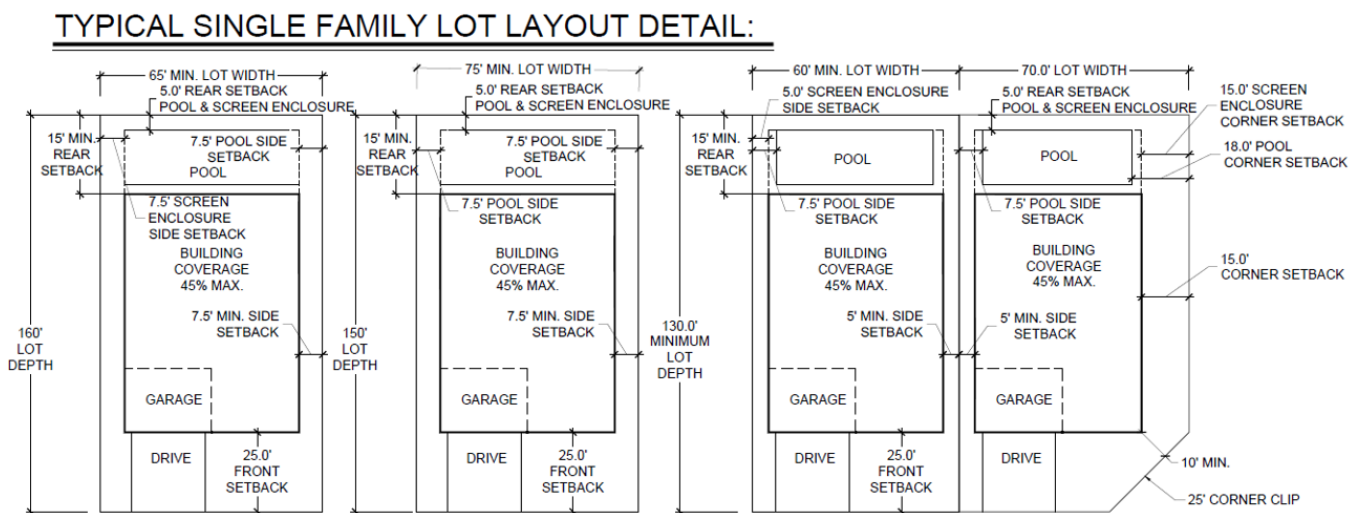


Figure 2 - Typical Single Family Lot Layout Detail

The property development regulations for the varied lot configurations is set forth on Figure 3 below:

SINGLE FAMILY RESIDENTIAL

	MINIMUM LOT			BLDG. COVER	MINIMUM SETBACKS			
	SIZE	WIDTH	DEPTH		FRONT	SIDE	CORNER	REAR
REQUIRED	6,000 SF	65'	75'	45%	25'	7.5'	15'	15'
PROVIDED	7,800 SF	60' *	130'	45%	25'	5' *	15'	15'
	10,400 SF	65'	160'	45%	25'	7.5'	15'	15'
	9,800 SF	70'	140'	45%	25'	5' *	15'	15'
	11,250 SF	75'	150'	45%	25'	7.5'	15'	15'

* DEVIATION FOR MIN. LOT WIDTH AND SIDE SETBACK

Figure 3 - SF Residential Property Development Regulations

The Artistry Lakes PUD meets the minimum lot dimensional requirements and setback requirements in the corresponding RS zoning district, with the exception of the lot width and side setback on the 60' wide lots, and the side setback on the 70' wide lots. Permitted deviations to these standards are set forth below.

Lot Width Deviation

The Artistry Lakes PUD is permitted 258 lots with a width of 60 feet.

Side Setback Deviation

The Artistry Lakes PUD is permitted minimum side setbacks of 5' for both the 60' lots and the 70' lots.

Screen Enclosure Deviation

Screen enclosures within the Artistry Lakes PUD are permitted side interior setbacks of 5'.

Pool Deviation

Pools within the Artistry Lakes PUD are permitted side interior setbacks of 7.5' and rear setbacks of 5'.

PUD Housing Stock Deviation

The Artistry Lakes PUD is exempt from the requirement to provide at least two housing types for a PUD that exceeds 75 acres in size or 300 dwelling units. The Artistry Lakes PUD will be developed with single-family residential as the only housing type.

RECREATION

Sections 6.5.2, 6.5.5, and 8.5.2 of the ULDC provide that Planned Developments with a residential component must dedicate land, or pay a fee in lieu of dedication, for parks and recreation and civic facilities as follows:

- Private recreational area(s) shall be provided in the development at a minimum rate of 110 square feet per capita.
- Five (5) acres of property for park and recreational facilities for each 1,000 of the population proposed for the project.
- One (1) acre of civic facilities, each 1,000 of the population proposed for the project.

Based on the development of 579 homes, which generates an estimated population of 1,644 residents, the required and proposed land dedications are depicted in the below table:

Land Dedication Regulations			
RESIDENTIAL CALCULATIONS			
PERSONS PER UNIT	DWELLING UNITS	RESIDENTS	
2.84	579	1,644	
<u>PRIVATE RECREATION REQUIREMENTS</u>			
CALCULATIONS - 110 SF Per Person	RESIDENTS	AREA REQUIRED (ACRES)	AREA PROPOSED (ACRES)
110	1,644	4.15	4.76
<u>PUBLIC RECREATION REQUIREMENTS - Can be Paid in Lieu</u>			
CALCULATIONS - 5 Acres / 1000 Persons	RESIDENTS	AREA REQUIRED (ACRES)	AREA PROPOSED (ACRES)
	1,644	8.2	12.85
<u>CIVIC REQUIREMENT - Can be Paid In Lieu</u>			
CALCULATIONS - 1 Acre / 1000 Persons	RESIDENTS	AREA REQUIRED (ACRES) AREA PROVIDED	AREA PROPOSED (ACRES)
	1,644	1.64	4

Private Recreation

The Artistry Lakes PUD provides 4.76 acres of private recreation that includes a 2.8-acre recreation parcel that will include a clubhouse with a mail kiosk, tot lot, pool, and sports courts, as well as two separate parcels .7 acres in size and 1.2 acres in size provided as passive parks with sidewalks and benches. The development regulations for the Private Recreation Pods are detailed within the Property Development Standards Table within the PSM.



Figure 4 - Private Recreation Areas

Public Recreation/Civic

The Artistry Lakes PUD includes 12.85 acres of public recreation areas located within Pods C and D of the Master Plan. In addition, Pod B provides 4 acres to fulfill the Civic use requirement. Pod B will be dedicated to Palm Beach County for civic uses. Although the development program is not outlined at this time - the ultimate development of Pod B will be subject to applicable

Village requirements and a Site Plan approval at such time the development is programmed and ready to be submitted.

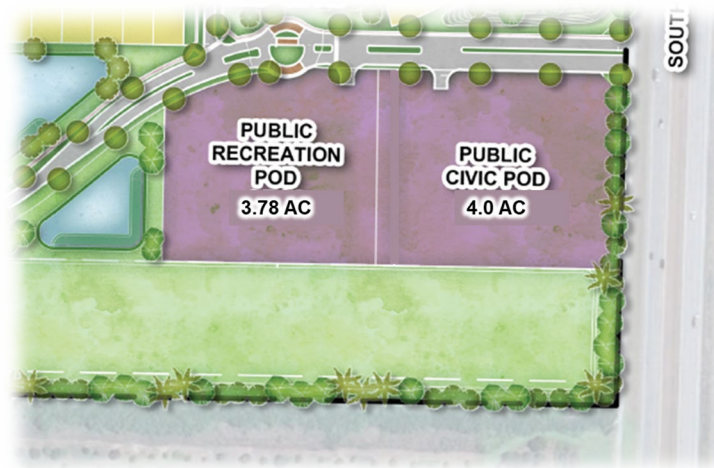


Figure 5 - Pod B & C - Public & Civic Recreation Areas

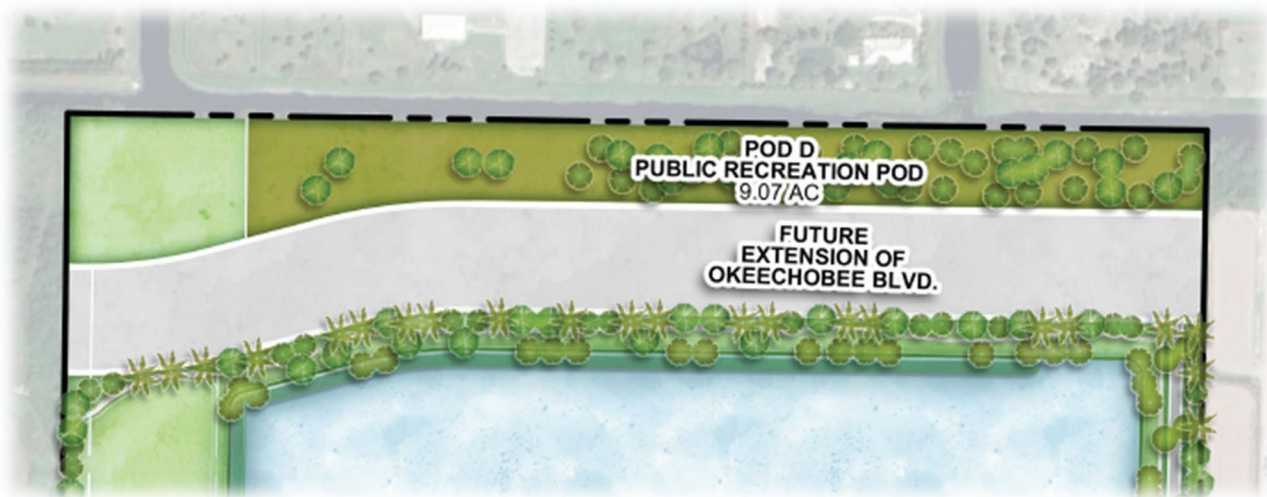


Figure 6 - Pod D - Public Recreation Area

LANDSCAPE

The Artistry Lakes PUD provides buffer plantings and widths meeting or exceeding code minimum requirements, in addition to lot landscaping that complements the architecture proposed for the applicable single-family home model. The PUD also exceeds landscape requirements by 30% as required by Section 6.5.4.E.3 Landscape Standards.

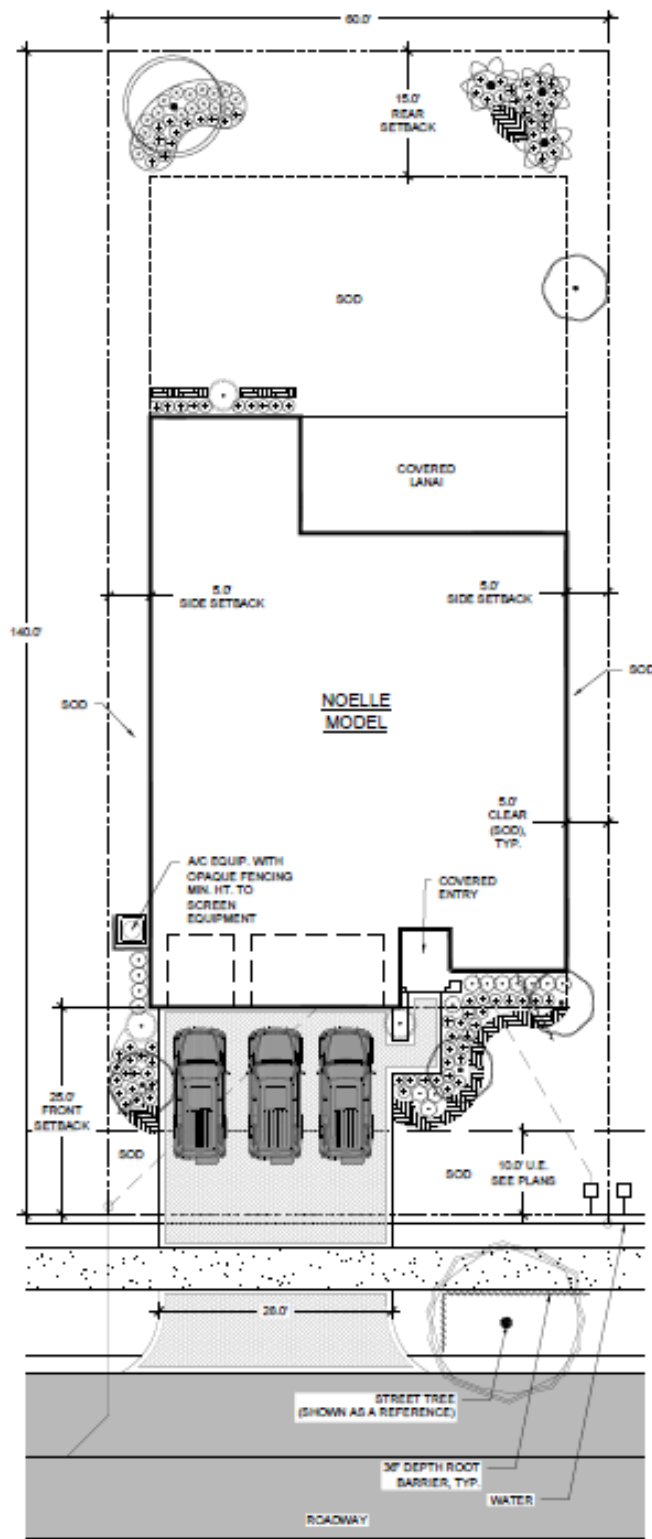
Street Trees

The proposed PUD is consistent with Section 7.8.2.E which prescribes that one shade tree for every 30 linear feet of road frontage shall be provided. Typical street tree details for the project are depicted in the circulation section and roadway cross sections depicted later in this PSM and the Master Plan.

