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Hearing

MARKETPLACE AT THE WELLINGTON

WELLINGTON, FLORIDA

PROJECT STANDARDS MANUAL

NOVEMBER 26, 2024

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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 12 of the Wellington PUD, known as the Marketplace at The Wellington, a mixed-use commercial center with an array of specialty shops, restaurants, a luxury boutique hotel, and multifamily residential.

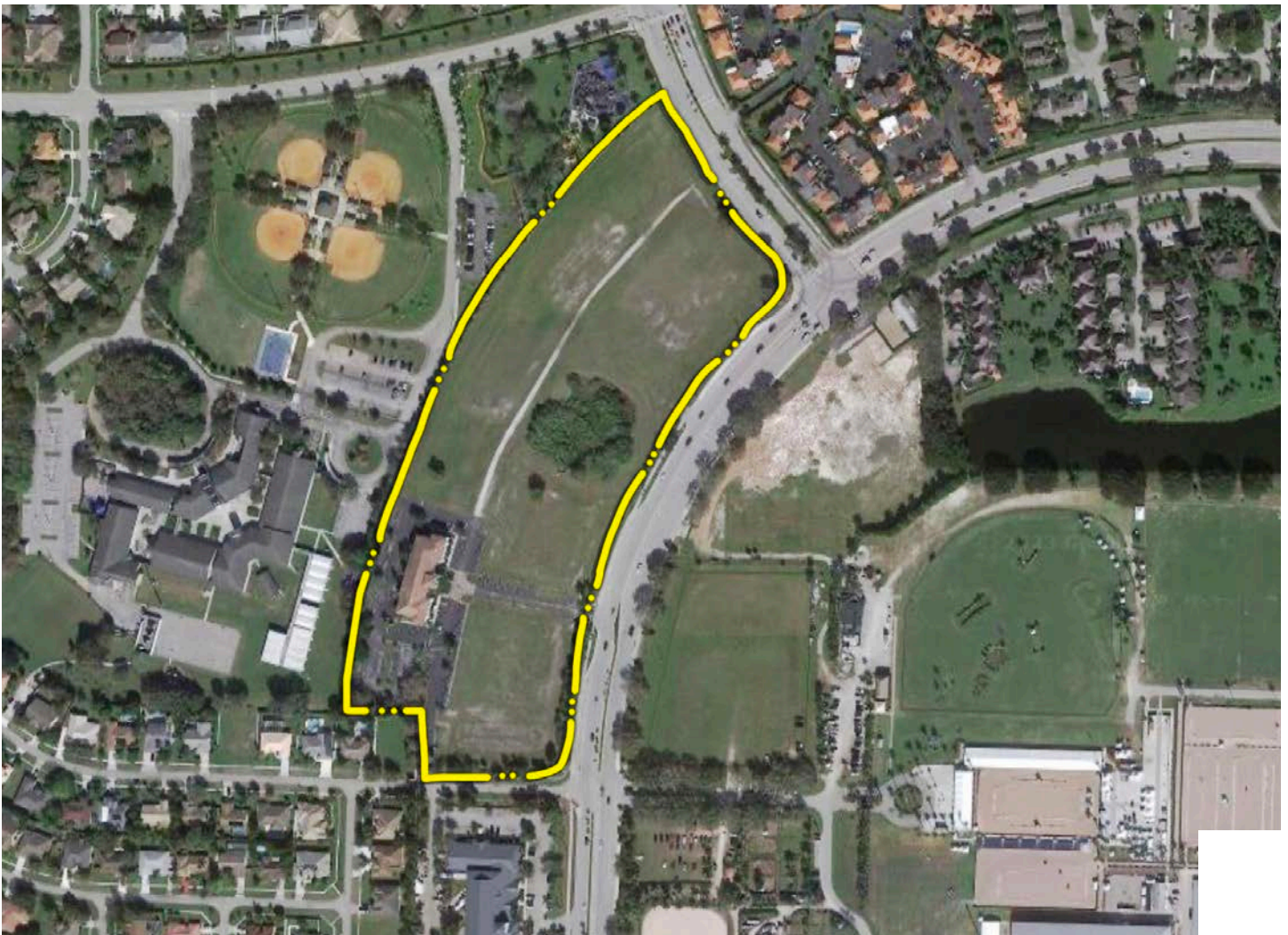
WELLINGTON PUD

The Wellington PUD contains over 7,500 acres of land located south of State Road 80 (Southern Boulevard) and north of Pierson Road. The PUD is bound on the west by the Landings PUD and on the east by FPL transmission line corridor and including the Wellington Edge subdivision. The Wellington PUD is diverse and contains multiple residential communities, commercial and industrial. The Marketplace at The Wellington will contain up to 89 multi-family dwelling units, an 80-room luxury boutique hotel, and a mix of specialty retail, restaurants, and amenities.

THE SITE: MARKETPLACE AT THE WELLINGTON

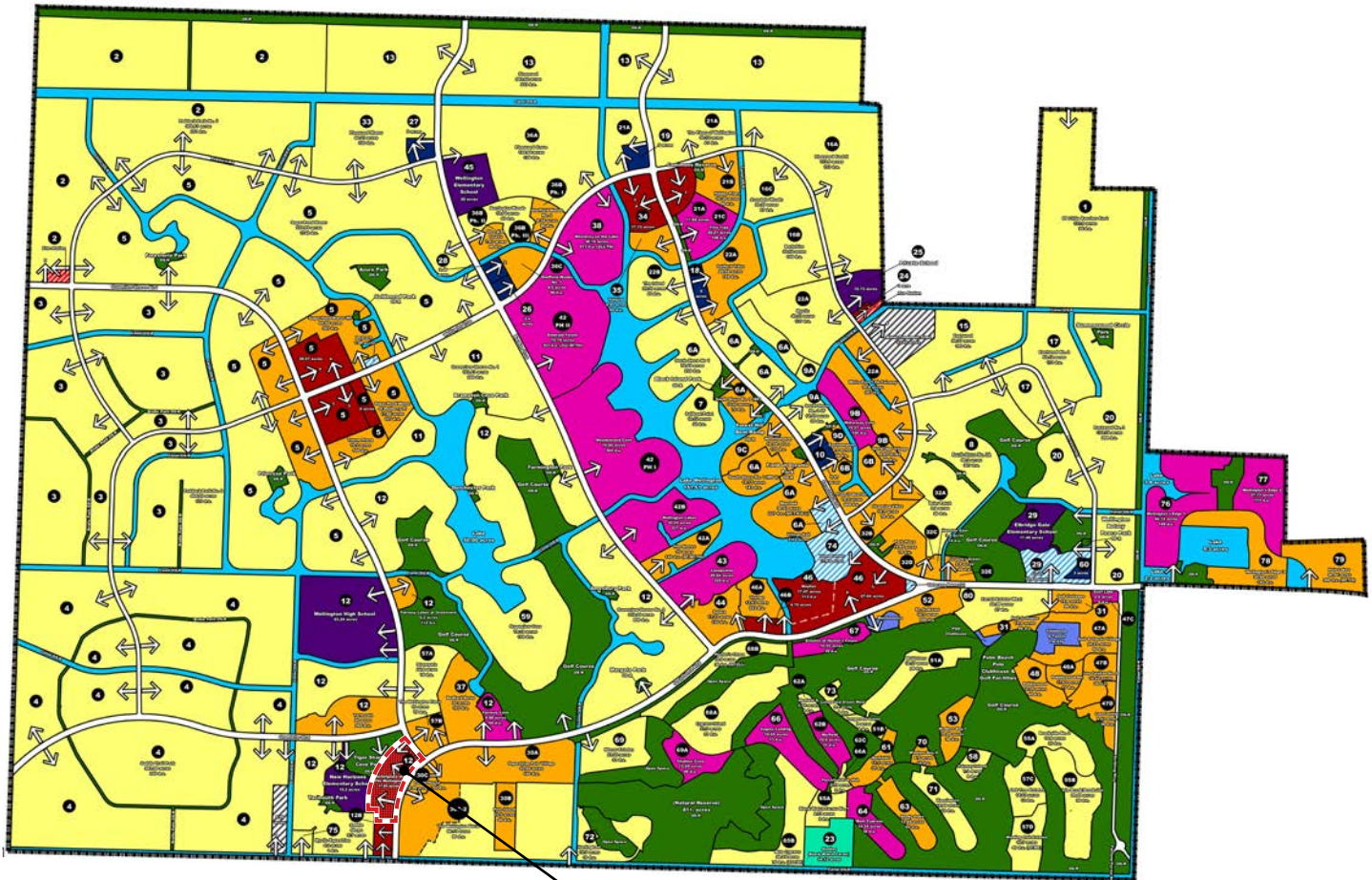
The site consists of 17.85 acres within the Wellington PUD. The Site is identified on the Wellington PUD Master Plan as Pod 12. The Property is located at the west corner of Greenview Shores Boulevard and South Shore Boulevard. Sheffield Street is a secondary access road which runs along the south side of the Property. The Property is surrounded by a diverse mix of uses, including a commercial retail and office center, a recreational park, an elementary school, multi-family residential, and single family residential.

