



THE WELLINGTON
NORTH PARCEL

WELLINGTON, FLORIDA

PROJECT STANDARDS MANUAL

OCTOBER 20, 2023

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OCTOBER 20, 2023

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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 30 C-2 of the Wellington PUD, known as The Wellington, a private, resort oriented, residential community with an array of world-class sporting amenities developed by the NEXUS Luxury Collection in concert with Wellington Lifestyle Partners.



WELLINGTON PUD

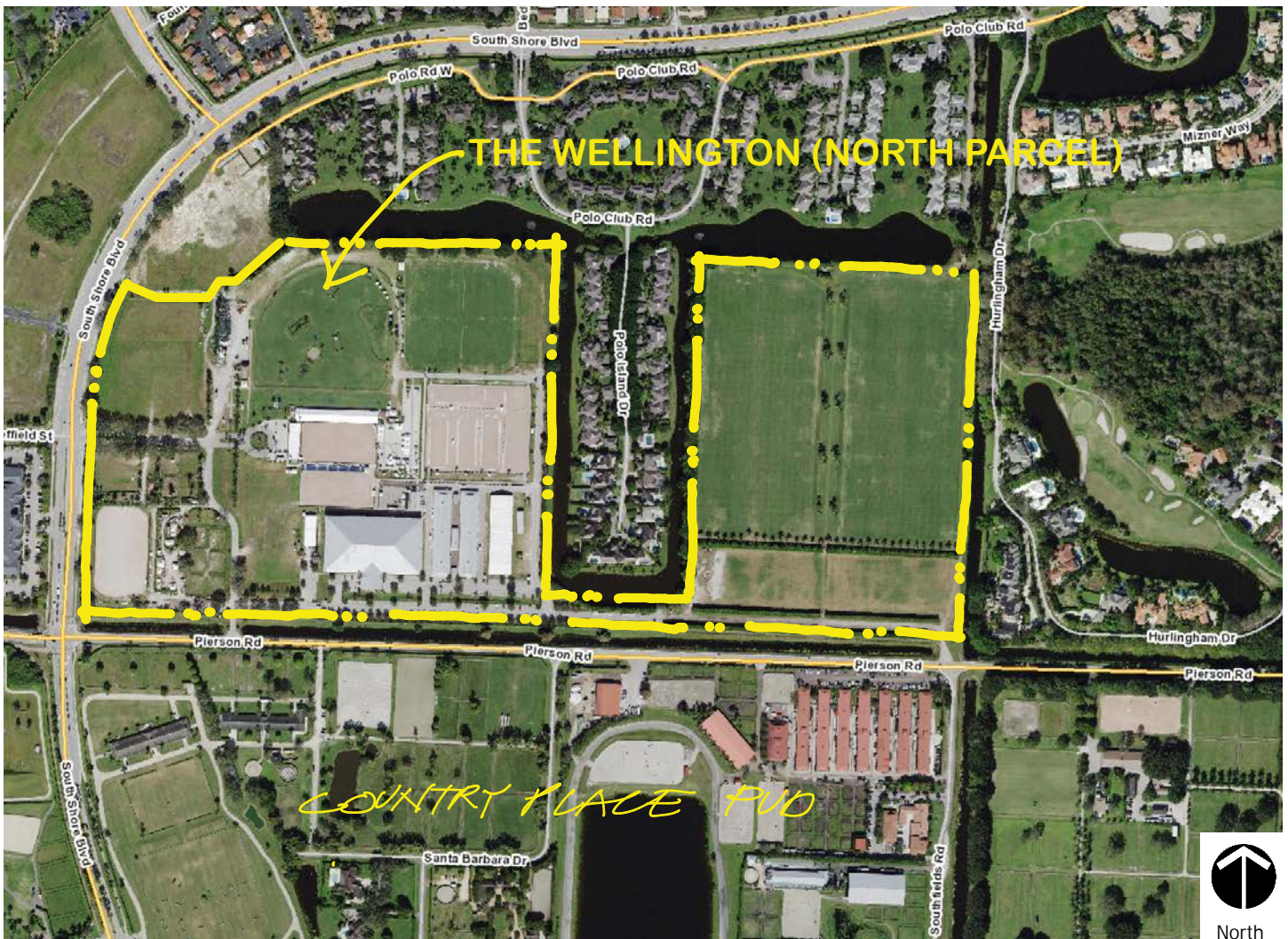
The Wellington PUD contains over 7,500 acres of land located south of State Road 80 (Southern Boulevard) and north of Pierson Road. The PUD is bound on the west by the Landings PUD and on the east by FPL transmission line corridor and including the Wellington Edge subdivision. The Wellington PUD is diverse and contains multiple residential communities, commercial and industrial. The Wellington will contain up to 96 dwelling units consisting of 49 single-family residences and up to 47 Multifamily/Townhomes.



THE SITE: THE WELLINGTON (NORTH PARCEL)

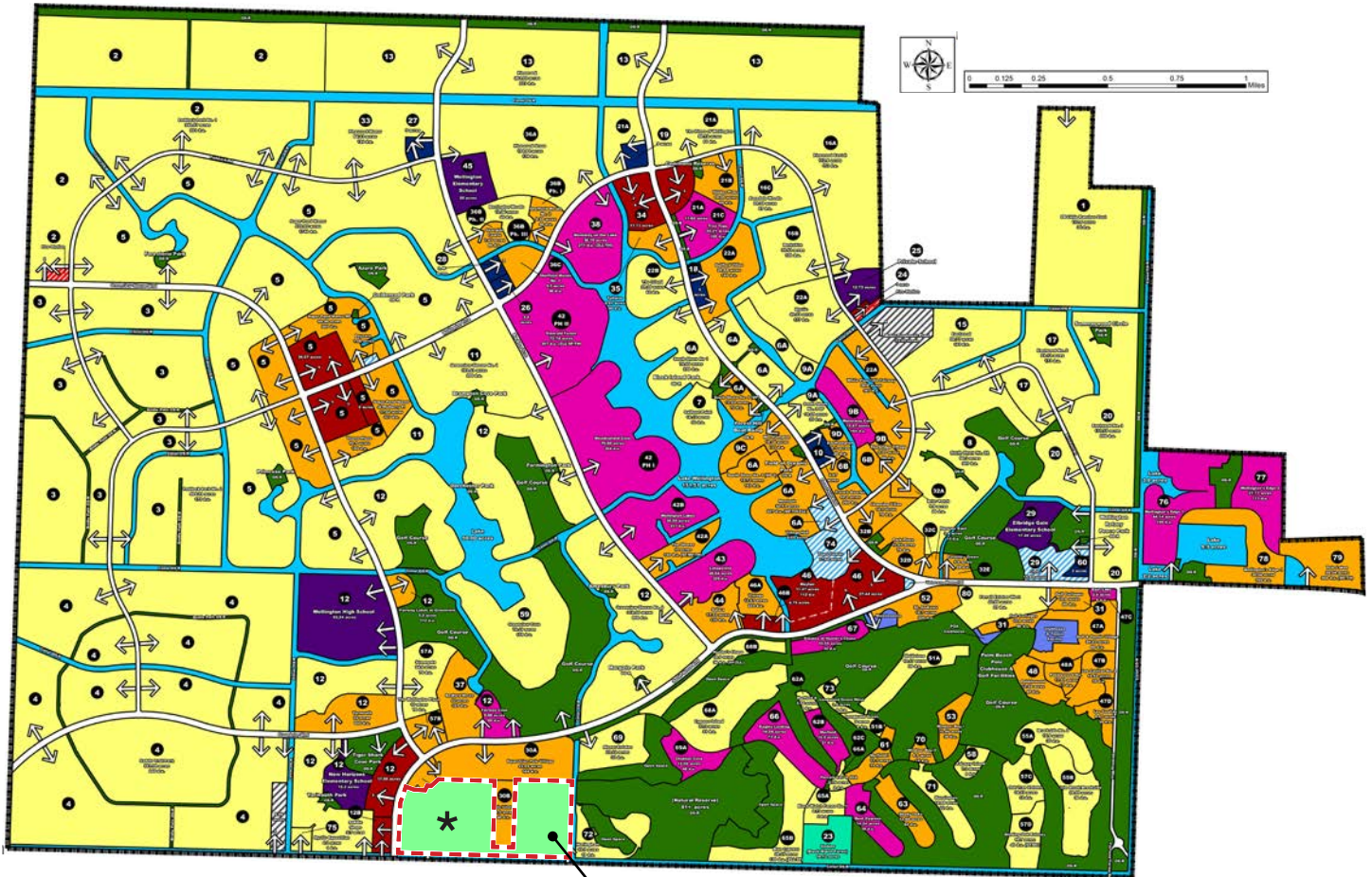
The site consists of 96.17 acres within the Wellington PUD. The Site is identified on the Wellington PUD Master Plan as 30C-2. The Northern boundary of the site is formed by Equestrian Polo Village and Polo Country Club. The eastern boundary is formed by a 50-foot ACME improvement District Canal and Polo Country Club. The south and western boundaries are formed by Pierson Road and South Shore Boulevard Respectively. Primary vehicular access to the site will be from South Shore Boulevard at the eastern terminus of Greenview Shores Boulevard and from Pierson on the southeastern corner of the site opposite Southfields Road. Both access points will be gated. Secondary access is provided at the locations shown on the Conceptual Site Plan.