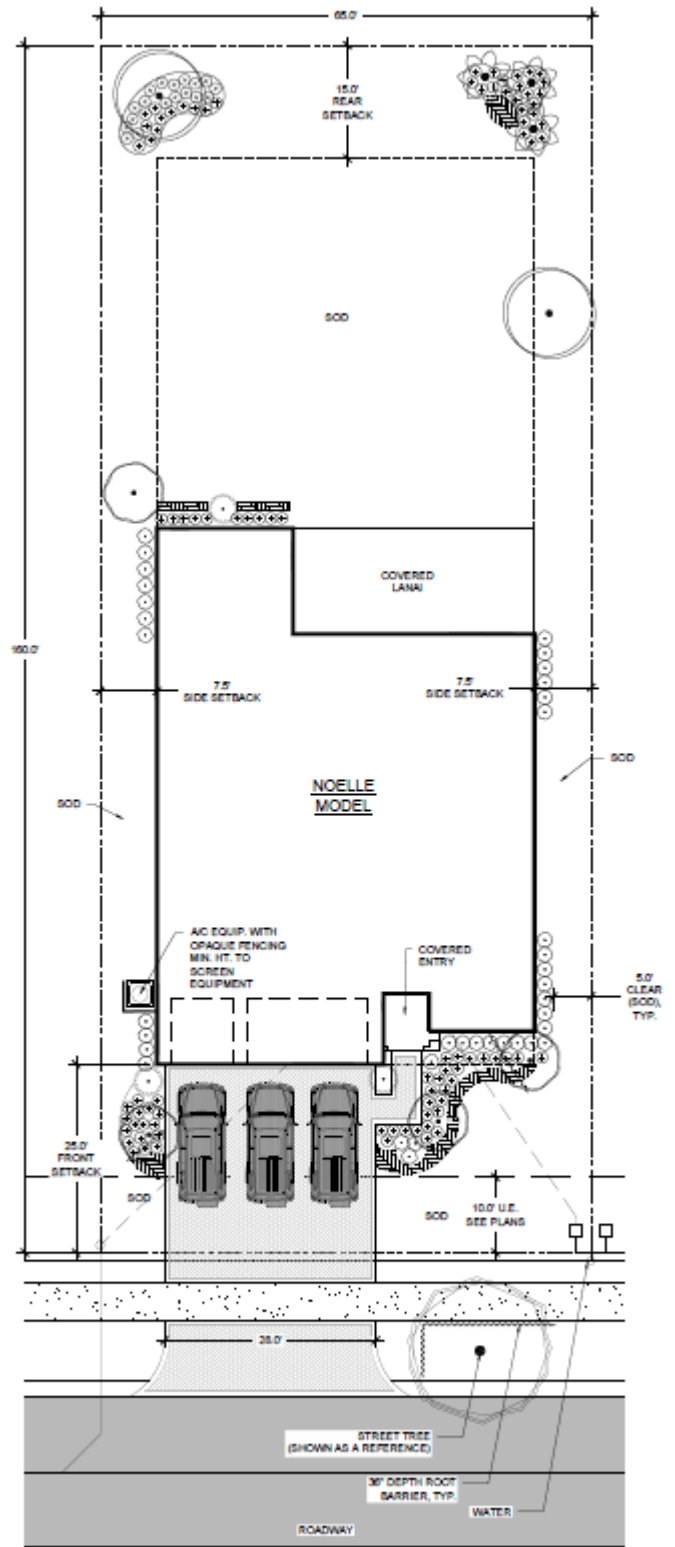
Landscape Lot Typical Plans

The proposed PUD is consistent with Section 7.8.2.A which prescribes required landscape plantings for single family lots, and with Section 6.4.2.A.2..2 which establishes pervious/impervious requirements for each lot. Typical Lot Landscape Plans are provided for each individual model as depicted below and further supplemented in the submittal materials for the Artistry Lakes PUD:





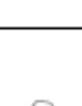


Noelle Model



STANDARD LOT 80' x 140'
LOT AREA: 8,400 SF



STANDARD LOT 65' x 160'
LOT AREA: 10,400 SF

LOT TYPICAL PLANT PALETTE			
QUANTITY		SYMBOL	DESCRIPTION
LOT 60' x 140'	LOT 65' x 160'		
1	0		TREES Min. 12' Ht. x 5' Spr., Full and Dense, FL Grade #1 • CONOCARPUS ERECTUS 'Serotenus' - Silver Buttonwood • ILEX VOMITORIA - Yaupon Holly • EUGENIA FOETIDA - Spanish Stopper • BURSERA SIMARUBA - Gumbo Limbo • GREEN BUTTONWOOD - Conocarpus erectus • CHRYSOPHYLLUM OLIVIFORME - Satin Leaf • COCCOLOBA DIVERSIFOLIA - Pigeon Plum
2	4		FLOWERING TREES Min. 10' Ht. x 4' Spr., Full and Dense, FL Grade #1 • CORDIA SEBESTENA - Orange Geiger • GUAIACUM OFFICINALE - Lignum Vitae • LAESTROEMIA INDICA - Cape Myrtle • TEGOMA STANS 'ESPERANZA' - Yellow Elder • YELLOW TRUMPET TREE - Tabebuia caribae • CLUSIA ROSEA - Pitch Apple
3**	3**		PALM TREES Min. 10' CT. x 14' OA Ht. x 8' Cal., FL Grade #1 • BISMARCK PALM - Bismarckia nobilis * • ROYAL PALM - Royal Palm * (Min. 18' GW) • FOXTAIL PALM - Wodyetia bifurcata • LAURICOTIS PALM - Acoelomaphis wrightii • WASHINGTONIA PALM - Washingtonia robusta • MONTGOMERY PALM - Vacthia montgomeryana • SABAL PALM - Sabal palmetto (Smooth Trunk Only) • CHRISTMAS PALM - Vacthia merrilli (Multi-Trunk Only) • PYGMY DATE PALM - Phoenix roebelenii (Multi-Trunk Only)
6	7		ACCENT SHRUBS Min. 30" Ht., FL Grade #1 • PARROT'S BEAK - Heliconia psittacorum 'Chococonia' • LADY PALM - Rhaps excelsa • EUROPEAN FAN PALM - Chamaerops humilis • TI PLANT - Cordyline allucosa 'Red Sister' or 'Pink Pepper' • CENTURY PLANT - Agave 'Blue Glow' • REDDISH STANDARD - Hibiscus spp. (Pink Blooms) • FALSE VARIEGATED - Furcraea foetida • COCCOASIA ESCULENTA 'Meat gold' • WHITE BIRD OF PARADISE - Streptocarpus nicotii • YUCCA - Yucca spp.
17	39		SHRUBS Min. 24" Ht., 24" O.C., FL Grade #1 • COCCOPLUM - Chrysobalanus icaco 'Red Tip' • SMALL LEAF CLUSIA - Clusia guifera • SILVER BUTTONWOOD - Conocarpus erectus 'Serotenus' • SPANISH STOPPER - Eugenia foetida • PODOCARPUS - Podocarpus macrophyllus 'Yew' • FLORIDA PRIVET - Forsteria segregata • SWEET VIBURNUM - Viburnum odoratissimum
69	61		SHRUBS Min. 18" Ht., 18" O.C., FL Grade #1 • VARIEGATED FLAX LILY - Dianella tasmanica 'Variegata' • ORANGE BIRD OF PARADISE - Streptocarpus reginae • LOUISIANA RED WILKES' COPPERLEAF - Acalypha wilkesiana • LOUISIANA RED • SCHEFFLERA 'TRINETTE' - Schefflera arboricola • DORA 'DWARF' - Dora • WEeping LANTANA - Lantana montevidensis • MUHLY GRASS - Muhlenbergia capillaris • PAKIAHATCHEE GRASS - Tripsacum dactyloides • SAND CORN GRASS - Spartina bakeri • FIRECRACKER PLANT - Russelia equisetiformis • FLAX LILY - Dianella caerulea
64	113		GROUNDCOVERS Min. 6" Ht., 6" O.C., FL Grade #1 • PURPLE QUEEN - Tradescantia pallida 'Purpurea' • DWARF PODOCARPUS - Podocarpus macrophyllus 'Pirngies' • PARSONS JUNIPER - Juniperus chinensis 'Parsoni' • BOUGAINVILLEA - Bougainvillea spp. • BLANKETFLOWER - Gaillardia pulchella • LIRIOPE - Liriope muscari • PORTULACA OLERACEA - Portulaca oleracea • BLUE DAZE - Evolvulus glomeratus • DWARF CONFEDERATE JASMINE - Trachelospermum jasminoides • COONTIE - Zamia pumila • HOLLY FERN - Cyrtomium falcatum • PENTAS - Pentas lanceolata
TBD In field	TBD In field	SOD	SOD • ST. AUGUSTINE SOD - Stenotaphrum secundatum 'Floridan'
TBD In field	TBD In field	NO SYMBOL	MULCH • Shredded Melaleuca Mulch

* FEATURE PALMS MAY BE COUNTED AS ONE REQUIRED SHADE TREE
** A COMBINATION OF SINGLE AND MULTI-TRUNK PALMS MAY BE USED UNLESS NOTED OTHERWISE

60' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 8,400 SF	
BUILDING FOOTPRINT	3,483 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	746 SF
PERVIOUS AREA	4,171 SF

65' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 10,400 SF	
BUILDING FOOTPRINT	3,483 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	746 SF
PERVIOUS	6,171 SF

MINIMUM LANDSCAPE REQUIREMENTS

PLANT TYPE	MIN. QUANTITY PER CODE	
	LOT AREA 8,400 S.F.	LOT AREA 10,400 S.F.
TREES (3 PALMS = 1 TREE)	6	7
SHRUBS	120	140
GROUND COVER	60	70








NOTE: TREE QUANTITIES DO NOT INCLUDE POD STREET TREE

MINIMUM REQUIRED LANDSCAPE PER SINGLE FAMILY HOME IS ONE TREE AND TWENTY SHRUBS AND 10 GROUND COVER PER EVERY 1,500 SQUARE FEET OF LOT AREA.