The figures graphically represent the limits of the Wellington County PUD and The Marketplace at The Wellington project site.



WELLINGTON PUD MASTER PLAN

The proposed modified Wellington PUD Master Plan is depicted below. Pod 12 is identified and highlighted in light green.



Legend



Wellington PUD Boundary



Pod number



Access point (ingress and/or egress) allowed to pods along frontage/major road. Access point with numbers illustrated is to indicate the number of access allowed but not depicted along the pod frontage. Residential lot and minor utility (lift station) driveways/access points are not illustrated along major roads.

Pod Type

- Single-Family**
- Multi-Family**
- Zero Lot Line**
- Commercial**
- Mixed-use**
- Open Space Recreation**
- Fire Station**
- School**
- Place of Worship**
- Civic**
- Utility**
- Equestrian Facilities**
- Other Facilities**
- Lake/Canal**
- Major Road**

Marketplace at The Wellington

CONCEPTUAL SITE PLAN

Wellington Lifestyle Partners (WLP) proposes a new unique commercial center on the Subject Property, which represents an inviting, walkable gathering place where all of Wellington can meet. The nearly 18-acre property will support a diverse range of mixed-use structures, totaling over 250,000 square feet. Uses include a central park and a water feature, as well as an array of amenities, such as new restaurants, retail and specialty shops, an 80-room luxury suite hotel, and a luxury condominium building featuring one- and two-bedroom units.



THEME & ARCHITECTURAL STYLE



The Marketplace at Wellington is envisioned to be an inviting, walkable gathering place where all of Wellington can meet. WLP has drawn inspiration from iconic towns across Florida and the United States, such as the arcades and courtyards of Worth Avenue in Palm Beach, the scale and textures of Park Avenue in Winter Park, Florida, and the materiality and mixed-use character of Greenwich Avenue in Greenwich, Connecticut. By blending these timeless material elements in a walkable enclave of shops, restaurants and mixed uses including public spaces, the Marketplace will be a distinct destination set harmoniously within the surrounding neighborhood and Wellington as a whole.

A network of connected open spaces lined with shops and dining will define the Marketplace experience. Pathways, lanes, courtyards, and gardens will be complemented by refined architecture, elegant storefronts, carefully laid pavers, and lush plantings, creating a welcoming mixed-use environment for both guests and the local community.



CHAPTER 2: DEVELOPMENT REGULATIONS

PURPOSE

The purpose of this manual is to establish design and property development standards for the Marketplace at The Wellington. The following criteria shall be met for all development within the project. 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. Multi-family dwellings
- b. Retail
- c. Restaurant
- d. Professional Office/ General Office
- e. Medical Office
- f. Hotel
- g. Accessory Uses: As set forth in Section 6.2.3 of the LDR's.

PROGRAM

BUILDING A

- Use: Mixed-Use 10,220 S.F.
- First Floor: Restaurant 6,040 S.F.
- Second Floor: Office 4,180 S.F.

BUILDING B

- Use: Office 10,080 S.F.
- First Floor: Office 5,040 S.F.
- Second Floor: Office 5,040 S.F.

BUILDING C

- Use: Office 10,080 S.F.
- First Floor: Office 5,040 S.F.
- Second Floor: Office 5,040 S.F.

BUILDING D

- Use: Mixed-Use Res. 37,798 S.F.
- First Floor: Retail 8,685 S.F., Restaurant 3,900 S.F.
- Second Floor: Residential 12,607 S.F.
- Third Floor: Residential 12,606 S.F.

BUILDING E

- Use: Mixed-Use Res. 26,940 S.F.
- First Floor: Retail 4,980 S.F., Restaurant 4,000 S.F.
- Second Floor: Residential 8,980 S.F.
- Third Floor: Residential 8,980 S.F.

BUILDING F

- Use: Hotel 100,000 S.F.
- Four Stories

BUILDING G

- Use: Mixed-Use Res. 26,045 S.F.
- First Floor: Retail 4,524 S.F., Restaurant 4,121 S.F.
- Second Floor: Residential 8,700 S.F.
- Third Floor: Residential 8,700 S.F.

BUILDING H

- Use: Mixed-Use Res. 34,716 S.F.
- First Floor: Retail 11,550 S.F.
- Second Floor: Residential 11,583 S.F.
- Third Floor: Residential 11,583 S.F.

BUILDING I

- Use: Mixed-Use Res. 19,983 S.F.
- First Floor: Retail 5,261 S.F., Restaurant 1,392 S.F.
- Second Floor: Residential 6,665 S.F.
- Third Floor: Residential 6,665 S.F.

BUILDING J

- Use: Mixed-Use 15,200 S.F.
- First Floor: Office 2,200 S.F., Restaurant 5,400 S.F.
- Second Floor: Office 7,600 S.F.

BUILDING K

- Use: Mixed-Use 12,950 S.F.
- First Floor: Office 4,368 S.F., Restaurant 2,107 S.F.
- Second Floor: Office 6,475 S.F.

BUILDING L

- Use: Mixed-Use 10,057 S.F.
- First Floor: Restaurant 6,040 S.F.
- Second Floor: Office 4,017 S.F.

DENSITY/ACRES

- a. 5.0 DU/AC (89 multi-family)

BUILDING HEIGHT

- a. Maximum 35 feet *

PROPERTY DEVELOPMENT REGULATIONS

A. GENERAL PROPERTY DEVELOPMENT REGULATIONS

- a. Maximum Building Coverage: 45% of the parcel
- b. Maximum Floor Area Ratio: 0.35
- c. Maximum Building Height: 35 feet*
- d. Minimum Setbacks
 - i. Primary Structures
 - 1. Front: 30 feet
 - 2. Rear: 30 feet
 - 3. Side Corner: 30 feet
 - 4. Side Corner: 30 feet
 - ii. Accessory Structures
 - 1. Front: 30 feet
 - 2. Rear: 30 feet
 - 3. Side Corner: 30 feet
 - 4. Side Corner: 30 feet
 - iii. Permitted Setback Encroachments: As per Table 6.3-2 of the LDR's.