The figures graphically represent the limits of the Wellington County PUD and The Wellington (North Parcel) project site.



WELLINGTON PUD MASTER PLAN

The proposed modified Wellington PUD Master Plan is depicted below. Pod 30 C-2 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
- Open Space Recreation
- Fire Station
- School
- Place of Worship
- Civic
- Utility
- Equestrian Facilities
- Other Facilities
- Lake/Canal
- Major Road

→ The Wellington (North Parcel)

* Residential D limited to 96 residential units and limited to 35 feet in height

CONCEPTUAL SITE PLAN

The Wellington is conceived to be the northern parcel of a dynamic community that will set a standard for architecture, design and amenities. At the community's northwest entrance (Coach House parcel outside the EPA and separate from this application) along South Shore Blvd. will be a multi-family condominium building with up to 50 residences.

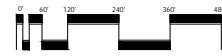
Surrounded by lush landscaping, at the core of The Wellington will be an expansive lake and central park supporting walking trails and gardens. This park will be central to the community's design and afford the establishment of a combination of multi-family luxury townhomes and single-family custom home lots. These residences will provide the ideal mix of indoor-outdoor living with complementary world-class amenities.

The Wellington will also feature 22 single-family cottages overlooking an expansive golf course driving range, putting green and short game practice area. This golf complex is a strategic part of The Wellington's ambition to regenerate and enhance the signature Pete Dye-designed championship golf course contiguous to the parcel.

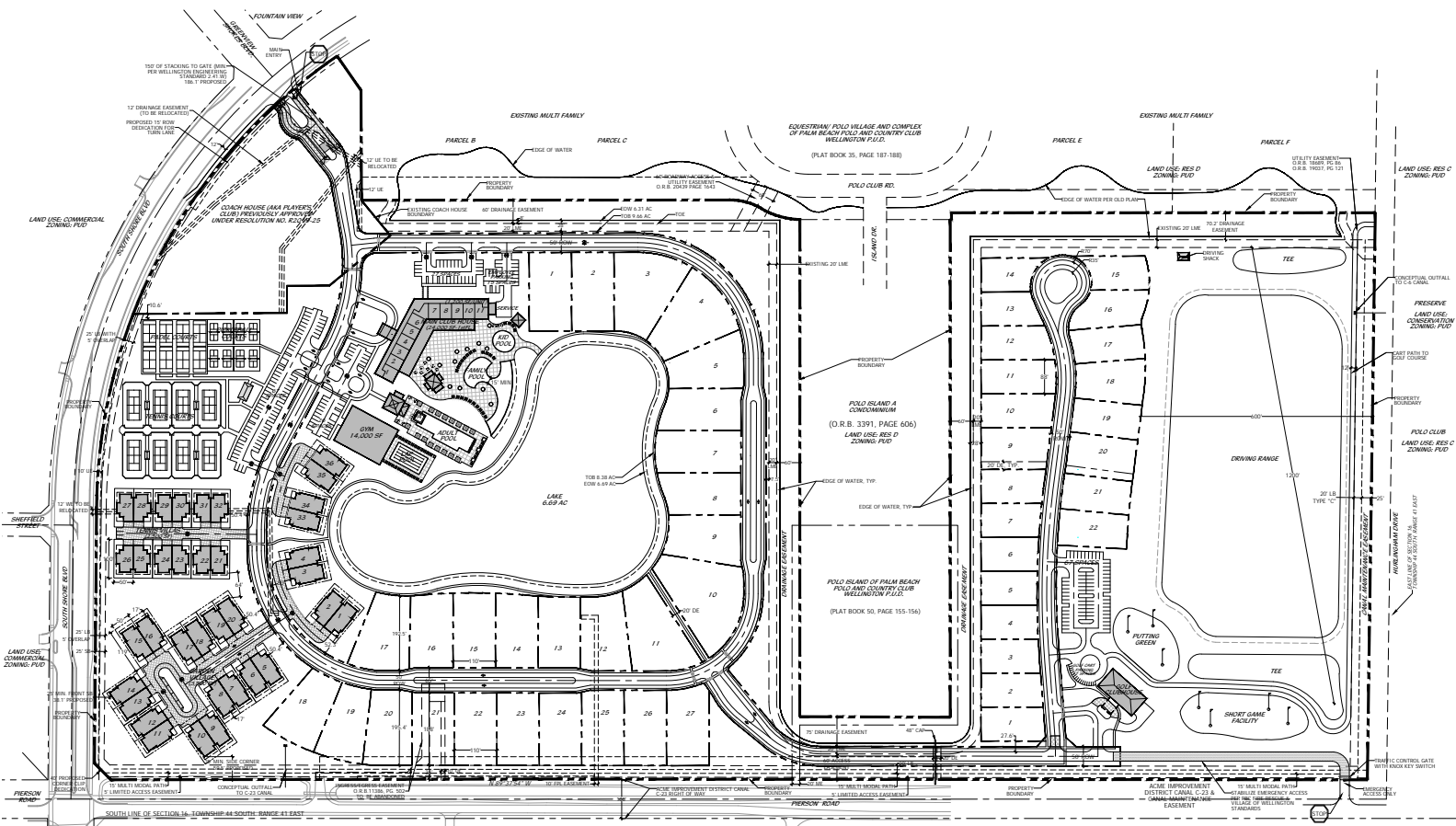
These residences will all be complemented with additional amenities including a golf clubhouse, four swimming pools, a main clubhouse, a racquet complex with tennis, pickleball and paddle courts, as well as a fitness center, spa and wellness facilities, and dedicated indoor and outdoor activity areas for children.



CONCEPTUAL SITE PLAN



North



THEME & ARCHITECTURAL STYLE

Inspired by NEXUS and their other renowned communities, The Wellington will display the works of distinguished architects known for creating luxurious residential dwellings that are as beautiful to look at as they are to live in.

The multi-family residential units will be diverse in architectural styles from traditional and transitional to modern designs, all celebrating the best of South Florida living and lushly landscaped to enjoy beautiful long-views of the central park and lake, an anchoring element to the entire community. The enclave of townhomes will feature a variety of warm elements of copper, tropical woods, and detailed finishes, along with landscaping and lighting that harmonize with the neighboring environment.

The single-family residences will feature all styles of authentic architecture that accentuate the best of Florida living from modern or British West Indies-inspired to Tuscan villas, Monterrey-style and stucco transitional architecture featuring clean lines desired by today's homeowner. These homes and their interpretive architecture style will be true to form, scale and proportions and all will be recognized for their enduring and classic design. These homes and their interpretive architecture style will be true to form, scale and proportions and all will be recognized for their enduring and classic design.



ARCHITECTURAL STANDARDS

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

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

All single home designs shall be approved by The Wellington (North Parcel) Architectural Review Board (ARB). All multi-family and amenity structures shall be approved by the Village of Wellington Architectural Review Board and The Wellington (North Parcel) ARB.