* LOT > 4,500 SF SHALL BE TWO TREES IN FRONT OF THE HOME

Figure 7 - Noelle Landscape Lot Typical Details

Priscilla Model

LOT TYPICAL PLANT PALETTE			
QUANTITY		SYMBOL	DESCRIPTION
LOT 92' x 140'	LOT 85' x 160'		
1	0		TREES Min. 12' Ht. x 4" Spr., Full and Dense, FL Grade #1 • CONOCARPUS ERECTUS 'Sericeus' - Silver Buttonwood • ILEX VOMITORIA - Yaupon Holly • EUGENIA FOETIDA - Spanish Stopper • BURGESSIA SUMATRANA - Gumbo Limbo • GREY BUTTWOOD - Conocarpus erectus • CHRYSOPHYLLUM OLIVIFORME - Salt Leaf • COCCOLOBA DIVERSIFOLIA - Pigeon Plum
2	4		FLOWERING TREES Min. 10' Ht. x 4" Spr., Full and Dense, FL Grade #1 • CORDIA SEBESTENA - Orange Geiger • GUAIACUM OFFICINALE - Lignum Vitae • LAGESTROEMIA INDICA - Cape Myrtle • TECOMA STANS 'ESPERANZA' - Yellow Elder • YELLOW TRUMPET TREE - Tabebuia canaliculata • CLUSIA ROSEA - Pitch Apple
3**	3**		PALM TREES Min. 10' CT, 2 1/4" OA Ht. x 6" Cal., FL Grade #1 • BISMARCK PALM - Bismarckia nobilis • ROYAL PALM - Royal Palm (Min. 18' GW) • FOXTAIL PALM - Wodyetia bifurcata • PAUROTIS PALM - Acoelomphale wrightii • WASHINGTONIA PALM - Washingtonia robusta • MONTGOMERY PALM - Vactia montgomeryana • SABAL PALM - Sabal palmetto (Smooth Trunk Only) • CHRISTMAS PALM - Vactia merrillii (Multi-Trunk Only) • PYGMY DATE PALM - Phoenix roebelenii (Multi-Trunk Only)
6	7		ACCENT SHRUBS Min. 30" Ht., FL Grade #1 • PARROT'S BEAK - Heliconia palmarum 'Choccolate' • LADY PALM - Rhipsalis eximia • EUROPEAN FAN PALM - Chamaecyparis humilis • TI PLANT - Cordyline fruticosa 'Red Sister' or 'Pink Pepper' • CENTURY PLANT - Agave Blue Glow • HISSCUS STANDARD - Hibiscus spp. (Pink Blooms) • FALSE VARIEGATED - Furcraea foetida • COLOCASIA ESCULENTA 'Moi gold' • WHITE BIRD OF PARADISE - Streptocarpus nelsonii • YUCCA - Yucca Spp.
17	39		HEDGE Min. 24" Ht., 34" O.C., FL Grade #1 • COCCOPLUM - Chrysobalanus icaco 'Red Tip' • SMALL LEAF CLUSIA - Clusia guttifera • SILVER BUTTWOOD - Conocarpus erectus 'Sericeus' • SPANISH STOPPER - Eugenia foetida • PODOCARPUS - Podocarpus macrophylla 'Yew' • FLORIDA PRIVET - Forsteria segregata • SWEET VIBURNUM - Viburnum odoratissimum
69	61		SHRUBS Min. 18" Ht., 18" O.C., FL Grade #1 • VARIEGATED FLAX LILY - Dianella isanensis 'Variegata' • ORANGE BIRD OF PARADISE - Streptocarpus reginae • LOUISIANA RED WINGS' COPPERLEAF - Acalypha wilkesiana • LOUISIANA RED • SCHEFFLERIA TRINETTE - Schefflera arboricola • DWARF DWARF - Iron • WEEPING LANTANA - Lantana montevidensis • MUHLY GRASS - Muhlenbergia capillaris • FAKUWATCHEE GRASS - Tripsacum dactyloides • SAND CORDGRASS - Spartina bakeri • FIRECRACKER PLANT - Russelia equisetiformis • FLAX LILY - Dianella caerulea
64	113		GROUNDCOVERS Min. 6" Ht., 6" O.C., FL Grade #1 • PURPLE QUEEN - Tradescantia pallida 'Purpurea' • DWARF PODOCARPUS - Podocarpus macrophylla 'Pungles' • PARSONS JUNIPER - Juniperus chinensis 'Parsoni' • BOUGAINVILLEA - Bougainvillea spp. • BLANKETFLOWER - Gaillardia pulegioides • LIRIOPE - Liriope muscari • PORTULACA OLERACEA - Portulaca oleracea • BLUE DAZE - Eriodictyon glomeratum • DWARF CONFEDERATE JASMINE - Trachelospermum jasminoides • COCKATIE - Zinnia pumila • HOLLY FERN - Cyrtosium bicoloratum • PENTAS - Pentas lanceolata
TBD In field	TBD In field	SOD	SOD • ST. AUGUSTINE SOD - Stenotaphrum secundatum 'Florant'
TBD In field	TBD In field	NO SYMBOL	MULCH • Shredded Melaleuca Mulch

* FEATURE PALMS MAY BE COUNTED AS ONE REQUIRED SHADE TREE

** A COMBINATION OF SINGLE AND MULTI-TRUNK PALMS MAY BE USED UNLESS NOTED OTHERWISE

60' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 8,400 SF	
BUILDING FOOTPRINT	3,510 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	762 SF
PERVIOUS AREA	4,128 SF

65' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 10,400 SF	
BUILDING FOOTPRINT	3,510 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	762 SF
PERVIOUS	6,128 SF

MINIMUM LANDSCAPE REQUIREMENTS

PLANT TYPE	MIN. QUANTITY PER CODE	
	LOT AREA 8,400 S.F.	LOT AREA 10,400 S.F.
TREES (3 PALMS = 1 TREE)	6	7
SHRUBS	120	140
GROUNDCOVER	60	70

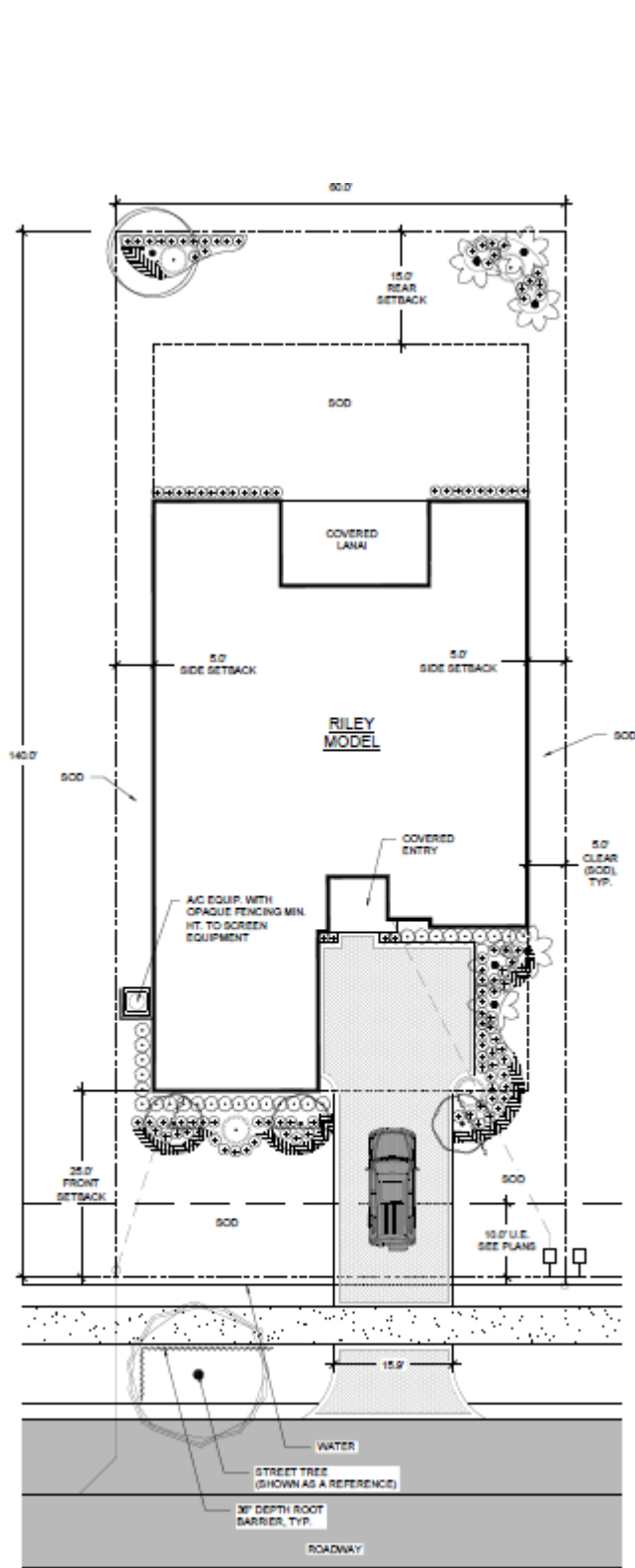
NOTE: TREE QUANTITIES DO NOT INCLUDE POD STREET TREE

MINIMUM REQUIRED LANDSCAPE PER SINGLE FAMILY HOME IS ONE TREE AND TWENTY SHRUBS AND 10 GROUNDCOVER PER EVERY 1,500 SQUARE FEET OF LOT AREA.

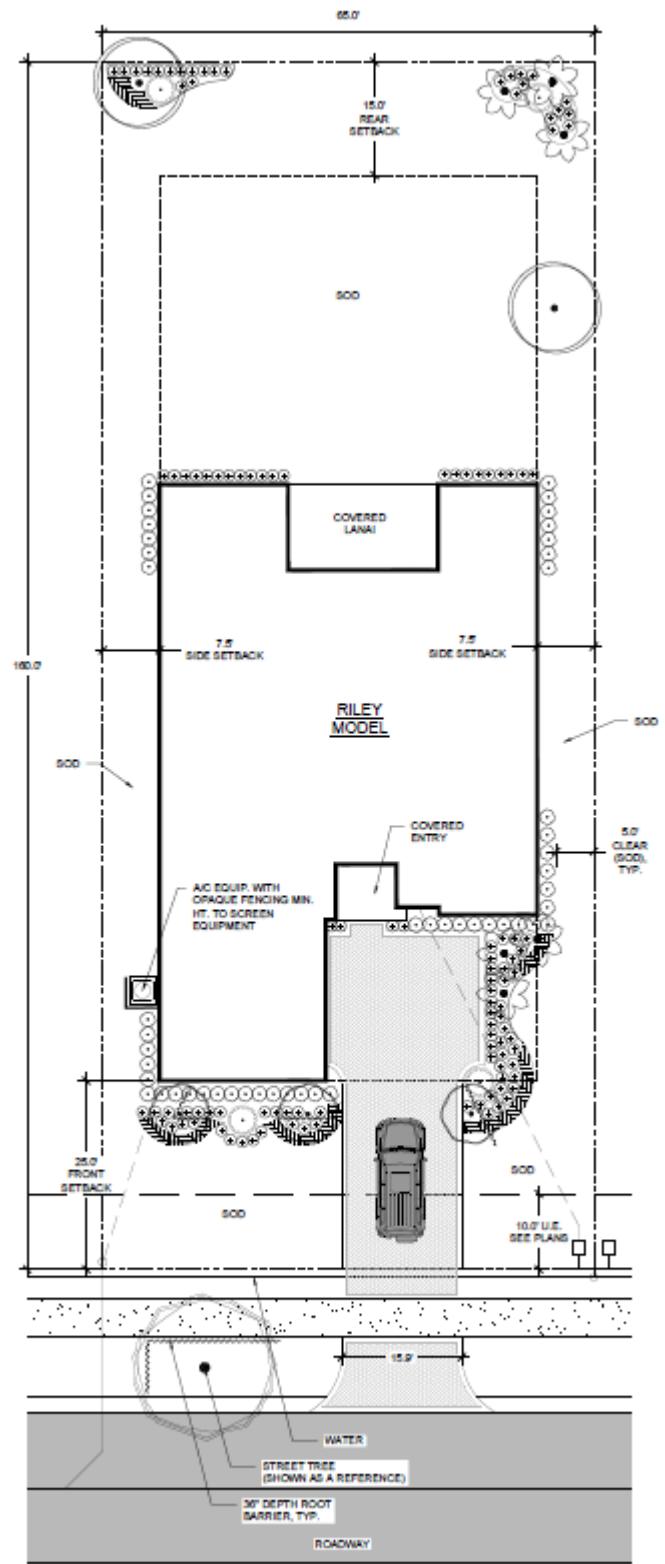
* LOT > 4,500 SF SHALL BE TWO TREES IN FRONT OF THE HOME