* ALL BUILDINGS IN EXCESS OF 35' SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR SECTION 6.3.1.G.5

PARKING

A. PARKING DATA

- i. The project will utilize shared parking and a ULI Shared Parking study will be provided with the application for site plan and master plan review and approval, per section 7.5.4(A).1.(a).
- ii. Designated golf cart parking will be provided at time of site plan review and approval. Golf cart parking will be included in the ULI shared parking study.

SITE/EXTERIOR LIGHTING

Where artificial outdoor lighting is provided, it shall conform to Section 7.6.1 of the Code to minimize direct light spillage, sky glow, hazardous interference with vehicular traffic on adjacent rights-of-way and all adjacent properties.

The following are inspirational images of the types of storefront and sidewalk lighting to be used throughout the site:



CHAPTER 3: ARCHITECTURAL GUIDELINES

MARKETPLACE ARCHITECTURAL GUIDELINES

The Architectural Guidelines for Wellington Lifestyle Partners' (WLP) Marketplace are intended to establish a unified architectural character and image between the commercial and residential buildings and public spaces across the development. The Marketplace is intended to be a commercial and residential center unique to Wellington – a walkable enclave that combines living, working, shopping, dining and public spaces in a harmonious fashion that adds to the attractiveness and vitality of the Marketplace itself and the greater Wellington community.

WLP aspires to make the Marketplace architecturally significant and one of the newest gathering and convening spaces in Wellington where the entire Village is welcome.

The Marketplace is located on South Shore Boulevard and Greenview Shores in Wellington and will be directly across the street from WLP's private residential club community.

Unified architectural character and image is created through the use of similar, but not necessarily identical, forms, colors, materials, and details. The Marketplace will aspire to be distinctive for Wellington, but also a complementary addition to the Village, its streetscapes, residential communities and equestrian environments.

Any of the regulations or guidelines outlined in the Project Standards Manual may be amended in the future and will require approval by Village of Wellington Council.

ARCHITECTURAL DETAILING

- All multi-family and commercial facades must include architectural details on all sides to avoid blank walls.
- Encourage the use of varied materials, textures, and colors for visual interest.
- Blank walls: Max height: 20 feet
 Max length: 50 feet
- Sightlines from South Shore Boulevard must be inviting and attractive, enhancing the Marketplace's overall appeal.

WINDOW INTEGRATION

- Windows must occupy at least 40% of facades facing public streets or pedestrian areas.
- Windows should have complementary frames and sills.

BUILDING COMPATIBILITY & TRANSITIONAL MASSING

- Buildings will vary between one, two, and three stories, with the hotel featuring four stories.
- Transitional massing elements are required for buildings more than twice the height of adjacent structures.

ACCESSORY STRUCTURES

- Must use compatible materials, colors, and architectural character as principal buildings.

OUTPARCEL ARCHITECTURAL COMPATIBILITY

- No traditional outparcels; additional structures should maintain architectural harmony, forming an organic, village-like environment.

PROJECTIONS AND RECESSES

- Building walls over 150 feet in length must incorporate projections/recesses of at least 12 inches deep, covering 20% of the façade and spaced no more than 150 feet apart.
- Design flexibility is encouraged, with creative solutions subject to ARB and WLP approval.

ARB APPROVAL

- All buildings, site amenities, and signage must receive ARB and WLP Management approval before building permits are issued.

STOREFRONTS

- Ground-level retail with exterior public access must feature distinguished display windows.
- Windows should include elements like frames, sills, shutters, awnings, or relief trims, complementing contiguous storefronts.

BUILDING DESIGN TREATMENTS

Each building must incorporate at least 5 of the following design treatments:

- Canopies or porticos integrated with the building's massing/style
- Overhangs (min. 1 feet)
- Arcades (min. 8 feet wide)
- Sculptured artwork
- Raised cornice or building banding with 2 reliefs
- Peaked roof forms
- Arches (curved or flat)
- Display windows
- Ornamental or structural architectural details
- Clock/bell towers or other roof treatments
- Projected and covered entry (min. 5 feet deep)
- Additional roof articulation
- Metal or tile roof as the dominant roof material
- Varied wall materials such as cut stone, molded block, artistic metal screens or other. See 11. Façade Patterning
- Canceled Building Lighting
- Flat roof design for transitional and modern buildings

FACADE PATTERNING

- Color changes
- Texture changes
- Material module changes
- Architectural/structural bay expression (min. 12 inches)
- Base, belt course, or cornice

PRIMARY EXTERIOR BUILDING MATERIALS

Exterior building materials shall include:

- Stucco
- Brick
- Metal panels
- Stone veneers
- Wood or synthetic wood veneers

ACCENT MATERIALS

Accents may include:

- Metal panels or screens
- Decorative tiles
- Decorative Cast stone or concrete
- Textured concrete, plaster or stucco
- Hard surfaces should be the primary exterior treatment

ROOF ARTICULATION

Rooflines must feature at least 1 primary and 1 secondary design element:

- Primary Roof Design Elements:
 - » Articulated parapet along 10% of the roofline
 - » Pitched roof with 12-inch eaves
 - » Extended overhang 3' or greater from the face of the wall
 - » Two or more plane breaks/slopes
- Secondary Roof Design Elements:
 - » Decorative roof details (e.g., dormers, rafter tails, balconies, covered porches, loggia, roof terrace)
 - » Cornices with decorative moldings, entablature or projecting overhang
 - » Decorative banding, base, belt coursing
 - » Porticos, pediments, or towers at entryways

CUSTOMER ENTRANCES

Public entrances must be clearly identifiable and integrated into the building architecture. Entry features may include:

- Canopies, porticos, or peaked roof forms
- Wall recesses/projections (min. 12 inches)
- Covered arcades or overhangs
- Decorative trims and moldings
- Unique pavers at entry points

EXTERIOR PATIO AND DINING AREAS

- Outdoor dining areas must follow WLP guidelines:
 - » Perimeter enclosures (fences, planters) must be approved by WLP.
 - » Sidewalk dining tables and chairs are allowed but may not block required sidewalk access
 - » Outdoor furniture must be weather-resistant and durable
- Umbrellas:
 - » Min height: 7 feet
 - » Max height: 10 feet
 - » Colors must be approved by WLP
- Lighting and heating elements must be approved by WLP.
- Natural gas heaters and ceiling fans rated for outdoor use may be permanently installed.
- Mobile propane heaters are prohibited

SCREENING REQUIREMENTS

The following items must be screened from view using landscape or architectural elements:

- Roof-mounted/ground-mounted HVAC equipment
- Walk-in refrigeration and restaurant equipment
- Exterior service yards and dumpsters (enclosed with walls and gates, and landscaped)

MECHANICAL AND SOUND CONTROL

- All mechanical systems (e.g., speakers, cameras, electrical boxes) must be concealed or painted to match the building.
- Tenants must use sound attenuation measures, including:
 - » Specialty gypsum board and acoustical sealants
 - » Indoor sound systems should not exceed 85 dBA.
 - » STC ratings for retail-to-restaurant spaces should be at least STC 65.

SUSTAINABILITY

Sustainable building practices are encouraged, including:

- Use of eco-friendly and locally sourced materials.
- Energy-efficient systems, green roofs, and materials that age gracefully with a natural patina.

UNIFIED PROHIBITED DESIGN ELEMENTS

The following elements are strictly prohibited across all aspects of the development:

- Structure(s) of symbolic design for advertising (unless previously approved)
- Neon, fluorescent, or high-intensity colors
- Neon tubing, fiber optics, strobes, or similar lighting not used for approved signage
- Outside LED panel screens
- High-gloss vinyl/plastic awnings
- Acrylic panels/awnings with horizontal ribbing or pre-printed patterns/designs
- Glass block
- Colored or mirrored glazing
- Awning signage and logos must be approved by WLP.