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

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

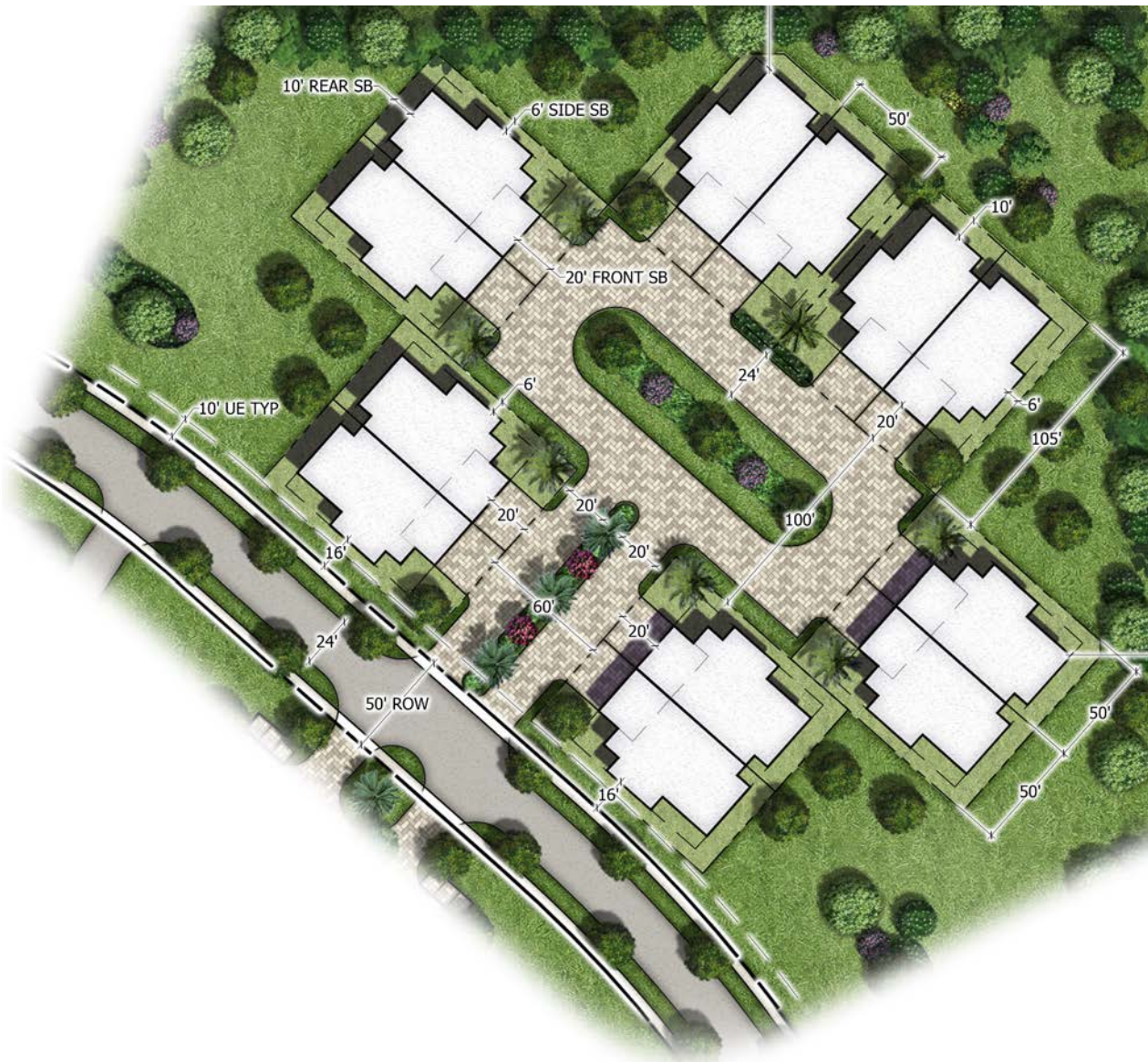
TYPICAL LOT LAYOUT



88' SINGLE FAMILY

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

MULTI FAMILY ATTACHED HOMES





CHAPTER 2: DEVELOPMENT REGULATIONS

PURPOSE

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

PERMITTED USES

- a. Single family dwellings
- b. Multi-family attached dwellings
- c. Multi-family dwellings
- d. Passive Parks /Recreation areas
- e. Private Club including dining and support facilities
- f. Aquatic Swimming Facilities
- g. Dog Parks
- h. Indoor Recreation
- i. Golf Practice Facilities, Short Course, and Dual-Purpose Driving Range and Polo Field
- j. Sports Courts & Racquet Club
- k. Accessory Uses: As set forth in Section 6.2.3 of the LDR's.

DENSITY/ACRES

- a. 1.00 DU/AC (49 single-family & 47 multi-family)

BUILDING HEIGHT

- a. Maximum 35 feet

PROPERTY DEVELOPMENT REGULATIONS

A. SINGLE FAMILY

- a. Minimum Lot Area: > 0.25 acres
- b. Minimum Lot Width: 80 feet
- c. Minimum Lot Depth: 150 feet
- d. Maximum Building Height: 35 feet
- e. Minimum Setbacks
 - i. Primary Structure and Accessory Structures
 - 1. Front: 25 feet
 - 2. Rear: 15 feet (For all Primary Structures and Accessory Structures 10 feet in height or greater) 7.5 feet (For Accessory Structures less than 10 feet in height)
 - 3. Side Interior: 7.5 feet*
 - 4. Side Corner: 15 feet*
 - ii. Permitted Setback Encroachments: As per Table 6.3-2 of the LDR's.
- f. Maximum Building Coverage: 45%
 - i. Maximum Impervious Area Within Front Setback: 50%
 - ii. Within Side and Rear Setbacks:
 - 1. 75% for lots less than 0.50 acres, which shall not exceed 6,000 square feet in impervious area.
 - 2. 50% for lots 0.50 acres or more, which shall not exceed 12,000 square feet in impervious area.

B. MULTI-FAMILY ATTACHED HOMES

- a. Minimum Unit Floor Area: 3,000 square feet
- b. Maximum Floor Area Ratio: N/A
- c. Maximum Building Height: 35 feet
- d. Minimum Setbacks*
 - i. Primary Structure and Accessory Structures
 - 1. Front: 25 feet
 - 2. Rear: 10 feet
 - 3. Side Interior: 6 feet
 - 4. Side Corner: 6 feet
 - ii. Permitted Setback Encroachments: As per Table 6.3-2 of the LDR's.
- e. Maximum Building Coverage: 35% of the parcel

* No structure shall be built within the drainage easements

PARKING

A. SINGLE FAMILY/ MULTI-FAMILY ATTACHED HOMES

- i. Minimum Interior Parking: Two (2) car garage with one (1) golf cart garage per home.
- ii. Minimum Exterior Parking: Two (2) exterior spaces within the driveway per home.
- iii. Per LDR Section 7.5.1 (c) "Minimum Off-Street Parking Standards" homes with four (4) or more bedrooms shall provide one (1) additional space per bedroom.

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.

- Light poles within the rights-of-way shall be decorative and provide consistency with the architectural theme of the community. These lights shall meet photometric code minimums for the per Article 7 of the Site Development Standards.
- Lights on individual homesites shall provide consistency with the architecture style of the principal and accessory buildings.
- Safety lights within the multimodal pathways are not required to meet photometric minimums. Rather, these lights are provided for safety and the multimodal pathways are not intended to be used after dusk.

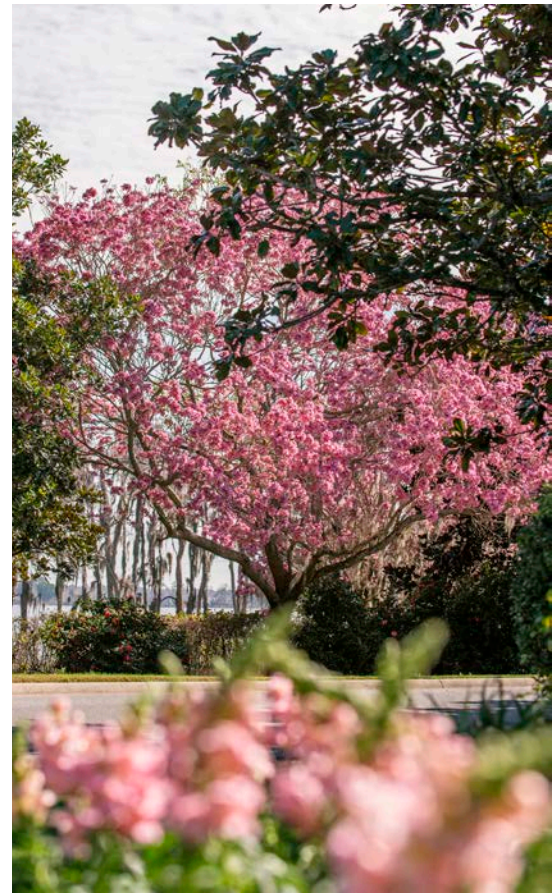
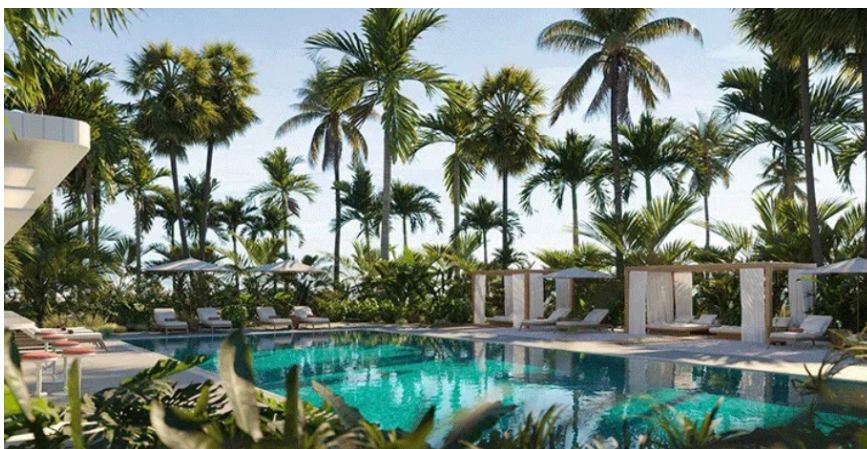
MISCELLANEOUS