Figure 8 - Priscilla Landscape Lot Typical Details

Riley Model



STANDARD LOT 60' x 140'
LOT AREA: 8,400 SF



STANDARD LOT 65' x 160'
LOT AREA: 10,400 SF

LOT TYPICAL PLANT PALETTE			
QUANTITY		SYMBOL	DESCRIPTION
LOT 60' x 140'	LOT 65' x 160'		
1	0		TREES Min. 12' Ht. x 5" Spr., Full and Dense, FL Grade #1 • CONOCARPUS ERECTUS 'Sericeus' - Silver Buttonwood • ILEX VOMITORIA - Yaupon Holly • EUGENIA FOETIDA - Spanish Stopper • BURSERA SIMARUBA - Gumbo Limbo • GREEN BUTTONWOOD - Conocarpus erectus • CHRYSOPHYLLUM OLIVIFORME - Satin Leaf • COCCOLOBA DIVERSIFOLIA - Pigeon Plum
2	4		FLOWERING TREES Min. 10' Ht. x 4" Spr., Full and Dense, FL Grade #1 • CORDIA SEBESTENA - Orange Gelger • GUAIACUM OFFICINALE - Lignum Vitae • LAGESTROEMIA INDICA - Crape Myrtle • TECOMA STANS 'ESPERANZA' - Yellow Elder • YELLOW TRUMPET TREE - Tabebuia caribae • CLUSIA ROSEA - Pitch Apple
3**	3**		PALM TREES Min. 10' CT. x 1 1/4" GA Ht. x 5" Cal., FL Grade #1 • BISMARCK PALM - Bismarckia nobilis * • ROYAL PALM - Royal Palm * (Min. 18' GW) • FOXTAIL PALM - Wodyetia bifurcata • PAURITIS PALM - Acokormaphis wrightii • WASHINGTONIA PALM - Washingtonia robusta • MONTGOMERY PALM - Vactcha montgomeryana • SABAL PALM - Sabal palmetto (Smooth Trunk Only) • CHRISTMAS PALM - Vactcha merillii (Multi-Trunk Only) • PYGMY DATE PALM - Phoenix roebelenii (Multi-Trunk Only)
6	7		ACCENT SHRUBS Min. 36" Ht., FL Grade #1 • PARROT'S BEAK - Jatropha pallidicornis 'Choccolate' • LADY PALM - Rhipsalis krusina • EUROPEAN FAN PALM - Chamaecyparis humilis • TI PLANT - Cordyline fruticosa 'Red Star' or 'Pink Pepper' • CENTURY PLANT - Agave 'Blue Glow' • HIBISCUS STANDARD - Hibiscus spp. (Pink Blooms) • FALSE VARIEGATED - Furcraea foetida • COLOCASIA ESCULENTA 'Mau' gold • WHITE BIRD OF PARADISE - Strelitzia reginae • YUCCA - Yucca spp.
17	39		HEDGE Min. 24" Ht., 24" O.C., FL Grade #1 • COCCOPLUM - Chrysobalanus icaco 'Red Tip' • SMALL LEAF CLUSIA - Clusia guianensis • SILVER BUTTONWOOD - Conocarpus erectus 'Sericeus' • SPANISH STOPPER - Eugenia foetida • PODOCARPUS - Podocarpus macrophyllus 'Yew' • FLORIDA PRIVET - Forestiera sepioides • SWEET VIBURNUM - Viburnum odoratissimum
69	61		SHRUBS Min. 18" Ht., 18" O.C., FL Grade #1 • VARIEGATED FLAX LILY - Dianella doctiana 'Variegata' • ORANGE BIRD OF PARADISE - Strelitzia reginae • LOUISIANA RED WILKES' COPPERLEAF - Acalypha wilkesiana 'Louisiana Red' • SCHEFFLERA TRINETTE - Schefflera arborescens • IXORA DWARF - Ixora • WEeping LANTANA - Lantana montevidensis • MUHLY GRASS - Muhlenbergia capillaris • FAKAHATCHIE GRASS - Tripsacum dactyloides • SAND CORDGRASS - Spartina bakeri • FIRECRACKER PLANT - Russelia equisetiformis • FLAX LILY - Dianella caerulea
64	113		GROUNDCOVERS Min. 6" Ht., 6" O.C., FL Grade #1 • PURPLE QUEEN - Tradescantia pallida 'Purple Queen' • DWARF PODOCARPUS - Podocarpus macrophyllus 'Pringlei' • PARSONS JUNIPER - Juniperus chinensis 'Parsoni' • BOUGAINVILLEA - Bougainvillea spp. • BLANKETFLOWER - Gallardia puchella • LIRIOPE - Liriope muscari • PORTULACA OLERACEA - Portulaca oleracea • BLUE DAZE - Eriogonum glomeratum • DWARF CONFEDERATE JASMINE - Trachelospermum jasminoides • COONIE - Zamia pumila • HOLLY FERN - Cyrtomium falcatum • PENTAS - Pentas lanceolata
TBD in field	TBD in field	SOD	SOD • ST. AUGUSTINE SOD - Stenotaphrum secundatum 'Floridan'
TBD in field	TBD in field	NO SYMBOL	MULCH • Shredded Melaleuca Mulch

* FEATURE PALMS MAY BE COUNTED AS ONE REQUIRED SHADE TREE
 ** A COMBINATION OF SINGLE AND MULTI-TRUNK PALMS MAY BE USED UNLESS NOTED OTHERWISE

60' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 8,400 SF	
BUILDING FOOTPRINT	3,309 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	816.75 SF
PERVIOUS AREA	4,274.25 SF

65' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 10,400 SF	
BUILDING FOOTPRINT	3,309 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	816.75 SF
PERVIOUS	6,274.25 SF

<u>MINIMUM LANDSCAPE REQUIREMENTS</u>		
PLANT TYPE	MIN. QUANTITY PER CODE	
	LOT AREA 8,400 S.F.	LOT AREA 10,400 S.F.
TREES (3 PALMS = 1 TREE)	6	7
SHRUBS	120	140
GROUNDCOVER	60	70

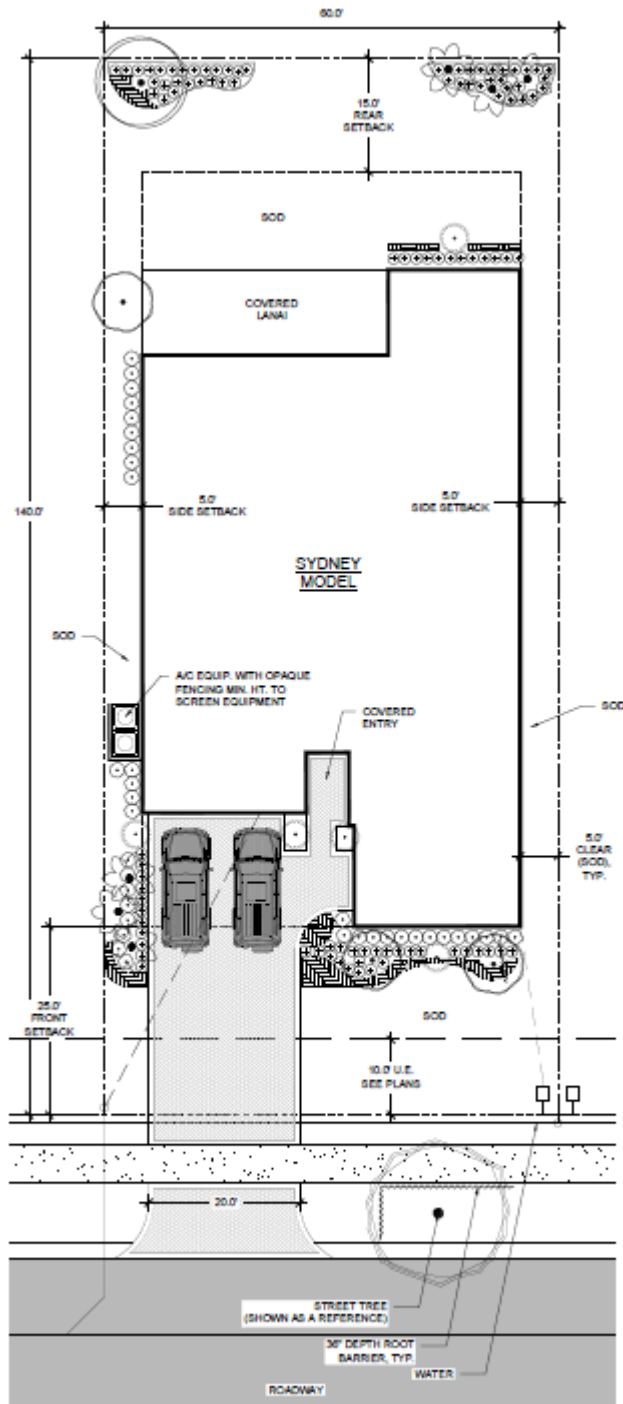
NOTE: TREE QUANTITIES DO NOT INCLUDE POD STREET TREE

MINIMUM REQUIRED LANDSCAPE PER SINGLE FAMILY HOME IS ONE TREE AND TWENTY SHRUBS AND 10 GROUNDCOVER PER EVERY 1,500 SQUARE FEET OF LOT AREA.

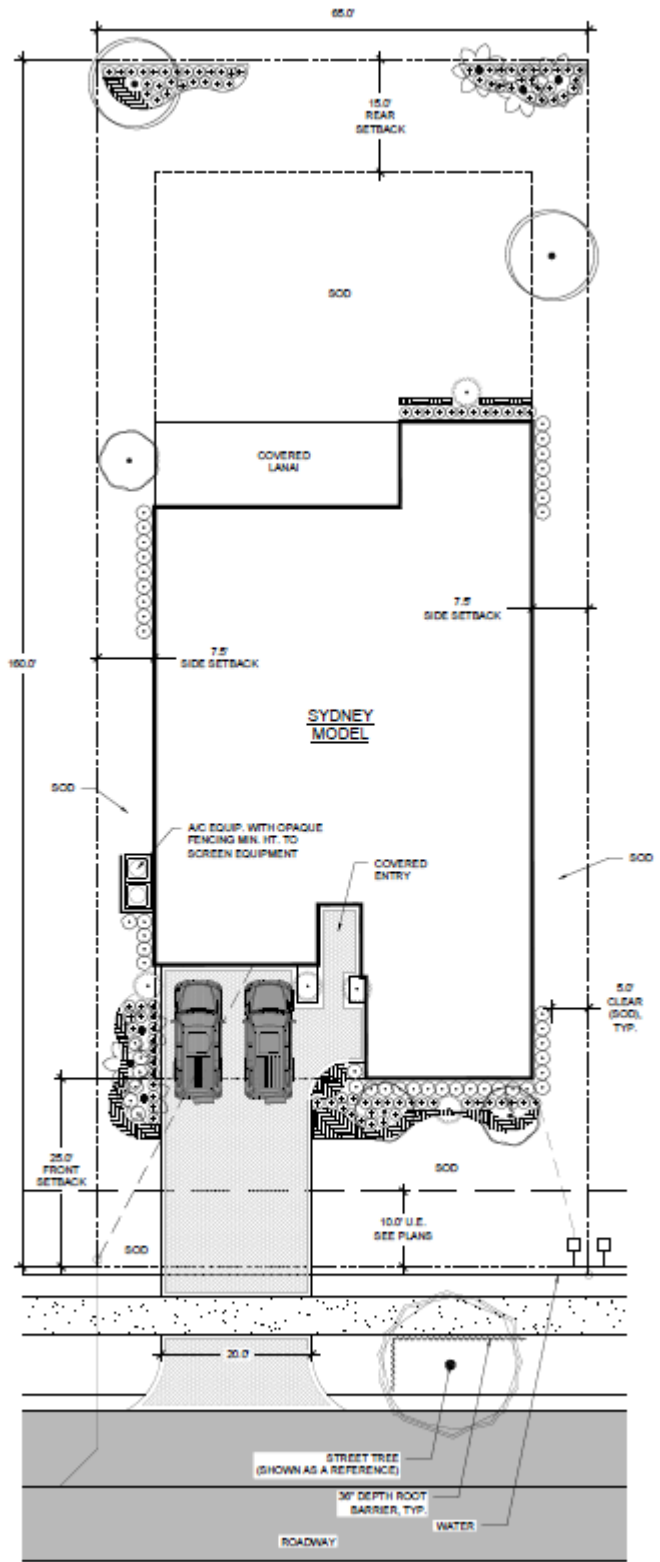
* LOT > 4,500 SF SHALL BE TWO TREES IN FRONT OF THE HOME