CHAPTER 4: LANDSCAPE STANDARDS

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 Marketplace at The Wellington 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. In addition, a minimum 10% of required shrubs shall be flowering shrubs.

The landscape of the Marketplace at The Wellington 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 Pallete" 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.

The following are inspirational images of the types of landscaping and planters to be used throughout the site:



LANDSCAPE BUFFERS

In accordance with LDR Section 7.8.5, perimeter landscape buffers and Right-of-Way (ROW) buffers are required to be provided for all developments and meet the landscape and dimensional requirements provided within Article 7. Landscaping in the public ROW will be determined during the site plan approval process.

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.



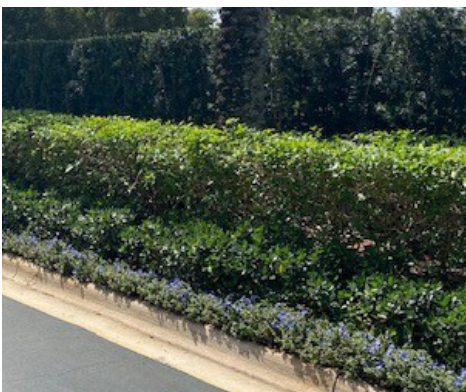
ORNAMENTAL GRASSES



TREES WITH GOOD FORM



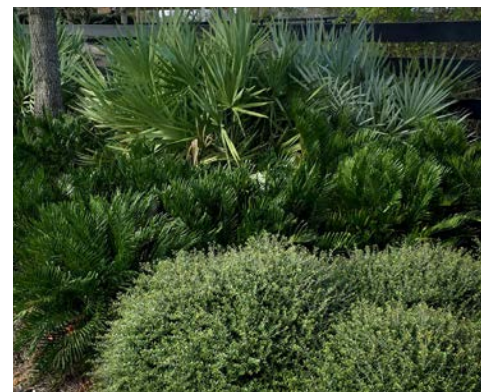
LARGE SHRUB MATERIAL



LAYERED LANDSCAPE



MAINTAIN VIEWS



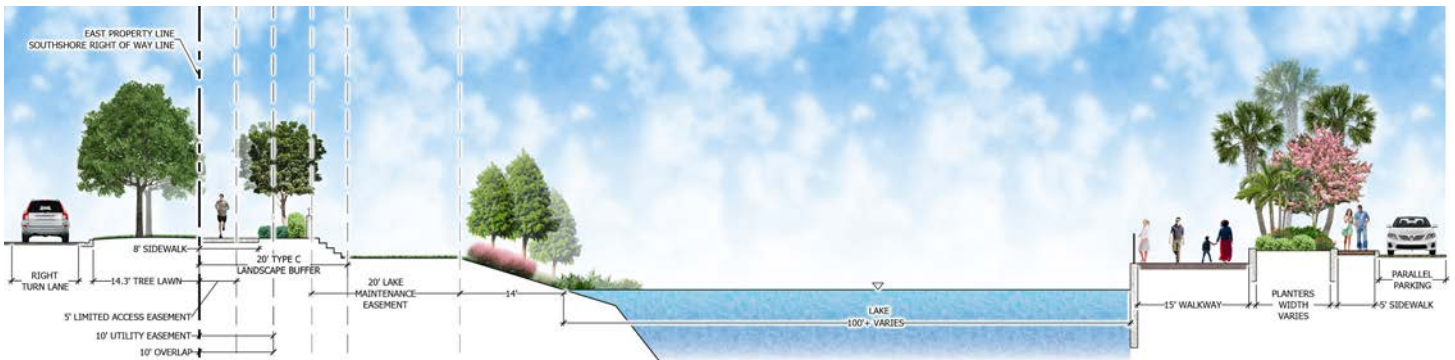
SHRUB MASSES

LANDSCAPE BUFFERS [CONT.]

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

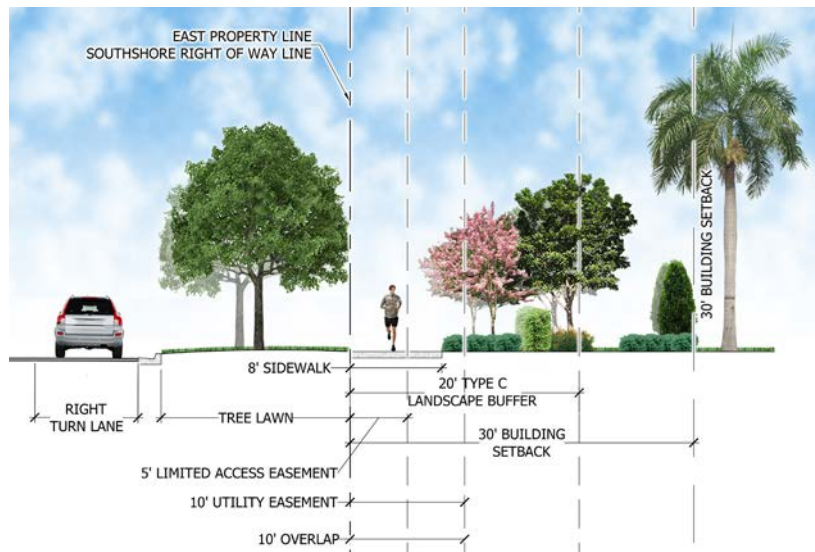
EAST BUFFER - SOUTHSORE BLVD - LAKE:

- Type C Buffer
- 20 feet wide landscape buffer adjacent to Southshore Blvd. with a decorative half wall, hedge, shrub massing, shade trees, flowering trees, and accent trees.
- 1 flowering or small tree per 30 linear feet of buffer.
- A continuous hedge a minimum of 36" tall and 10 shrubs per 30 linear feet shall be located within the landscape buffer.
- 14 feet wide littoral zone planted with trees and shrubs; may be planted in clusters or natural arrangements.
- 20 feet wide clear lake maintenance easement.
- 14.3 feet wide tree lawn along Southshore Blvd. enhanced with 1 shade tree per 30 linear feet.



EAST BUFFER - SOUTHSORE BLVD:

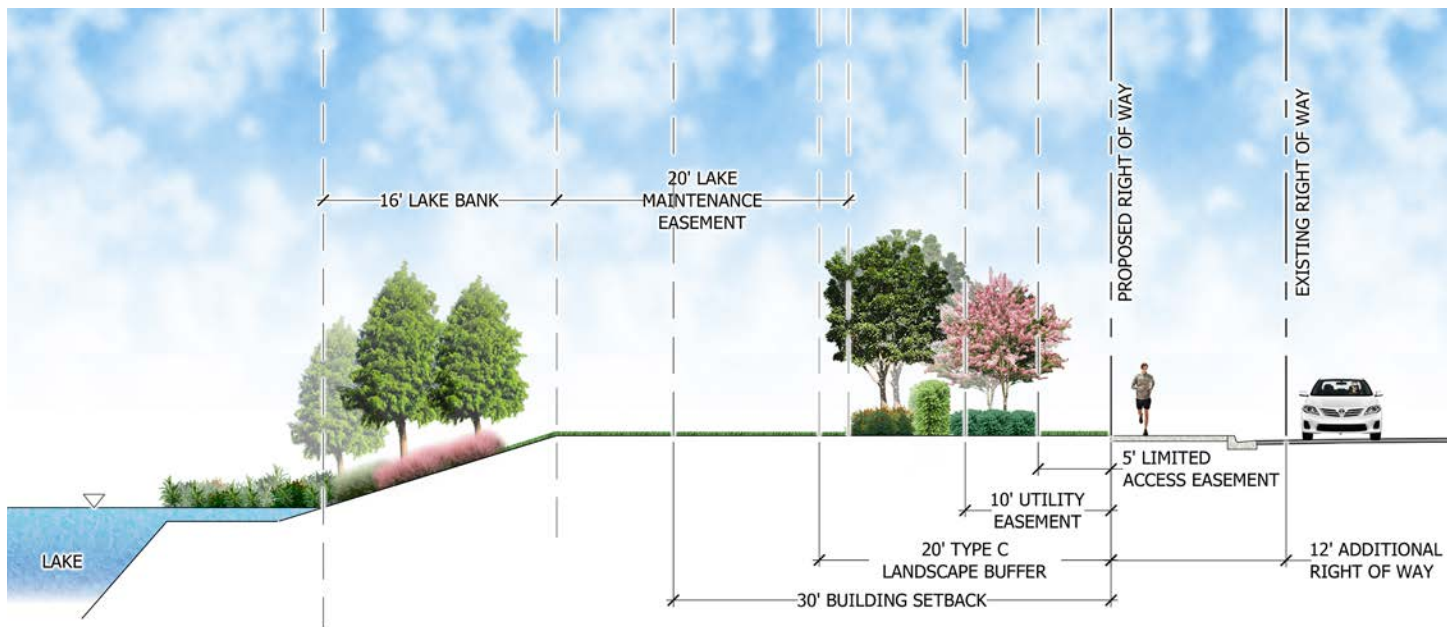
- Type C Buffer
- 20 feet wide landscape buffer adjacent to Southshore Blvd. with a hedge, shrub massing, shade trees, flowering trees, and accent trees.
- 1 flowering or small tree per 30 linear feet of buffer.
- A continuous hedge a minimum of 36" tall and 10 shrubs per 30 linear feet shall be located within the landscape buffer.
- Tree lawn along Southshore Blvd. enhanced with 1 shade tree per 30 linear feet. (distance varies)



LANDSCAPE BUFFERS [CONT.]

NORTH BUFFER - GREENVIEW SHORES BLVD:

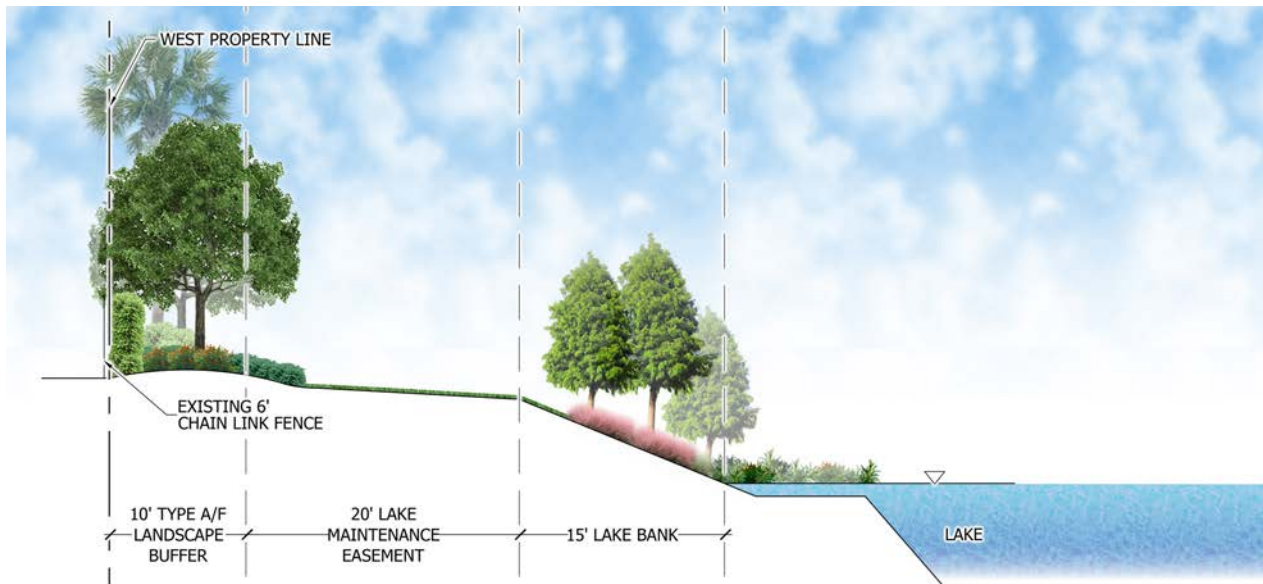
- Type C Buffer
- 20 feet wide landscape buffer adjacent to Greenview Shores Blvd. with a hedge, shrub massing, shade trees, flowering trees, and accent trees.
- 1 flowering or small tree per 30 linear feet of buffer.
- 1 shade tree per 30 linear feet of buffer.
- A continuous hedge a minimum of 36" tall and 10 shrubs per 30 linear feet shall be located within the landscape buffer.
- 16 feet wide littoral zone planted with trees and shrubs; may be planted in clusters or natural arrangements.
- 20 feet wide clear lake maintenance easement.



LANDSCAPE BUFFERS [CONT.]

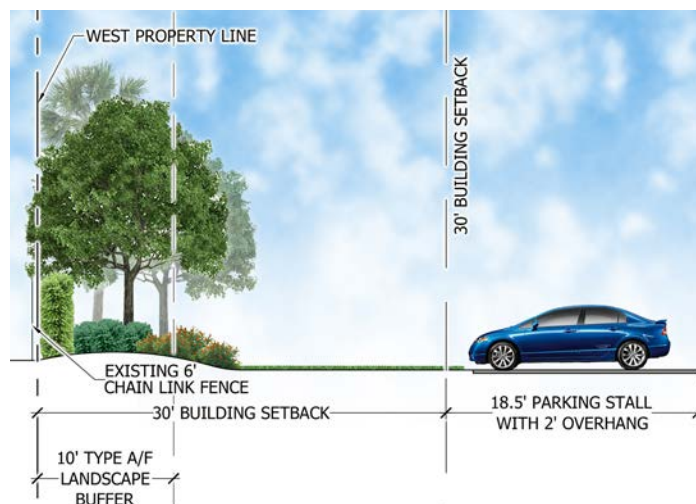
WEST BUFFER - LAKE:

- Type A/F Buffer
- 10 feet wide landscape buffer with earth berm including a hedge, shrub massing, shade trees, flowering trees, and accent trees.
- 1 shade tree per 30 linear feet of buffer.
- A continuous hedge a minimum of 36" tall and supplemental shrubs shall be located within the landscape buffer.
- Existing 6' chain link fence to be maintained.
- 15 feet wide littoral zone planted with trees and shrubs; may be planted in clusters or natural arrangements.
- 20 feet wide clear lake maintenance easement.