- Ground-mounted air conditioning units and generators shall be located away from the adjacent rights-of-way whenever possible and shall be screened with landscaping.
- Above-ground pools are not permitted.
- Prefabricated sheds are prohibited.

CHAPTER 3: LANDSCAPE STANDARDS

GENERAL LANDSCAPE DESIGN

The landscape plan will be integrated with the architecture, buildings, and streetscapes through the community with the paramount goal of establishing a lush, curated tropical garden and parklands at The Wellington. A combination of manicured landscape areas will compliment larger installments of native vegetation helping to establish a verdant, green, and lush scene that will include scores of flowering trees, bushes, gardens and strategically installed canopy trees to provide shade and frame dramatic views.



GENERAL LANDSCAPE STANDARDS

LDR Section 6.5.5.C, Landscaping for Planned Unit Developments, requires PUDs to provide landscaping which exceeds the minimum requirements of Article 7 by at least 30%. The Wellington 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 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 Palette" proposed as a part of this PSM will be utilized for the development of all landscape plans, buffers, common areas, street trees and individual homesites.

LANDSCAPE BUFFERS

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

DESIGN INTENT:

> TREES AND PALMS

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

> SHRUBS AND ACCENTS

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

> COLOR ACCENTS & FLOWERS

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



ORNAMENTAL GRASSES



TREES WITH GOOD FORM



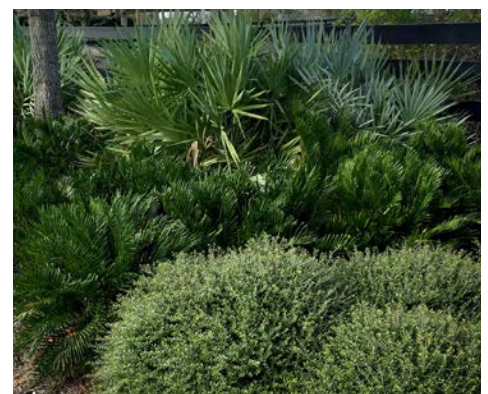
LARGE SHRUB MATERIAL



LAYERED LANDSCAPE



MAINTAIN VIEWS



SHRUB MASSES

LANDSCAPE BUFFERS [CONT.]

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

SOUTH SHORE BOULEVARD & PIERSON ROW BUFFERS:

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

NORTH & WEST GOLF FACILITY BUFFER:

It is the intent of the golf facility buffer to comply with the requirements of the Type A buffer as defined by LDR Section 7.8.5. A continuous water body or canal right of way separates the golf facility from the adjacent residential zoned property. The minimum buffer plant material may be provided on the golf facility within 100' of the canal or lake maintenance easement.

- 1 Shade tree per 30 linear feet of buffer.
- 1 Flowering Tree per 25 linear feet of buffer.
- A continuous hedge or equivalent shrub mass and minimum of 36" in height at time of planting.

EAST GOLF FACILITY BUFFER:

It is the intent of the golf facility buffer to comply with the requirements of the Type C buffer as defined by LDR Section 7.8.5. A continuous water body or canal right of way separates the golf facility from the adjacent residential zoned property. The minimum buffer plant material may be provided on the golf facility within 100' of the canal or lake maintenance easement.

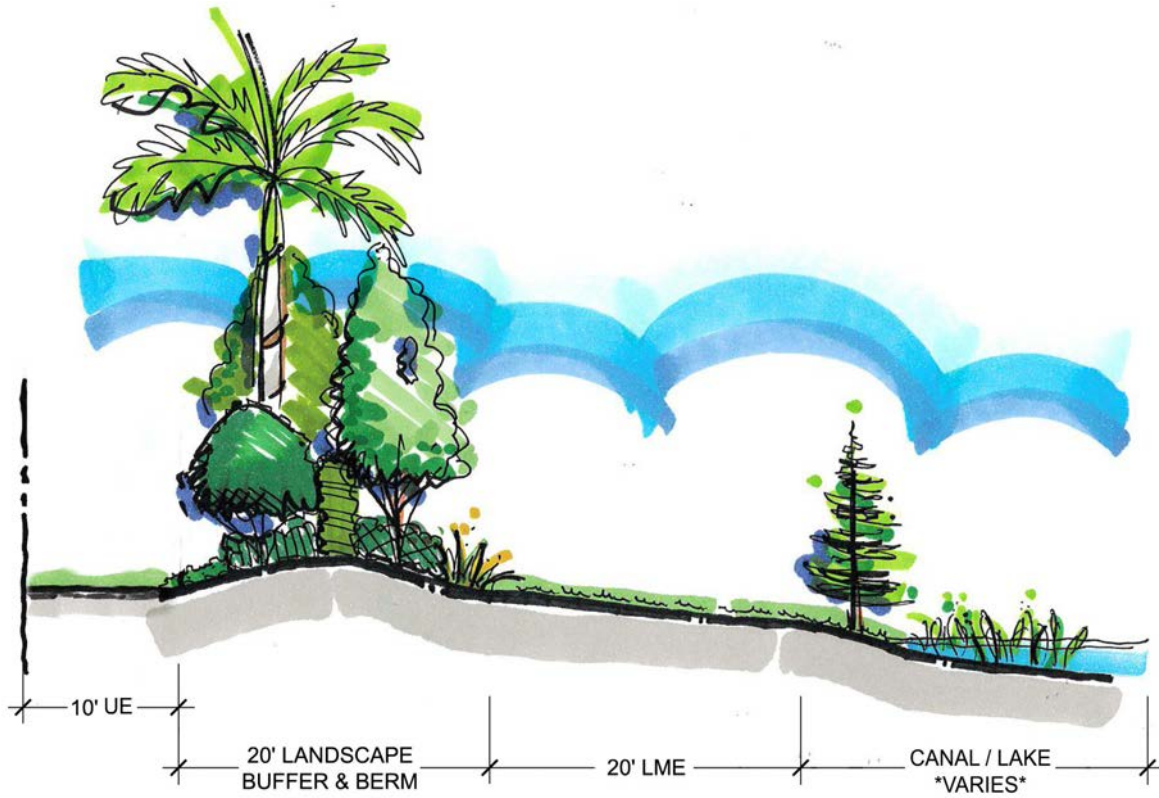
- 1 Shade tree per 30 linear feet of buffer, spaced a maximum of 30 feet on center.
- 1 Flowering Tree per 25 linear feet of buffer, spaced a maximum of 25 feet on center.
- A continuous hedge 36 inches high at the time of planting, spaced a maximum of 3 feet on center.
- Small shrubs, 18 inches high at the time of planting, spaces a maximum of 3 feet on center.

THE WELLINGTON NORTH & EAST BUFFER:

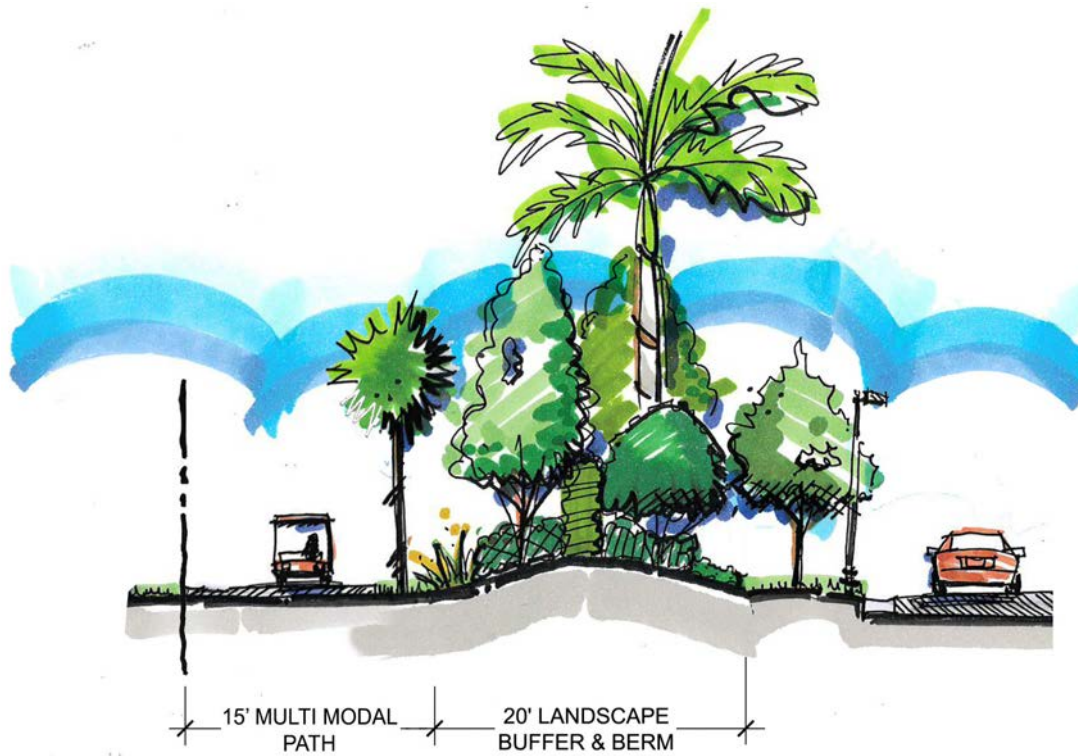
- 8' wide landscape buffer
- 1 Shade tree per 30 linear feet of buffer.
- A continuous hedge or equivalent shrub mass and minimum of 5 feet in height at time of planting. Spacing shall be 3-5 feet on center or as required to provide an opaque screen at initial planting
- 1 large palm per 50 linear feet of buffer area. Palms may be planted in clusters or formal arrangements.

LANDSCAPE BUFFERS [CONT.]

CROSS SECTION | SOUTH SHORE BLVD ROW BUFFER

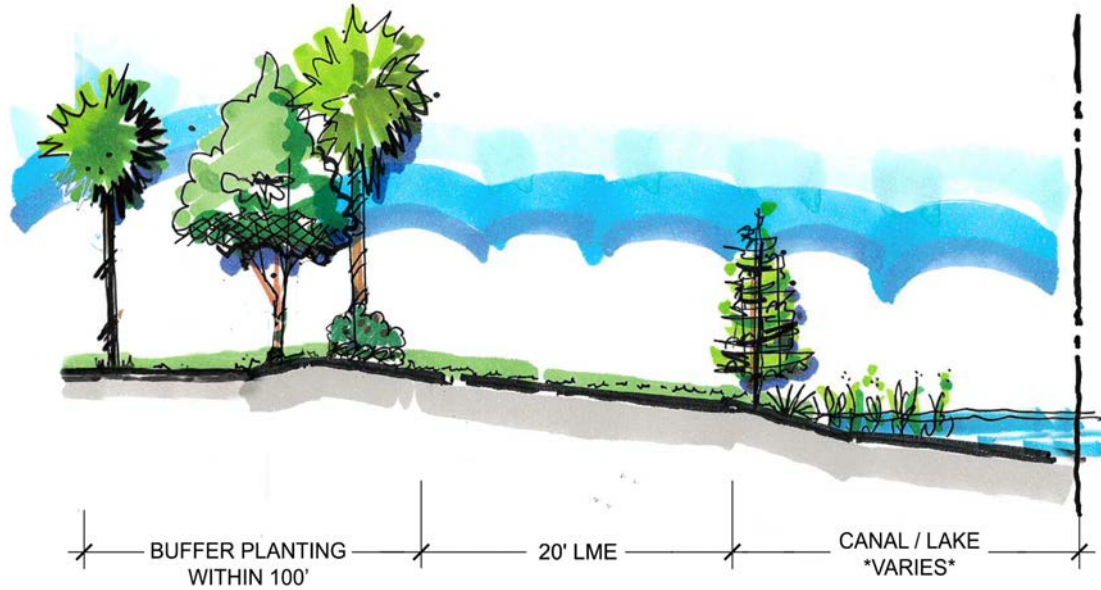


CROSS SECTION | PIERSON ROW BUFFER

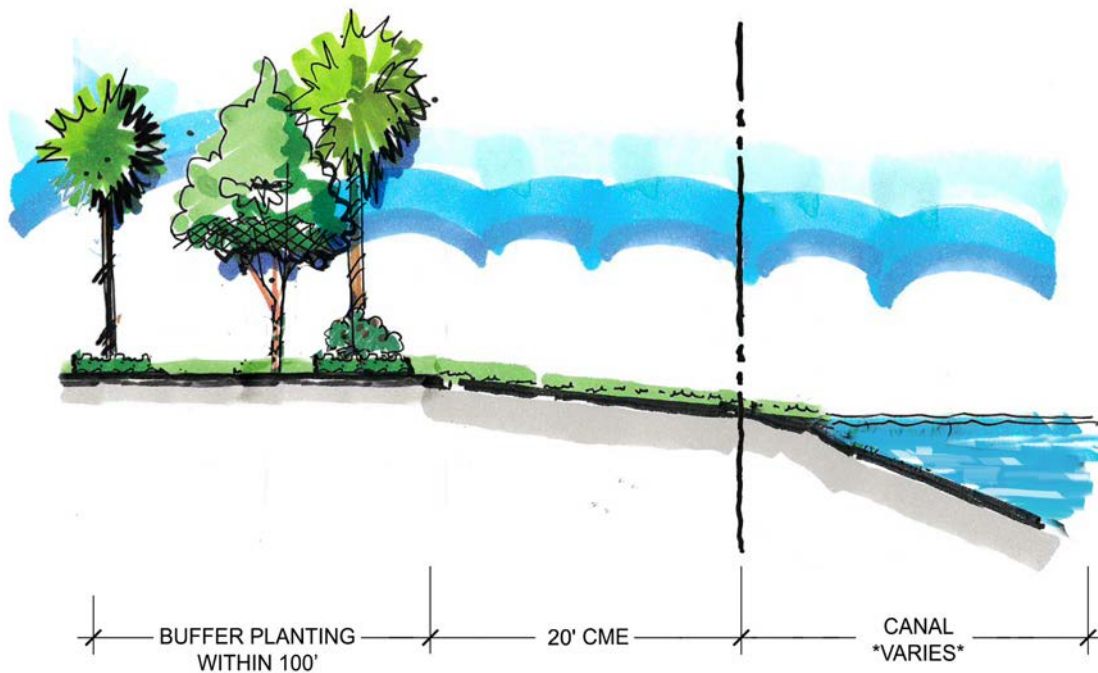


LANDSCAPE BUFFERS [CONT.]

CROSS SECTION | NORTH & WEST GOLF FACILITY BUFFER

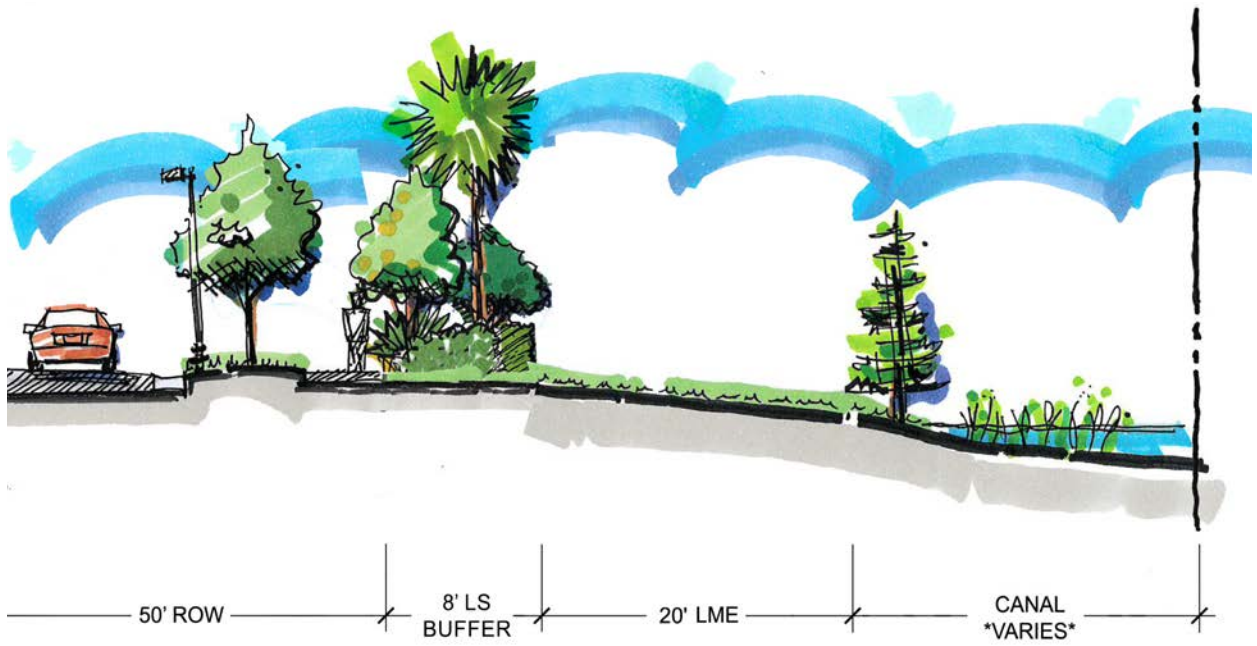


CROSS SECTION | EAST GOLF FACILITY BUFFER



LANDSCAPE BUFFERS [CONT.]

CROSS SECTION | THE WELLINGTON NORTH & EAST BUFFER ADJACENT TO MULTI-FAMILY



STREETSCAPE

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

DESIGN INTENT:

> TREES AND PALMS

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

> SHRUBS AND ACCENTS

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

> COLOR ACCENTS & FLOWERS

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



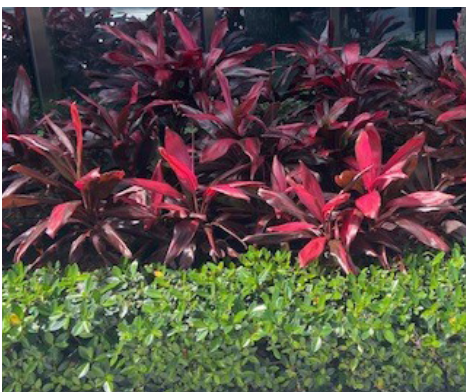
ACCENT/FLOWERING TREES



STREET TREES - PALMS



STREET TREES - CANOPY



LAYERED LANDSCAPE



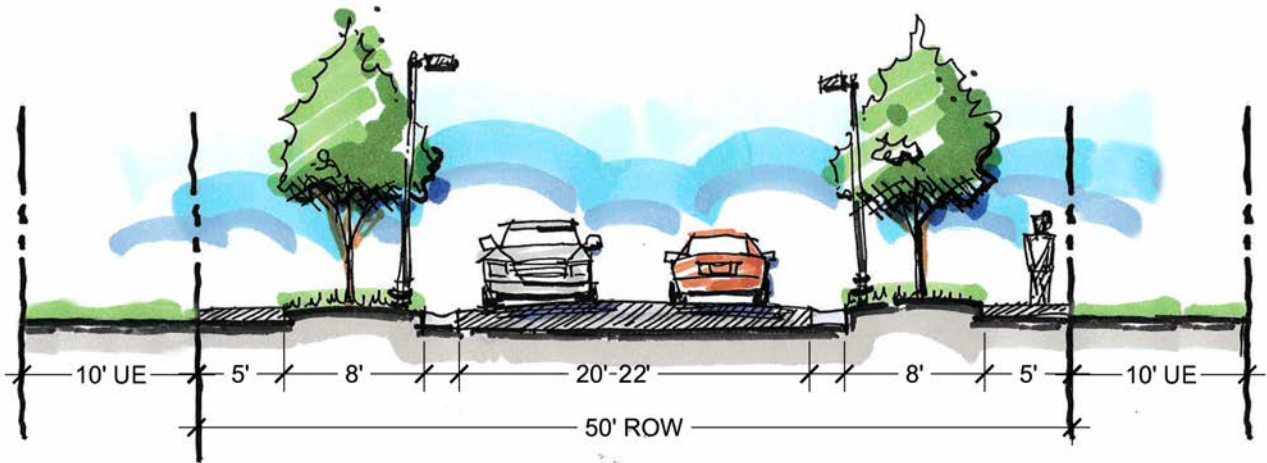
LARGER HEDGES



ANNUAL FLOWERS

STREETSCAPE [CONT.]

CROSS SECTION | 50' ROW



SINGLE FAMILY HOMESITES

LDR Section 7.8.2 defines the identifies the minimum landscape requirements for single family homesites/lots. The standards for The Wellington exceed the minimum landscape standards.

The minimum standards are listed below:

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

MULTI-FAMILY AND AMENITY STRUCTURES (CLUBHOUSES)

LDR Section 7.8.2.B defines the identifies the minimum landscape requirements for multi-family and non residential structures. The standards for The Wellington exceed the minimum landscape standards.

The minimum standards are listed below:

- Common Areas (excluding buffers, street trees and vehicular use areas)
 - Canopy & Shade Trees: 1 tree per 1,500 square feet of lot area dedicated to multifamily or nonresidential use.
 - Flowering Trees: 1 tree per 5,000 square feet of lot area dedicated to multifamily or nonresidential use.
 - Specimen Palm Trees: A minimum of 1 specimen palm per 25,000 square feet of lot area dedicated to multifamily or nonresidential use.
 - Large Palm Trees: A minimum of 3 large palms per 3,500 square feet of lot area dedicated to multifamily or nonresidential use.
- Foundation Plantings
 - Foundation plantings shall be provided along the front side and rear facades of all nonresidential and multifamily structures except as provided for within the LDR's. The minimum width shall be 5 feet for each building story or a maximum of 25 feet. The combined length of plants shall be no less than 40 percent of each applicable façade with an average of 50% percent of the combined total length of all facades. The following minimum plantings shall be provided:
 - 1 tree or 3 palms for each 20 linear feet of building façade.
 - Accent Tree or Palms: 1 for each 40 linear feet of building façade.
 - A combination of mass plantings of shrubs, a minimum of 2-3 feet in height together with mass plantings of appropriate ground cover a minimum of 6 inches to 2 feet in height.
- Vehicular Use Areas
 - Vehicular Use Areas shall be designed to promote the distribution of shade. Landscaping within Vehicular use areas shall exceed the minimum requirement of the Village LDR's by not less than 30%.

ACCESS WAYS & PROJECT ENTRIES

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

COORDINATION WITH INFRASTRUCTURE & UTILITIES

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

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

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

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

PLANT PALETTE

CANOPY TREES |



GUMBO LIMBO

Bursera simaruba

MATURE HEIGHT: 30'



SHADY LADY BLACK OLIVE

Bucida buceras 'Shady Lady'

MATURE HEIGHT: 25'-30'



BRAZILIAN BEAUTYLEAF

Calophyllum brasiliense

MATURE HEIGHT: 25'-30'



EAGLESTON HOLLY

Ilex x attenuata

MATURE HEIGHT: 20'-25'



PINK TRUMPET TREE

Tabebuia impetiginosa

MATURE HEIGHT: 30'



LIVE OAK

Quercus virginiana

MATURE HEIGHT: 50'

PLANT PALETTE

SMALL TREES |



GEIGER TREE

Cordia sebestena

MATURE HEIGHT: 20'



JAPANESE BLUEBERRY TREE

Elaeocarpus decipiens

MATURE HEIGHT: 20'-25"



VERA WOOD

Bulnesia arborea

MATURE HEIGHT: 20'-30'



PURPLE GLORY TREE

Tibouchina granulosa

MATURE HEIGHT: 15'-20'



JAPANESE FERN TREE

Filicium decipiens

MATURE HEIGHT: 25'



SILVER BUTTONWOOD

Conocarpus erectus

MATURE HEIGHT: 15'-20'

PLANT PALETTE

ACCENT TREES |



BOUGAINVILLEA
Bougainvillea glabra



GARCINIA
Garcinia spicata



LIGNUM VITAE
Guaiacum officinale



HIBISCUS
Hibiscus rosa-sinensis



HIBISCUS
Hibiscus lafrance



SPARTAN JUNIPER
Juniperus chinensis



MAST TREE
Polyalthia longifolia



JATROPHIA
Jatropha intergerrima

PLANT PALETTE

LARGE PALMS |



ZAHIDI PALM

Phoenix dactylifera 'Zahidi'

MATURE HEIGHT: 40'-50'



MEDJOOl DATE PALM

Phoenix dactylifera 'Medjool'

MATURE HEIGHT: 40'-50'



SYLVESTER DATE PALM

Phoenix sylvestris

MATURE HEIGHT: 40'-50'



COCONUT PALM

Cocos nucifera

MATURE HEIGHT: 50'



ROYAL PALM

Roystonea regia

MATURE HEIGHT: 50'



KING ALEXANDER PALM

Archontophoenix alexandrae

MATURE HEIGHT: 35'-40'

PLANT PALETTE

LARGE PALMS | [cont.]



SABAL PALM

Sabal palmetto

MATURE HEIGHT: 50'



FOXTAIL PALM

Wodyetia bifurcata

MATURE HEIGHT: 30'



BISMARK PALM

Bismarckia nobilis

MATURE HEIGHT: 40'-50'



CARANDAY PALM

Copernicia alba

MATURE HEIGHT: 50'

PLANT PALETTE

SMALL PALMS |



ROEBELLINI PALM
Phoenix roebelenii
MATURE HEIGHT: 20'



ALEXANDER PALM
Archontophoenix alexandrae
MATURE HEIGHT: 25'



CHRISTMAS PALM
Adonia merrillii
MATURE HEIGHT: 25'



MONTGOMERY PALM
Veitchia arecina
MATURE HEIGHT: 25'-25'



LATAN PALM
Latania lontaroides
MATURE HEIGHT: 20'-30'

PLANT PALETTE

ACCENT PALMS |



EUROPEAN FAN PALM

Chamaerops humilis

MATURE HEIGHT: 15'-20'



OLD MAN PALM

Coccothrinax crinita

MATURE HEIGHT: 20'



BOTTLE PALM

Hyophorbe lagenicaulis

MATURE HEIGHT: 15'-20'



THATCH PALM

Thrinax radiata

MATURE HEIGHT: 20'-25'



KEY THATCH PALM

Leucothrinax morrisii

MATURE HEIGHT: 20'-30'

PLANT PALETTE

LARGE SHRUBS/ HEDGES |



CLUSIA
Clusia rosea



PODOCARPUS
Podocarpus macrophyllus



SEAGRAPE
Coccoloba uvifera



COCOPLUM
Chrysobalanus icaco

PLANT PALETTE

MEDIUM SHRUBS |



COPPERLEAF
Acalypha wilkesiana



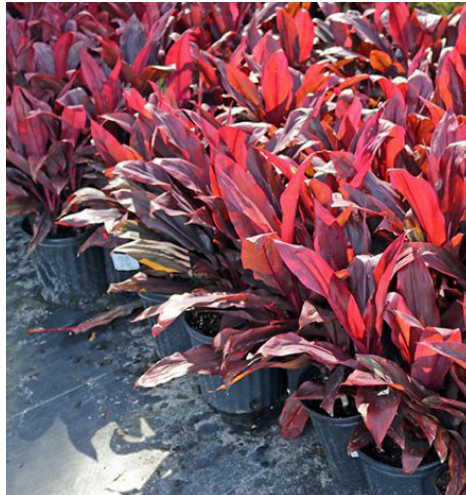
FRANKLIN CROTON
Codiaeum variegatum



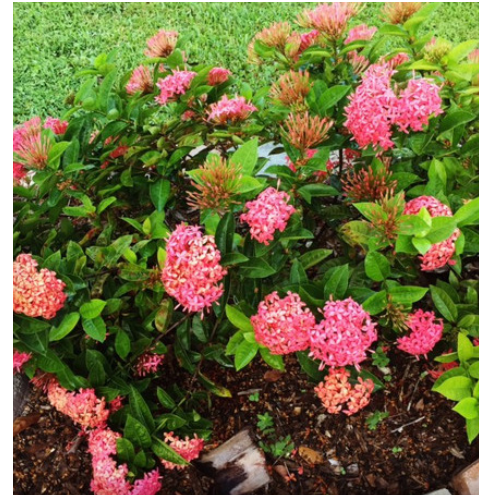
SLOPPY PAINTER CROTON
Codiaeum variegatum



MAGNIFICENT CROTON
Codiaeum variegatum



AUNTIE LOU TI
Cordyline fruticosa



IXORA
Ixora coccinea



DWARF FIRE BUSH
Hamelia patens



WAX JASMINE
Jasminum simplicifolium



PANAMA ROSE
Rondeletia odorata

PLANT PALETTE

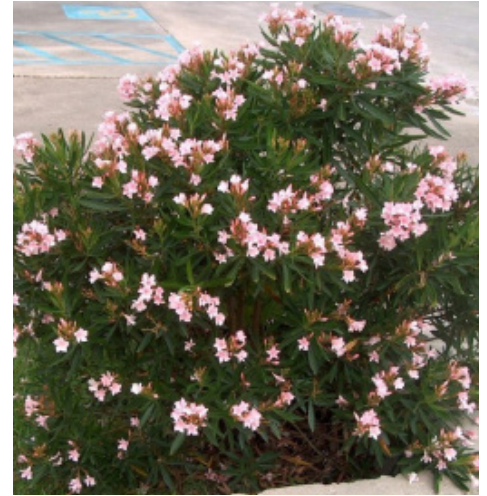
MEDIUM SHRUBS | [cont.]



SCHEFFLERA TRINETTE
Schefflera arboricola



PANAMA ROSE
Rondeletia leucophylla



DWARF OLEANDER
Nerium oleander

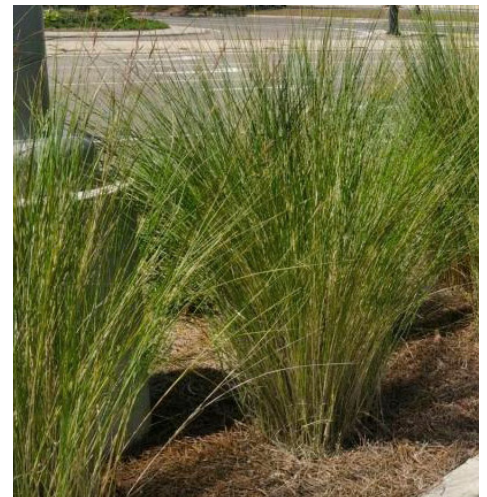
GRASSES |



MUHLY GRASS
Muhlenbergia capillaris



DWARF FAKAHATCHEE
Tripsacum floridanum



SAND CORD GRASS
Spartina bakeri

PLANT PALETTE

SMALL SHRUBS |



AFRICAN IRIS
Diets iridioides



PURPLE GROUND ORCHID
Spathoglottis plicata



ROJO CONGO PHILODENDRON
Philodendron 'Rojo Congo'



BULBINE
Bulbine frutescens



GREEN ISLAND FICUS
Ficus microcarpa 'green island'



ALOCASIA
Alocasia macrorrhizos



DWARF COCOPLUM
Chrysobalanus icaco



FOXTAIL FERN
Asparagus densiflorus



COONTIE
Zamia floridana

PLANT PALETTE

SMALL SHRUBS | [cont.]



LIRIOPE
Liriope muscari



DWARF PODOCARPUS
Podocarpus macrophyllus



DWARF YAUPON HOLLY
Ilex vomitoria



RED BUTTON GINGER
Costus woodsonii



WHITE ANGEL BEGONIA
Begonia coccinea, white

PLANT PALETTE

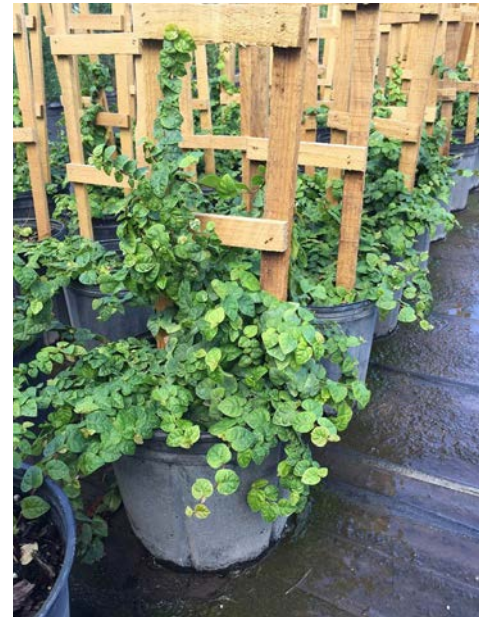
VINE |



BOUGAINVILLEA
Bougainvillea glabra



CONFEDERATE JASMINE
Trachelospermum jasminoides



CREeping FIG
Ficus pumila

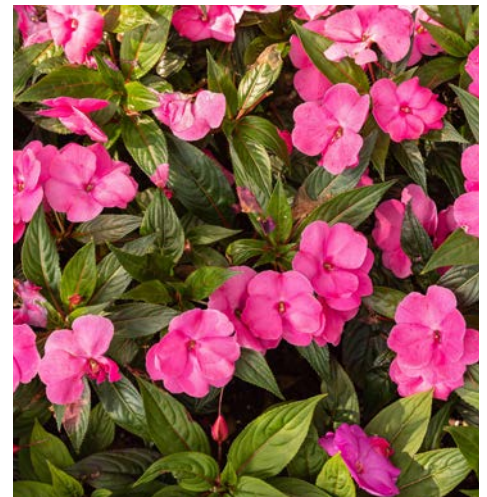
ANNUALS |



PENTAS
Pentas lanceolata



PERIWINKLE
Catharanthus roseus



NEW GUINEA IMPATIENS
Impatiens hawkeri

PLANT SPECIFICATIONS

CANOPY & SHADE TREES

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

PLANT SPECIFICATIONS

MEDIUM & SMALL TREES

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

PLANT SPECIFICATIONS

ACCENT TREES

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

PLANT SPECIFICATIONS

SPECIMEN PALMS

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

PLANT SPECIFICATIONS

MEDIUM & SMALL PALMS

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

PLANT SPECIFICATIONS

ACCENT PALMS

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

PLANT SPECIFICATIONS

ACCENT PLANTS

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

PLANT SPECIFICATIONS

LARGE & MEDIUM SHRUBS

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

PLANT SPECIFICATIONS

LARGE & MEDIUM SHRUBS [CONTINUED]

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

PLANT SPECIFICATIONS

GROUNDCOVER SHRUBS

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

PLANT SPECIFICATIONS

LAKE LITTORAL PLANTINGS - TREES

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

LAKE LITTORAL PLANTINGS - SHRUBS & GRASSES

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

LAKE LITTORAL PLANTINGS - AQUATICS

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

LANDSCAPE MAINTENANCE

1. CONTRACTOR QUALIFICATIONS

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



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

2. MOWING FREQUENCY AND PERFORMANCE EXPECTATION

(A) MOWING FREQUENCY:

MAINTENANCE OF ALL TURFGRASS AREAS SHALL BE CONDUCTED AS FOLLOWS:

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



(B) PERFORMANCE EXPECTATIONS:

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

LANDSCAPE MAINTENANCE

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

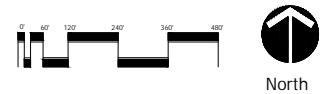
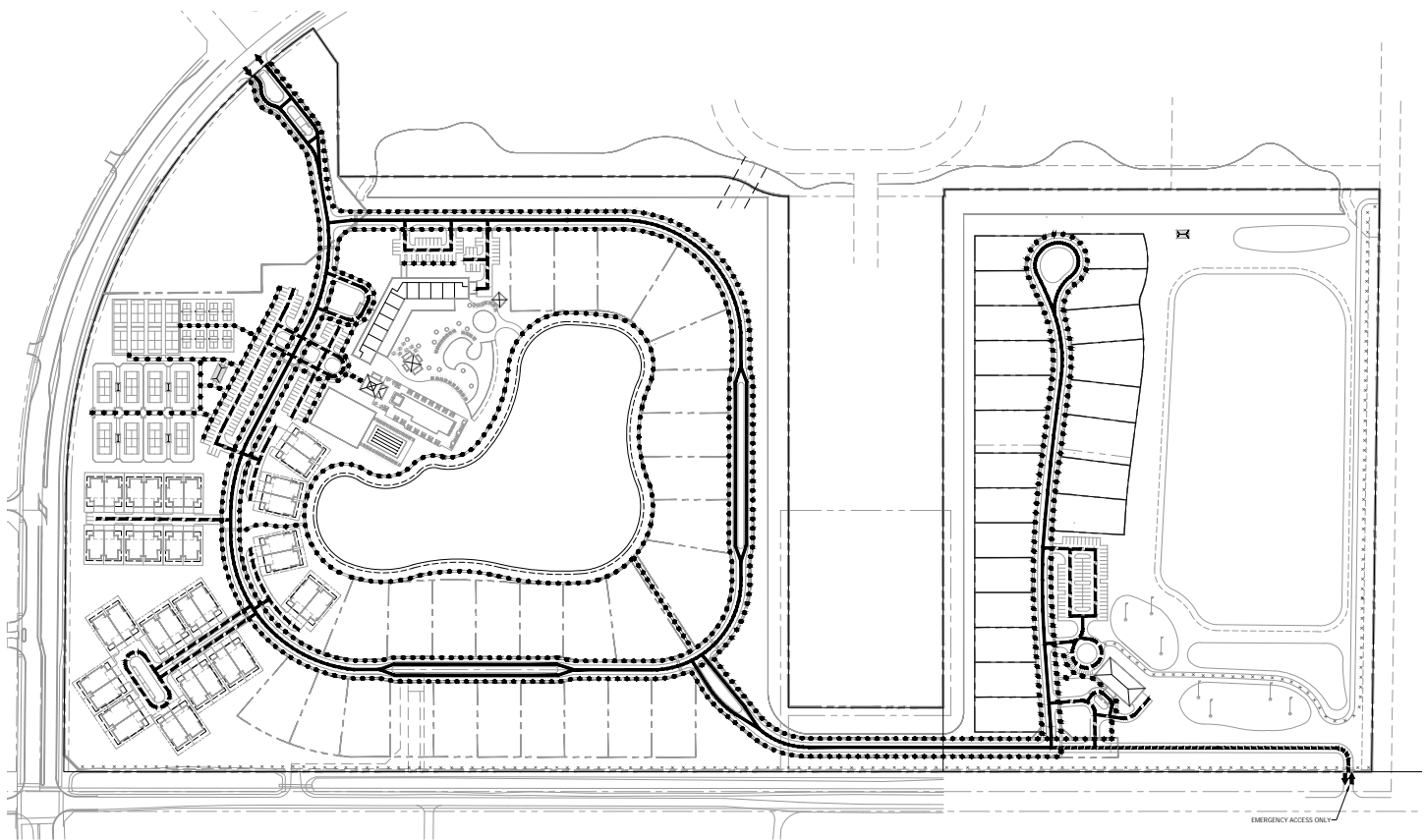
Village approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the director of the Village of Wellington shall be obtained prior to modification of the planted littoral zones.

CHAPTER 4: CIRCULATION

CIRCULATION PLAN

LEGEND

ACCESS POINT	
PRIMARY VEHICULAR CIRCULATION	
SECONDARY VEHICULAR CIRCULATION	
EMERGENCY ACCESS CIRCULATION	
PEDESTRIAN CIRCULATION	
MULTI MODAL PATH	



CHAPTER 5: EASEMENTS

EASEMENTS

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

- A 5-foot Limited Access Easement (LAE) is provided adjacent to South Shore Boulevard and Pierson. Breaks in the LAE's are reflected at access points shown on the Conceptual Site Plan.
- 10-foot General Utility Easements are provided on both sides of the proposed 50-foot right of way (ROW).
- Drainage Easements in favor of the Village of Wellington and ACME Improvement District along the Northern property boundary and around Polo Island to facility drainage.
- Lake Maintenance Easements (LME): 20-foot wide Lake Maintenance Easements are provided around all proposed water management (lake tracts) and the ACME Improvement District drainage canals/waterbodies.
- Public Access Easement: A 15-foot Public Access Easement adjacent to the Pierson Road will be provided to accommodate a Multi Modal Pathway (MMP).
- Utilities Easements for potable water, sewer, communication switch gear and transformers and other similar infrastructure will be identified during the site plan approval process to be conveyed on the future subdivision plat.

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.