Figure 9 - Riley Landscape Lot Typical Details

Sydney Model



STANDARD LOT 60' x 140'
LOT AREA: 8,400 SF



STANDARD LOT 65' x 180'
LOT AREA: 10,400 SF

60' WIDE LOTS

LOT TYPICAL PLANT PALETTE			
QUANTITY		SYMBOL	DESCRIPTION
LOT 60' x 140'	LOT 65' x 160'		
1	2		TREES Min. 12' Ht. x 5' Spr., Full and Dense, FL Grade #1 • CONOCARPUS ERECTUS 'Sericeus' - Silver Buttonwood • ILEX VOMITORIA - Yaupon Holly • EUGENIA FOETIDA - Spanish Stopper • BURGESSIA SMARUBA - Gumbo Limbo • GREEN BUTTOWOOD - Conocarpus erectus • CHRYSOPLYLLUM OLIVIFORME - Seah Leaf • COCCOLOBA DIVERSIFOLIA - Pigeon Plum
3	3		FLOWERING TREES Min. 10' Ht. x 4' Spr., Full and Dense, FL Grade #1 • CORDIA SEBESTENA - Orange Gelpie • GUAIACUM OFFICINALE - Lignum vitae • LAURISTROEMIA INDICA - Crape Myrtle • TROICOMA STANS 'ESPERANZA' - Yellow Elder • YELLOW TRUMPET TREE - Tabebuia cassinii • CLUSIA ROSEA - Pink Apple
6**	6**		PALM TREES Min. 10' CT. x 14' CA Ht. x 6' Cal., FL Grade #1 • DISMARCH PALM - Dismarchia nobilis * • ROYAL PALM - Royal Palm * (Min. 18' GW) • FOXTAIL PALM - Wodyetia bifurcata • PAUROTIS PALM - Acoelomphale wrightii • WASHINGTONIA PALM - Washingtonia robusta • MONTGOMERY PALM - Vactia montgomeryana • SABAL PALM - Sabal palmetto (Smooth Trunk Only) • CHRISTMAS PALM - Vactia merillii (Multi-Trunk Only) • PYGMY DATE PALM - Phoenix robbelenii (Multi-Trunk Only)
5	5		ACCENT SHRUBS Min. 30' Ht., FL Grade #1 • PARROT'S BEAK - Heliconia psittacorum 'Chocotiana' • LADY PALM - Rhapsodia areolata • EUROPEAN FAN PALM - Chamaetaphrum humilis • TI PLANT - Cordyline fruticosa 'Red Star' or 'Pink Pepper' • CENTURY PLANT - Agave Blue Glow • VIBISCUS STANDARD - Hibiscus spp. (Pink Blooms) • FALSE VARIEGATED - Furcraea foetida • COLOCASIA ESCULENTA 'Mau' gold • WHITE BIRD OF PARADISE - Streptocarpus nicotii • YUCCA - Yucca Spp.
36	47		HEDGE Min. 34' Ht., 34" O.C., FL Grade #1 • COCCOLUM - Chrysobalanus icaco 'Red Tip' • SMALL LEAF CLUSIA - Clusia guttifera • SILVER BUTTOWOOD - Conocarpus erectus 'Sericeus' • SPANISH STOPPER - Eugenia foetida • PODOCARPUS - Podocarpus macrophyllus 'Yew' • FLORIDA PRIVET - Forsteria segregata • SWEET VIBURNUM - Viburnum odoratissimum
95	101		SHRUBS Min. 18' Ht., 18" O.C., FL Grade #1 • VARIEGATED FLAX LILY - Dianella texensis 'Variegata' • ORANGE BIRD OF PARADISE - Streptocarpus reginae • LOUISIANA RED WILKES' COPPERLEAF - Acalypha wilkesiana 'Louisiana Red' • SCHEFFLERA TRINETTE - Schefflera arboricola • DIOSEA DWARF - DIOSEA • WEEPING LANTANA - Lantana montevidensis • MIMULUS GRASS - Muhlenbergia capillaris • PAKANATCHIE GRASS - Tripsacum dactyloides • SAND CORDGRASS - Spartina bakeri • FIRECRACKER PLANT - Russelia equisetiformis • FLAX LILY - Dianella caerulea
108	140		GROUNDCOVERS Min. 6' Ht., 6" O.C., FL Grade #1 • PURPLE QUEEN - Tradescantia pallida 'Purple Queen' • DWARF PODOCARPUS - Podocarpus macrophyllus 'Pringles' • PARSONS JUNIPER - Juniperus chinensis 'Parsoni' • BOUGAINVILLEA - Bougainvillea spp. • BLANKETFLOWER - Gaillardia pulegioides • LIRIOPE - Liriope muscari • PORTULACA OLERACEA - Portulaca oleracea • BLUE DAZE - Evolvulus glomeratus • DWARF CONFEDERATE JASMINE - Trachelospermum jasminoides • COONTIE - Zanteda purpurea • HOLLY FERN - Cyrtosium filicoides • PENTAS - Pentas lanceolata
TBD In field	TBD In field	SOO	SOO • ST. AUGUSTINE SOO - Stenotaphrum secundatum 'Floritan'
TBD In field	TBD In field	NO SYMBOL	MULCH • Shredded Melaleuca Mulch

* FEATURE PALMS MAY BE COUNTED AS ONE REQUIRED SHADE TREE
 ** A COMBINATION OF SINGLE AND MULTI-TRUNK PALMS MAY BE USED UNLESS NOTED OTHERWISE

LOT COVERAGE CALCULATIONS

LOT AREA: 8,400 SF	
BUILDING FOOTPRINT	3,931 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	875.59 SF
PERVIOUS AREA	3,593.41 SF

65' WIDE LOTS

LOT COVERAGE CALCULATIONS

LOT AREA: 10,400 SF	
BUILDING FOOTPRINT	3,931 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	875.59 SF
PERVIOUS	5,593.41 SF

MINIMUM LANDSCAPE REQUIREMENTS

PLANT TYPE	MIN. QUANTITY PER CODE	
	LOT AREA 8,400 S.F.	LOT AREA 10,400 S.F.
TREES (3 PALMS = 1 TREE)	6	7
SHRUBS	120	140
GROUNDCOVER	60	70

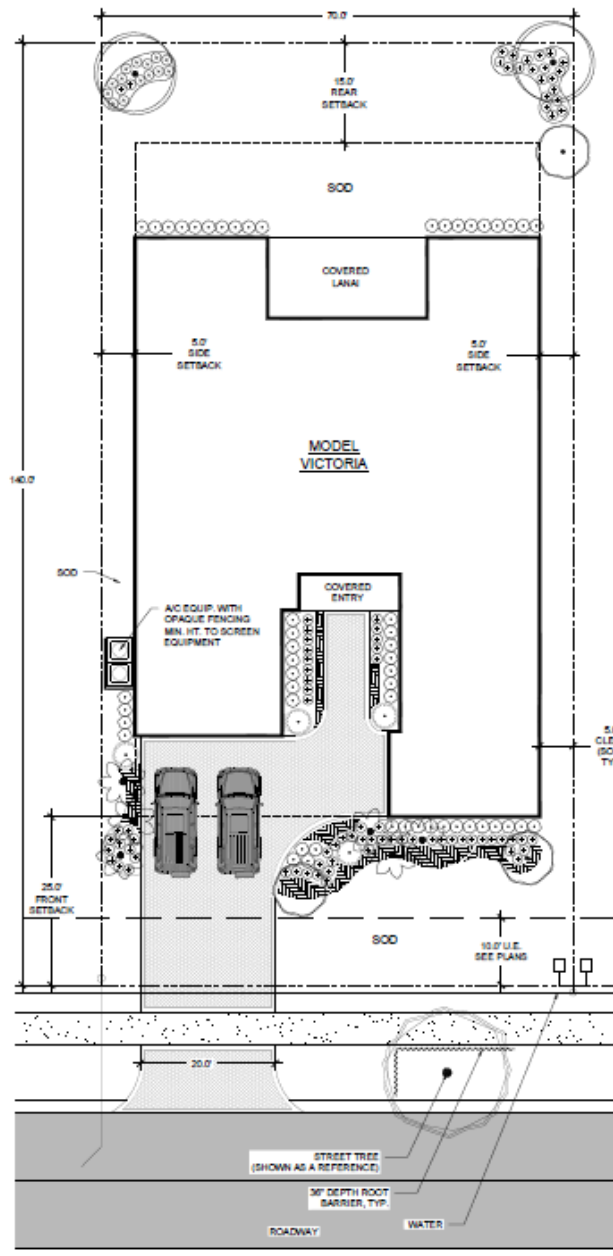
NOTE: TREE QUANTITIES DO NOT INCLUDE POD STREET TREE

MINIMUM REQUIRED LANDSCAPE PER SINGLE FAMILY HOME IS ONE TREE AND TWENTY SHRUBS AND 10 GROUNDCOVER PER EVERY 1,500 SQUARE FEET OF LOT AREA.

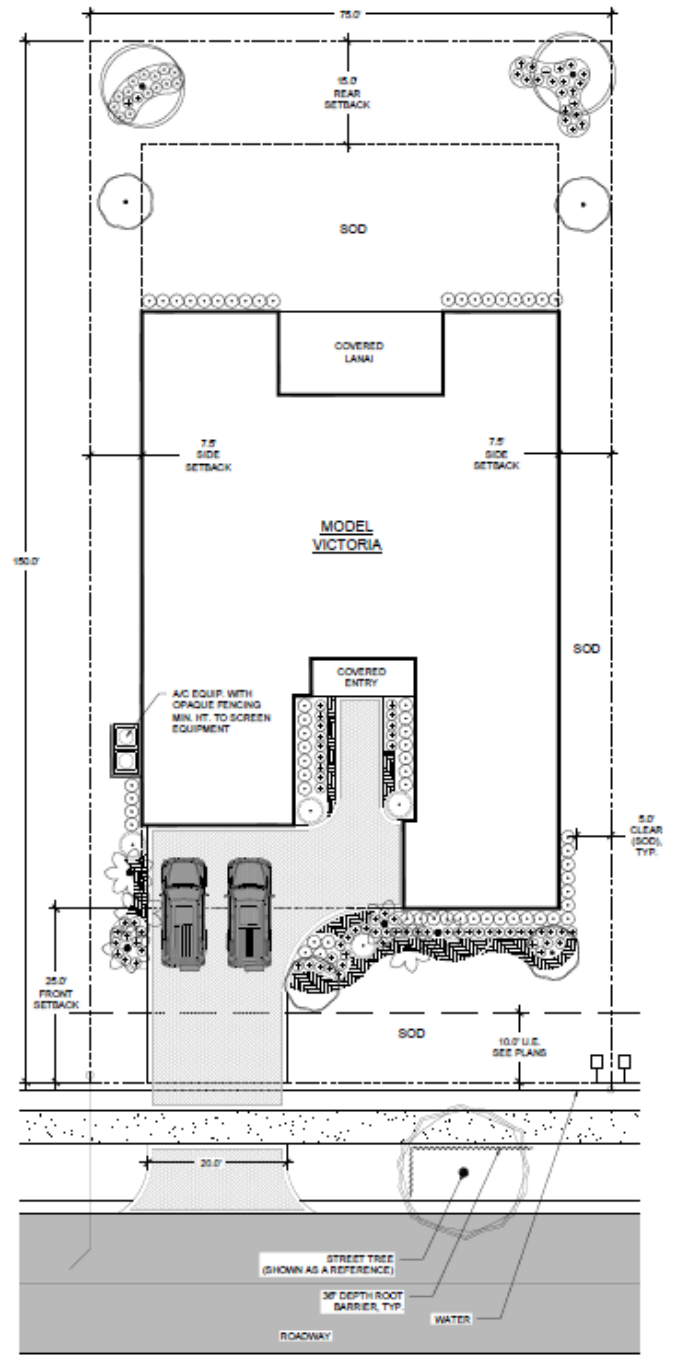
* LOT > 4,500 SF SHALL BE TWO TREES IN FRONT OF THE HOME