WEST BUFFER:

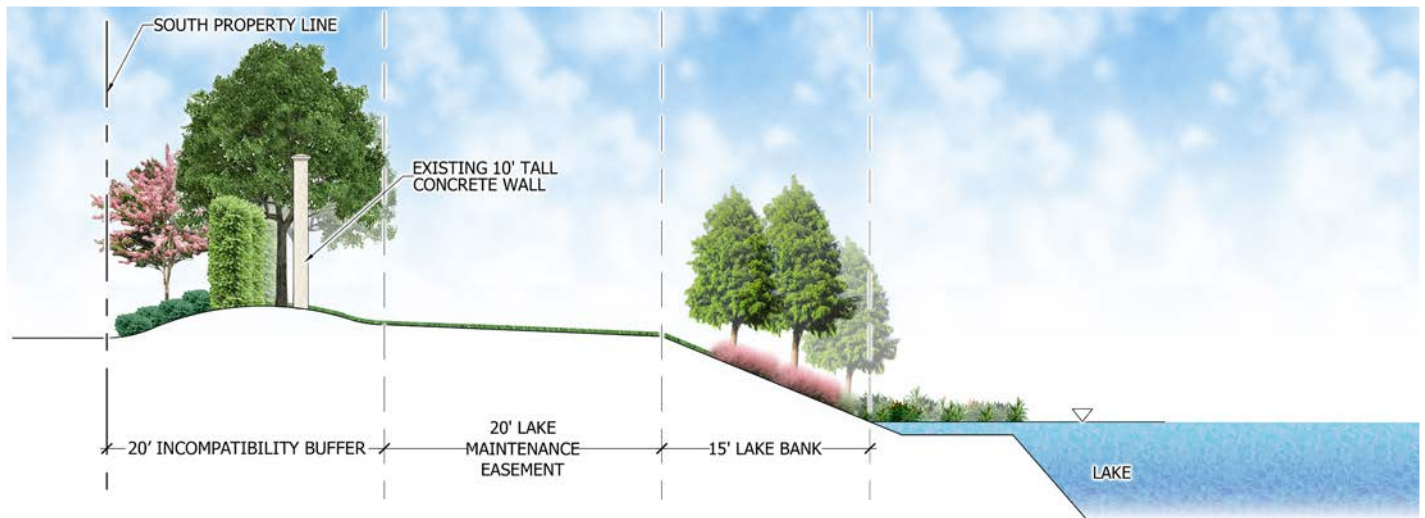
- Type A/F Buffer
- 10 feet wide landscape buffer with earth berm including a hedge, shrub massing, flowering trees, and accent trees.
- 1 shade tree per 30 linear feet of buffer.
- A continuous hedge a minimum of 36" tall and supplemental shrubs shall be located within the landscape buffer.
- Existing 6' chain link fence to be maintained.



LANDSCAPE BUFFERS [CONT.]

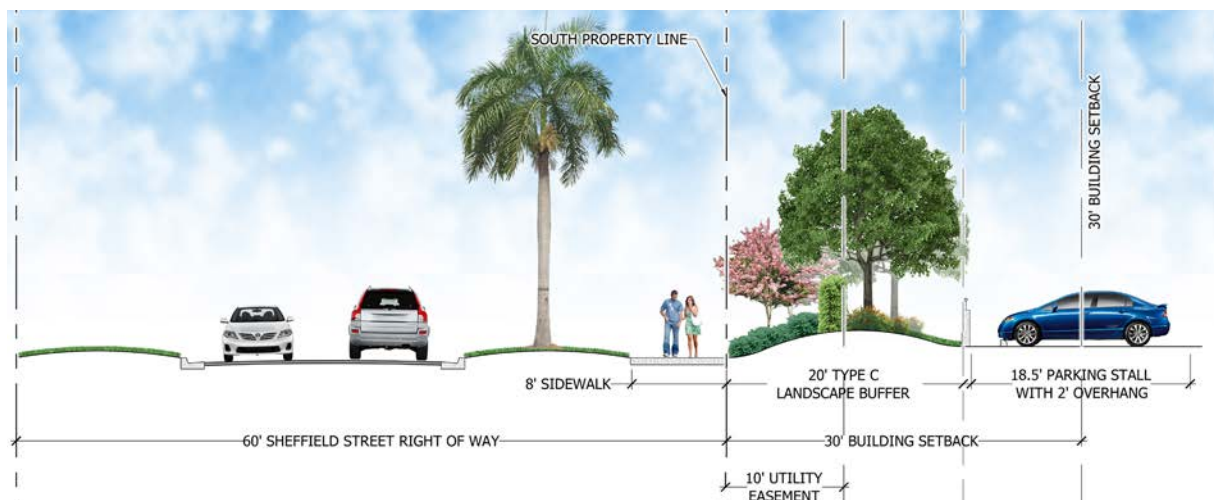
SOUTH BUFFER:

- 20' Incompatibility Buffer
- 20 feet wide incompatibility buffer with earth berm including a hedge, shrub massing, shade trees, flowering trees, and accent trees.
- 1 shade tree per 30 linear feet of buffer.
- A continuous hedge a minimum of 36" tall and 10 shrubs per 30 linear feet shall be located within the landscape buffer.
- Existing 10' concrete privacy wall to be maintained.
- 15 feet wide littoral zone planted with trees and shrubs; may be planted in clusters or natural arrangements.
- 20 feet wide clear lake maintenance easement.



SOUTH BUFFER - SHEFFIELD STREET:

- Type C Buffer
- 20 feet wide landscape buffer adjacent to Southshore Blvd. with a hedge, shrub massing, shade trees, flowering trees, and accent trees.
- A continuous hedge a minimum of 36" tall and 10 shrubs per 30 linear feet shall be located within the landscape buffer.
- 1 flowering or small tree per 30 linear feet of buffer.
- 1 shade tree per 30 linear feet of buffer.
- Tree lawn along Sheffield Street with 1 palm tree or equivalent per 30 linear feet of buffer. (distance varies)



STREET TREES

14.3 feet wide tree lawn along Southshore Blvd. enhanced with 1 shade tree per 30 linear feet.

Tree lawn along Sheffield Street with 1 palm tree or equivalent per 30 linear feet of buffer. (distance varies).

ACCESS WAYS & PROJECT ENTRIES

Marketplace at The Wellington 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 intergerima

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

Adonidia 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



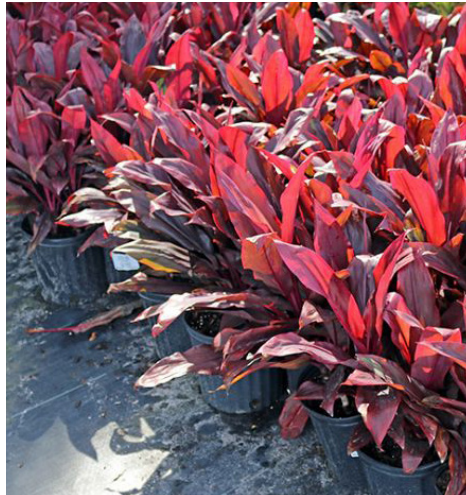
SLOPPY PAINTER CROTON

Codiaeum variegatum



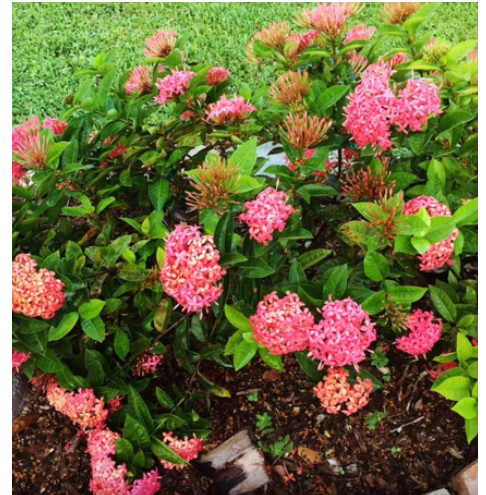
MAGNIFICENT CROTON

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.]



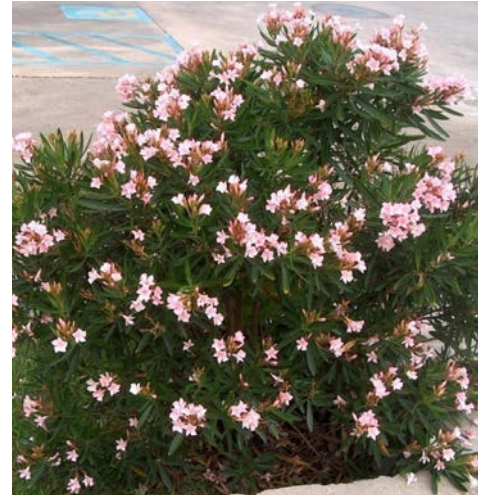
SCHEFFLERA TRINETTE

Schefflera arboricola



PANAMA ROSE

Rondeletia leucophylla



DWARF OLEANDER

Nerium oleander

GRASSES |



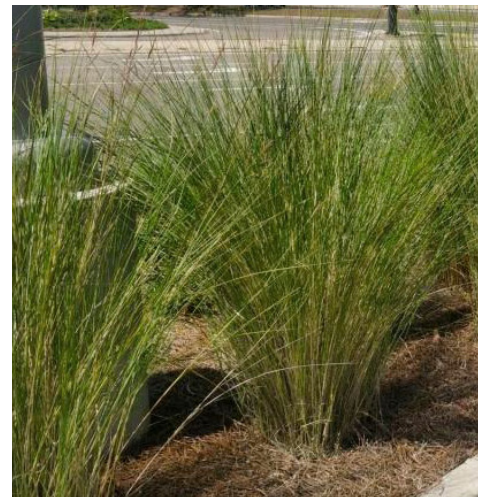
MUHLY GRASS

Muhlenbergia capillaris



DWARF FAKAHATCHEE

Tripsacum floridanum



SAND CORD GRASS

Spartina bakeri

PLANT PALETTE

SMALL SHRUBS |



AFRICAN IRIS
Dietes 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

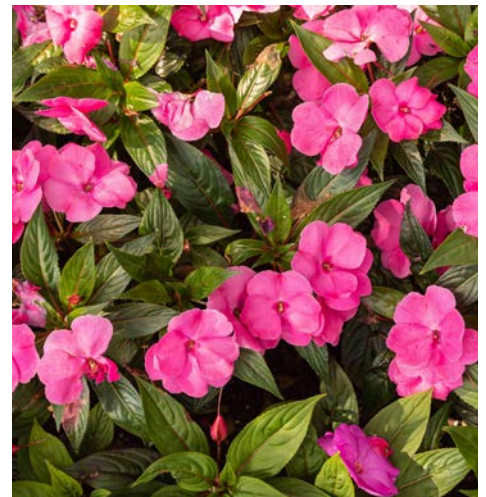
ANNUALS |



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 GUMBO LIMBO	FIELD GROWN (FG)	4" CAL	14'-16' HT. X 6' SPRD.	SPECIMEN, FULL CANOPY
BURSERIA SIMARUBA GUMBO LIMBO	FIELD GROWN (FG)	8" CAL	18'-22' HT. X 12' SPRD.	SPECIMEN, FULL CANOPY
CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF	100 GAL, FG	3" CAL	16' HT. X 5' SPRD.	SPECIMEN, FULL CANOPY
DELONIX REGIA ROYAL POINCIANA	45 GAL, FG	4" CAL	14'-16' HT, 6'-8' SPRD.	SINGLE STRAIGHT TRUNK. FULL CANOPY. FLORIDA FANCY
FICUS BENGHALENSIS FICUS BANYAN	COLLECTED SPECIMEN		PHOTOS TO BE SUBMITTED	COLLECTED SPECIMEN, PHOTOS TO BE SUBMITTED
FICUS BENGHALENSIS FICUS BANYAN	300 GAL		18'-24' HT. X 10'-12' SPRD.	SPECIMEN, FULL CANOPY
FICUS RUBIGINOSA RUSTY LEAF FIG	300 GAL, FG	4" CAL	12'-15' HT X 8'-10' SPRD.	SPECIMEN, FULL CANOPY
ILEX ATTENUATA 'EAGLESTON' EAGLESTON HOLLY	FIELD GROWN (FG)	3.5" CAL	14'-16' HT. X 5' SPRD.	FULL, LOW BRANCHED, STANDARD
MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' SOUTHERN MAGNOLIA	65 GAL.	3" CAL	12' HT. X 5' SPRD.	SPECIMEN, FULL CANOPY
PINUS ELLIOTTI 'DENSEA' SOUTH FLORIDA SLASH PINE	30 GAL	2.5" CAL	8'-9' HT X 4' SPRD.	FULL, LOW BRANCHED
PINUS ELLIOTTI 'DENSEA' SOUTH FLORIDA SLASH PINE	FIELD GROWN (FG)	3" CAL	12'-14' X 5'-6' SPRD.	FULL, LOW BRANCHED
QUERCUS VIRGINIANA LIVE OAK SPECIMEN	COLLECTED SPECIMEN	12" CAL	25'-30' HT x 15'-20' SPRD.	CHARACTER SPECIMEN, PHOTOS TO BE SUBMITTED
QUERCUS VIRGINIANA LIVE OAK	FIELD GROWN (FG)	6"-8" CAL	18' - 22' OA X 10' SPRD.	FULL CANOPY, 5' C.T.
QUERCUS VIRGINIANA LIVE OAK	65 GAL.	4" CAL	14'-16' HT X 6'-8' SPRD.	FULL CANOPY, 5' C.T.
TABEBUIA CARAIBA SILVER TRUMPET TREE	45 GAL MIN, FG	4" CAL	14'-16' HT X 6'-8' SPRD.	FULL CANOPY, CHARACTER
TABEBUIA HETEROPHYLLA PINK TRUMPET TREE	65 GAL MIN, FG	3" CAL	14'-16' HT X 6'-8' SPRD.	FULL CANOPY
TABEBUIA IMPETIGINOSA PURPLE TRUMPET TREE	65 GAL MIN, FG	3" CAL	14'-16' HT X 6'-8' SPRD.	FULL CANOPY
THE FOLLOWING CANOPY TREES DROP FRUIT, FLOWERS, OR NUTS AND SHOULD BE USED IN AREAS AWAY FROM PARKING LOTS AND PEDESTRIAN WALKWAYS.				
BAUHINIA X BLAKEANA HONG KONG ORCHID TREE	FIELD GROWN (FG)	3" CAL	12'-14' X 5'-6' SPRD.	FULL CANOPY
BUCIDA BUCERAS 'SHADY LADY' SHADY LADY BLACK OLIVE	100 GAL	5" CAL	16'-18' HT X 8' SPRD.	FULL CANOPY
SWIETENIA MAHAGONI SWEET MAHOGANY	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 VERAWOOD	45 GAL	2.5" CAL	12'-14' HT X 6'-8' SPRD.	SINGLE STRAIGHT TRUNK, FULL CANOPY
CLUSIA GUTTIFERA CLUSIA TREE	FIELD GROWN (FG)	3" CAL	12'-14' HT X 5'-6' SPRD.	STANDARD, SINGLE STRAIGHT TRUNK, FULL CANOPY
COCOLUBA DIVERSIFOLIA PIGEON PLUM	45 GAL	2" CAL	12' HT X 5' SPRD.	SINGLE STRAIGHT TRUNK, FULL CANOPY
CONOCARPUS 'SERICEUS' SILVER BUTTONWOOD TREE	45 GAL	2.5" CAL	12'-14' HT X 5'-6' SPRD.	STANDARD, SINGLE STRAIGHT TRUNK, FULL CANOPY
CONOCARPUS ERECTUS 'MOMBA' GREEN BUTTONWOOD TREE	30 GAL	3" CAL	14'-16' HT X 6'-8' SPRD.	SINGLE STRAIGHT TRUNK, FULL CANOPY
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	30 GAL	2" CAL	7'-8' HT X 3'-4' SPRD	SINGLE STRAIGHT TRUNK, FULL TO BASE, SHEARED CONICAL SHAPE
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	45 GAL	3" CAL	12'-14' HT X 6'-8' SPRD.	SINGLE STRAIGHT TRUNK, 3' C.T., SHEARED CONICAL SHAPE
FILICUM DECIPIENS JAPANESE FERN TREE	45 GAL, MIN	3" CAL	10' -12' HT X 6' SPRD	FULL CANOPY, STANDARD
GUAIAECUM SANCTUM LIGNUM VITAE	45 GAL	2" CAL	6'-8' HT X 4' SPRD.	FULL & THICK CANOPY, CHARACTER
GYMNANTHES LUCIDA CRABWOOD	30 GAL	NA	10'-12' HT X 5'-6' SPRD.	CONICAL, FULL TO BASE
JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	30 GAL	NA	8'-9' O.A.	CONICAL, FULL TO BASE
JUNIPERUS SILICICOLA 'BRODIE' BRODIE SOUTHERN RED CEDAR	25 GAL	NA	8'-9' O.A.	CONICAL, FULL TO BASE
KRUGIODENDRON FERREUM BLACK IRONWOOD	65 GAL	NA	10'-12' HT X 5'-6' SPRD.	FULL CANOPY, SINGLE LEADER
LAGERSTROEMIA FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	30 GAL	NA	10' HT X 5'-6' SPRD.	FULL CANOPY, MULTI-STEM,
LAGERSTROEMIA FAURIEI 'TUSKEGEE' PINK CRAPE MYRTLE	30 GAL	NA	10' HT X 5'-6' SPRD.	FULL CANOPY, MULTI-STEM,
LAGERSTROEMIA SPECIOSA QUEEN CRAPE MYRTLE	100 GAL, FG	NA	12'-14' HT X 5'-6' SPRD.	FULL CANOPY, SINGLE LEADER
LIGUSTRUM JAPONICUM JAPANESE PRIVET	45 GAL	NA	7' HT X 7' SPRD.	FULL CANOPY, MULTI-STEM, LIMB UP 3'
LIGUSTRUM JAPONICUM JAPANESE PRIVET	FIELD GROWN (FG)	NA	9' HT X 9' SPRD.	FULL CANOPY, MULTI-STEM, LIMB UP 3'
PANDANUS UTILIS SCREW PINE	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 'MEDJOL' <i>MEDJOL 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 ROOSEVELT 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