Figure 10 - Sydney Landscape Lot Typical Details

Victoria Model



STANDARD LOT 70' x 140'
LOT AREA: 9,800 SF



STANDARD LOT 75' x 150'
LOT AREA: 11,250 SF

LOT TYPICAL PLANT PALETTE			
QUANTITY		SYMBOL	DESCRIPTION
LOT 70' x 140'	LOT 75' x 150'		
2	2		TREES Min. 12' Ht. x 5" Spr., Full and Dense, FL Grade #1 • CONOCARPUS RECTUS 'Serotous' - Silver Buttonwood • ELIX VOMITORIA - Yaupon Holly • EUGENIA FOETIDA - Spanish Stopper • BURSERA SIMARUBA - Gumbo Limbo • GREEN BUTTWOOD - Conocarpus erectus • CHRYCOPHYLLUM OLIVIFORME - Seim Leaf • COCCOLOBA DIVERSIFOLIA - Pigeon Plum
3	4		FLOWERING TREES Min. 10' Ht. x 4" Spr., Full and Dense, FL Grade #1 • CORDIA SEBESTENA - Orange Geiger • GUAIACUM OFFICINALE - Lignum Vitae • LAESTROEEMA INDICA - Cape Myrtle • TEOCOMA STANS 'ESPERANZA' - Yellow Elder • YELLOW TRUMPET TREE - Tabebuia cassinii • CLUSIA ROSEA - Pink Apple
3**	3**		PALM TREES Min. 10' CT. x 14' CA Ht. x 6" Cal., FL Grade #1 • BISMARCK PALM - Bismarckia nobilis * • ROYAL PALM - Royal Palm * (Min. 15' GW) • FOXTAIL PALM - Wodyetia bifurcata • PARROT PALM - Asplenochaplewrightii • WASHINGTONIA PALM - Washingtonia robusta • MONTGOMERY PALM - Velechia montgomeryana • SABAL PALM - Sabal palmetto (Smooth Trunk Only) • CHRISTMAS PALM - Velechia merrilli (Multi-Trunk Only) • PYGMY DATE PALM - Phoenix roebelenii (Multi-Trunk Only)
4	4		ACCENT SHRUBS Min. 36" Ht., FL Grade #1 • PARROT'S BEAK - Heliconia pallidiflora 'Choccolate' • LADY PALM - Rhapis excelsa • EUROPEAN FAN PALM - Chamaeceras humilis • TI PLANT - Cordyline frutescens 'Red Star' or 'Pink Pepper' • CENTURY PLANT - Agave Blue Glow • Hibiscus STANDARD - Hibiscus spp. (Pink Blooms) • FALSE VARIEGATED - Furcraea foetida • COCCOLOBA ESCULENTA 'Wax' gold • WHITE BIRD OF PARADISE - Strelitzia reginae • YUCCA - Yucca Spp.
53	60		HEDGE Min. 24" Ht., 24" O.C., FL Grade #1 • COCCOLUBA - Chrysobalanus icaco 'Red Tip' • SMALL LEAF CLUSIA - Clusia guttata • SILVER BUTTWOOD - Conocarpus erectus 'Serotous' • SPANISH STOPPER - Eugenia foetida • PODOCARPUS - Podocarpus macrophyllus 'Virens' • FLORIDA PRIVET - Forsteria neegrata • SWEET VIBURNUM - Viburnum odoratissimum
96	100		SHRUBS Min. 10' Ht., 10" O.C., FL Grade #1 • VARIEGATED FLAX LILY - Dianella tasmanica 'Variegata' • ORANGE BIRD OF PARADISE - Strelitzia reginae • LOUISIANA RED WILKES' COPPERLEAF - Acalypha wilkesiana • Lantana 'Red' • SCHEFFLERA TRINETTE - Schefflera arborescens • IXORA DWARF - Ixora • WEEPING LANTANA - Lantana montevidensis • MUHLY GRASS - Muhlenbergia capillaris • FAKAHATCHEE GRASS - Tripsacum dactyloides • SAND CORD GRASS - Spartina bakeri • FIRECRACKER PLANT - Russelia equisetiformis • FLAX LILY - Dianella caerulea
142	150		GROUNDCOVERS Min. 6" Ht., 6" O.C., FL Grade #1 • PURPLE QUEEN - Tradescantia pallida 'Purple Queen' • DWARF PODOCARPUS - Podocarpus macrophyllus 'Tringiae' • PARSONS JUNIPER - Juniperus chinensis 'Parsoni' • DOUGANVILLEA - Bougainvillea spp. • BLANKETFLOWER - Gaillardia pulchella • LIRIOPE - Liriope muscari • PORTULACA OLERACEA - Portulaca oleracea • BLUE DAZE - Evolvulus glomeratus • DWARF CONFEDERATE JASMINE - Trachelospermum jasminoides • COONIE - Zante pumila • HOLLY FERN - Cyrtomium falcatum • PENTAS - Pentas lanceolata
TBD in field	TBD in field	SOD	SOD • ST. AUGUSTINE SOD - Stenotaphrum secundatum 'Florant'
TBD in field	TBD in field	NO SYMBOL	MULCH • Shredded Melaleuca Mulch

* FEATURE PALMS MAY BE COUNTED AS ONE REQUIRED SHADE TREE

** A COMBINATION OF SINGLE AND MULTI-TRUNK PALMS MAY BE USED UNLESS NOTED OTHERWISE

70' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 9,800 SF	
BUILDING FOOTPRINT	4,382.44 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	1109.74 SF
PERVIOUS AREA	4,307.82 SF

75' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 11,250 SF	
BUILDING FOOTPRINT	4,382.44 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	1109.74 SF
PERVIOUS	5,757.82 SF

MINIMUM LANDSCAPE REQUIREMENTS

PLANT TYPE	MIN. QUANTITY PER CODE	
	LOT AREA 9,800 S.F.	LOT AREA 11,250 S.F.
TREES (3 PALMS = 1 TREE)	7	8
SHRUBS	140	160
GROUNDCOVER	70	80

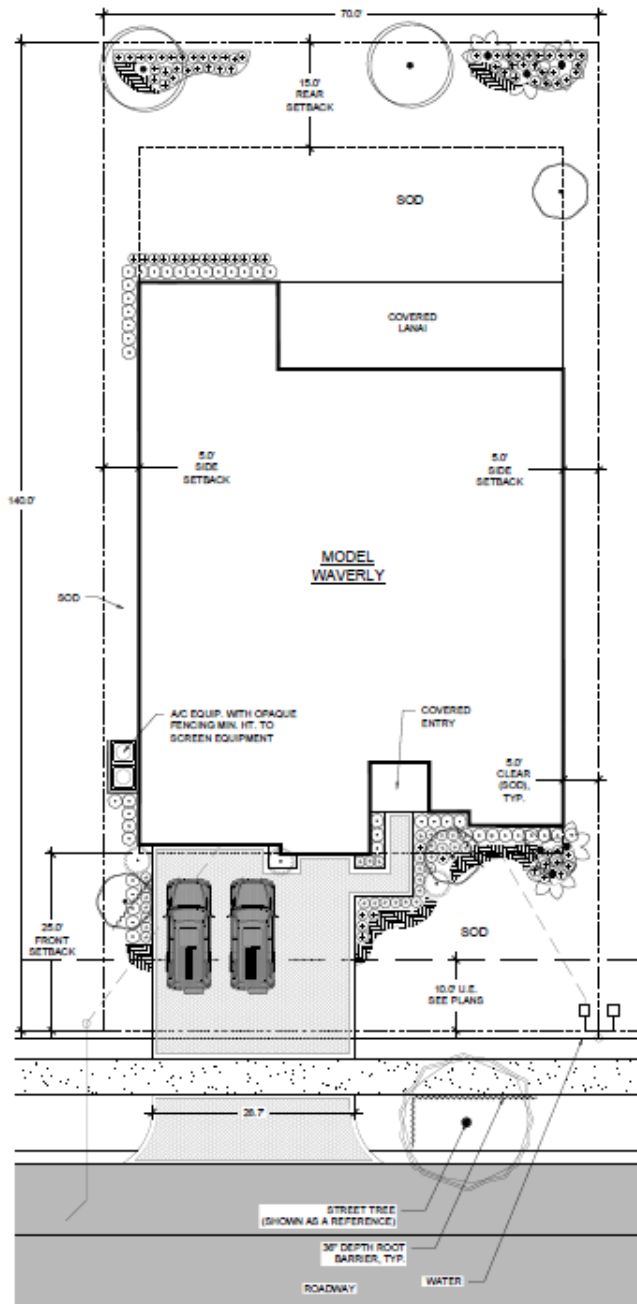
NOTE: TREE QUANTITIES DO NOT INCLUDE POD STREET TREE

MINIMUM REQUIRED LANDSCAPE PER SINGLE FAMILY HOME IS ONE TREE AND TWENTY SHRUBS AND 10 GROUNDCOVER PER EVERY 1,500 SQUARE FEET OF LOT AREA.

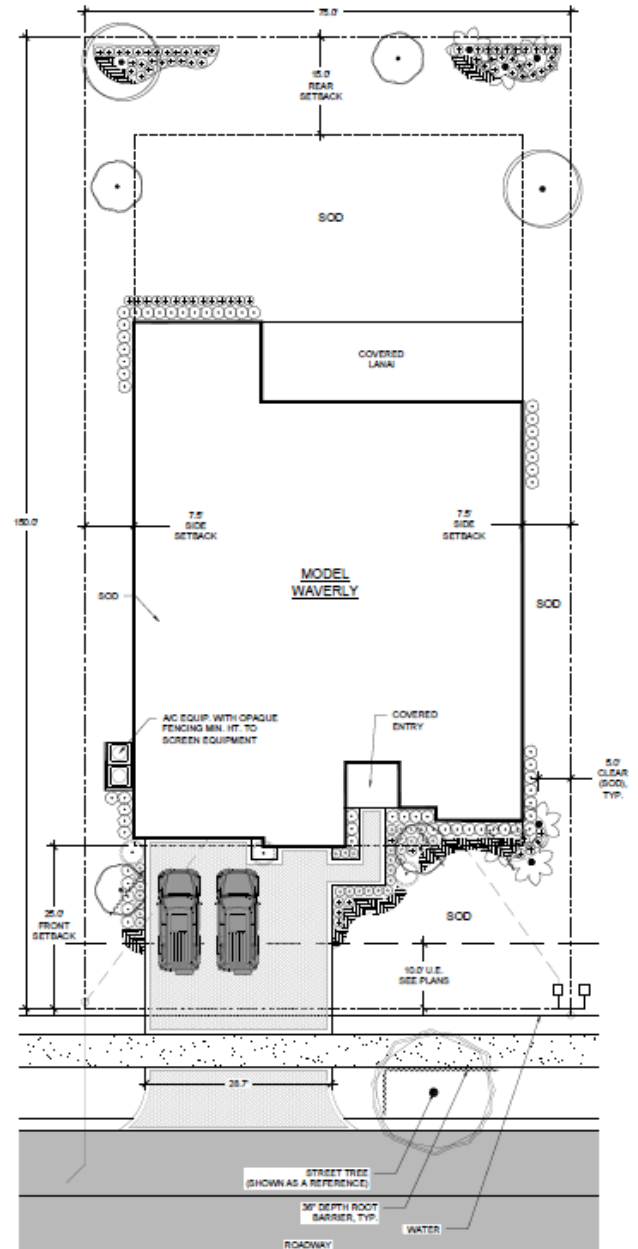
* LOT > 4,500 SF SHALL BE TWO TREES IN FRONT OF THE HOME

Figure 11 - Victoria Landscape Lot Typical Details








Waverly Model



STANDARD LOT 70' x 140'
LOT AREA: 9,800 SF



STANDARD LOT 75' x 150'
LOT AREA: 11,250 SF

LOT TYPICAL PLANT PALETTE			
QUANTITY		SYMBOL	DESCRIPTION
LOT 70' x 140'	LOT 75' x 150'		
2	2		TREES Min. 12' Ht. x 5" Spr., Full and Dense, FL Grade #1 <ul style="list-style-type: none"> • CONOCARPUS ERECTUS 'Serious' - Silver Buttonwood • ILEX VOMITORIA - Yaupon Holly • EUGENIA FOETIDA - Spanish Stopper • BURSERA SIMARUBA - Gumbo Limbo • GREEN BUTTWOOD - Conocarpus erectus • CHRYSOPHYLLUM OLIVIFORME - Salt Leaf • COCCOLOBA DIVERSIFOLIA - Pigeon Plum
3	4		FLOWERING TREES Min. 10' Ht. x 4" Spr., Full and Dense, FL Grade #1 <ul style="list-style-type: none"> • CORDIA SEBESTENA - Orange Gallego • GUAIACUM OFFICINALE - Lignum Vitae • LAGESTROEMA INDICA - Crape Myrtle • TECOMA STANS 'ESPERANZA' - Yellow Elder • YELLOW TRUMPET TREE - Tabebuia canalis • CLUSIA ROSEA - Pink Apple
6**	6**		PALM TREES Min. 10' CT. x 14' CA Ht. x 6" Cal., FL Grade #1 <ul style="list-style-type: none"> • BISMARCK PALM - Bismarckia nobilis * • ROYAL PALM - Royal Palm * (Min. 18' GW) • FOXTAIL PALM - Wodyetia bilobata • PALMETTO PALM - Acoelomphale wrightii • WASHINGTONIA PALM - Washingtonia robusta • MONTGOMERY PALM - Vacthia montgomeryana • SABAL PALM - Sabal palmetto (Smooth Trunk Only) • CHRISTMAS PALM - Vacthia merrilli (Multi-Trunk Only) • PYGMY DATE PALM - Phoenix roebelenii (Multi-Trunk Only)
3	3		ACCENT SHRUBS Min. 30" Ht., FL Grade #1 <ul style="list-style-type: none"> • PARROT'S BEAK - Heliconia peltata 'Choccolate' • LADY PALM - Rhapis excelsa • EUROPEAN FAN PALM - Chamaerops humilis • TI PLANT - Cordyline fruticosa 'Red Star' or 'Pink Pepper' • CENTURY PLANT - Agave 'Blue Glow' • Hibiscus STANDARD - Hibiscus spp. (Pink Blooms) • FALSE VARIEGATED - Furcraea foetida • COLOCASIA ESCULENTA 'Mau' gold' • WHITE BIRD OF PARADISE - Swellisia nicotii • YUCCA - Yucca spp.
44	57		HEDGE Min. 24" Ht., 24" O.C., FL Grade #1 <ul style="list-style-type: none"> • COCCOLUBA - Chrysobalanus icaco 'Red Tip' • SMALL LEAF CLUSIA - Clusia guilfordii • SILVER BUTTWOOD - Conocarpus erectus 'Serious' • SPANISH STOPPER - Eugenia iberica • PODOCARPUS - Podocarpus macrophyllus 'Vire' • FLORIDA PRIVET - Forsteria segregata • SWEET VIBURNUM - Viburnum odoratissimum
107	103		SHRUBS Min. 18" Ht., 18" O.C., FL Grade #1 <ul style="list-style-type: none"> • VARIEGATED FLAX LILY - Dianella tasmanica 'Variegata' • ORANGE BIRD OF PARADISE - Swellisia reginae • LOUISIANA RED WILKES' COPPERLEAF - Acalypha wilkesiana 'Louisiana Red' • SCHEFFLERA TRINETTE - Schefflera arborescens • DORIS 'DWARF' - Ilex • WEeping LANTANA - Lantana montevidensis • MUHLY GRASS - Muhlenbergia capillaris • PAKAHATCHEE GRASS - Tripsacum dactyloides • SAND CORN GRASS - Spartina bakeri • FIRECRACKER PLANT - Russelia equisetiformis • FLAX LILY - Dianella caerulea
97	104		GROUNDCOVERS Min. 6" Ht., 6" O.C., FL Grade #1 <ul style="list-style-type: none"> • PURPLE QUEEN - Tradescantia pallida 'Purple Queen' • DWARF PODOCARPUS - Podocarpus macrophyllus 'Pringle' • PARSONS JUNIPER - Juniperus chinensis 'Parson' • DOUGAINVILLEA - Scoubrivillea spp. • BLANKETFLOWER - Gaillardia pulchella • LIRIOPE - Liriope muscari • PORTULACA OLERACEA - Portulaca oleraceae • BLUE DAZE - Evolvulus glomeratus • DWARF CONFEDERATE JASMINE - Trachelospermum jasminoides • COONTIE - Zamia pumila • HOLLY FERN - Cyrtomium falcatum • PENTAS - Pentas lanceolata
TBD in field	TBD in field	SOD	SOD • ST. AUGUSTINE SOD - Stenotaphrum secundatum 'Floridan'
TBD in field	TBD in field	NO SYMBOL	MULCH • Shredded Melaleuca Mulch

* FEATURE PALMS MAY BE COUNTED AS ONE REQUIRED SHADE TREE
 ** A COMBINATION OF SINGLE AND MULTI-TRUNK PALMS MAY BE USED UNLESS NOTED OTHERWISE

70' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 9,800 SF	
BUILDING FOOTPRINT	4,695.75 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	795.77 SF
PERVIOUS AREA	4,308.48 SF

75' WIDE LOTS

LOT COVERAGE CALCULATIONS	
LOT AREA: 11,250 SF	
BUILDING FOOTPRINT	4,695.75 SF
IMPERVIOUS AREA (DRIVEWAY / SIDEWALK)	795.77 SF
PERVIOUS	5,758.48 SF

MINIMUM LANDSCAPE REQUIREMENTS		
PLANT TYPE	MIN. QUANTITY PER CODE	
	LOT AREA 9,800 S.F.	LOT AREA 11,250 S.F.
TREES (3 PALMS = 1 TREE)	7	8
SHRUBS	140	160
GROUNDCOVER	70	80

NOTE: TREE QUANTITIES DO NOT INCLUDE POD STREET TREE

MINIMUM REQUIRED LANDSCAPE PER SINGLE FAMILY HOME IS ONE TREE AND TWENTY SHRUBS AND 10 GROUNDCOVER PER EVERY 1,500 SQUARE FEET OF LOT AREA.

* LOT > 4,500 SF SHALL BE TWO TREES IN FRONT OF THE HOME

Figure 12 - Waverly Landscape Lot Typical Details

Landscape Buffers

The proposed PUD is consistent with Section 7.8.5 which prescribes required landscape buffers based on the land use designation of the subject property, the adjacent properties and their compatibility. These are as follows:

- South - Southern Blvd ROW
 - A 20-foot Type C right-of-way (ROW) buffer is provided, which includes an allowed 5-foot utility easement overlap.
 - Additional areas of varying widths are incorporated south of the minimum 20-foot buffer at the site's entry along the Southern Boulevard corridor.
 - The southern buffer features an undulating earth berm ranging from 5 to 8 feet in height.

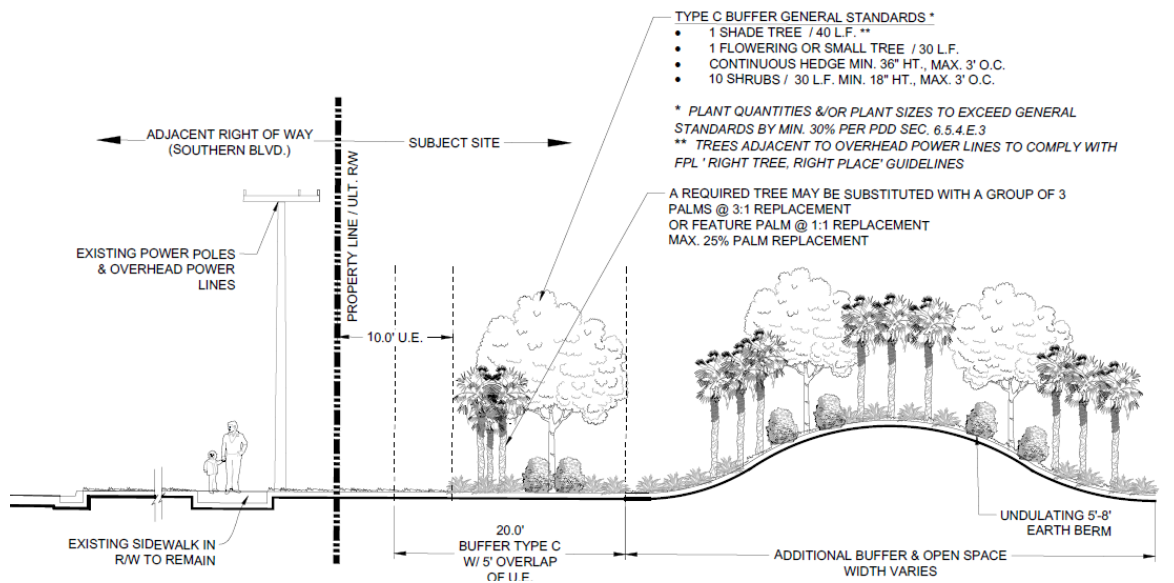


Figure 13 - Buffer Type C - South/Southern Blvd

- North - Future Okeechobee Rd Extension
 - A 20-foot Type C right-of-way (ROW) buffer is provided. A 10-foot utility easement north of the buffer is also provided.

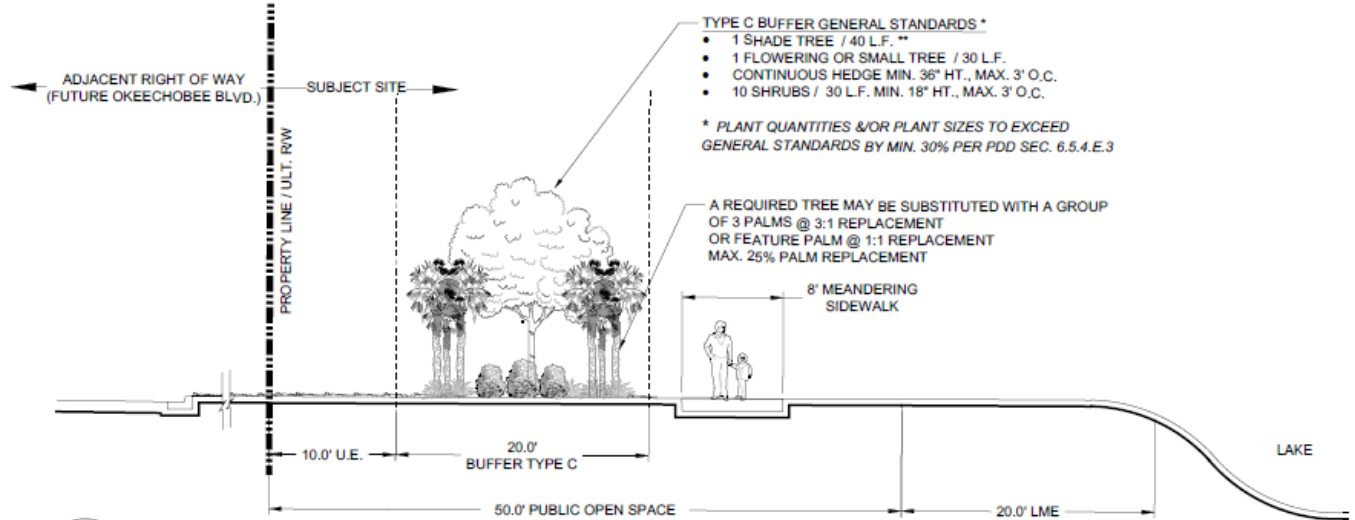


Figure 14 - Buffer Type C - North/Okeechobee Rd Extension

- East/West
 - Although no buffer is required, the a 10-foot Type A buffer along both the eastern and western perimeters of the site that will provide a screen between the PUD and surrounding properties is provided.

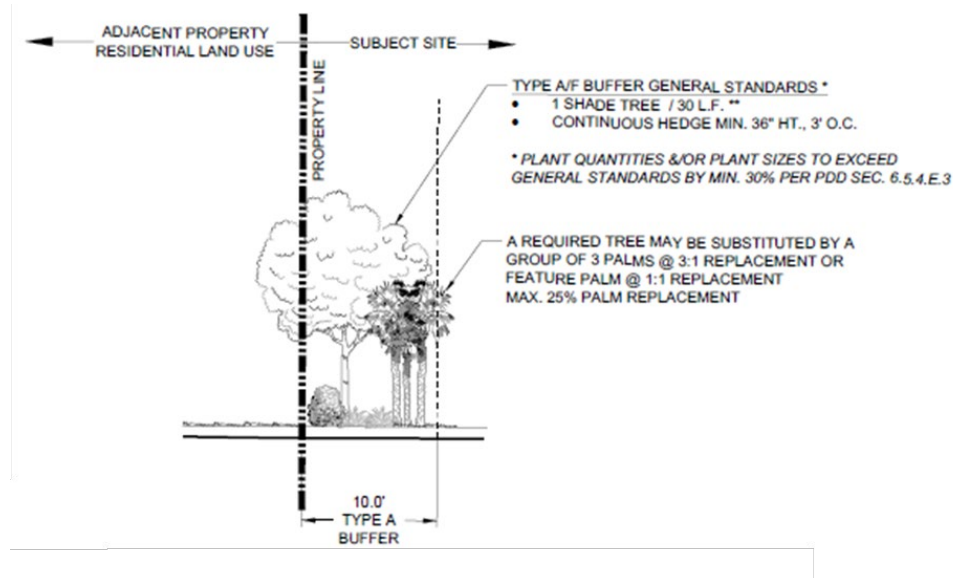


Figure 15 - Buffer Type A - East/West

CIRCULATION

The primary internal roadways that provide vehicular access from two ingress points along Southern Boulevard are primarily within an 80-foot right-of-way (ROW) section, with a limited 110-foot public street section behind the vehicular gates located at the western access into the site. Access to Pods B and C will be provided from the 110' public street. The 110' section which provides access to Pods B and C includes a landscaped median, transitioning to an 80-foot section without a median along portions of the western edge of the site. A minimum 5-foot sidewalk is provided on both sides of the 80-foot ROW section located at the eastern access into the site, and the 110-foot public street behind the vehicular gates located at the western access into the site. The remainder of the 80-foot ROW sections for the private streets within the site will include a minimum 5-foot sidewalk on one side of the ROW.

A 60-foot ROW section serves the remaining internal streets, providing direct access to the residential units. All 60' roadway sections include a minimum 5-foot sidewalk on both sides to promote pedestrian connectivity.

A 8' public multi-modal path is located along the northern boundary of the site, south of the 200-foot ROW dedicated for the future extension of Okeechobee Boulevard. This multi-modal path will connect to the existing pedestrian trail network within the adjacent Arden community to the west.

Figure 10 identifies the overall circulation plan.

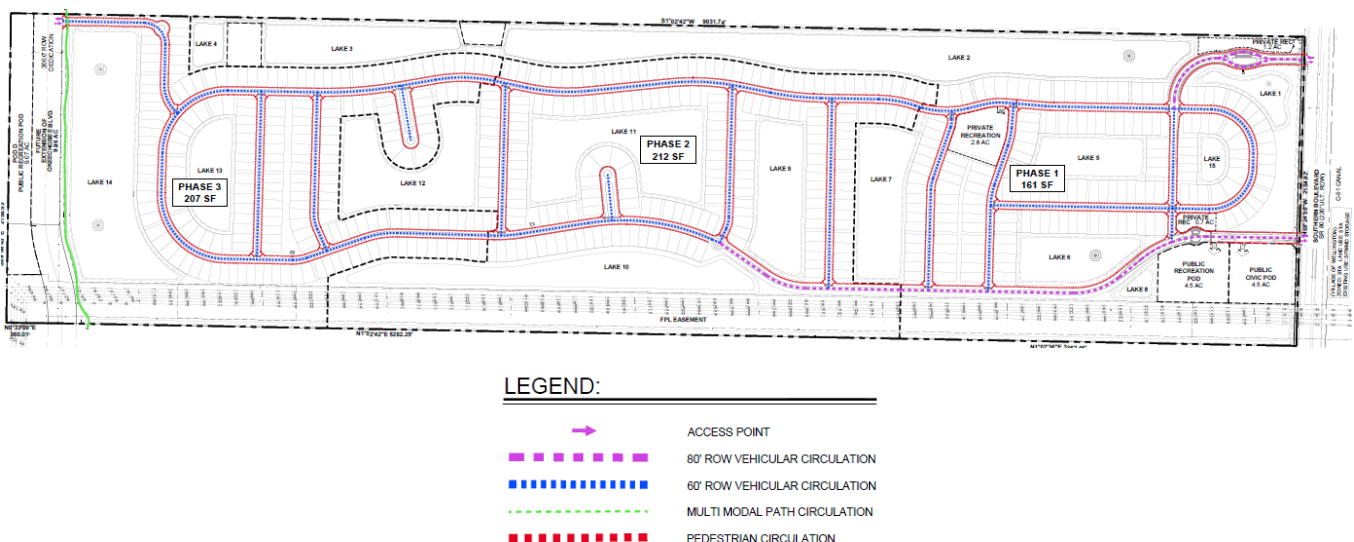


Figure 16 - Proposed Circulation Plan

Cross sections for the proposed ROW are found in Figures 11 through 13.

RESIDENTIAL LOCAL STREET - 60' R/W DETAIL:

SCALE: 1"=5'-0"

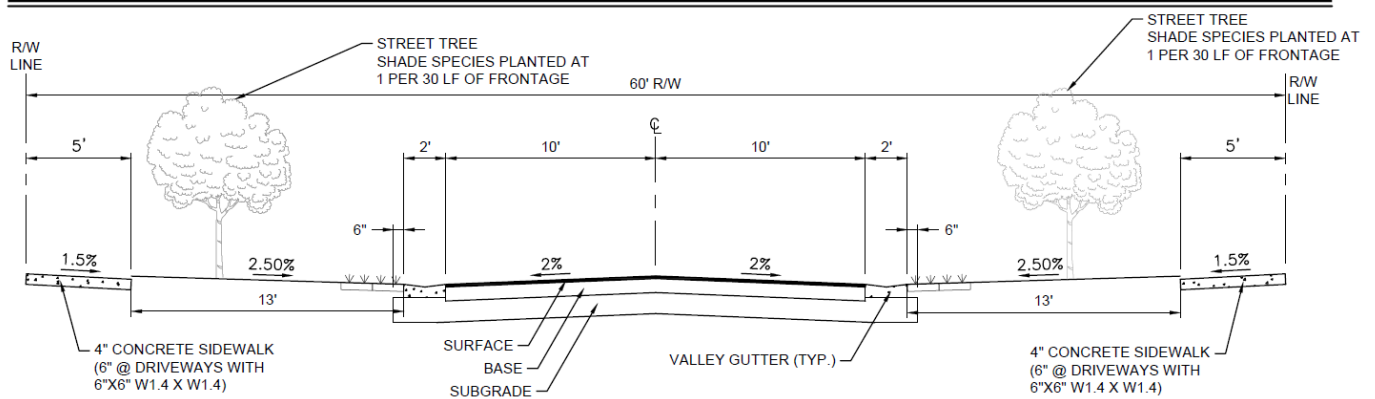


Figure 17 - Residential Local Street - 60' R/W

RESIDENTIAL LOCAL STREET - 80' R/W DETAIL:

SCALE: 1"=5'-0"

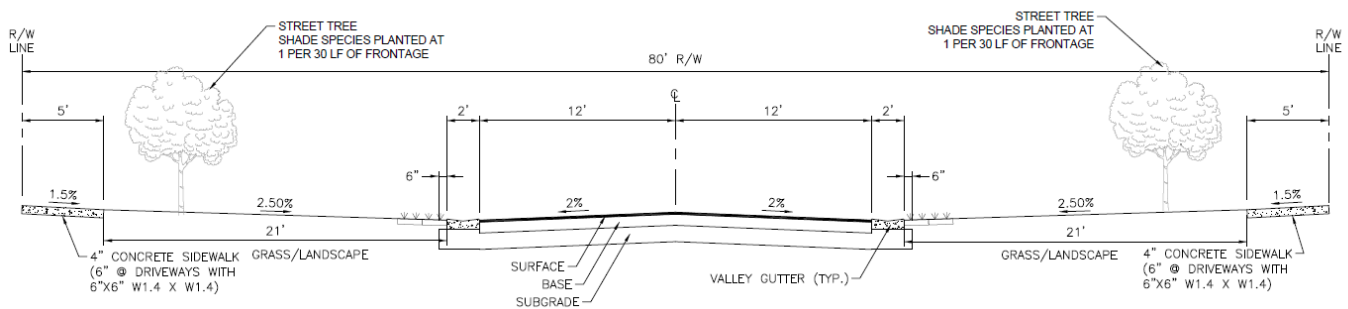


Figure 18 - Residential Local Street - 80' R/W

RESIDENTIAL LOCAL STREET - 80' R/W WITH MEDIAN DETAIL:

SCALE: 1"=5'-0"

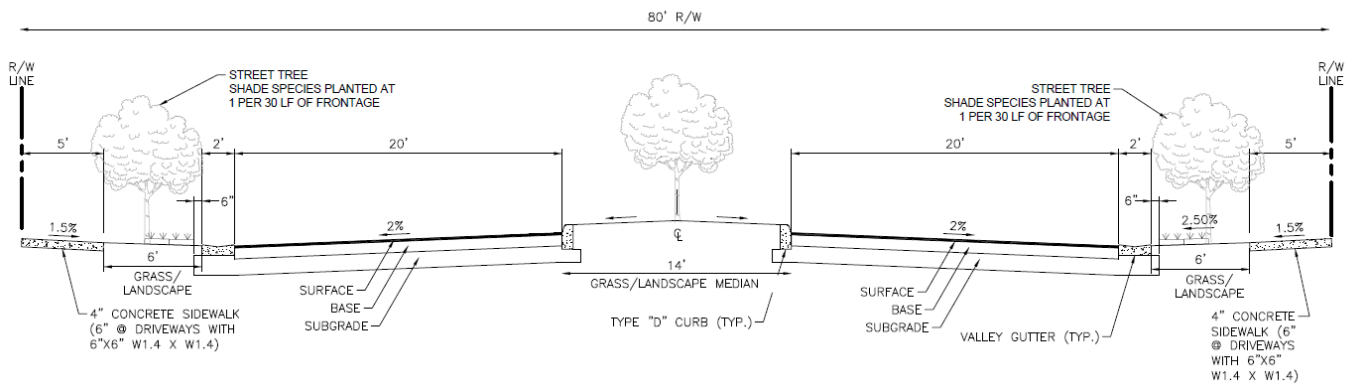


Figure 19 - Residential Local Street - 80' R/W with Median

AMENITIES

Conceptual site amenities for this project are identified in Figures 14 through 19. Final detailed design of amenities and site furnishings will be as approved by ARB.



Figure 20: Entry Gates



Figure 21 - Bus Shelter



Figure 22 - Mail Kiosk

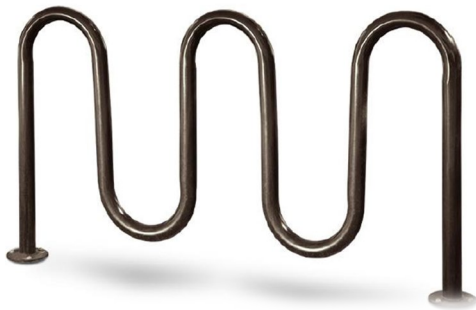


Figure 23 - Bike Rack



Figure 24 - Trash Receptacle

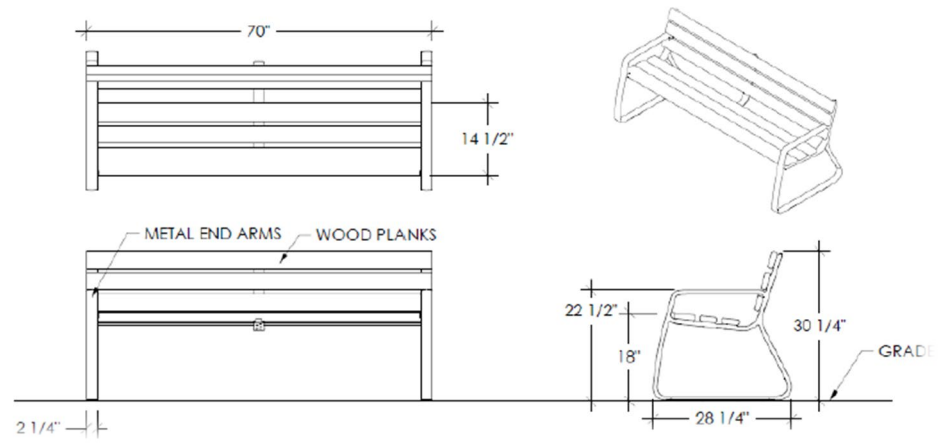


Figure 25 - Bench Detail

SIGNAGE

Signage will be provided at the development entrance and guardhouse of Artistry Lakes will be designed with columns that display 'Artistry' vertically.. Conceptual signage is depicted in Figures 20 and 21 . Final signage shall be as approved by ARB.



Figure 26: Conceptual Entry Signage



Figure 27: Conceptual Column Signage