GROUND COVER 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 YAUPOH 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" X 18"	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" X 18"	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>MUHL Y 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	
PONTEDERIA 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*

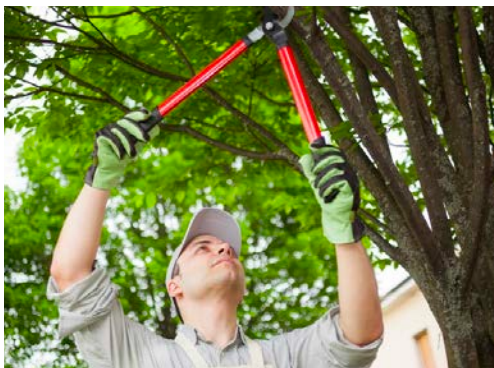


(B) PERFORMANCE EXPECTATIONS:

- 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

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 [4×/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

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 5: CIRCULATION

CIRCULATION PLAN

LEGEND

ACCESS POINT



PRIMARY VEHICULAR CIRCULATION



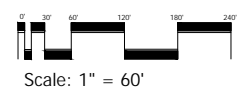
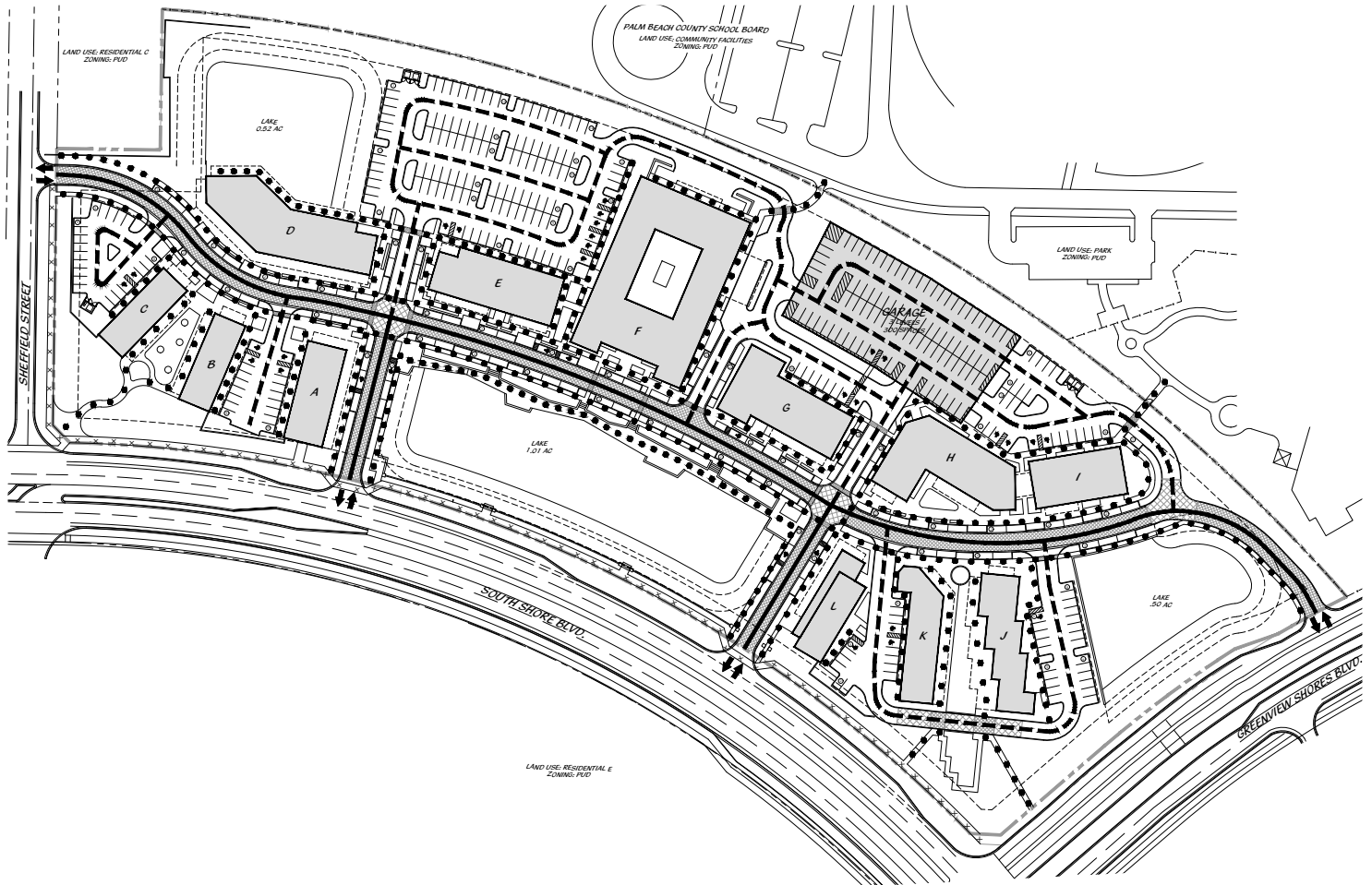
SECONDARY VEHICULAR CIRCULATION



PEDESTRIAN CIRCULATION



MULTI MODAL PATH



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.

The following are inspirational images of the types of signage to be used throughout the site:

