



# **VERANDAH DESIGN GUIDELINES**

# *Verandah Design Guidelines*

## **OUTLINE:**

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<b>A.</b>	<b>Introduction</b>	
1.	Nature and Environment at Verandah	4
2.	Verandah Landscape	5
3.	Verandah Architecture	6
4.	Natural Gas at Verandah	7
<b>B.</b>	<b>Architectural Patterns</b>	
1.	Verandah Single Family Homes	11
2.	Villas	25
3.	Coach Homes	26
<b>C.</b>	<b>Landscape Patterns</b>	
1.	Landscaping	29
2.	Irrigation Requirements	32
3.	Site Design	34
<b>D.</b>	<b>Color Palettes</b>	
1.	Color Selection	38
<b>E.</b>	<b>Design Review at Verandah</b>	
1.	Structure	41
2.	Design Review Procedures	43
3.	Design Standards	48
4.	Construction Guidelines	57
<b>F.</b>	<b>Appendix</b>	
1.	Design Review Modification Form	62
2.	Verandah Plant List	65
3.	Signage Guidelines	68
4.	Schematic Landscape Design Illustrations	69
5.	Helpful Reference Resources/Phone #’ s	77
6.	Observation Pier Requirements	78

*Verandah*™

"What makes local architecture local and unique is valued more than what makes it typical and universal..."

from Common Place by Doug Kelbaugh

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## Introduction A.



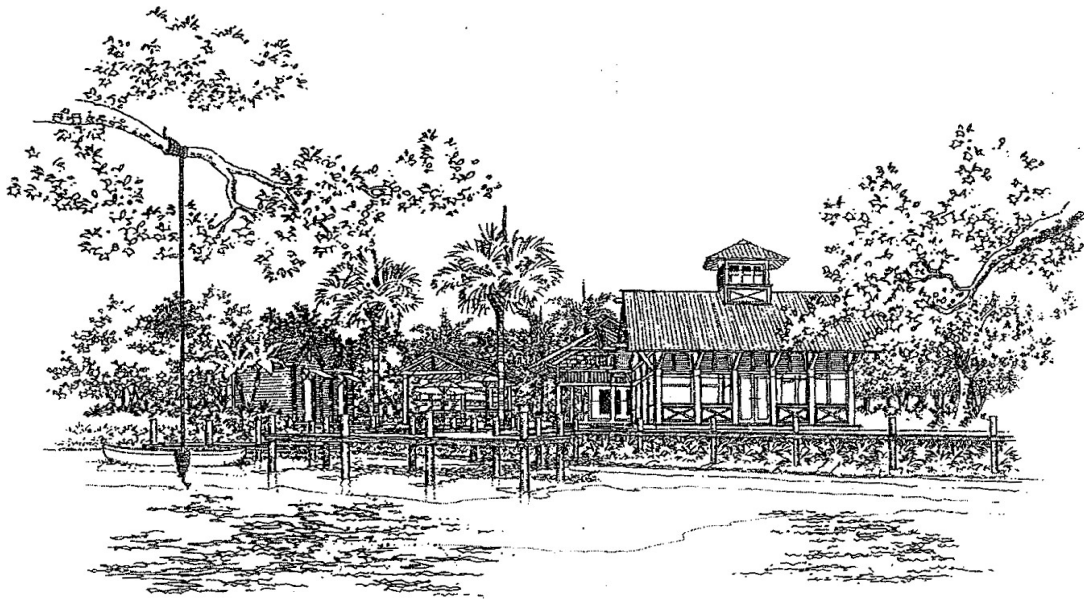
## **Nature and Environment at Verandah**

Working in harmony with nature and the environment is nothing new to the developers of Verandah; in fact no other developer in Southwest Florida has received more awards and recognition for its endeavors to do so. Verandah has consistently pioneered better ways to preserve, enhance and enjoy the natural environment in which we live.

In Verandah we will continue this tradition by bringing the sensitivities toward nature to bear on architecture and the community as a whole. The plan of Verandah is a response to the specific natural features and contrasting qualities of the site and to the best aspects of traditional architecture of Florida's past.

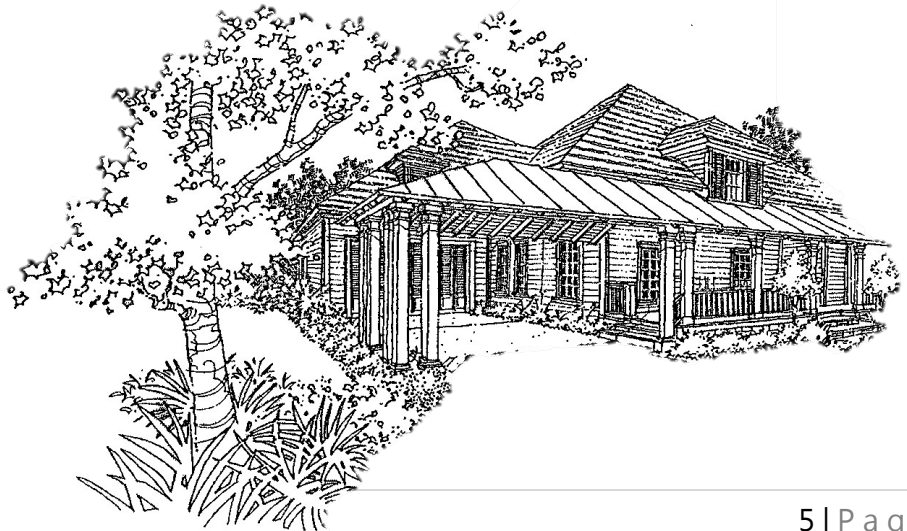
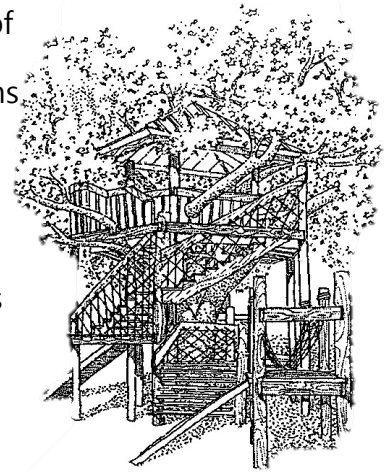
This resulting sense of wholeness is underscored by the harmony of both natural and built elements, each complementing and enhancing the other.



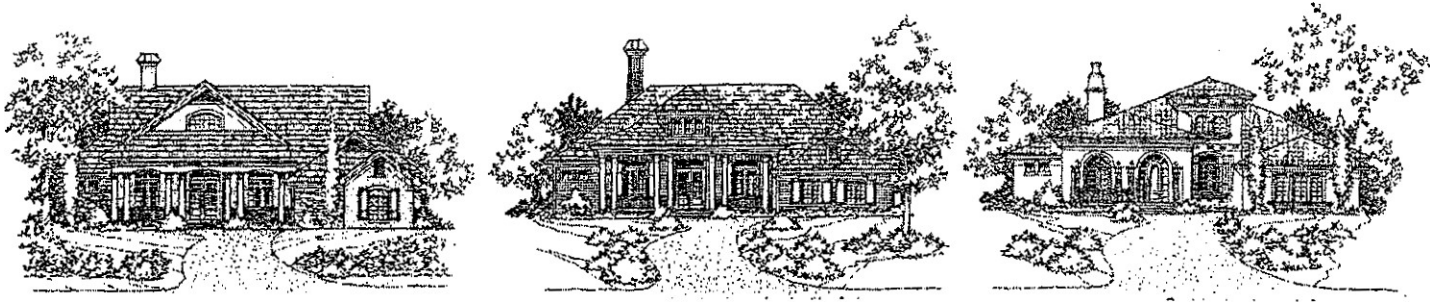


## Verandah Landscape

Verandah is a community that sensitively weaves individual neighborhoods into the fabric of a naturally beautiful existing environment of oak hammocks and pine flatwoods along the banks of the Orange River in Lee County, Florida. Mature oak trees, sabal palms and palmettos, together with preserved wetland areas, help to give a sense of finish and maturity to our community. These Design Guidelines will help to blend the new with existing plant communities and preserve the natural attributes of Verandah.



## Verandah Architecture – Patterns – A B C



Verandah references historical styles that best capture Florida living of the past and best make use of its environment. Traditional features such as porches are incorporated into each Verandah home, capturing breezes, creating shade and giving an inviting sense of community.

The architectural goal is a simple elegance derived from historical reference and well-proportioned massing and fenestration. We feel this unique approach to Verandah 's architecture helps create a community that yields old-fashioned charm and timeless appeal.

*\*1/3 porch requirement is not applicable to lots 50' or less.*

## **Natural Gas at Verandah**

All homes in phase one of Verandah, with the exception of coach homes and 50' villas, must be constructed to allow the utilization of natural gas appliances. Specifically, builders must install in each home a gas water heater and one additional significant gas appliance (e.g. gas dryer, pilotless gas range or a gas pool heater) and shall also fit each home with the necessary gas piping to permit the installation of a third gas appliance. Such appliances will be "energy efficient, meaning they qualify for the payment of energy conservation allowances by Peoples Gas System pursuant to the Company's energy conservation plan on file with the Florida Public Service Commission. Interior gas piping, venting, etc, installed in all homes will conform to applicable codes and will be so sized as to satisfy existing requirements for the ultimate utilization of natural gas.

*Verandah*™

Perhaps the single most important element in a Verandah home is its entry.

Its purpose is not so much to impress,

But to simply invite.

## Architectural Patterns B.

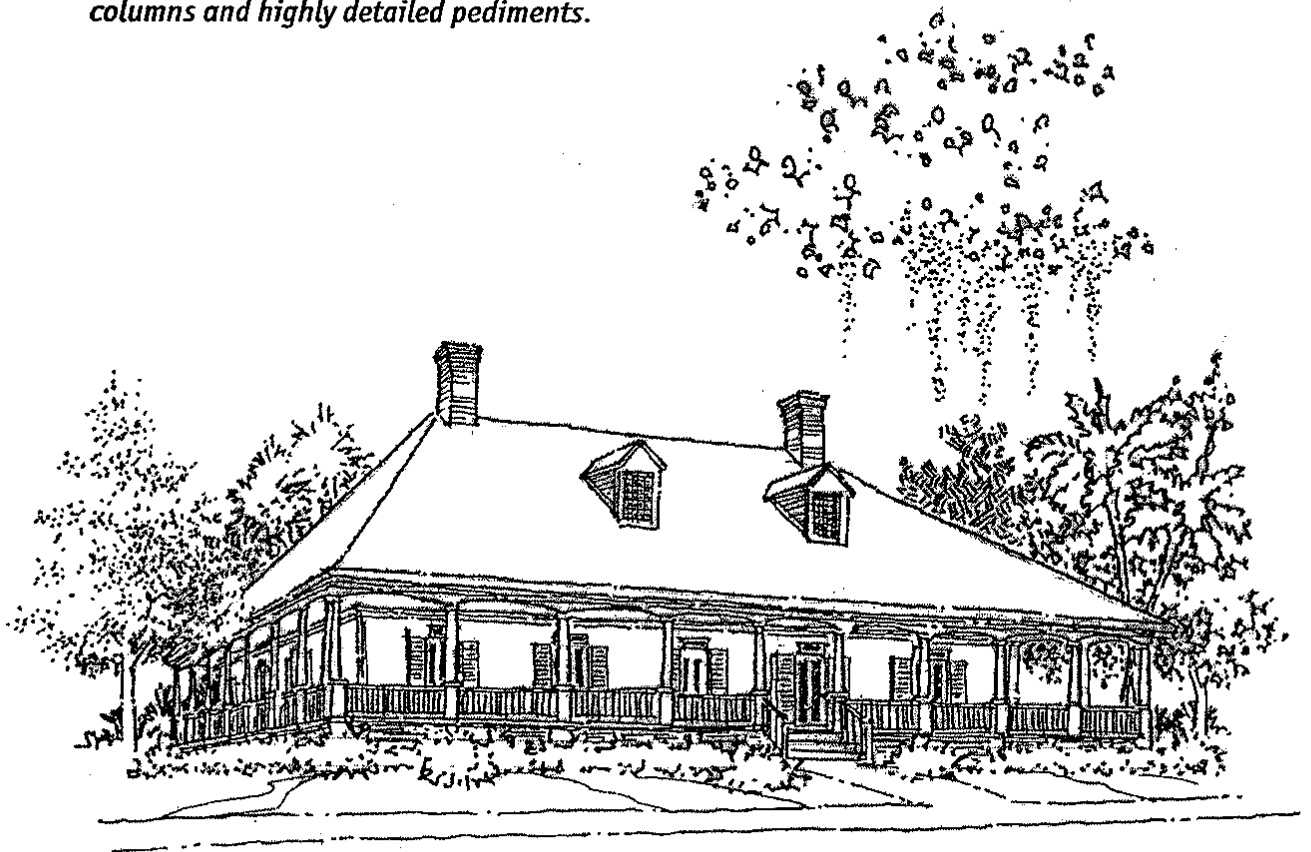
A B C

## History and Character

*In order to develop in Verandah a sense of tradition and timelessness, we have explored three unique architectural styles that are reflective of our past. Three major influences on Florida architecture are French, Spanish and American Colonialism. These nations and their settlers each brought with them ideas and solutions for building pleasing and practical Florida residences.*

### French Colonial- TIDEWATER | PATTERN a

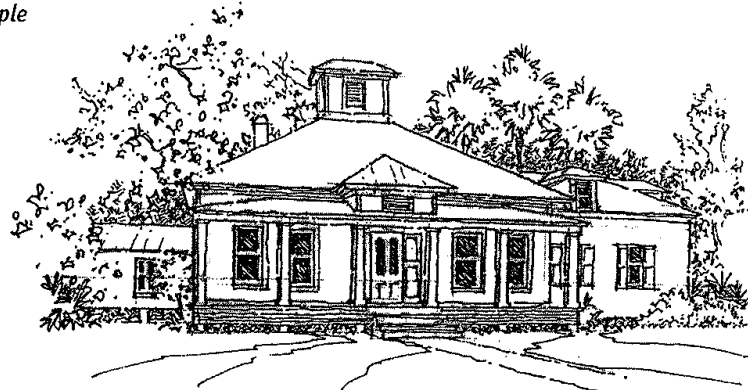
*Characterized by steeply-pitched hip roofs, accented by narrow dormers and surrounded by deep sun-shaded porches, elevated to capture cooling breezes. Its symmetrical proportions are defined by classical columns and highly detailed pediments.*



*Plantation house - 1890*

### American Colonial - LOW COUNTRY | PATTERN b

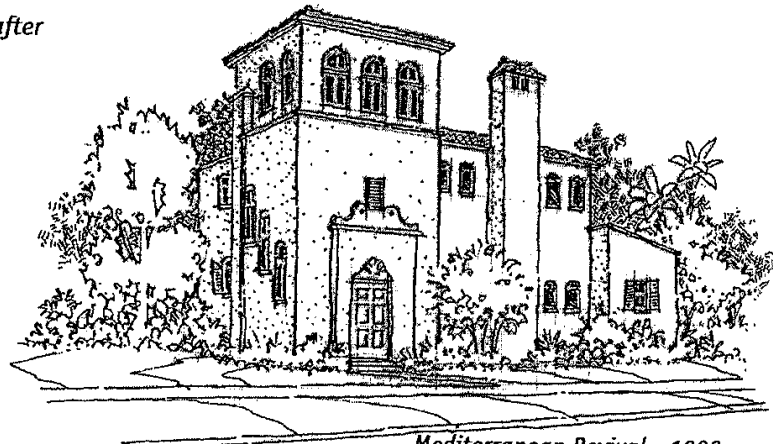
Often referred to in Florida as the "Cracker" style, named after the pioneering spirit of its builders. This style borrows from a number of influences, including Georgian, Neo-classical and even Victorian styles. Characterized by central halls, wrap-around porches, simple columns and spare use of ornament.



Florida vernacular style - 1906

### Spanish Colonial-Revival - MEDITERRANEAN | PATTERN c

Characterized by stucco exteriors, often designed around central courtyards with recessed piazzas. Rough-hewn cypress was used for columns, beams and exposed rafter elements. Low-pitched barrel tile roofs punctuated with vertical architectural elements.



Mediterranean Revival - 1922

## Verandah Single Family Home - Patterns A B C

*A typical plan can achieve great diversity and uniqueness using the suggested. The following illustrations demonstrate how easily this can be done. The Verandah house can offer modern open space plans, all the while tied to a classically pleasing exterior.*

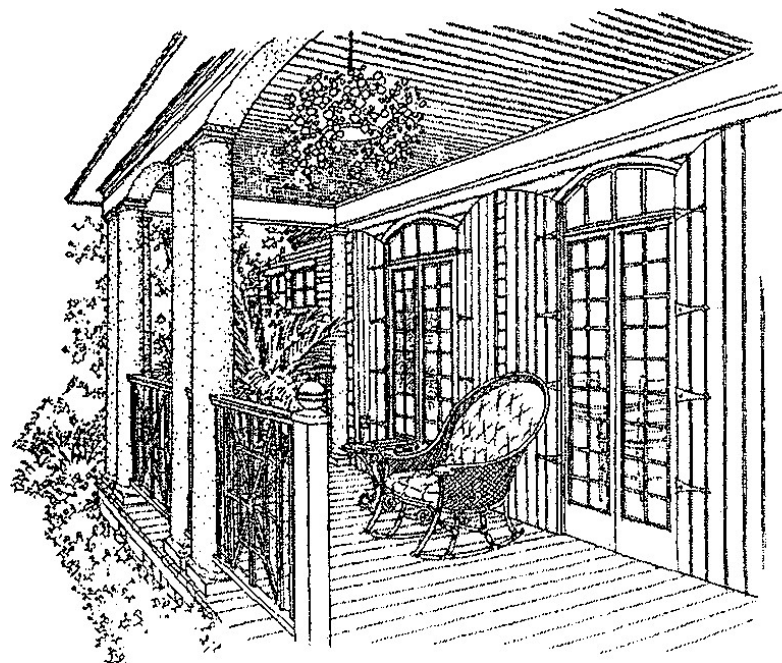
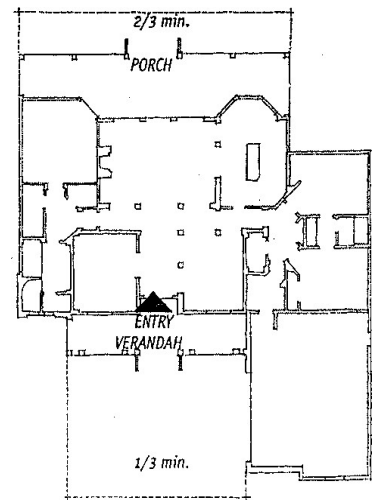
*We recommend these particular styles as a reference in designing your new home, and feel these styles work together in the community in a most pleasing way.*

*Great care and thought has been taken to ensure that not only each residence, but the community as a whole, will have lasting value and appeal for generations to come.*

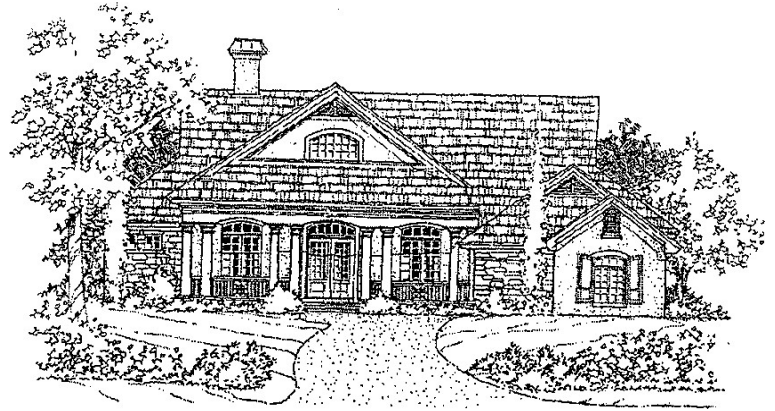
*\*1/3 porch requirement is not applicable to lots 50' or less.*

### Standard Split Plan

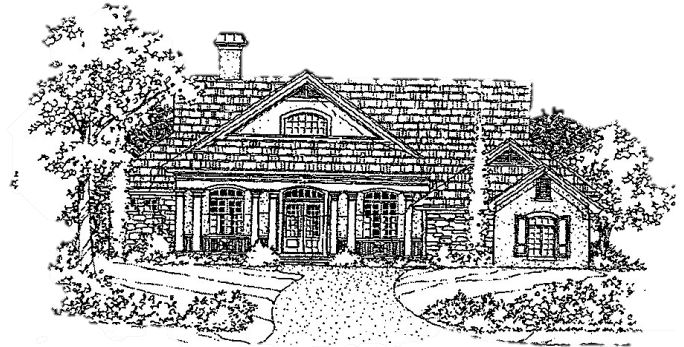
#### ABC



French Colonial – Pattern A / Tidewater Standard

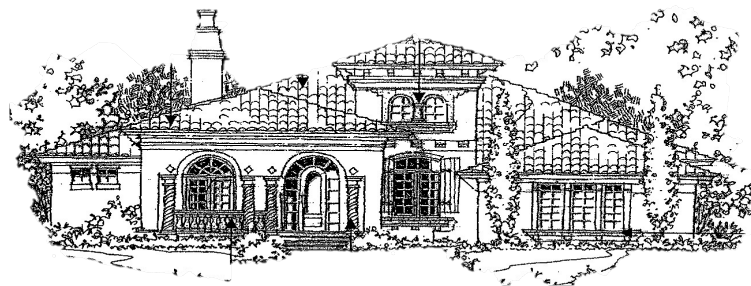


American Colonial – Pattern B / Low Country Standard

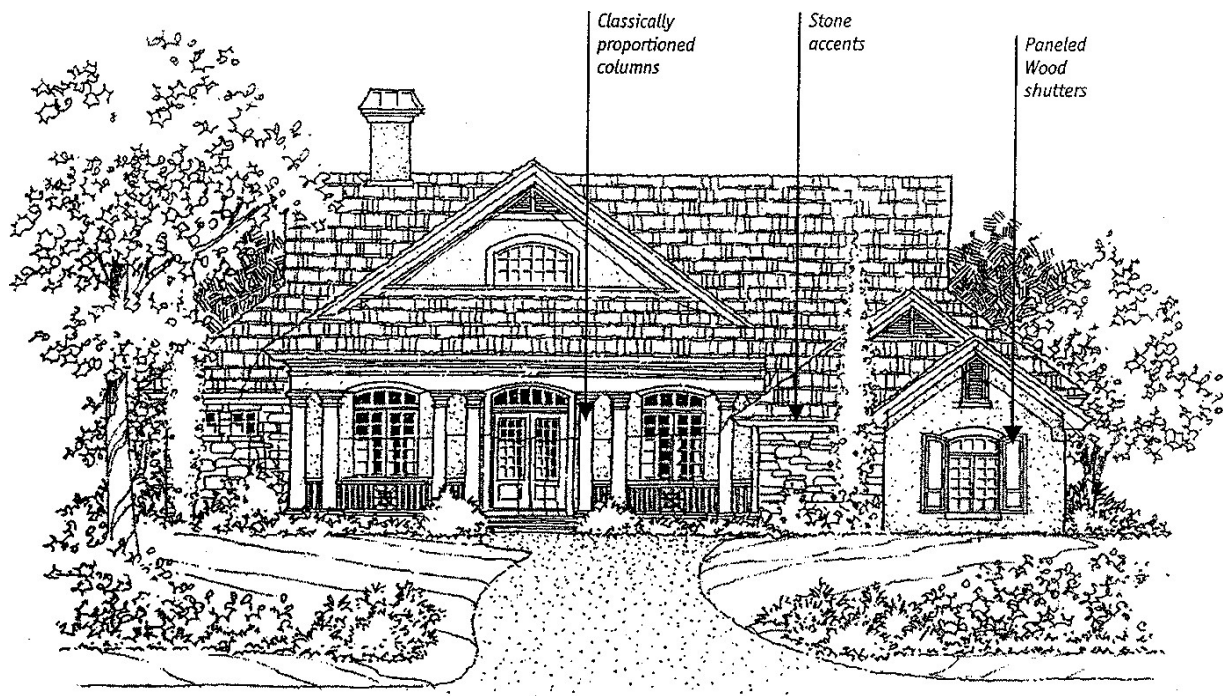


Spanish Colonial – Revival – Pattern C / Mediterranean Standard

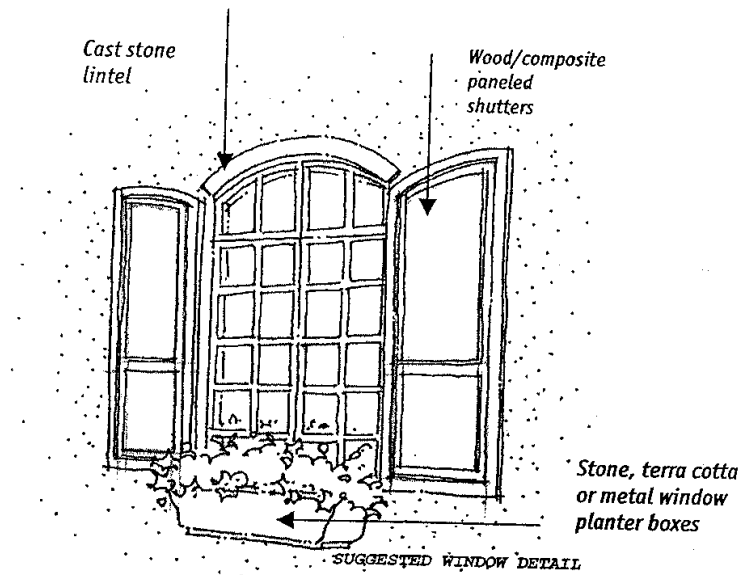
Verandah Single Family Home – Pattern A



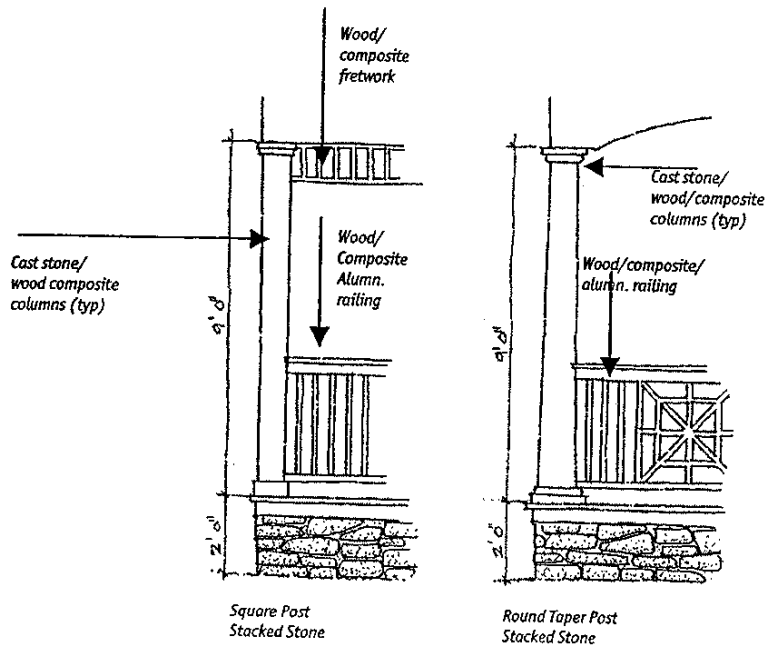




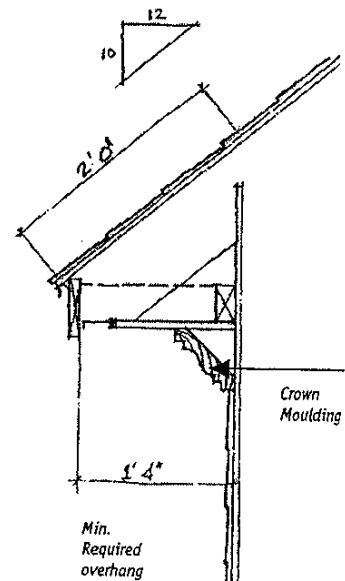
The most distinguishing feature of this style, as with all Verandah homes, is the broad sun-shaded entry verandah, with classical tapered columns and neo-classical styled railing. Front verandahs should be a minimum of 1/3 the width of the home and shall not be screened. Rear porches should be 2/3 the width of the home. *\*1/3 porch requirement is not applicable for lots 50' or less*



#### SUGGESTED PORCH/ COLUMN AND RAILING DETAIL

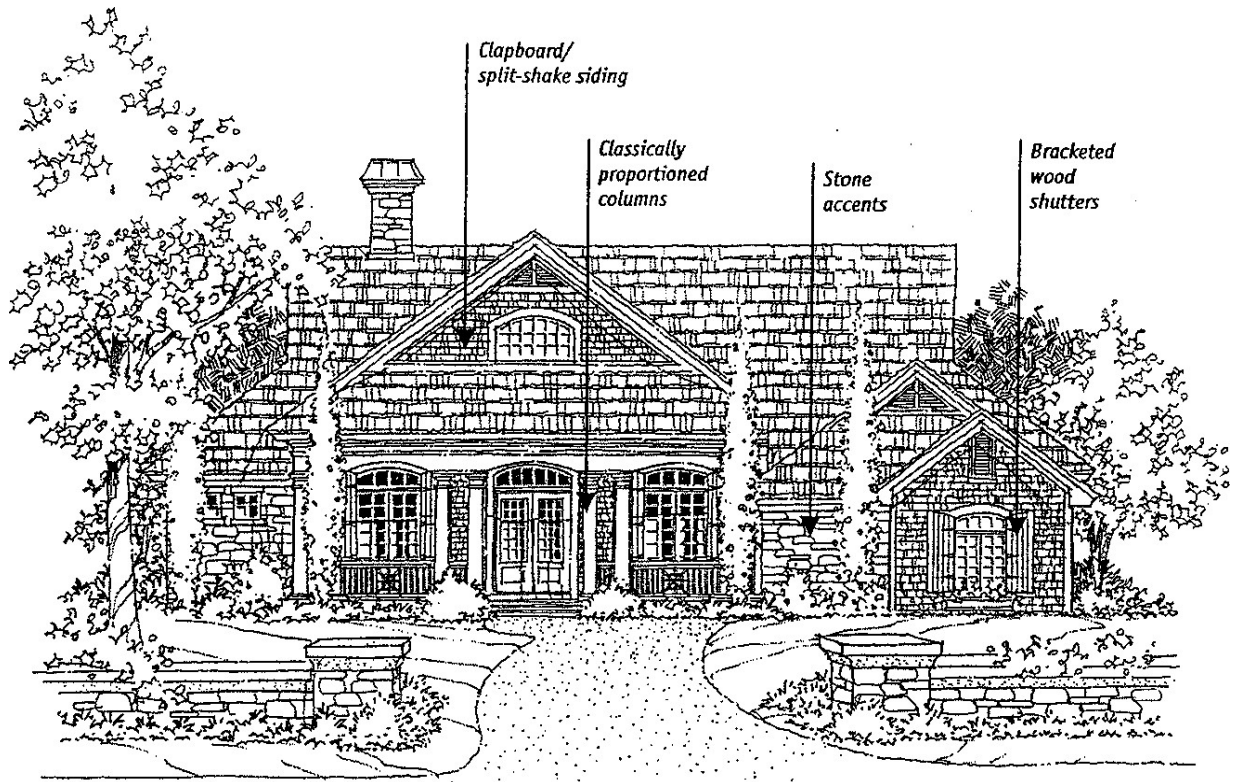


#### OVERHANG DETAIL



## Verandah Single Family Home – PATTERN A

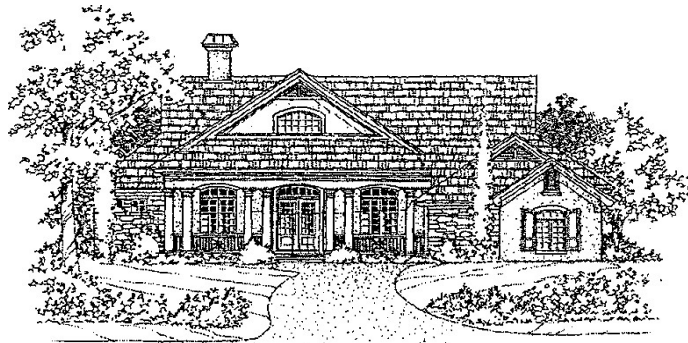
### French Colonial – TIDEWATER ALTERNATE

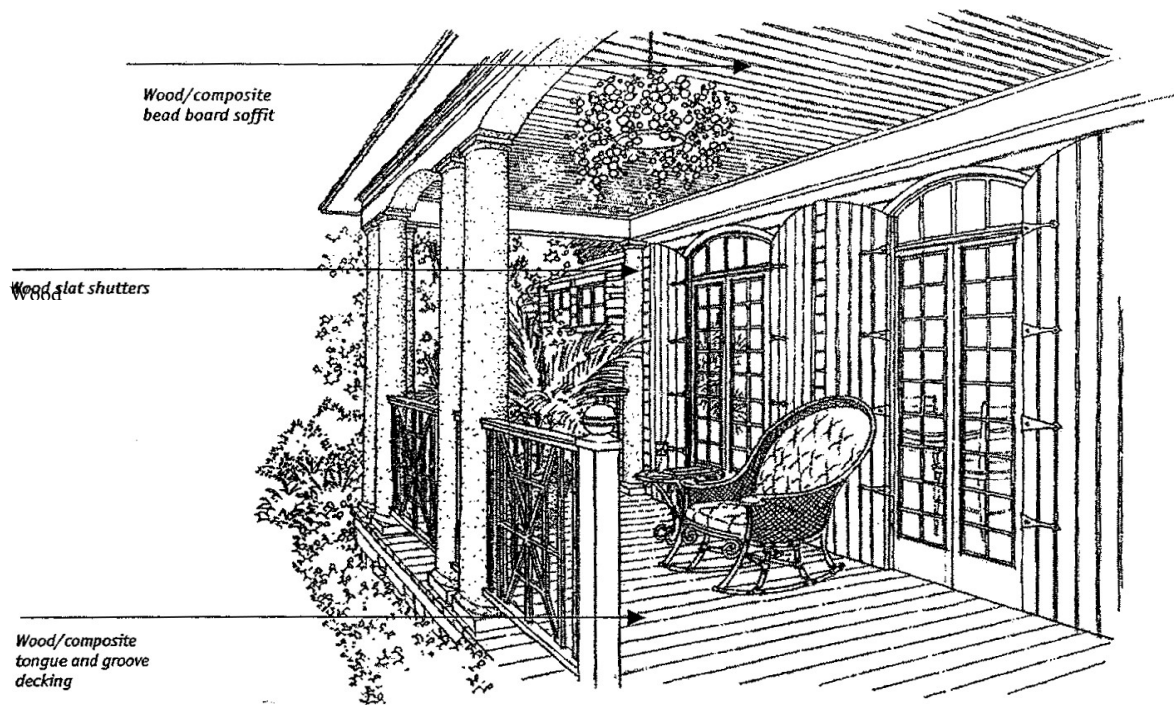


#### STANDARD ELEVATION

This alternate French Colonial elevation shows design options available to the home owner and builder, including clapboard siding, wood shutters and the generous use of stone.

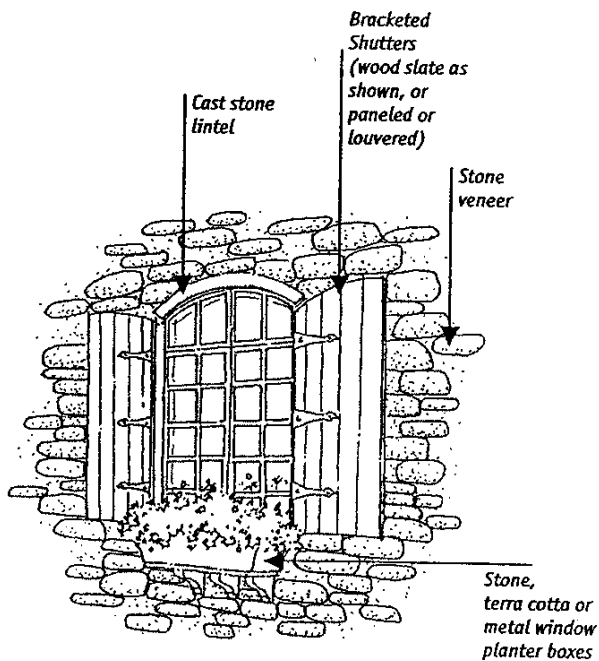
This demonstrates the great diversity in design and detail that can be achieved by utilizing the various approved elements and materials. Front verandahs should be a minimum of 1/3 the width of the home, and shall not be screened. *\*1/3 porch requirement is not applicable for lots 50' or less.* Rear porches should be 2/3 the width of the home.





#### FRONT VERANDAH PERSPECTIVE

*Perhaps the single most important feature of the Verandah house is the broad, welcoming front porch. Its depth shades the sun, and its elevation captures the cool breeze*

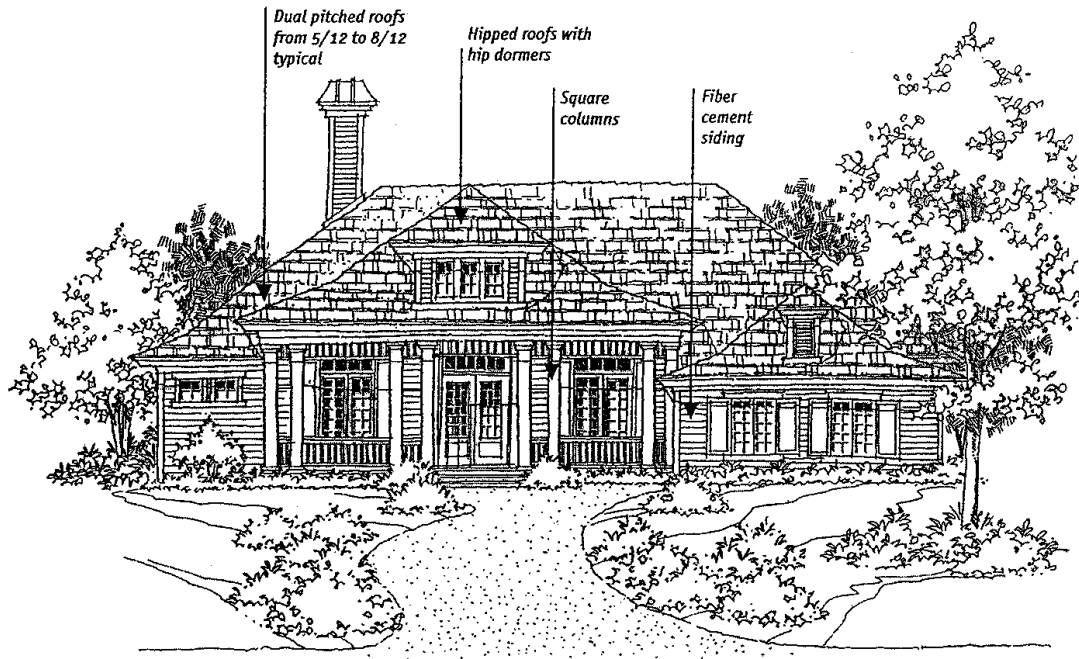


#### SUGGESTED WINDOW DETAIL

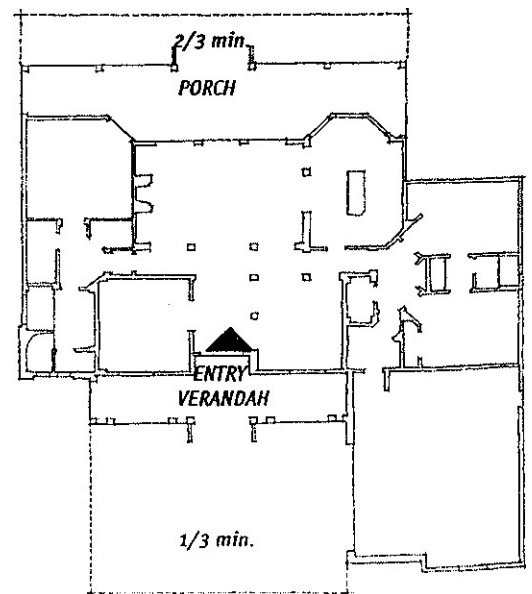
*Colorful flower boxes beneath soft arched windows, surrounded by stone veneer.*

## Verandah Single Family Home – PATTERN B

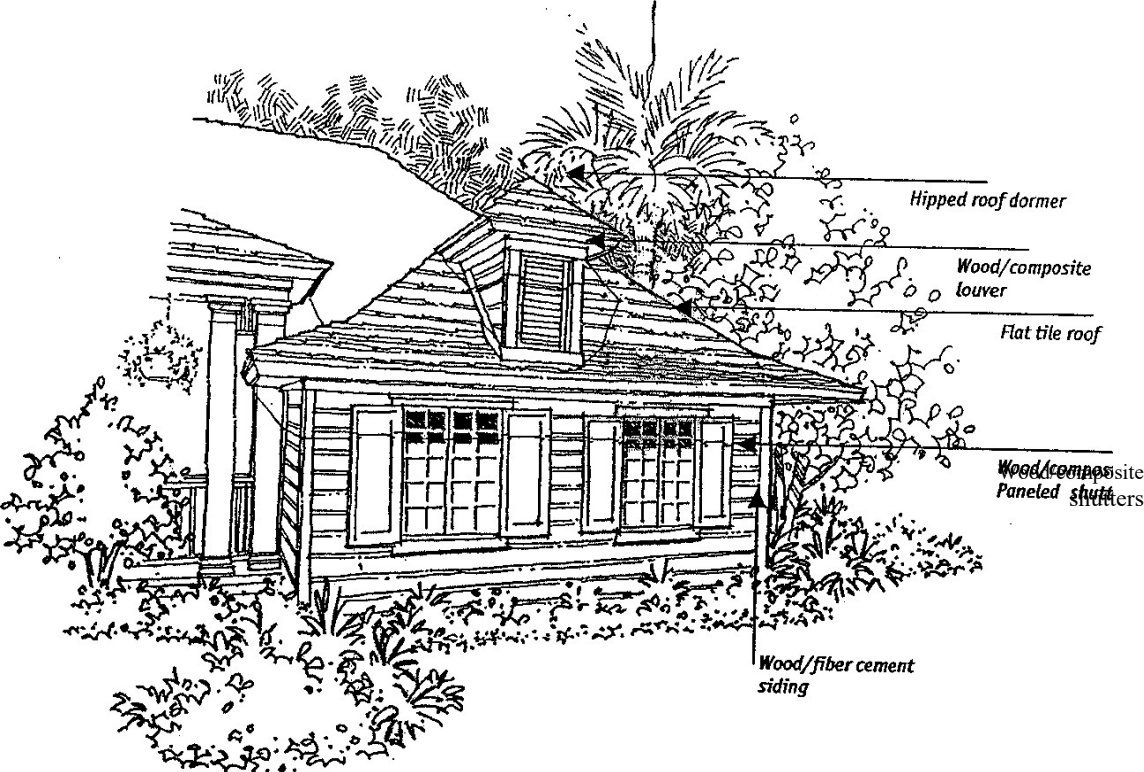
### American Colonial - LOW COUNTRY - STANDARD



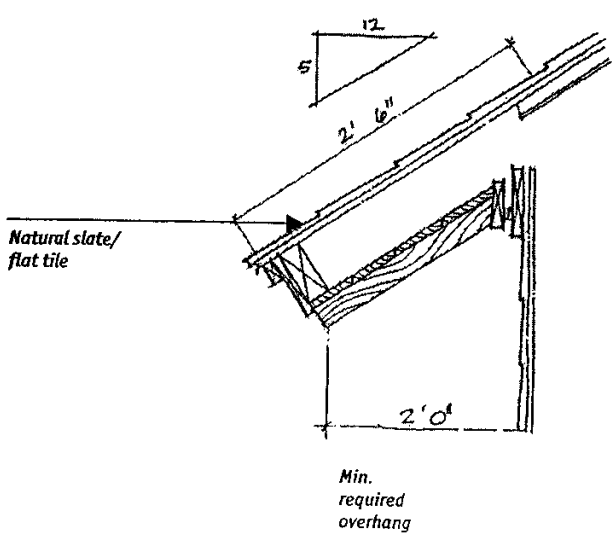
The Low Country style is comprised of dual hipped roofs with low-pitched verandah roofs. Simple square columns grace the shaded porch. Hipped dormers punctuate rooflines, providing ventilation as well as bonus attic space. Rustic yet attractive fretwork adorns the porch beams. Functional shutters are a bonus, in addition to accenting the facade. Front verandahs should be a minimum of  $\frac{1}{3}$  the width of the home. *\* $\frac{1}{3}$  porch requirement is not applicable for lots 50' or less.* Rear porches should be  $\frac{2}{3}$  the width of the home.



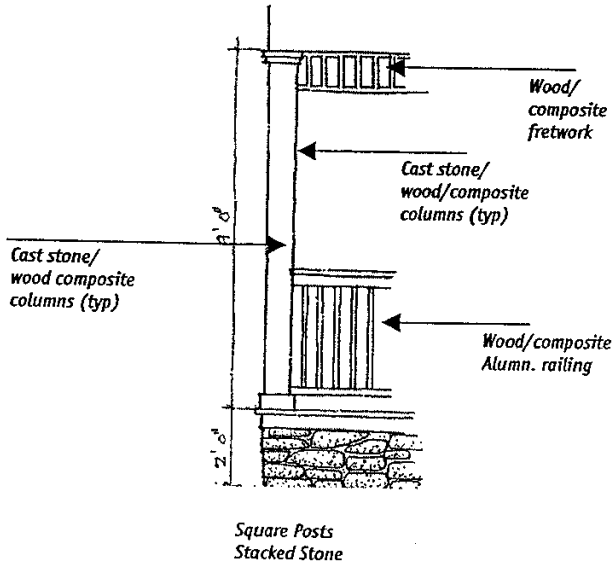
FRONT FACADE DETAIL



OVERHANG DETAIL

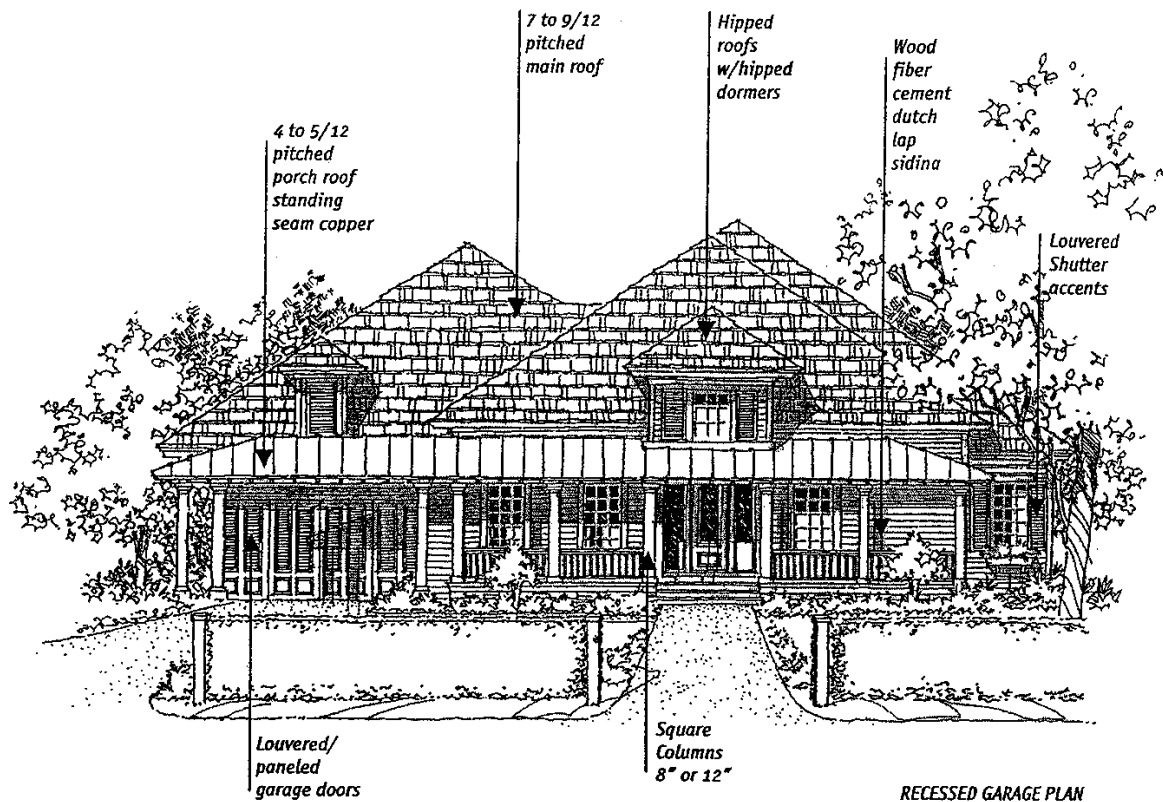


SUGGESTED PORCH/COLUMN & RAILING DETAIL



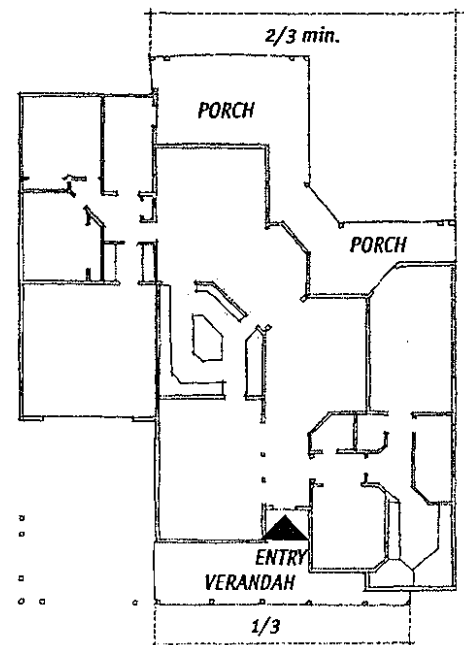
## Verandah Single Family Home – Pattern B

### American Colonial – LOW COUNTRY – Alternative



The rear garage plan diminishes the impact of the front load garage and allows for a porte cochere. Verandah and porch roofs may be clad with standing seam copper. Materials and details should be consistent with Low Country standard style. Front verandahs should be a minimum of  $\frac{1}{3}$  the width of the home. *\*Front porch requirement is not applicable to lots 50' or less.*

Rear porches should be  $\frac{2}{3}$  the width of the home.



## EAVE DETAIL

Traditional  
Lintel detail

Tongue and groove soffit  
with exposed rafter  
tails

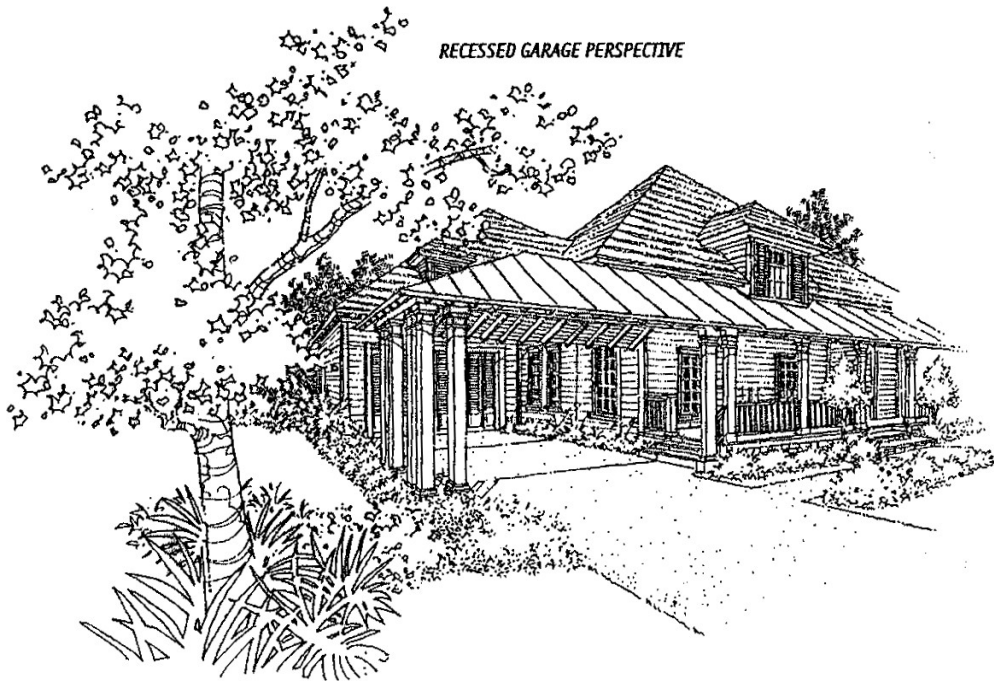
Wood/composite louvered  
shutters

Wood/composite dutch  
lap siding

Planter Box



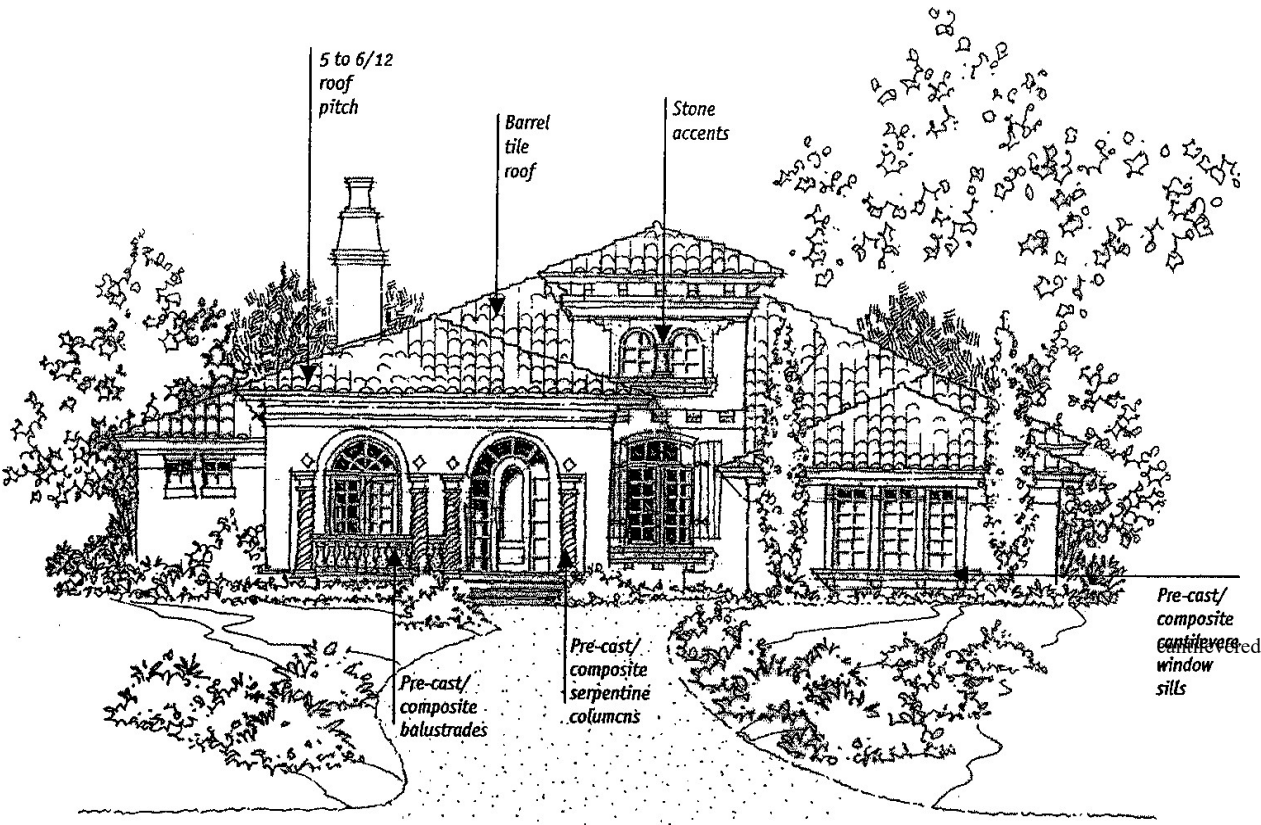
## RECESSED GARAGE PERSPECTIVE





Verandah Single Family Home – PATTERN C

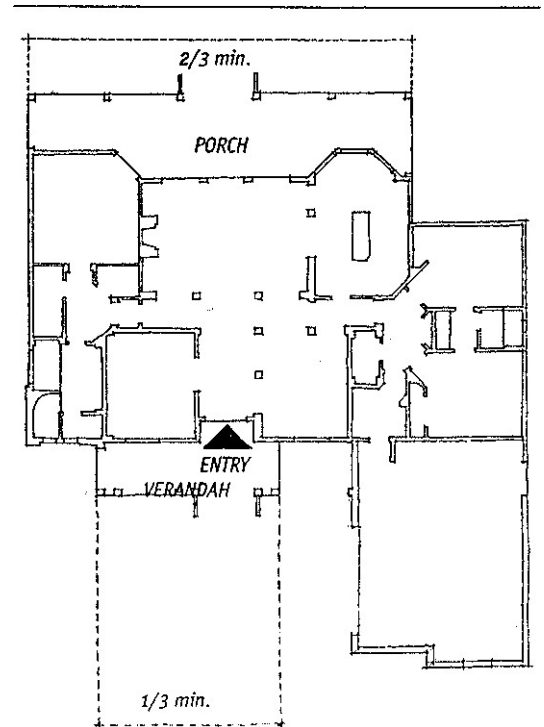
Spanish Colonial - Revival - MEDITERRANEAN    STANDARD



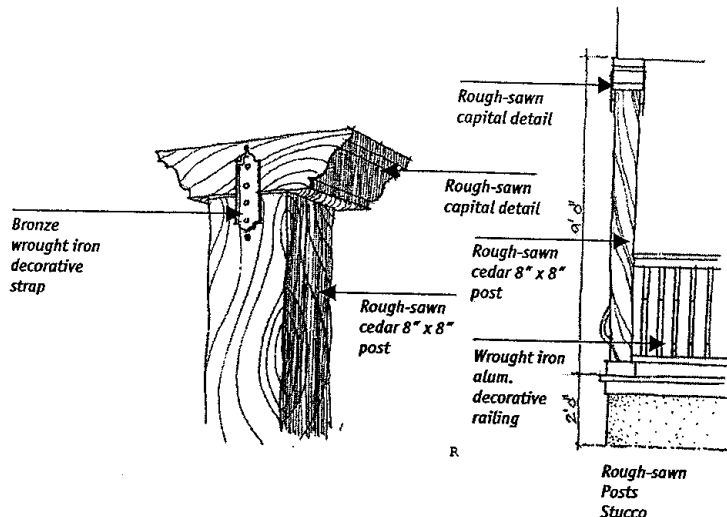
STANDARD SPLIT PLAN Spanish Colonial style is recognized by its low-pitched tile roofs, stucco exterior, stone or wood corbels and arched piazzas. This style was widely popularized by architect Addison Mizner in Palm Beach in the '20s.

The use of stone and rough-sawn wood as columns, and corbels kept to a minimum, display its "colonial" or "rustic" character.

Front verandahs should be a minimum of 1/3 the width of the home. *\*1/3 porch requirement is not applicable to lots 50' or less.* Rear porches should be 2/3 the width of the home.

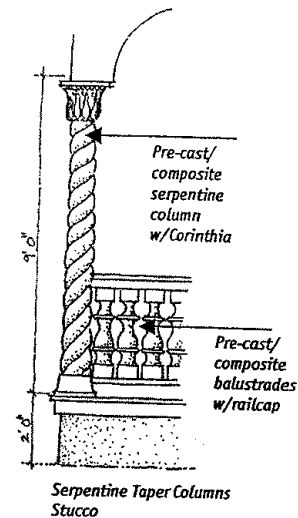


ROUGH-SAWN CAPITAL

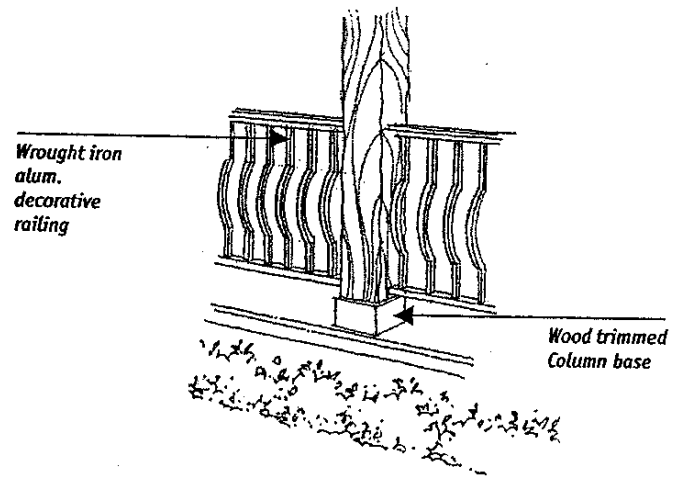
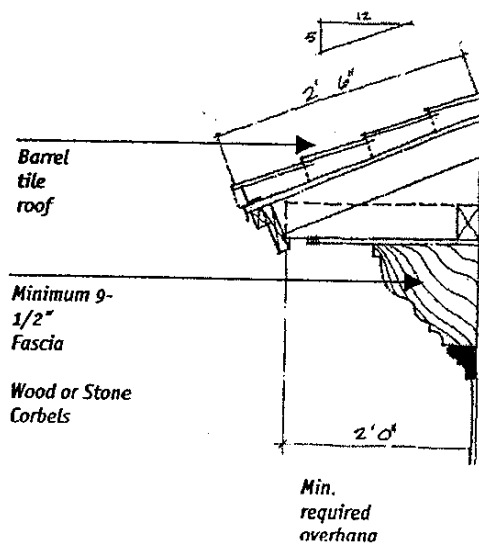


OVERHANG DETAIL

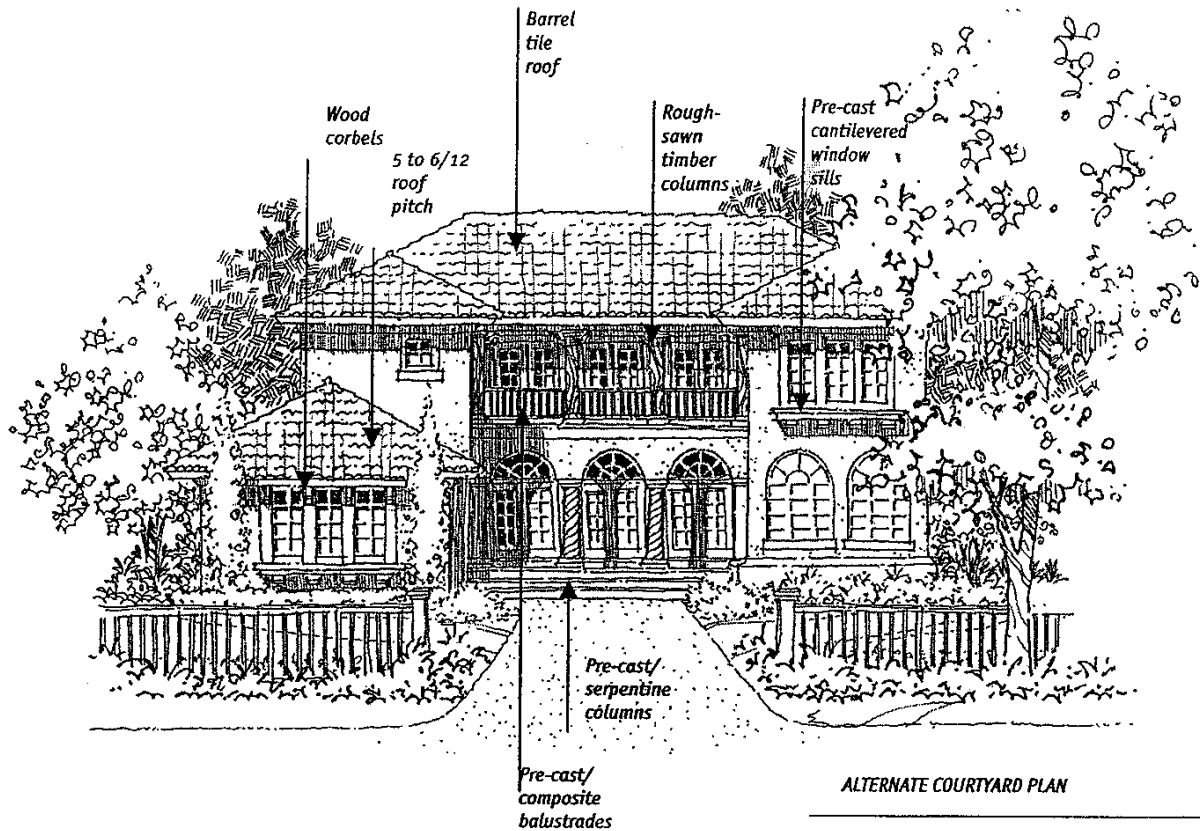
SUGGESTED PORCH/COLUMN AND RAILING DETAIL



DECORATIVE IRON BELLY RAIL



## Verandah Single Family Home - PATTERN C



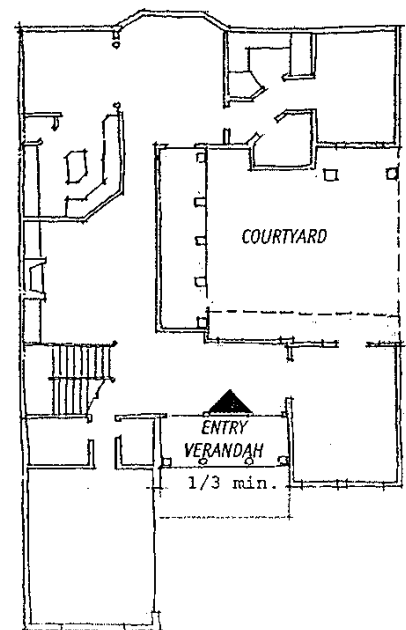
*The Spanish courtyard is designed around the interior garden and fountain. The second-story balcony, adorned with rough-sawn posts and trellis, overlooks the courtyard.*

*These courtyards yield privacy and security, while allowing occupants to open up the home to cooling breezes.*

*Predominately light-textured stucco exteriors with only minimal cast stone accents typify these homes.*

*Front verandahs should be a minimum of 1/3 the width of the home. Rear porches should be 2/3 the width of the home.*

*\* 1/3 porch requirement is not applicable to lots 50' or less.*



**WOOD BRACKETED WINDOWS  
WITH SILL AND OVERHANG**

Barrel tile  
roof

Wood/  
Pre-cast corbels

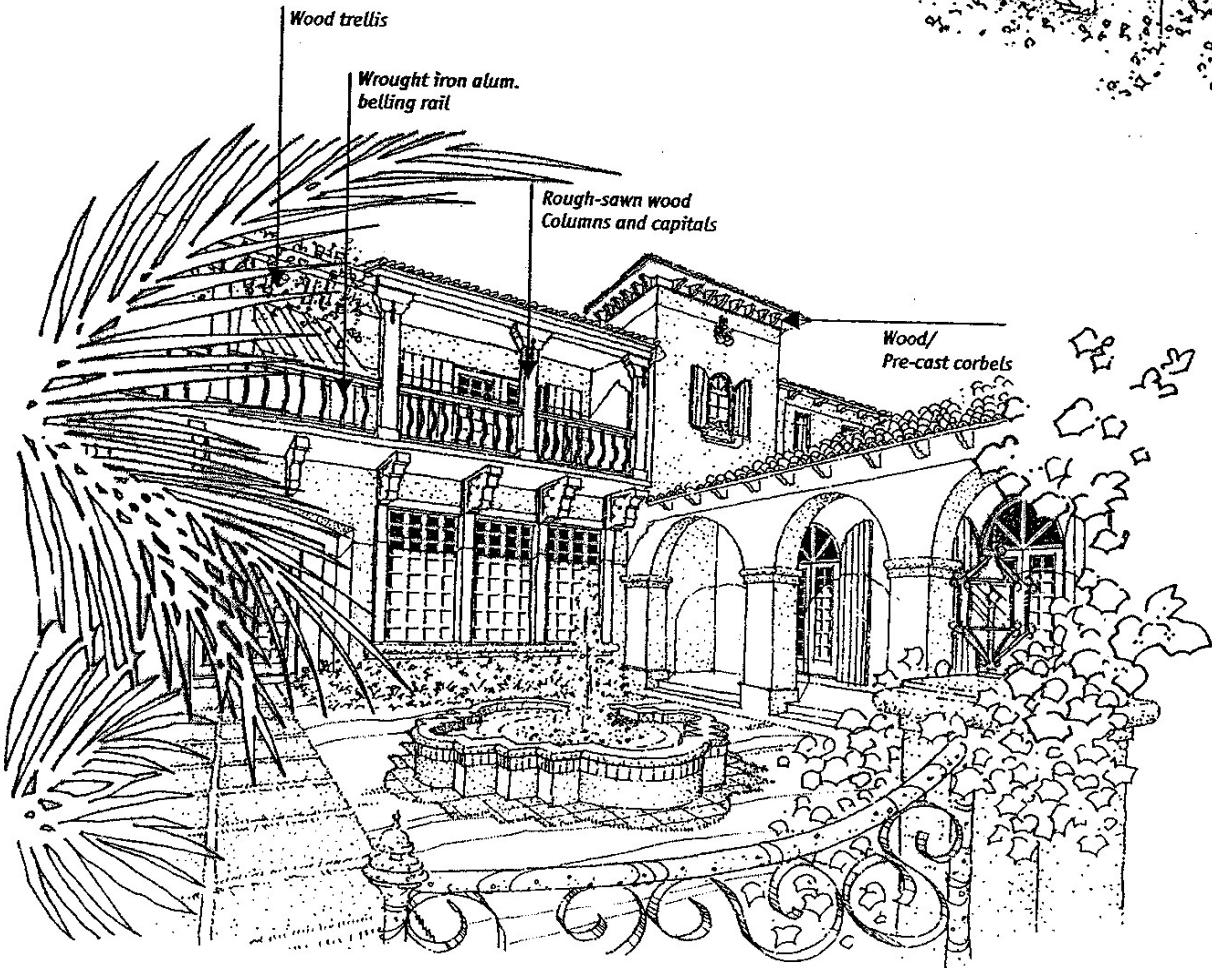
Pre-cast sill  
and brackets

Wood trellis

Wrought iron alum.  
belling rail

Rough-sawn wood  
Columns and capitals

Wood/  
Pre-cast corbels

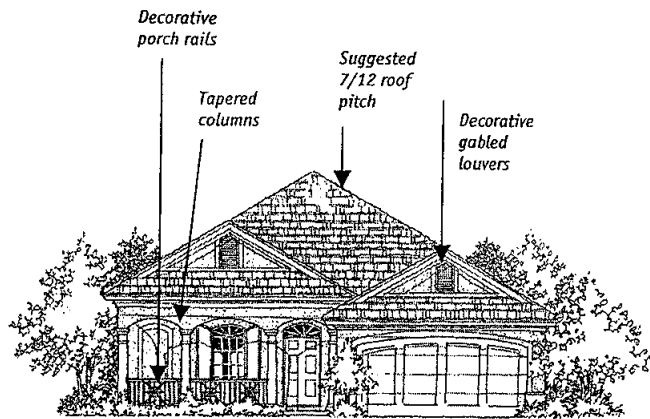


# Verandah Villa Home - PATTERNS A B C

## Verandah Villa Home | PATTERNS a b c

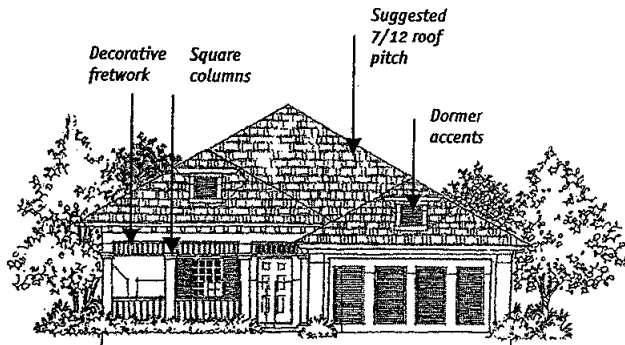
### French Colonial | PATTERN a

TIDEWATER | STANDARD



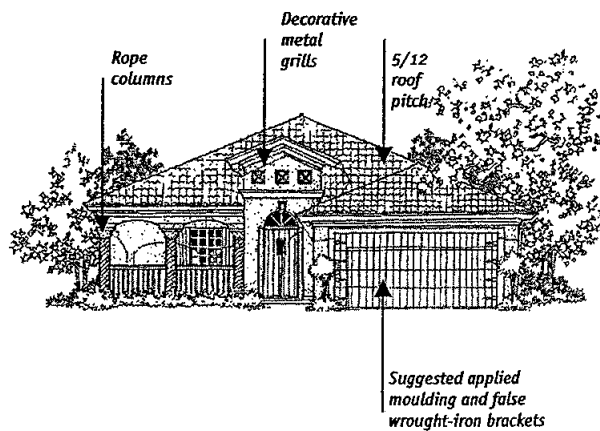
### American Colonial | PATTERN b

LOW COUNTRY | STANDARD

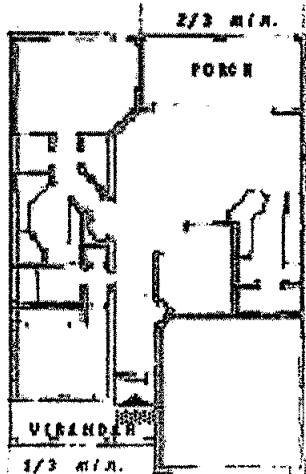


### Spanish Colonial-Revival | PATTERN c

MEDITERRANEAN | STANDARD



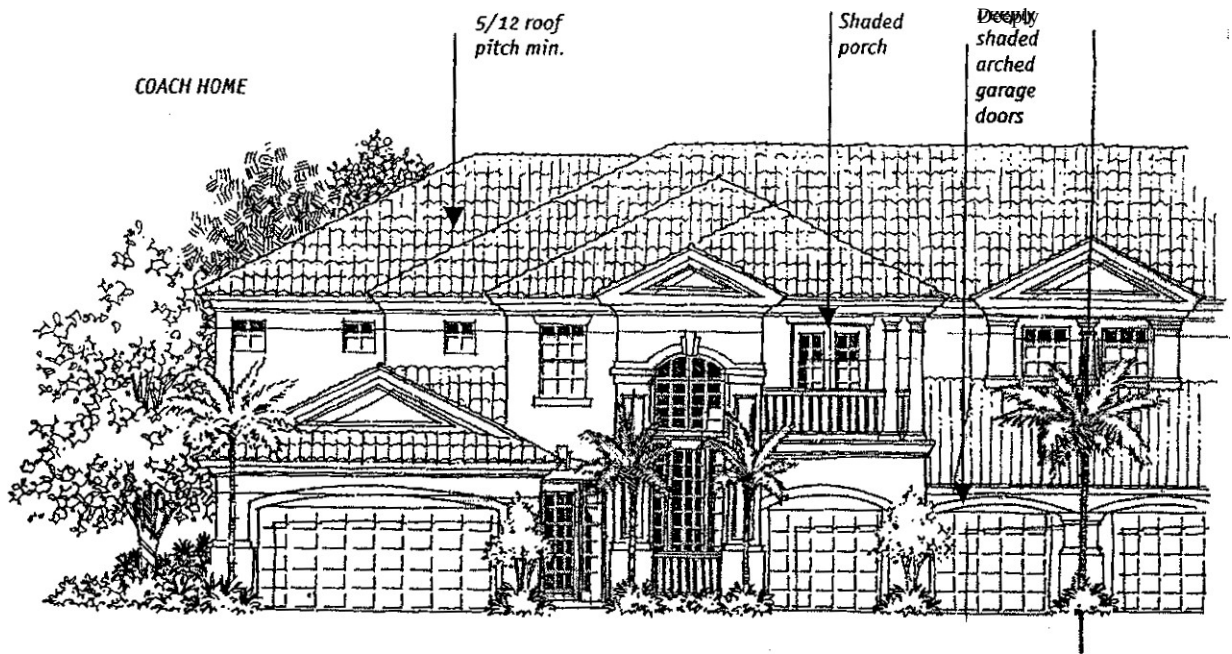
#### STANDARD VILLA PLAN



Requirements for Verandah's Villa Homes are the same as for Single Family Homes. The Verandah Porch is an important element and should make up a minimum of 1/3 of the width of the street facade. \* 1/3 porch requirement is not applicable to lots 50' or less.

Minimum roof pitches are indicated as per the appropriate style.

## Verandah Coach Home



Verandah 's Coach Homes have a similar appearance as the rest of the community. Great attention is given to enhancing street appearance, by incorporating the use of shade porches, recessed garage doors and distinctive entries.

Material requirements are the same as for all Verandah homes.

## Details and Materials – Patterns A B C

*The materials used in a Verandah home are of natural, maintenance-free products or “green friendly” composition. The use of the listed materials helps to ensure homes of lasting value and minimal maintenance. Detailing is extremely important in Verandah homes and is reflective of each architectural style.*

*We have given but a few examples of each pattern’s characteristic details. Each homeowner is encouraged to work with their design professional to even further incorporate historical details.*

### APPROVED MATERIALS:

**EXTERIOR WALLS:** Stucco, wood or composite fiber cement horizontal siding, stone or brick veneers, premium vinyl siding.

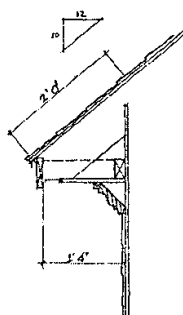
**ROOFING:** Concrete or clay tile in flat, barrel and “s” profiles, standing seam metal roofs as an accent only. Natural slate roofing.

**FASCIA:** Must be a min. of 9-1/2” wide cedar. Other “green friendly” composite fascia materials comparable to cedar may be approved by the DRC.

**SOFFIT:** Wood, stucco or premium grade vinyl.

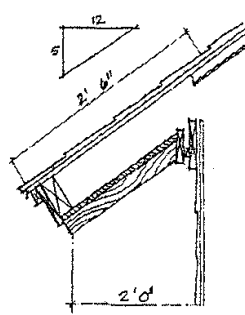
**WINDOWS:** Clear or tinted glass of bronze, gray, green or smoke colors. No reflective glass, film, or tinting may be used. Screen enclosures shall be bronze or charcoal.

### OVERHANG



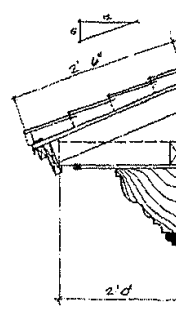
Min. required overhang  
French Colonial  
Tidewater

minimum pitch 5/12



Min. required overhang  
American Colonial  
Low Country

minimum pitch 5/12



Min. required overhang  
Spanish Colonial-Revival  
Mediterranean

minimum pitch 5/12





*As long as man's activities are in sympathy with nature the landscape survives, either in a predominantly natural form or as a balanced product of human partnership with nature.*

from *Dame Sylvia Crowe*

## Landscape Patterns C.

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# **Landscape and Site Design Standards**

## **I. Landscaping**

The landscape standards are carefully designed and detailed to reflect the heightened sense of the natural surroundings within Verandah. The site and landscape development must be commensurate with the value of the home and consistent with these design guidelines. See Appendices 4 A-H for schematic design of typical landscape treatments for homesites in Verandah. The use and proper development of the outdoor spaces that directly relate to the interior spaces of your home is a goal that maximizes our wonderful Florida climate. The level of landscape development depends on the outdoor uses you propose and the individual characteristic of your homesite.

Each homesite is evaluated individually during the design review process. Owners and their representatives are encouraged to contact the Reviewer regarding appropriate design considerations for the program proposed for their site.

### **A. Landscape Requirements**

The advice of a licensed landscape architect is strongly recommended when preparing the landscape plan. The actual level of landscaping and cost depends on the amount of existing plants saved. A site plan showing the house location and schematic landscape plan must be prepared and submitted on an overlay of a tree survey as part of the initial review submittal.

Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. All front, side, and rear building setback areas must be landscaped and should include primarily native plants. Ornamental plantings may be used close to the house. A minimum of 4 shade trees (14' minimum in height) or the equivalent with other tree types are required to be planted on each homesite. A minimum of 50% native plants must be used in the landscape design. Existing material is credited for these requirements.

#### **1. Preserving Existing Materials**

All site and landscape plans must be submitted on a survey base sheet that identifies all groups of existing materials and precisely locates all oak trees and all others having a diameter of four (4) inches or more at eighteen (18) inches above grade. Certain homesites within Verandah are

identified as 'Environmental Homesites' and must be addressed with special considerations during the design process. For Environmental Homesites no indigenous tree measuring four or more inches in diameter at a point two feet above ground level, nor any species of oak, regardless of size, may be removed unless such tree is located within five feet of a structure or driveway approved by the Design Reviewer

Variances from this requirement may be reviewed on a case-by-case basis. Beyond the design criteria listed herein, the

Environmental Homesites may require site-specific architectural and site design, the use of tree wells (see Appendix 4 illustration E) to preserve existing trees, stem wall construction (see Appendix 4 illustration F) to reduce the amount of fill placed on the lot, and other special construction techniques as may be identified.

Preservation of existing vegetation must be taken into consideration in establishing the landscape design for homesites in Verandah. Landscape plans must show existing areas to be left undisturbed and all trees to be saved during construction. Trees to be preserved should be left undisturbed from the trunk outward to the drip line of the canopy where possible. All invasive exotic species, as defined by the State of Florida, shall be removed from the site.

## **2. Xeriscape Techniques**

Because the availability and quality of water is of vital concern to all residents of Florida, all landscape plans are required to incorporate the seven fundamentals of Xeriscape. The term Xeriscape means water-conserving, drought tolerant landscaping that uses plant materials that do not require special attention to grow properly. These principles are outlined and described in the Xeriscape Plant Guide IT: Home Owners' Edition available from the South Florida Water Management District. See the section on Irrigation within these design guidelines for more information on Xeriscape requirements.

The use of native, drought-tolerant plants is encouraged within Verandah; additional reference materials and plant lists are provided in Xeric Landscaping with Florida Native Plants and other valuable reference material..

When using native plants, be sure that your landscape contractor provides plants that have not been relocated from the wild unless the source is known and approved for relocation. At least 50% of landscape plants used shall be native plants.

## **B. Golf Course - Landscape Separation**

Each homesite shall provide for a continuous landscape strip that includes trees, low shrubs and ground cover plant material along the golf course to separate the grass used on the course from the Floratam grass used on the homesite.

## **C. Plant Materials**

A list of approved plant materials that may be used within Verandah is shown in Appendix 6. This list may be revised or updated from time to time. No stone, gravel, or paving materials shall be used or substituted for lawns unless approved by the Reviewer.

## **D. Other Landscape Materials**

### **1. Paving Materials**

All paved surfaces must be approved by the Reviewer. Examples of recommended materials are:

- Naturally occurring materials such as coral stone, shell stone, granite cobbles, limestone, blue stone, slate, brick and wood.
- Cast concrete paver stones in light warm earth tones. Tumbled and antiqued pavers are encouraged.

### **2. Mulch**

Materials approvable for use as mulch are:

- Shredded pine bark or wood chips
- Pine straw (or pin& straw over wood chips)
- Shredded melaleuca (Florimulch)
- **Stone may not be used as a mulch**
- Cypress mulch is not recommended as this is a protected specie in Florida.

## **II. Irrigation Requirements**

### **A. Design**

Pursuant to the section 12.5 of the Verandah Declaration, all Units and Neighborhoods within the Properties shall be equipped with dual water lines, one of which shall be designated to utilize non-potable water. All underground irrigation systems must be connected to the non-potable water line and all spigots on the exterior portion of a structure shall be connected to the potable water line. Each Owner and Neighborhood Association shall be required to connect the water lines on his Unit or Neighborhood Common Area to the lines of the utility providers providing service within the Properties. An automatic irrigation system of sufficient size and capacity shall be installed to provide full coverage for all planted areas of the homesite, plus all landscaped areas in the road right-of-ways adjacent to the homesite. Irrigation coverage must be provided by the homeowner to all rear and side yard areas that abut lakes. Irrigation must be provided to the edge of the water as allowed.

Irrigation systems must be of an underground automatic type with time clocks with automatic shut off/rain sensors and other related equipment screened from view. Pop-up spray or drip irrigation equipment is required. Any exposed riser extensions must be of a darker gray, black or green color.

#### **1. Xeriscape Techniques**

Proper design and zoning of the irrigation system is required to comply with Xeriscape techniques and Florida Yards & Neighborhoods principles. It is the policy within Verandah to conserve our water resources, not only in drier months, but throughout the year.

#### **2. Preserving Existing Plant Materials**

Irrigation must not spray into preserved natural areas as this may ham existing plants and encourage weed growth.

#### **3. Automatic Shutoff**

Florida law and the South Florida Water Management District rules require all irrigation systems to have an automatic cut-off switch to prevent irrigation when it is not required. This switch usually turns off the system for a predetermined length of time - typically three days.

#### **4. Special Areas of Concern**

Frequently overlooked planted areas that require special attention when designing the irrigation system are:

- Annual color planting bed areas that need more frequent watering.
- Planting areas under overhangs that receive no direct rainfall and can be affected in the rainy season when the rain cut-off switch is activated.

#### **B. Operation**

The homeowner is responsible for proper control and ongoing maintenance of the irrigation system. The homeowner or homeowner's landscape maintenance company should check the irrigation system periodically, therefore clocks should be mounted in an easily accessible location. Because the landscape is a living thing, it may be necessary to adjust part of the system.

##### **1. Grow-In**

Newly installed landscapes require a 'grow-in' time period of extra water to ensure the survivability of the plants. This period varies depending on the plants; however, the South Florida Water Management District provides for extra water in its rules. It is important that the new plants be weaned off extra water and encouraged to send their roots deep into the soil in search of moisture as a measure of survivability during drought periods.

##### **2. Normal Operations**

Regular irrigation is usually considered to occur three times a week. However, the use of drought-tolerant plants and careful water control can result in only twice weekly applications of water.

##### **3. Water Restrictions**

During severe drought conditions the South Florida Water Management District may impose water use restrictions. These restrictions are announced locally in all news media and are punishable by fines to the property owner. Owners' landscape maintenance companies must be capable of making these schedule changes as required, especially if homeowners are away.

#### **4. Responsible Maintenance**

Only personnel holding the appropriate license or permit issued by the Florida Department of Agriculture and Consumer Services may apply pesticide within Verandah. Fertilizer should be applied in such a manner as to prohibit fertilizer from entering any water body. The "ring of responsibility" is three feet from the water's edge if a deflector shield is used on the spreader, and ten feet from water's edge if no shield is used. All canopy trees should be pruned according to ISA standards.

### **III. Site Design**

The following must be provided for and shown on site plan drawings prior to approval by the Reviewer.

#### **A. Drainage**

Final drainage of each homesite must be consistent with the South Florida Water Management District requirements and permits, Verandah East/West Community Development District, and all drainage requirements of Lee County specifically for Verandah.

All drainage and grading must be indicated on the Site Plan as part of this design review process. Both existing and proposed grades must be shown. Drainage must be designed to avoid creating problems on all adjacent properties as well as any potential disruption to the Master Drainage Plan. Decorative mounds and swales must appear natural and not interfere with proper drainage.

Special drainage considerations must be given to certain homesites located in sensitive areas, typically labeled "Environmental Homesites. All Environmental Homesites along the Orange River must drain toward the street. Environmental Homesites that abut offsite wetlands must also drain toward the street. These Homesites may require subsurface drainage elements and coordination of drainage with adjacent homesites. Environmental Homesites are identified for each neighborhood. Consult with your sales agent to determine whether your homesite has such a designation.

## **B. Retaining Walls**

Retaining walls may be used to facilitate grade changes or to protect the root systems of existing trees where the finish grade has been cut below the natural grade. Details for retaining walls three feet (3' - 0") or higher shall be prepared and sealed by a registered engineer.

Subject to Reviewer review and approval, the following may be permitted for use as retaining walls:

- Landscape Timbers (6"x 6" or larger)
- Natural Stone
- Concrete block with stucco or stone veneer
- Reinforced concrete with stucco or stone veneer
- Precast concrete retaining wall systems

## **C. Decorative Mounds and Swales**

Mounds and swales shall be graded with smooth and graceful transitions at top and toe of slopes and shall not interfere with proper drainage design.

## **D. Fences and Gates**

Fences are not encouraged but may be used to enclose portions of side and rear yards or swimming pools and spas. Fences and gates shall be open picket in style and conform to the architectural style of the home and must be approved by the Reviewer prior to construction. Placement and heights of fences and gates must meet all codes and regulations. Fences on corner homesites must be reviewed individually by the Reviewer. Additional landscape planting may be required to visually screen the proposed fencing.

## **E. Privacy and Screen Walls**

Privacy walls shall be limited to providing privacy to a specific interior room or exterior space and must be shown on the site plan. Maximum height of screen walls may be limited to six feet. Walls must meet all applicable building codes and regulations.

Service area walls must be located and designed to screen trash containers and other equipment from view while keeping with the architectural style of the building and meeting all building codes.



## **F. Driveways and Walkways**

Locations and dimensions of driveways and walkways shall be shown on the site plan. Driveways shall be a maximum of eighteen feet (18') in width and must be offset at least five feet (5') from the side homesite line to avoid a direct view into parking areas. Single family neighborhoods of homesites 70' wide or larger must use brick pavers as driveway paving material.

Materials NOT permitted for driveways are as follows:

- Loose decomposed granite, gravel or river rock.
- Asphalt
- Epoxy set aggregates.
- Mulch of any type.

## **G. Accessories**

### **1. Fishponds and Water Features**

Approval is required for all fishponds and water features. Fishponds will be reviewed individually but must not be visible from the front roadway. Homeowners should be aware that in most instances, unless the ponds are viable ecosystems, additional maintenance is required.



*The colors of Verandah are meant to blend in, allowing the indigenous landscape to stand out.  
Subdued off-whites, warm greys, and natural tones nestle in an endless variety of rich Florida flora.*

## Color Palettes D.

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## **Verandah Color Selection**

The Verandah will provide a "color wheel" to Verandah's builders that outlines appropriate colors for the main body, fascia, trim and accents approved for homes in Verandah. The color wheel will contain subdued off-whites, warm greys and natural tones. Strongly contrasting and primary colors are not allowed.

Contained in Verandah 's Architectural Color Palettes, the colors in the 'Field Colors" and the "Fascia and Trim Colors" may be interchangeable, while reserving the darker color selection as "accent colors." Materials such as stone, fiber cement siding, and a minimal amount of keystone will provide a rich canvas to showcase the natural and subtle hues.



## Design Review at Verandah E.

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## **1. STRUCTURE**

**A. Purpose of Guidelines:** The Design Guidelines for Verandah ("Design Guidelines") provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These standards have been developed to provide direction for the planning, designing, constructing, landscaping, and modifying of all residences, buildings, and structures within Verandah. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage, lighting and other structures. In addition, the Design Guidelines establish a process for review of all proposed construction and modifications to residences/buildings/structures to ensure that all sites within Verandah are developed with consistency and quality.

**B. Governmental Permits:** To the extent that Lee County ordinances or any government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or the Declaration of Covenants, Conditions, and Restrictions for Verandah (the "Declaration"), the government standards shall prevail. To the extent that any government standard is less restrictive, the Declaration and the Design Guidelines (in that order) shall prevail.

**C. Preparer:** These initial' Design Guidelines have been prepared by Verandah Development LLC (the \*Declarant') and adopted by the Declarant pursuant to the Declaration. Verandah Development LLC is an affiliated company of The Verandah. The Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in Article IV of the Declaration.

**D. Applicability of Architectural Review:** Except as otherwise provided in Article IV of the Declaration, these Design Guidelines govern all residential and other structures' construction or placement within the property which is or may be subject to the Declaration in accordance with Article IV of the Declaration. Unless otherwise specifically stated in Article IV of the Declaration or these Design Guidelines, all plans and materials for new construction or exterior modifications of improvements must be approved before any construction activity or placement of structure begins. Builders and owners are responsible for ensuring compliance with all standards and procedures within these Design Guidelines. Owners are also governed by the requirements and

restrictions set forth in the Declaration, any applicable Supplemental Declaration, and any other applicable architectural and landscape guidelines which address restricted and prohibited conduct and activities within the community.

#### **E. Review Structure**

1. Declarant. The Declarant has exclusive jurisdiction over all matters relating to construction, architecture and landscaping of new construction and modifications, as set forth in Article IV of the Declaration, so long as the Declarant owns any portion of the properties, unless the Declarant terminates such rights earlier by written instrument executed by Declarant and recorded in the public records (the "Declarant Review Period"). During the Declarant Review Period, the Declarant shall review plans and specifications for and shall have jurisdiction over all construction and landscaping on any residence, shall be the conclusive interpreter of these Design Guidelines, shall monitor the effectiveness of these Design Guidelines, and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

The Declarant may from time to time, but shall not be obligated to, delegate in writing all or a portion of its rights under this Section to (i) a Reviewer appointed by the Board of Directors or (ii) a committee comprised of architects, designers, engineers, or other persons who may or may not be Members of the Association. In the event of such delegation, the designee's jurisdiction shall be limited to such matters as are specifically delegated by the Declarant. In addition, any such delegation shall be subject to: (i) the right of Declarant to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated; and (ii) the right of Declarant to veto any decision which Declarant determines, in its sole discretion, to be inappropriate or in advisable for any reason.

2. Design Review Committee (DRC). The DRC has jurisdiction over those responsibilities delegated to it by the Declarant during the Declarant Review Period. Following the Declarant Review Period, the DRC appointed by the Board of Directors has jurisdiction over all matters relating to construction, architecture and landscaping of new construction and modifications of the Properties as set forth in Article IV of the Declaration. Members of the DRC will be appointed by the Board of Directors of the Association.

The governing documents of a Neighborhood Association may provide for additional architectural or design review to be provided by or performed by a developer or Neighborhood Association. However, such review shall not substitute or replace the obligation to have all construction and modifications reviewed by the DRC.

3. Reviewer. The entity having jurisdiction over design review matters shall be the "Reviewer" as provided in this document.

F. Review Fees. Presently, as long as a builder or owner (hereafter collectively referred to as "Applicant") submits a Design Review Application prior to the commencement of the work, the DRC shall not charge a fee. If more than one resubmittal is required by the DRC, or if changes are made by the Applicant prior to or during construction, a fee of \$250.00 must be submitted by the Applicant for each review. The DRC may revise the review fee schedule at any time. If a Construction Application and Deposit is filed after the commencement of the work, the Applicant shall be subject to a fifty dollar (\$50.00) fine payable to Verandah Community Association, ("Association") and applicant is still responsible for compliance with the approved plans of the project.

G. Non-Liability for Approval of Plans: Article IV of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE DECLARANT OR THE DESIGN REVIEW COMMITTEE TO IT TO YOU.

H. Changes and Amendments to the Design Guidelines: These Design Guidelines may be amended as follows:

1. During the Declarant Review Period, Declarant may, in its sole discretion, amend these Design Guidelines. Amendments shall be prospective only and shall not require modifications to existing structures or improvements unless modification to existing structures or improvement is requested by the Owner.
2. After the Declarant Review Period, these Design Guidelines may be amended upon majority approval of the DRC and the consent of the Community Association Board of Directors.

3. All amendments shall become effective upon adoption by the Declarant, so long as Declarant has the authority to amend these Design Guidelines or, if the Declarant no longer has such authority, upon adoption by the DRC and consent of the Board.
4. In no way shall any amendment to these Design Guidelines change, alter or modify any provision of the Declaration or any Supplemental Declaration.

## 2. DESIGN REVIEW PROCEDURES

**A. Participating Home Builder Program:** The builder you select to build your home must be a member of Verandah's Participating Builder Program. The Participating Home Builder Program is designed to ensure compliance with these Design Guidelines and the Community and Neighborhood Restrictions.

Make sure you obtain a current list of participating Builders. Such list is subject to change from time to time. ONLY BUILDERS WHO ARE ON THE MOST CURRENT PARTICIPATING BUILDERS LIST WILL BE APPROVED. Seller makes no warranties or representations concerning the quality and the workmanship provided by any builder member of the Participating Builder Program, and assumes no liability therefore. Buyer covenants and warrants that any and all improvements to the property shall be made only by one builder member of the Participating Builder Program. Buyer's failure to select a builder member of the Participating Builder Program shall constitute grounds for rejection of the construction plans.

Every home in Verandah must be approved through the design review process. Homes within certain parcels in which one builder is building all of the homes will go through a master approval process. Every custom home must go through the design review process.

**B. Review of New Construction:** Plans for new construction for any single family custom home, models, buildings, or structures must be reviewed and approved by the Reviewer. Architectural Plans, Site Plans, Landscape Plans, Exterior Color and Materials for each residence must be reviewed and approved. Obtaining approval is a two-step process.

**Step 1 - Initial Approval:** Each Applicant shall submit a dimensional site layout, floor and roof plans, elevations, and schematic landscape plans along with an initial review form for single family custom homes (see Appendix 2). Exterior finishes and color schemes, if available, may be discussed. Requirements for plans are further explained in Section E2D below. Applicants may



request a pre-submittal meeting with the Reviewer to address any questions about Verandah's Design Guidelines.

**Step 2 - Final Approval:** Review of final construction drawings is required before construction may begin. The same information listed above is required, however, with greater detail. All information regarding materials, exterior finishes, color schemes, lighting, site grading, and landscaping shall be provided and shall be submitted with a final review form (see Appendix 3). If major revisions have been made from the Initial Approval stage, step one may have to be repeated. One set of plans must be submitted for custom single family homes and two sets are needed for models. When approved, the plans are stamped and retained by the Reviewer. The one additional set of plans submitted for models/buildings are transmitted to our Sales and Marketing Team to develop marketing collateral. A letter from the Reviewer will be sent to the Applicant after each submittal stating the plans are approved, approved with conditions, or disapproved.

**C. Review of Modifications:** The review of modifications to existing dwellings (occurring after issuance of a Certificate of Occupancy or Certificate of Completion) shall require the submission of a Design Review Application to the Reviewer. Depending on the scope of the modification, the Reviewer may require the submission of all or some of the plans and specifications listed below in Section D. The review and approval of modifications shall take place within the same time periods as required for new construction. Modifications must be scheduled and completed in a time agreed upon by the Declarant.

**D. Plans to be Reviewed:** The Reviewer requires one set (or two if a model) of any of the following plans for new single family construction, or a modification, in conjunction with a Review Application.

- **Site Plan.** Include the required setbacks, easements and horizontal dimensions that locate the residence/building on the lot/parcel. Also required on the site plan is a tree overlay finished floor elevation, and existing and proposed grades. (For typical lot grading, refer to the landscape section of this document.)
- **Floor Plan.** Include all rooms, dimensioned to scale, along with the square footage of the total enclosed living area. Additionally, pool plans, decks, patios, stoops, retaining walls related to the dwelling, trash enclosures, HVAC equipment, pool equipment and utilities, and the screening for same, interior spacing of rooms, and connections to driveways and walkways must be shown.

- Foundation Plan. Includes existing and finished floor elevations and grades. Monolithic slabs may only be used where the finished floor does not exceed 18" above existing natural grade for lots with existing vegetation. For lots with no existing vegetation monolithic slabs may only be used where the finished floor does not exceed 18' above street elevation. "Environmental Homesites" may require stem walls regardless of the criteria above.
- Stemwall foundation construction may be required on certain lots to allow natural systems to continue uninterrupted. Stem wall details must include the number of courses and finished grades for each elevation. Stem walls are required when finished floor is more than 18" above existing grade. Additional planters may be used around stem walls greater than 24\*.
- Architectural Elevations. Front, rear, sides, and pool enclosure exterior elevations showing building materials and finishes, and indicate the maximum height of the dwelling. The finished grades must be shown. A rendered elevation depicting material and colors of the primary facade may be requested by the Reviewer for more complicated elevation schemes.
- Wall Sections. Show foundation condition i.e. stemwall or slab, roof overhang, fascia, decorative details and materials.
- Roof Plan. Showing slopes, pitches, hips and gables. See "Verandah Architecture" for minimum required slopes.
- Exterior Finishes. Showing the exterior color scheme and texture (including samples and color chips), shutters, medallions, chimneys, doors, lighting scheme, and other details affecting the exterior appearance of the proposed improvements.
- Landscaping Plan. Showing location, size, species, quantity, spacing, percentage of native plant material, and quality of all plant material, protection of existing vegetation and other landscaping details. Also, include location of planters, paving materials, light poles, utility boxes and mailboxes. Minimum scale: 1/8" = 1' 0" .
- Other. Such other information, data, and drawings as may be reasonably requested, including, without limitation, drainage, lighting, satellite dish placement, storm shutters, screening, fences, lawn ornaments and other features.

E. Review Criteria: While the Design Guidelines are intended to provide a framework for construction and modifications, the Design Guidelines are not all-inclusive. In its review process, the Reviewer may consider the quality of workmanship and design, harmony of external design

with existing structures, and location in relation to surrounding structures. topography, and finish grade elevation, among other things. Reviewer decisions may be based on purely aesthetic considerations.

**F. Review Period:** A written response shall be made to each Construction Application and plan submittal deemed complete within 10 business days of submission of all materials required by the Reviewer. The decision shall be rendered in one of the following forms:

1. "Approved" - The entire Construction Application as submitted is stamped approved.
2. "Approved With Conditions" - The Construction Application is not approved as submitted, but approved with the Reviewer's suggestions for curing objectionable features or segments noted. The Applicant must correct the plan's objectionable features or segments, and the Applicant may be required to resubmit in order to receive approval prior to commencing the construction or alteration.
3. "Disapproved"- The Application as submitted is rejected. The Reviewer may provide comments, but is not required to do so.

**G. Variances:** Variances may be granted in some circumstances including, but not limited to, odd shaped lots or parcels, topography, natural obstructions, hardship, or environmental considerations. All variance requests must be submitted in writing. The applicant must state the reason for the request, and propose mitigation of the variance. The Declarant shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration or governmental regulations. No variance shall be effective unless in writing and signed by a representative of the Declarant.

**NOTE:** The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Lee County or other governmental authorities. It is the responsibility of the Builder to obtain all necessary permits and approvals.

**H. Construction Application and Deposit:** Prior to the beginning of construction, the Builder must submit a Construction Deposit Application to Verandah Development LLC (see Appendix 4). The construction deposit may be used to correct any inconsistencies with plans or damages to adjacent properties or streets. A pre-construction meeting with The Verandah is required to review plan approval status, and to field check the clearing limits.

I. **Implementation of Approved Plans:** All work must conform to approved plans. If it is determined by the Declarant that work completed or in progress on any site/parcel is not in compliance with these Design Guidelines or any approval issued by the DRC, the DRC shall notify the Owner and Builder in writing of such noncompliance, specifying in reasonable detail the particulars of noncompliance, and shall require the Owner and/or Builder to remedy the same. If the Owner and/or Builder fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be in violation of the Declaration and these Design Guidelines.

J. **Time to Complete:** If no maximum time period is specified in the approval or any other agreement, construction shall be completed within one year of its commencement. The Applicant may request an extension of such maximum time period not less than three days prior to the expiration of the maximum time period, which the DRC may approve or disapprove, in its sole discretion. This does not include phased parcel development.

If construction is not completed on a project within the period set forth in the approval, within one year, or within any extension approved by the DRC, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

K. **Changes After Approval:** All proposed changes to structures, including changes that affect the exterior of any building, colors, windows, doors, grading, paving, utilities, landscaping, or signage, made after the final approval of plans must be submitted to and approved in writing by the DRC prior to implementation. Close cooperation and coordination between the Applicant and the DRC will ensure that changes are approved in a timely manner. If Lee County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the DRC, the Applicant must notify the DRC of such changes and receive approval from the DRC prior to implementing such changes.

L. **Enforcement:** A Reviewer will conduct periodic field reviews to ensure compliance with approved plans, Design Guidelines, Declarations and general construction site etiquette requirements. In the event of any violation of these Design Guidelines, the Declarant or the Board may take any action set forth in the Declaration and ByLaws of Verandah, including the recording of a notice of violation in the County records or seeking injunctive relief requiring the removal of improvements that are not in compliance with approved plans and these Design Guidelines. The

Declarant or the Board shall be entitled to recover all costs incurred in enforcing compliance plus a 15% Administrative Fee and/or impose a fine against the residence upon which such violation exists.

### **3. DESIGN STANDARDS**

The following specific site criteria shall apply to all proposed or existing residential construction within Verandah unless a variance is granted by the Reviewer.

**A. Architectural Standards:** The exteriors of all buildings must be designed to be compatible with the natural site features and landscaping of the residence/building and to be in harmony with their surroundings. The landforms, the natural contours, local climate, vegetation, and views should dictate the building location, the building form, and the architectural style. The Reviewer may disapprove plans if in its judgment the massing, architectural style, roofline, exterior materials, colors or other features of the building do not meet these standards. No factory-built modular or mobile home-type construction shall be permitted within the Properties without Reviewer approval.

Setback requirements from property lines are established in the neighborhood covenants & restrictions and by the approved MPD Zoning and are subject to recorded public utility easements, drainage easements, landscape easements and rights-of-way.

**1. Exterior Wall Treatments:** The following are acceptable exterior wall treatments for vertical and horizontal surfaces:

- Painted stucco in muted colors.
- Wood or "green friendly" material (such as Hardi Plank) composite horizontal siding as accents. Premium grade Dutch lap vinyl may be approved. Aluminum siding is prohibited.
- Cast stone, stone or brick veneer as accents.
- Anodized or paint finish are required on all metal surfaces including windows, flashing, drips, and caps, in colors matching the approved trim colors.
- Fascias must be a minimum of 9-1/2" wide cedar, painted to match the approved trim color. Fascia materials comparable to cedar may be approved by the DRC.  
Soffits must be of wood, stucco or premium grade vinyl. Aluminum soffits are prohibited.
- Synthetic/foam products used on the exterior of buildings shall be installed to meet industry standards to ensure quality construction.

**2. Exterior Colors:** Color selections for all exterior material shall be in warm, light earth tones. No pure whites or primary colors may be used. Owners must submit for approval color samples of all exterior surfaces to the Reviewer for review and approval no later than at time of final approval, including specifications and samples for window and metal finishes, roof material, trim, shutters, chimney caps, medallions and any other exterior surfaces and accents. Suggested colors are provided on a Verandah color wheel available from the Reviewer.

**3. Roofing:** Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side, and rear elevation, and may vary as dictated by architectural design. A main body minimum roof pitch of 5 in 12 slope is required; however, accent roofs (ie: porches, dormers, etc.) may be 4 in 12 slope, but must be consistent with historical reference. A minimum overhang of 16 inches is required. Asphalt or fiberglass shingle roofs are prohibited. Roof materials which are acceptable are natural slate, clay or concrete tile in a barrel, flat, and "S" profile for certain architectural themes. Alternate roofing materials may be considered on a case-by-case basis by the Reviewer. Roof colors shall be in warm earth tones: pure white, orange, red, blue or any bright colors are prohibited. Reviewer approval is required for a roof-material change.

**4. Roof Accessories and Equipment:** Reviewer approval is required for all rooftop equipment and accessories, unless specifically excepted in this Section. All rooftop equipment must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible.

Exposed flashing gutters and downspouts must be painted to match the fascia and trim of the structure. No exposed attachment straps will be allowed.

**5. Solar Panels:** Reviewer approval is required for the installation of solar energy equipment. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the residence and not visible from the street. Additional landscape buffering may be required in order to soften the appearance of solar panels. Solar panels shall be located on the rear or side roof of a home whenever possible.

**6. Windows Doors and Trim:** Windows should be clear glass or a tinted glass of bronze, gray, green, or smoke colors. Screen enclosures shall be bronze or charcoal. Windows shall be trimmed/banded on the front and at the rear elevations outside the lanai. No mill finish aluminum will be allowed. Side elevation shall have either banding around the windows or banding/molding

detail under the eaves. Window and lanai screen fabric must be bronze or charcoal color. The DRC must approve security treatments for doors and windows; however, no 'burglar bars, steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows or doors of any dwelling.

**7. Storm Shutters:** Reviewer approval is required for exterior shutters whether installed at initial construction or added later. The area of most concern is along the front elevations or other highly visible portions of the buildings. No hurricane or storm shutters shall be installed unless they have been approved by the Reviewer.

For all neighborhoods with a separate homeowner's association, those associations must first approve the standard storm shutters, and have consistent details and colors for all units within the project.

Shutters must blend into the window details or into the window covering requirements such that a patchwork or "checker board" look does not occur. They should be of consistent color, detail and style. Typically, shutters should be the same color as the required interior window treatment and the colors of the storm shutters must be compatible and consistent with the architecture of the building; for example, a white shutter is inappropriate where the required window coverings for the building are in a beige or gray range. No mill finish aluminum will be allowed. In the case of single family and two-story dwelling units, shutters' appearance can and should be softened with landscaping.

Approved hurricane shutters and/or temporary protective covering shall not be allowed to cover openings until a storm warning has been issued by an Official Weather Service. Approved permanent hurricane shutters must be opened and protective coverings removed after the storm warning has ended.

**8. Screen Doors:** Reviewer approval is required for a front screen door. Screening is not allowed at the garage doors and DRC approval is required for all other screen door applications. The material must match the existing doors on the house and the color should be generally accepted as complementary to that of existing doors on the house.

**9. Accessory Buildings:** Owners shall secure DRC approval prior to construction of any accessory building or permanently installed playhouses, doghouses, gazebos, green houses, play

equipment, etc. built during initial construction or after. Accessory buildings shall meet the following criteria:

1. An accessory building must be of the same color, material and architectural style as the main residence or of color, material and style that is generally recognized as complementary to that of the main residence. An accessory building's roofing materials shall match those of the main residence.
2. Any utilities service accessory buildings shall be installed underground. .
3. Accessory buildings generally shall be located in the rear one-third of the yard as long as it does not front onto a street, shall not unreasonably obstruct any adjacent neighbor's views of the golf course or open areas, and must be screened by a fence or vegetation.
4. Free standing metal utility sheds or storage sheds are not permitted.
5. Tree houses are not permitted.

**C. Additions and Expansions:** DRC approval is required for any addition to or expansion of a residence. Materials shall match the existing residence.

**D. Air Conditioning Equipment:** DRC approval is required for the installation of air conditioning equipment or evaporative coolers. No window air conditioning units shall be allowed. Wall units may be installed with DRC approval. All air conditioning equipment must be screened by using a partial block wall and landscaping.

**E. Awnings and Overhangs:** The installation of awnings or overhangs requires DRC approval. The awning or overhang color must be the same as or generally recognized as complementary to the exterior of the residence. Metal awnings are prohibited.

**F. Birdbaths, Birdhouses, and Bird-feeders:** DRC approval is not required for the rear yard installation of a birdhouse, or a bird-feeder that is less than one foot wide by one and a half feet tall, or a birdbath that is three feet tall or less, including any pedestal. Placement in any front or side yard requires DRC approval.

**G. Clotheslines:** Outside clotheslines shall be prohibited for all purposes unless used on a portion of an Owner's property which is fully screened from view from the street and adjacent properties.



**H. Decks and Balconies:** Owners shall secure DRC approval before installing decks or balconies. Decks and balconies must be constructed of wood or other material similar to that of the residence and, if painted, must be painted a color similar to or generally acceptable as complementary to the residence. Decks and balconies must be installed as an integral part of the residence or patio area. Any such decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easement & unless specifically approved by the utility company having jurisdiction, and must comply with the applicable governmental requirements.

**I. Dog Houses and Runs:** Dog houses and runs must be approved by the DRC and shall not be visible from the street or adjacent properties. DRC approval may require screening or landscaping.

**J. Driveways/Walkways:** Owners shall secure DRC approval prior to paving. Driveways for single family homes 70' and over shall be constructed with brick or concrete pavers or stamped color driveways. Asphalt, gravel, shell or poured concrete driveways are prohibited. Brick, flagstone, stepping stones, and precast patterned or exposed aggregate concrete pavers may be approved for walks or patio areas. Owners shall secure DRC approval before extending or expanding any driveway.

**K. Exterior Lighting:** DRC approval is not required for exterior lighting if lighting is installed in accordance with the following guidelines: Exterior lights shall be conservative in design and as small in size as is reasonably practical. Exterior lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens) to minimize glare sources to neighbors and other homeowners. Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive. Low voltage (12 volts) lighting is preferable to conventional house-voltage systems because of its safety advantages. Any deviation from the aforementioned guidelines or use of high-wattage spotlights, flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires DRC approval. The DRC may take into consideration the visibility and style of the fixture and its location on the home. Light fixtures must complement the architectural style of Verandah and the specific home and landscaping. Lighting of walls can be achieved by use of eave or ground recessed fixtures. Landscape lighting should be concealed where possible by ground recessing or placing in shrub beds. Colored lights are prohibited, except as temporary holiday decorations. Post-mounted light

fixtures will be considered on an individual basis. Spillover of light onto neighboring property should be avoided and lights should be shielded where necessary.

**L. Flagpoles:** Yard-mounted flagpoles are not permitted on any portion of the Properties, except that a builder may erect such flagpoles on a temporary basis at any model homes maintained on the Properties by such builder. Owners may periodically attach American flags for special occasions, not to exceed 4' x 6', to their house or garage without the approval of the DRC. No other flags are allowed.

**M. Fountains:** DRC approval is required for all fountains. Fountains may be located behind a privacy wall in the rear yard or at the front entry. Fountains are not permitted as a focal point of the driveway.

**N. Garages:** Garages are required. Garages must be approved at the time of architectural review for the main residence/building. Such garages shall be compatible with and complementary to the main residence in architectural style, material, color and location, including but not limited to the same roof tile and stucco walls and posts. The garage and specifically the garage door(s) shall not be the focus of the main front facade. Front entry garages are prohibited on lot sizes over 85' in width and discouraged on all other lot sizes unless incorporated with a porte-cochere to buffer visibility from the street.

For lots in the 85' and under category wishing to utilize a front-end garage, the following additional criteria above all other requirements must be met: (See Appendices 10G and 10H)

- The garage portion of the facade shall not exceed 40% of the overall front facade.
- The minimum front setback must be 35 feet.
- Provide two additional street trees with a minimum height of 14 feet.
- Driveway entry shall be offset from the interior garage wall a minimum of 10'-0".
- Provide a bermed landscape buffer that is a minimum of 10 feet wide along the right of way and portions of the driveway to diminish views of the garage door(s) from the street.
- The landscape buffer must incorporate berming (two feet above adjacent finished floor of the driveway), and additional ground cover, mid-height shrubs and trees.
- Additional fenestration, extended overhangs, recessed garage doors (minimum of 16"), and extended planting islands at each corner and column must be provided.

- A two-bay maximum grouping, with a minimum offset of 3 feet for additional bay(s) shall be incorporated into the design of the home. • "Circular" shaped driveways are not allowed.

**O. Gazebos and Greenhouses:** DRC approval is required prior to the construction of any gazebo or greenhouse. Any gazebo or greenhouse must be an integral part of the landscape plan and must not obstruct any adjacent property owner's view.

**P. Glass Block:** Glass block on the exterior of a dwelling shall be subject to Reviewer approval. The Reviewer may disapprove glass block if, in the opinion of the Reviewer, it is overpowering on an elevation or does not fit within the aesthetic nature of the community. The following are general guidelines for glass block:

- Glass block shall not be a dominant feature for the dwelling or elevation.
- All glass block located on the dwelling shall be treated similar to windows with banding and/or architectural trim.
- Glass block located at the front and/or rear of the dwelling shall provide a privacy wall and/or sufficient landscaping that simulates a wall to diminish the impact on the elevation.

**Q. Hot Tubs and Saunas:** Approval is required for the installation of any hot tub, Jacuzzi, sauna, or spa. Any hot tub, Jacuzzi, or spa shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, or spa shall be located in the rear or side yard, shall be installed in such a way that it is not immediately visible to adjacent property owners, and shall not create an unreasonable level of noise for adjacent property owners. All mechanical equipment necessary for the operation of any hot tub or sauna must be located in the rear or side yard and shall be screened from the street and neighboring units by a fence, wall, or landscaping, such screening to be in accordance with these Design Guidelines and approved by the Reviewer. Owner may be required to install safety features such as locks or covers for these items when such are not in use.

Applications for hot tubs, Jacuzzis, saunas and spas shall be accompanied by a screen or fence plan and a plat of the property with the improvements indicated thereon.

**R. Lawn Ornaments and Trellises:** These elements are prohibited within the front and side yards. They may be located in the rear yard if screened from view from adjacent properties and open spaces.

**S. Mailboxes:** Mailboxes shall include the house number and be of a standard design for individual neighborhoods as specified by the Reviewer. Mailboxes shall be provided by the Builder in accordance with specifications provided by The Declarant. Newspaper tubes and driveway reflectors are prohibited. Oversized and additional mailboxes are not permitted.

**T. Ornaments and Statues:** Lawn ornaments, statuary and outdoor sculpture must be submitted for Reviewer approval in advance of installation and are prohibited in front and side yard areas unless inside a privacy wall. All ornaments installed in rear yard areas or behind a privacy wall must be placed so as to not be visible from adjacent lots or the golf course.

**U. Paint:** Owners may repaint in accordance with the originally approved color scheme of any dwelling or improvement. Approval is required is required for all changes in exterior painting. Review criteria may include, but shall not be limited to, the sheen of paint, the home's architecture, any existing stone or brick accents, roof color, and neighboring properties' colors. The main colors for all exterior building surfaces must complement the architectural theme of the house.

**V. Playhouses:** A playhouse shall be reviewed by the Reviewer if it measures more than 24 square feet, is more than 6feet high from peak to ground, or is constructed on a concrete slab or footing. All playhouses must be located in the rear yard and screened from view from adjacent properties and the street. Tree houses are not permitted.

**W. Pools:** Approval is required for the construction or installation of pools. Pools must be located in the rear yard and must be an integral part of the residence unless associated with a courtyard home, in which case the pool is to be located in the courtyard and screened by walls. Landscaping shall be provided around the foundation of the pool or wall and must be an integral part of the overall landscape plan. All mechanical equipment necessary for the operation of any pool must be located in the rear or side yard and shall be screened from the street and neighboring residences/buildings by a fence, wall and landscaping, such screening to be in accordance with these Design Guidelines and approved by the Reviewer. Above-ground pools are prohibited.

**X. Propane Tanks:** Propane tanks must be installed underground.

**Y. Recreational Equipment:** Recreational equipment shall not be installed in the front yard of residences/buildings or attached to houses or garages. Recreational equipment in side or rear yards must be reviewed and approved. Said review shall be based upon, but not limited to, the

following considerations: proximity of equipment to property lines and proximity of equipment to neighbor's living areas, golf course and common areas. A landscape buffer may be required.

**Z. Satellite Dishes:** One small and inconspicuous satellite dish antenna having a diameter of 18" or less, which is installed upon or adjacent to any residence, and is not visible from adjacent properties or the street, and is integrated with the residential structure and surrounding landscape, does not require approval. Such equipment shall be located only in side or rear yards that are not adjacent to a street, and shall be located as inconspicuously as possible. Other satellite dishes with a diameter of more than 18", and all other microwave dish antennae, satellite dish antennae, exterior radio antennae, or other electronic signal-receiving or transmitting equipment to be located on the exterior of the home must be reviewed and approved by the Reviewer.

Notwithstanding the above, all residences are required to be pre-wired for cable television and telecommunications in accordance with the standards established by the Declarant.

**AA. Screen Enclosure and Patios:** Approval is required for the construction of patio covers, open patios and screen patios. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence.

Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. Framing shall be bronze and screens shall be either bronze or charcoal. All screen enclosures must be designed to complement the roofline of the principle structure. Screen Enclosures on the primary street(s) facade must be approved by the Reviewer (approval will be done on a case-by-case basis).

**BB. Signs:** All signage must be in accordance with the Verandah Signage Guidelines (see Appendix 3). One security sign may be permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling.

One Builder sign and permit board shall be allowed; however, no subcontractor or trade signs shall be permitted. A Builder sign shall be erected on the lot/parcel prior to the commencement of any work, including clearing or grading. Builder signs shall be securely erected, and no signs or permits shall be placed in trees. The Builder sign shall be removed immediately upon the issuance of a Certificate of Occupancy unless a longer period is granted in advance by the DRC.

**CC. Technology:** All builders must pre-wire dwelling units for telecommunication purposes in accordance with the specifications outlined in Appendix 8.

**DD. Trash Containers:** Trash containers shall be stored in side yards behind the front building line or shall be screened from the street by a fence, wall, or landscaping.

**EE. Zero Edge Pools:** Zero edge pools are required to adhere to the following criteria to receive approval:

- A rear yard grading plan is to be included in the pool plans.
- The elevation of the basin must be shown on the plans.
- No removal of littoral plants at the lake bank is allowed.
- Lake bank grades must remain as constructed in order to comply with Water Management permits. No alteration of the lake bank grade is allowed.

## **4. CONSTRUCTION GUIDELINES**

**A. Field Reviews:** Two field reviews are required, one prior to site clearing and preparation and a final field review prior to occupancy of the residence/building. The applicant shall schedule and coordinate a review of all construction activities with the Reviewer to verify compliance with the approved plans and specifications. The Reviewer may also perform additional periodic informal field reviews to ensure that work is being performed in conformance with approved plans.

All field reviews are observations only and will not relieve the obligation to obtain inspection approvals from Lee County and other organizations having jurisdiction.

**B. Site Maintenance:** All sites must be maintained in a clean and orderly manner at all times. If the construction site is not maintained as required, the Declarant may complete the work and charge the Builder and/or owner for all maintenance costs.

A single dumpster or containment area is required for each site under construction and must be placed in the most inconspicuous setting, while remaining functional. Dumpsters must be of an earthtone color. All construction waste must be collected in a single dumpster by a construction waste recycling company.

Dumpsters must be emptied regularly or as soon as they are full. Dumpsters that are overflowing or filled and left for any length of time will be emptied by the Declarant and charged to the Builder.

Builders are responsible for ensuring that construction material and debris does not blow off of the job site and shall be responsible for picking up trash on a daily basis. Care should be taken when loading trucks and hauling trash to prevent spillage while in transit. Builders will be held responsible for debris falling from construction vehicles.

If a Builder desires to place a dumpster somewhere other than the construction site for which it is being used, the builder must have documented permission from the property owner and the Reviewer. The use of adjoining properties for access or storage of materials without written permission of the adjacent owner is prohibited.

Construction materials shall be stored within the lot boundaries and must be in an inconspicuous location to provide for a neat and orderly streetscape. Temporary storage structures, approved by Reviewer may be used to store materials. Storage structures may not be used as living or office quarters.

Small construction trailers may be permitted if properly screened and utilized for a maximum of three months. Written permission from the Reviewer is required. Burning is not permitted on construction sites under any circumstances.

Each construction site shall have a job toilet located inside the lot.

Streets must be swept on an as-needed basis but, at a minimum, every Friday to ensure cleanliness for residents, guests and prospective customers.

Job sites not in compliance with the Declaration, these Design Guidelines, or approved plans, will be issued a Notice of Violation and a punch list of items needed to bring the construction site into compliance. Further construction is prohibited until such punch list items have been corrected.

**C. Vegetation Protection and Barricading:** Prior to any construction or clearing activities, the Builder shall protect existing vegetation by barricading those areas with woven fabric or silt barricades. In addition the following activities are prohibited:

- Dumping backfill into an area containing protected vegetation
- Excavating soil from a protected area
- Falling trees into a protected area
- Parking in or driving through protected areas
- Stacking or storing supplies or equipment in protected areas

- Changing site grading to cause drainage into a protected area
- Disposing of toxic materials into a protected area

A silt barricade is required at all lots that back onto a preserve or lake area.

Mesh barricades must be located along all of the property lines, but must be located outside of any natural areas.

All preserve areas must be clearly marked and barricaded to avoid any damage either by clearing, fill/dirt or by construction vehicles.

Existing vegetation to be saved on a lot (for instance, a cluster of shrubs and trees) must have a barricade encompassing the cluster out to the drip edge of the tree.

Perforated plastic barricades/fences are permissible, but all barricades must be of dark earthtone colors (green, brown and black). Orange barricades are not permitted. Silt fence-type barricades are required around saved vegetation and natural areas.

**D. Construction Damages:** Any damage to vegetation, common area facilities, or the golf course property caused by the Builder, its contractors, sub-contractors, agents or employees must be corrected immediately to the satisfaction of the Reviewer. The Declarant or the Association may repair such damage and assess the costs of repair to the Builder.

**E. Conduct:** The Builder must ensure that all contractors and subcontractors control the conduct of their employees while working in Verandah. Loud music, profanity and other behavior which is a nuisance will not be tolerated. Employees, agents and suppliers shall comply with all traffic and parking rules within the community. Employees, agents or others violating these policies may be removed from the premises and may be denied access at the construction entrance.

**F. Work Hours:** Normal work hours for construction-related work and maintenance are Monday-Friday from 7 a.m. -6 p.m. and Saturday from 7 a.m. -4 p.m. Construction-related work may be extended to 8 p.m. Monday- Friday and 6 p.m. on Saturdays. Construction-related work may be conducted on Sunday & Holidays if it is interior to the building and may be permitted on a case-by-case basis. All after-hours work must be approved by the Reviewer. Maintenance and cleaning work may be extended beyond those times permitted for construction related work and shall be approved on a case-by-case basis.



All work performed outside normal working hours must comply with the following.

1. Entry shall be at the main gate only.
2. Work performed on Sunday and after normal work hours shall be of a type that does not produce excessive noise. Excessive noise for this purpose shall be noise that is above the existing noise levels when work is not present.
3. All vehicles must be parked on the construction site and not in the street.
4. Radios are not permitted after hours and on Sundays.

Please note that upon any legitimate complaint from the residents, the proposed work will be terminated for that day and the contractors will be requested to leave. Sub-contractors should make after-hours work requests through their respective Builders. All requests for after-hours and weekend work must be made before 4:00 p.m. Monday-Friday.

Working beyond normal work days and hours should be the exception and not the rule. Excessive use of this privilege may result in more restrictive procedures.

**G. Construction Parking:** Parking of vehicles on the street requires cones or barricades to warn oncoming traffic. Parking may only occur on one side of a given street so as not to block off a street. Workers shall not park on property owned by a resident whether or not the lot is vacant.

**H. Signage:** All signage including individual Builder sign and model sign must be in accordance with the approved Verandah signage guidelines. (see Appendix 3)

A standard sign and permit board must be provided by the Builder. No sub-contractors of any type will be permitted to have a sign on the homesite. At no time shall a sign or permit be nailed to a tree.

**I. Post Construction:** When construction of a residence is completed and the landscaping has been installed, the Builder must request a final field review to ensure conformance with the approved final plans. A copy of the county Certificate of Occupancy must be provided.

All debris must be removed from the site and surrounding areas, and the temporary power pole (if applicable) must also be removed. Any stains or damage to the adjacent road must be cleaned/repared by the Builder.



## Appendix F.

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## Appendix 1 – Design Review Form



### MODIFICATION REVIEW FORM

All documents referenced in this form can be accessed from <https://www.verandahlife.com/VCA/Community-Documents>.

#### GENERAL INFORMATION

- Any modification or change to the exterior of your home **must be submitted** for review by the Reviewer.
- Applications will be reviewed within 15 days of receipt of a completed application submitted to the VCA. The Reviewer may request additional information. If additional information is requested, the 15-day review period will begin with submission of the completed package as requested by the Reviewer.
- Before completing this form, please read the VCA Design Review Process document.
- Please refer to the Project Guideline Specifications for details on the information required for submission with this form.
- Approval by a Sub-HOA ARC/DRC committee is not a substitute for VCA Reviewer approval. Both are required if Owner is in a Sub-HOA. The 15-day review period starts from the date the completed request is received by the VCA.
- No implied approval can be assumed for a variance request. If requesting a variance, please provide explanation of the need for a variance.
- Changes or modifications to the originally submitted request that happen after the initial approval is granted will require additional review and approval.
- No work may commence until approval is granted by the Reviewer.
- Upon completion of the project, the Owner must contact the VCA for a final inspection and final approval. – [VCAAdmin@evergreen-lm.com](mailto:VCAAdmin@evergreen-lm.com)

OWNER INFORMATION			
Name			
Address			
Phone #		Email	

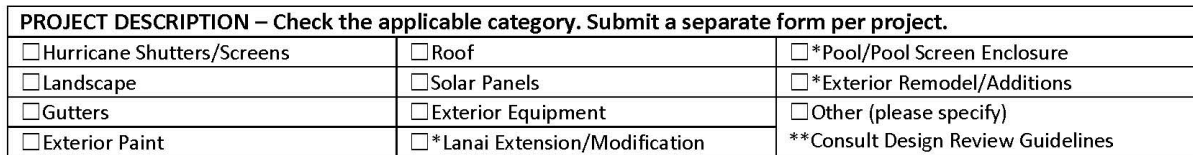
Is this application being filed as a request for an accommodation under ADA compliance or for a disability?

☐ Yes ☐ No

CONTRACTOR INFORMATION			
Contractor			
Address			
Phone #		Email	
License #			
Proposed Start Date		Proposed End Date	

*Please include a copy of the Contractor's insurance (both liability and auto). Permits must be obtained and provided prior to starting the project, if required.*

Project Address: \_\_\_\_\_ Date received by VCA \_\_\_\_\_



<b>Additional Information:</b>

SUB-HOA – Please check if you are part of one of these Sub-HOA communities.			
<input type="checkbox"/> Bramble Cove	<input type="checkbox"/> Lakeview	<input type="checkbox"/> Palmetto Grove	<input type="checkbox"/> Sabal Point
<input type="checkbox"/> Cottonwood Bend	<input type="checkbox"/> Orangetree Bend	<input type="checkbox"/> Pebblebrook	<input type="checkbox"/> Shady Bend
<input type="checkbox"/> Idlewild	<input type="checkbox"/> Otter Bend		

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Signature of Owner  

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Date

<b>FOR USE BY SUB-HOA</b>	
Your signature and submission of this form represents Sub-HOA approval. If the Sub-HOA has any conditions, please attach them in a letter format that will be forwarded to the Owner with the VCA decision letter.	
_____	_____
Signature of Authorized Sub-HOA Rep	Date
The Sub-HOA has included conditions to its approval. <input type="checkbox"/> Yes <input type="checkbox"/> No	

Project Address: \_\_\_\_\_ Date received by VCA \_\_\_\_\_



VCA Reviewer requests the following information:

☐ Additional Information Requested

Date: \_\_\_\_\_

☐ Permits Required \_\_\_\_\_

☐ Insurance Required \_\_\_\_\_

☐ Deposit Received \_\_\_\_\_

☐ Deposit Returned \_\_\_\_\_

**Notes from VCA Reviewer** (if approval includes a variance, indicate reason variance was granted):

Was a site visit done by Reviewer? ☐ Yes ☐ No

Date: \_\_\_\_\_

☐ See conditions or additional information in letter attached.

☐ Approved

☐ Approved with Conditions

☐ Denied

Letter sent to Owner






Copy sent to Sub-HOA






Uploaded to  
Vantaca

Filed in Owner File








Project Address: \_\_\_\_\_ Date received by VCA \_\_\_\_\_

## VCA APPROVED 'FLORIDA FRIENDLY' RESIDENT PLANT LIST










Name		Plant Specifications	Landscape Uses	Comments
PALMS				
	<b>Alexander Palm</b> <i>Ptychosperma elegans</i>		Light - Partial Shade Plant Shape - Upright Spread - 6 to 10 feet Height - 15 to 25 feet Growth Rate - Moderate Flowering - Summer	Tall slender accent palm.  Also known as Solitaire Palm. Can be used as a multiple trunk specimen.
	<b>Bismarck Palm</b> <i>Bismarckia nobilis</i>		Light - Full Sun to Partial Sun Plant Shape - Upright, Round Spread - 15 to 20 feet Height - 30 to 60 feet Growth Rate - Slow Flowering months - Spring	Massive specimen palm; out of scale for small residential yards.  Very large plant - needs plenty of room on all sides. Stiff, waxy, blue-green fronds; white/cream flowers. Green fruit.
	<b>Bottle Palm</b> <i>Hyophorbe lagenicaulis</i>		Light - Full Sun to Partial Sun Plant Shape - Upright Height - 5 to 12 feet Growth Rate - Slow Flowering months - Spring	Accent Palm. Its small size and striking appearance enhance formal or eclectic landscapes. Best in sheltered area.  Cold sensitive. Unique trunk.
	<b>Buccaneer Palm</b> <i>Pseudophoenix sargenti</i>		Light - Full Sun Plant Shape - Upright Height - 10 to 25 feet Growth Rate - Slow Flowering - Summer	Small specimen or accent palm, stout-ringed trunk with blue-green fronds  Slow-growing and sensitive to cold, the buccaneer is a perfect small palm for a small yard.






	<b>Canary Island Date Palm</b> <i>Phoenix canariensis</i>		Light - Full Sun Plant Shape - Upright Spread - 25 to 30 feet Height - to 60 feet Growth Rate - Slow Flowering - Spring/Summer	Stately, large specimen. Not suited for small yards.	Spiny thorns. Thick trunk. Does best in a dry location.
	<b>Cat Palm</b> <i>Chamaedorea cataractarum</i>		Light - Partial Shade to Full Shade Plant Shape - Clumping, round Height - to 5 feet Growth Rate - Moderate Flowering - Spring	Small trunkless palm, useful as an accent plant in a small shaded garden.	Best planted in a sheltered area.
	<b>Christmas Palm</b> <i>Adonidia merillii</i>		Light - Full Sun Plant Shape - Upright Height - 12 to 15 feet Growth Rate - Slow Flowering - December	A showy, highly ornamental palm that works beautifully in small landscape areas.	Self-cleaning. Can be single or multi-trunked. Produces red berries around Christmastime.
	<b>European Fan Palm</b> <i>Chamaerops humilis</i>		Light - Full Sun to Partial Shade Plant Shape - Upright, irregular Spread - 6 to 15 feet Height - 5 to 15 feet Growth Rate - Very Slow Flowering - Spring	Small, multi-stemmed palm, used for specimen or accent. Best placed a safe distance from heavy foot traffic.	Clumping palm; low maintenance compared to other palms; petioles with sharp teeth. Cold hearty.
	<b>Florida Thatch Palm</b> <i>Thrinax radiata</i>		Light - Full Sun Plant Shape - Weeping, Upright Spread - 6 to 10 feet Height - 15 to 20 feet Growth Rate - Slow Flowering - Summer	Good native plant for many landscapes due to small size.	The fall fruit produced on a mature specimen is a good food source for birds. Wind resistant.













	<b>Foxtail Palm</b> <i>Wodyetia bifurcata</i>		Light - Full Sun to Partial Sun Plant Shape -Upright, vase, Arching Spread 8 to 20 feet Height - 20 to 30 feet Growth Rate - Fast Flowering - Spring	Solitary palm, often used in clusters. In scale for most sized homes.	Can be used as a multiple trunk specimen. Self-cleaning. Fronds resemble a fox tail.
	<b>Lady Palm</b> <i>Raphis excelsa</i>		Light - Partial Shade to Full Shade Plant Shape -Irregular, upright Spread - 10 to 15 feet Height - 7 to 14 feet Growth Rate - Slow Flowering - Summer	Accent palm, can be used as a shrub or bottom leaves can be removed for a tree look. Best for small shaded spots.	Forms clumps of bamboo-like stalks topped with very dark green fan-shaped leaves. Dwarf varieties available.
	<b>Needle Palm</b> <i>Rhapidophyllum hystrix</i>		Light - Partial Shade Plant Shape -Upright, Clumping, Arching Spread - 5 to 10 feet Height - 6 to 8 feet Growth Rate - Slow Flowering - Summer	Shaded, understory conditions. Best in natural settings.	Attractive to wildlife. Small trunkless, clumping palm. Exceptionally cold tolerant.
	<b>Palmetto Dwarf</b> <i>Sabal minor</i>		Light - Sun to Partial Shade Plant Shape -Clumping, upright Spread - 4 to 8 feet Height - 4 to 9 feet Growth Rate - Slow Flowering - Summer	Low growing silver or blue-green native palm for a naturalized look.	Blueish green, fan shaped leaves; small, white flowers; black berries provides food for wildlife in fall; difficult to transplant
	<b>Pygmy Date Palm</b> <i>Phoenix roebelenii</i>		Light - Full Sun to Partial Shade Plant Shape -Upright, Clumping Spread - 5 to 10 feet Height - up to 12 feet Growth Rate - Slow Flowering - Spring	Low maintenance small palm in scale for one story residences.	Naturally a solitary-trunk palm, often seen as a multi-trunk specimen. Spiny thorns.










	<b>Queen Palm</b> <i>Syagrus romanzoffiana</i>		Light -Full Sun to Partial Shade Plant Shape - Upright Spread - 5 to 10 feet Height 40 feet Growth Rate - Fast	May topple in strong winds, plant well away from the house, at least 10 feet out.	Messy orange fruit drops. Needs frequent fertilization.
	<b>Royal Palm</b> <i>Roystonea elata</i>		Light - Full Sun to Partial Shade Plant Shape -Upright, Arching Spread - 15 to 25 feet Height - 50 to 80 feet Growth Rate - Moderate Flowering - Summer	Mammoth sized, royals are used in larger landscapes with bigger houses so they fit the scale of their surroundings.	Tall, smooth cement gray trunk; high wind resistance; self-cleaning.
	<b>Sabal Palm</b> <i>Sabal palmetto</i>		Light -Full Sun to Partial Shade Plant Shape - Arching, Upright Spread - 10 to 15 feet Height - 25 to 60 feet Growth Rate - Slow Flowering - Summer	Planted as a single palm or small groups to accent home.	Florida state tree, hearty and easy to grow; high wind resistance; transplants easily; food and cover for wildlife
	<b>Saw Palmetto</b> <i>Serenoa repens</i>		Light - Full Sun to Partial Shade Plant Shape -Clumping, irregular Spread - 4 to 10 feet Height - 3 to 10 feet Growth Rate - Moderate Flowering - Spring	Perfect as a filler, hedge, backdrop or accent, these plants add old-Florida charm. Useful ground cover for large areas.	Naturalized look. Silver variety is available. Attracts pollinators.
	<b>Silver Thatch Palm</b> <i>Coccothrinax argentata</i>		Light - Full Sun to Partial Sun Plant Shape -Clumping Spread -5 to7 feet Height -7 to 15 feet Growth Rate - Very Slow Flowering - Summer	Specimen tree or accent. In scale with most residential spaces.	Pretty, small size palm with a slender trunk and an open crown.








	<b>Spindle Palm</b> <i>Hyophorbe verschaffeltii</i>		Light - Full Sun to Part Sun Plant Shape - Upright Height - up to 20 feet Growth Rate - Slow Flowering months - Summer	Specimen or accent. Formal yet tropical.	Unique bottle-shaped trunk.
	<b>Sylvester Palm</b> <i>Phoenix syvestris</i>		Light -Full Sun to Partial Shade Plant Shape - Arching, Upright Spread - 10 to 15 feet Height - to 40 feet Growth Rate - Moderate Flowering - Summer	Suited for medium to large scale residences. Can be solitary or multi-trunked.	Smaller, silvery blue-green version of the Canary Island Date Palm with a slimmer trunk. Spiny thorns.
CYCADS					
	<b>Cardboard Plant</b> <i>Zamia furfuracea</i>		Light - Sun to Part Shade Plant Shape - Mounding, Round Spread - up to 8 feet Height - 5 feet Growth Rate -Slow Flowering -None	Serves as a specimen, accent plant or large ground cover. Tropical. Suited to large yards.	Low maintenance.
	<b>Chestnut Dioon</b> <i>Dioon edule</i>		Light - Full Sun to Part Shade Plant Shape - Upright Spread - 6 feet Height - 6 feet Growth Rate - Slow Flowering -None	Accent or specimen.	Blue-green feathery looking, but spiny palm-like leaves. Larger 'Giant Dioon' ( <i>Dioon spinulosum</i> ) also available.






	<b>Florida Coontie</b> <i>Zamia Floridana</i>		Light - Full Sun to Full Shade Plant Shape - Upright Spread - 3 feet Height - 2.5 to 3 feet Growth Rate - Slow Flowering -None	Specimen or ground cover.	Host plant for the Atala butterfly. Small palm-like plant.
	<b>King Sago</b> <i>Cycas revoluta</i> <b>Queen Sago</b> <i>Cycas circinalis</i>		Light - Full Sun to Part Shade Plant Shape - Upright Spread - 5 - 8 feet Height - 5 - 10 feet Growth Rate - Slow Flowering -None	Tropical accent plant. Queen Sago grows larger.	Drought resistant.
<b>CANOPY TREES</b>					
	<b>Black Olive</b> <b>'Shady Lady'</b> <i>Bucida buceras</i>		Light -Full Sun Plant Shape - Upright, Round Spread - 35 to 50 feet Height up to 30 feet Growth Rate - Fast Flowering - Spring	Large, single yard specimen.	Black fruit, can stain materials it falls onto. Semi-deciduous.
	<b>Southern Laurel Oak</b> <i>Quercus laurifolia</i>		Light -Full Sun to Partial Sun Plant Shape - Upright, Symmetrical Spread - 35 to 45 feet Height - up to 60 feet Growth Rate - Fast Flowering - Spring	Large specimen tree.	Semi-evergreen. Produces acorns. Not as hearty or long lived as the 'Live Oak'. Semi-deciduous.

	<b>Southern Live Oak</b> <i>Quercus virginiana</i>		Light -Full Sun Plant Shape - Upright, Oval Spread - 60 to 120 feet Height - 40 to 80 feet Growth Rate - Moderate Flowering - Spring	Stately, large, sprawling; horizontal branching tree. Do not plant near the house, walk, driveway, or utility boxes.	Semi-deciduous. Produces acorns. Invasive root system.
	<b>Southern Live Oak</b> <i>Quercus virginiana</i> 'High Rise'		Light - Full Sun - Part Shade Plant Shape - Upright, Oval Spread - 25 feet Height - 40 feet Growth Rate - Moderate Flowering - Spring	'High Rise' has a low spread to height ratio, making it perfect for smaller to medium yards.	Semi-deciduous. Smaller clone of the 'Live Oak'. Produces acorns.
SHADE/ACCENT TREES					
	<b>Bald Cypress</b> <i>Taxodium distichum</i>		Light -Full Sun Plant Shape - Upright, Columnar Spread - 10 to 35 feet Height - 50 to 80 feet Growth Rate - Moderate Flowering - None	Tall specimen, prefers moist locations; best planted near water.	Conifer. Drops needles in winter. High wind resistance. Some of Florida's most ancient and largest trees. Roots produce knees.
	<b>Dahoon Holly</b> <i>Ilex cassine</i>		Light -Full Sun to Partial Sun Plant Shape - Upright, Round Spread - 15 to 20 feet Height - 20 to 30 feet Growth Rate - Moderate Flowering - Spring	Medium sized tree, suited to most yards.	Evergreen. Provides food for wildlife; does best in rich, organic soils. Male and female required for berry production.









	<b>East Palatka Holly</b> <i>Ilex attenuata</i>		Light -Full Sun Plant Shape - Open Pyramidal Spread - 10 to 15 feet Height - 30 to 45 feet Growth Rate - Moderate Flowering - Spring	Specimen tree.	Evergreen. Attracts birds; showy; fruit/leaves not a litter problem. Hybrids are available.
	<b>Japanese Blueberry</b> <i>Elaeocarpus decipiens</i>		Light -Full Sun to Partial Sun Plant Shape - Upright, Oval Spread - 15 to 20 feet Height - 15 to 20 feet Growth Rate - Slow Flowering - Spring/Summer	Accent tree. The narrow form fits in almost anywhere, even in areas of limited space.	Evergreen. Can be shaped into topiaries.
	<b>Japanese Fern Tree</b> <i>Filicium decipiens</i>		Light -Full Sun Plant Shape - Upright, Globe Spread - 15 to 20 feet Height - 20 to 30 feet Growth Rate - Fast Flowering - Spring/Summer	Specimen tree. Suited to larger spaces.	Evergreen. Attractive fern-like foliage. Susceptible to hurricane damage.
	<b>Ligustrum</b> <i>Ligustrum japonicum</i>		Light -Full Sun to Partial Sun Plant Shape - Upright, Oval Spread - 15 to 25 feet Height - 8 to 12 feet Growth Rate - Moderate Flowering - Summer/Fall	Accent tree or shrub.	Evergreen. Large shrub often pruned into tree-form or topiary.
	<b>Mahogany</b> <i>Swietenia mahagoni</i>		Light -Full Sun to Partial Sun Plant Shape - Upright, Oval Spread - 40 to 60 feet Height - 40 to 75 feet Growth Rate - Fast Flowering - Spring	Large shade or specimen tree with densely shaded canopy.	Evergreen. Protected tree. Requires lots of room.






	<b>Pigeon Plum</b> <i>Coccoloba diversifolia</i>		Light -Full Sun to Partial Sun Plant Shape - Pyramidal, vase Spread - 20 to 35 feet Height - 15 to 25 feet Growth Rate - Fast Flowering - Spring	Specimen or accent. Compact crown makes it suitable for small areas.	Edible fruits provides food for wildlife. Bark peels and becomes showy with age. Typically has a multiple trunk.
	<b>Red Maple</b> <i>Acer rubrum</i>		Light -Full Sun Plant Shape - Oval, Round, Upright Spread - 25 to 35 feet Height - 60 to 75 feet Growth Rate - Fast Flowering - Late Winter/Early Spring	Specimen tree. Red fall foliage.	Deciduous. Medium to low wind resistance. Good for wet sites. Smaller cultivars like "Autumn Flame" and "Gerling" are available.
	<b>Slash Pine</b> <i>Pinus elliottii</i>		Light -Full Sun to Partial Shade Plant Shape - Upright, Irregular Spread - 35 to 50 feet Height - 60 to 80 feet Growth Rate - Fast Flowering -None	Specimen tree. Best planted in groups.	Conifer. Creates a natural bird sanctuary and food for wildlife. Flamable plant 30 feet away from buildings.
<b>FLOWERING TREES</b>					
	<b>Bottlebrush</b> <i>Calistemon spp.</i>		Light -Full Sun to Partial Shade Plant Shape - Round or Weeping Spread - 6 to 15 feet Height - 10 to 30 feet Growth Rate - Fast Flowering -On/off all year	Specimen or accent tree. Small to medium flowering tree.	Attracts hummingbirds and butterflies. Dwarf shrub variety "Little John" available.







<b>Crape Myrtle</b> <i>Lagerstroemia indica</i>		Light -Full Sun Plant Shape - Upright, vase Spread - 10 to 15 feet Height - 6 to 25 feet Growth Rate - Fast Flowering -Summer	Small flowering tree or shrub.	Deciduous. Flower color and height vary by cultivar. Dwarf varieties available.
<b>Dewdrop Tree</b> <i>Duranta Erecta</i> <i>'Sapphire Showers'</i>		Light - Full Sun to Partial Shade Plant Shape - Erect Spread - Proportionate to height Height - 8 to 15 feet Growth Rate - Moderate to Fast Flowering - Spring/Summer	Small accent tree or trimmed to shrub.	Evergreen. Provides food and shelter for butterflies and birds. Filly purple flowers. Berries are poisonous to pets if ingested.
<b>Golden Shower Tree</b> <i>Cassia fistula</i>		Light -Full Sun Plant Shape - Open, Irregular, Vase Spread - 25 to 40 feet Height - 30 to 40 feet Growth Rate - Fast Flowering -Spring	Specimen tree, medium sized.	Semi-deciduous. Yellow flowers. Low wind resistance.
<b>Hong Kong Orchid Seedless</b> <i>Bauhinia blakeana</i>		Light -Full Sun Plant Shape - Irregular, Vase Spread - 20 to 25 feet Height - 20 to 40 feet Growth Rate - Fast Flowering - Winter/Spring	Specimen. Best suited for a medium to large sized yards.	Attracts butterflies, birds, hummingbirds. Weak wood, requires yearly pruning. Fragrant flowers.
<b>Powderpuff spp.</b> <i>Calliandra</i>		Light -Full Sun Plant Shape - Irregular Spread - 10 to 15 feet Height - 12 to 15 feet Growth Rate - Fast Flowering - Fall and Winter	Specimen. Informal, excellent small yard tree.	Evergreen. Multi-trunked. Attracts pollinators and hummingbirds. Showy red, pink or white flowers.











	<b>Southern Magnolia 'Little Gem'</b> <i>Magnolia grandiflora</i> <i>'Little Gem'</i>		Light -Full Sun Plant Shape - Columnar Spread - 10 to 15 feet Height -15 to 20 feet Growth Rate -Moderate Flowering - Spring then off/on	Specimen. A smaller version of the Magnolia Grandiflora. Suited to all sized yards.	Evergreen. Beautiful white, sweet scented flowers.
	<b>Trumpet Tree</b> <i>Tabebuia aurea</i> , <i>heterophylla</i> , <i>impetiginosa</i> .		Light -Full Sun Plant Shape - Columnar Spread - 10 to 15 feet Height -15 to 25 feet Growth Rate -Moderate Flowering - Winter/Spring	Great single specimen trees for medium-sized yards as well as pretty accents in larger properties.	Small gnarly tree with deeply furrowed bark. Available in yellow, pink and purple varieties. Low wind resistance.
<h2 style="text-align: center;">SHRUBS AND TROPICALS</h2>					
	<b>Adam's Needle</b> <i>Yucca filamontosa</i>		Light - Full Sun Plant Shape - Round Spread - 3 to 4 feet Height - to 5 feet Growth Rate - Moderate Flowering - Spring	Accent and specimen.	Evergreen. Rigid leaves, spiny tips. Flower stalk takes several years to appear.
	<b>African Iris</b> <i>Dietes vegeta</i>		Light - Full Sun Plant Shape - Upright Spread - 1 to 2 Height - 1 to 2 feet Growth Rate - Moderate Flowering - Spring/Summer	Massing and accent.	Attractive white or yellow flowers.















<p><b>Agapanthus</b>  <i>Agapanthus africanus</i>  'Lily of the Nile', 'African Lily'</p>		<p>Light - Part Sun to Part Shade  Plant Shape - Upright, clumping  Spread - 1 to 2 feet  Height - 1.5 to 4 feet  Growth Rate - Moderate  Flowering - Spring/Summer</p>	<p>Massing, accent or specimen. Good tropical garden choice.</p>	<p>Large globe-shaped blue flowers, evergreen strappy leaves.</p>
<p><b>Agave</b>  <i>Agave spp.</i></p>		<p>Light -Full Sun  Plant Shape - Varied  Spread - 3 to 10 feet  Height -3 to 6 feet  Growth Rate -Slow  Flowering - Varies</p>	<p>Specimen or accent. Choose species adapted to landscape design.</p>	<p>Dramatic foliage, varied colors and forms. Very low maintenance. Showy with sharp spines. Many varieties are available.</p>
<p><b>Allamanda</b>  <i>Allamanda schottii</i></p>		<p>Light -Full Sun to Partial Sun  Plant Shape - Round  Spread - 4 to 7 feet  Height - 5 to 6 feet  Growth Rate -Varies  Flowering - Summer/Fall</p>	<p>Accent plant. Allamanda forms a loose, semi-open, medium-sized shrub.</p>	<p>Attracts butterflies. Yellow flowers.</p>
<p><b>Alocasia, Elephant Ear</b>  <i>Alocasia spp.</i></p>		<p>Light -Partial Sun to Shade  Plant Shape - Varies  Spread - up to 8 feet  Height - up to 6 feet  Growth Rate -Varies  Flowering - Summer/Fall</p>	<p>Tropical accent plant.</p>	<p>Numerous cultivated species; available in many sizes and colors. Prefers moist, organic soil.</p>
<p><b>Arboricola</b>  <i>Schefflera Arboricola</i></p>		<p>Light - Full Sun to Full Shade  Plant Shape -Mounded  Spread - 6 to 15 feet  Height - 10 to 15 feet  Growth Rate - Fast  Flowering - Winter</p>	<p>Accent, hedges or foundation plants. Looks best lightly trimmed to maintain shape. Can be kept at 2 - 3 feet.</p>	<p>Green and variegated cultivars available. 'Dazzle', 'Capella', 'Trinette', 'Green'. Orange fruit in winter. Few pest problems.</p>

	<b>Bahama senna</b> <i>Senna mexicana</i>		Light -Full Sun to Partial Shade Plant Shape - Round, spreading Spread - 3 to 6 feet Height - 2 to 4 feet Growth Rate -Varies Flowering - Fall/Winter	Small spreading specimen shrub.	Attracts butterflies. Yellow flowers. Lives 3-5 years, but will reseed.
	<b>Bridal Bouquet Frangipani</b> <i>Plumeria pudica</i>		Light - Full Sun Plant Shape - Vase, Upright Spread - 6 to 8 feet Height -6 to 8 feet Growth Rate -Moderate Flowering - Summer	Specimen shrub.	Evergreen. Shrub with showy, fragrant white flowers and large foliage.
	<b>Bird of Paradise Orange</b> <i>Strelitzia Reginae</i>		Light - Full Sun to Partial Shade Plant Shape - Vase, Upright Spread - 2 to 4 feet Height -3 to 5 feet Growth Rate -Moderate Flowering - Spring/Summer	Tropical accent Plant.	Inflorescence suggests bird in flight; more profuse on mature plants.
	<b>Bird of Paradise White</b> <i>Strelitzia nicolai</i>		Light - Full Sun to Partial Shade Plant Shape - Upright, Clumping Spread - 15 to 20 feet Height -20 to 30 feet Growth Rate -Fast Flowering - Spring	Tropical accent Plant. A standout in the landscape. Very large plant suited to large yards.	The interesting flowers are white with a dark blue tongue, resembles bird's head.
	<b>Bougainvillea</b> <i>Bougainvillea spectabilis</i> spp.		Light - Full Sun Plant Shape - Spreading, Round Spread - Variable Height - Variable Growth Rate -Fast Flowering -Periodically all year	Vine can be trained to stand alone, on fixed structures, as a sprawling shrub, or allowed to grow naturally.	Evergreen, shrubby vine. Dwarf and medium sized varieties available. Thorny. Excess watering inhibits flowering.








	<b>Bromeliad</b> <i>Bromeliaceae genera</i> <i>spp.</i>		Light - Full Sun to Shade Plant Shape - Spreading, Round Spread - Varies Height -Varies Growth Rate -Moderate Flowering -Periodically	Accent. Bold, often colorful leaves and exotic flower spikes. Tropical appearance in garden.	Large family of plants with large variety of shapes, colors and light requirements. Certain types are native to Florida.
	<b>Buttonwood, Green</b> <i>Conocarpus erectus</i> <b>Buttonwood, Silver</b> <i>Conocarpus erectus var. sericeus</i>		Light - Full Sun to Partial Shade Plant Shape - Vase, varies Spread - Varies Height -Varies Growth Rate -Moderate Flowering - Spring/Summer/Fall	Specimen plant, shade tree, hedge.	Larval host plant for butterflies, and attracts pollinators. Can be grown as a tree or trimmed to shrub or hedge.
	<b>Cape Honeysuckle</b> <i>Tecoma capensis</i>		Light - Full Sun to Partial Shade Plant Shape -Varies with trim Spread - Up to 6 feet Height - 3 to 10 feet (as shrub) Growth Rate -Fast Flowering - Off/On all year	Rambling shrub. Not a true honeysuckle.	Attracts butterflies, birds, hummingbirds. Produces clusters of trumpet-shaped yellow, apricot, red, or orange flowers.
	<b>Clerodendrum</b> <i>Clerodendrum spp.</i>		Light - Full Sun to Partial Shade Plant Shape - Vase, Upright Spread - varies Height -8 to 15 feet Growth Rate -Fast Flowering - Winter/Spring/Summer	Specimen shrub. Varieties include: Starburst - white/pink; Pagoda Flower- coral; Pink Glory - pink.	Prefer morning sun and dappled sun or shade in the afternoon. Once established, very drought tolerant. Spreads quickly by root runners.
	<b>Clusia</b> <i>Clusia rosea</i> 'Pitch Apple' <i>Clusia guttifera</i>		Light - Full Sun to Partial Shade Plant Shape - Rounded Spread - 15 to 20 feet Height - 25 to 30 feet Growth Rate - Slow Flowering - Spring/Summer	Specimen tree, hedge, accent or tree form.	Semi-succulent. Thick, leathery leaves. 'Clusia guttifera' has smaller leaves.








	<b>Cocoplum</b> <i>Chrysobalanus icaco</i>		Light - Full Sun to Partial Shade Plant Shape - Upright Spread - 10 to 20 feet Height - 5 to 15 feet Growth Rate - Moderate Flowering -Periodically	Can be used as a hedge or screen plant.	Evergreen. Edible fruit, provides food for wildlife. Red-tipped variety most common.
	<b>Copperleaf spp.</b> <i>Acalypha spp.</i>		Light - Sun to Partial Shade Plant Shape - Upright, Round Spread - 6 to 8 feet Height - 6 to 12 feet Growth Rate - Fast Flowering -Spring/Fall	Hedge, accent, mass plantings, specimen.	Numerous cultivars with varying leaf color, size and shape. Cold sensitive.
	<b>Crinum Lily spp.</b> <i>Crinum spp.</i>		Light - Full to Part Sun Plant Shape - Upright, Clumping Spread - 5 to 7 feet Height - 5 to 7 feet Growth Rate - Fast Flowering -All year periodically	Large, eye-catching focal points in landscape.	Bulb bearing perennial. Exotic flowers in white or purple/pink. Requires moisture.
	<b>Croton spp.</b> <i>Codiaeum</i>		Light - Full Sun to Part Shade Plant Shape - Variable Spread - Variable Height - Variable Growth Rate - Moderate Flowering - Summer	Tropical accent, hedge or specimen. Provide color in tropical landscape.	Numerous varieties available. Wide variety of leaf color, size and shape.
	<b>Crown of Thorns</b> <i>Euphorbia milli</i>		Light - Full Sun to Part Sun Plant Shape - Upright, irregular Spread - 3 to 5 feet Height - 3 to 5 feet Growth Rate - Moderate Flowering - All year	Abundantly flowering border or accent plant.	Semi-succulent, thorny. Heat tolerant and drought resistant. Red, coral, yellow flowers. Irritating white sap when cut. Varieties available.

	<b>Dombeya, Florida Hydrangea</b> <i>Dombeya wallichii</i>		Light - Full Sun Plant Shape - Oval Spread - 4 to 7 feet Height - 4 to 7 feet Growth Rate - Fast Flowering - Winter	Large, robust ornamental shrub. Specimen, can be trained as small tree or topiary.	Attracts pollinators. Beautiful, red to pink pom-pom flowers. Needs frequent fertilizing.
	<b>Dracena, Song of India</b> <i>Dracaena reflexa</i>		Light - Part Shade to Part Sun Plant Shape - Upright, Irregular Spread - 6 to 10 feet Height - 8 to 15 feet Growth Rate - Slow Flowering - Summer	Specimen, border, accent. Swirling, meandering habit.	White flower. High drought tolerance. Provides good garden contrast.
	<b>Dracaena, Tricolor</b> <i>Dracaena marginata</i> 'Red-edge Dracaena'		Light - Partial Sun to Partial Shade Plant Shape - Upright Spread - 3 to 8 feet Height - 8 to 15 feet Growth Rate - Slow Flowering - Summer	Accent tropical plant. Upright, unbranched stems. Useful in narrow spaces. Spiky green leaves edged in purplish-red.	Extremely tough and resilient, forgiving, and easy to propagate. Many other species available.
	<b>Jasmine, Star</b> <i>Trachelospermum jasminoides</i>		Light - Full Sun Plant Shape -Sprawling, Mounding Spread - 5 to 10 feet Height - 5 to 10 feet Growth Rate - Fast Flowering - All year	Vine or shrub.	Highly fragrant flowers, may be grown on a support structure. Most often used as shrub.
	<b>Jasmine, Downy Jasmine, Wax</b> <i>Jasminium multiflorum</i> <i>Jasminium volubile</i>		Light - Full Sun Plant Shape -Round, Mounding Spread - 3 feet Height - 3 feet Growth Rate - Fast Flowering - All year	Hedge or accent. Left untrimmed for natural look or hedged for a more formal look.	No fragrance.














	<b>Firebush, Native</b> <i>Hamelia patens</i> var. 'Patens' <b>Dwarf Firebush</b> <i>Hamelia patens</i> 'Compacta'		Light - Full Sun to Partial Sun Plant Shape -Round Spread - 3 to 6 feet Height - up to 10 feet Growth Rate - Fast Flowering - On/off all year	Flowering hedge. Native variety grows taller and has brighter flowers, more open growth habit.	Attracts butterflies and other pollinators. Dwarf, non-native variety can be kept more compact; very fast grower requires frequent pruning.
	<b>False Agave</b> <i>Furcraea foetida</i>		Light - Full Sun Plant Shape -Rosette Spread - up to 9 feet Height - up to 9 feet Growth Rate - Moderate Flowering - Flower Stalk on mature plant	Accent or specimen. Resembles agave, but has thinner leaves.	Produces a tall flower stalk. Does not have spikes. Good substitute for true agave.
	<b>Firecracker Plant</b> <i>Russell equisetiformis</i>		Light - Full Sun to Partial Sun Plant Shape - Waterfall Spread - 3 to 5 feet Height - 4 to 5 feet Growth Rate - Moderate to Fast Flowering - Year Round	Single shrub or hedge. Firecrackers need plenty of room for their signature arching form.	Attracts pollinators. Needs space. Cannot be tamed to stay small. Wispy free-form with cascading fiery red blooms.
	<b>Florida Privet</b> <i>Forestiera segregata</i>		Light - Full Sun to Partial Shade Plant Shape - Upright Spread - 5 to 10 feet Height - 10 to 15 feet Growth Rate - Fast Flowering - Winter - Early Spring	Hedge, screen or specimen tree. Can be trained into a specimen tree with early clipping.	Attracts butterflies, pollinators and birds. Takes shearing and clipping well.
	<b>Gardenia</b> <i>Gardenia jasminoides</i>		Light - Full Sun to Partial Shade Plant Shape - Round Spread - 5 to 8 feet Height - 6 to 8 feet Growth Rate - Moderate Flowering - Spring-Early Summer	Gardenias can be used as specimen plantings or massed.	Many cultivars are available with variation in form, flower type, and plant size. Fragrant flowers. Prefers acid soil.







<b>Gold Mound Duranta</b> <i>Duranta repens ssp.</i>		Light - Full Sun to Partial Shade Plant Shape - Upright Spread -5 to 8 feet Height - 4 to 7 feet Growth Rate - Fast Flowering - Throughout year	Accent, shrub or hedge. Use sparingly for pop of color. Yellow leaves, small purple flowers	Evergreen. Butterfly attractor. Fruit is poisonous to humans and pets. Birds are able to use the berries as a food source.
<b>Green Island Ficus</b> <i>Ficus microcarpa 'Green Island'</i>		Light - Full Sun to Partial Shade Plant Shape - Upright, Rounded Spread -5 to 8 feet Height - 8 to 10 feet Growth Rate - Slow Flowering - Throughout year	Border, accent, foundation, low hedge, groundcover.	Evergreen. Uses extremely versatile. Can easily be kept at 3 feet.
<b>Hibiscus</b> <i>Hibiscus rosa sinensis spp.</i>		Light - Full Sun to Partial Shade Plant Shape - Upright, round Spread -5 to 8 feet Height - 8 to 10 feet Growth Rate - Fast Flowering - Nearly year-round	Low spreading shrubs to upright tree forms. Great plant for tropical gardens.	Evergreen. Hummingbirds and butterflies attractor. Can be trained to tree form. Weeping form available. Shrub can be kept 4 to 6 feet.
<b>Indian Hawthorn</b> <i>Raphiolepis indica 'Alba'</i>		Light - Full Sun to Part Shade Plant Shape - Upright, round Spread -2 to 3 feet Height - 2 to 3 feet Growth Rate - Fast Flowering - Spring/Summer	Foundation, massing, border.	Attracts birds. Low maintenance, drought tolerant. Small white flowers, followed by blue/black berries in summer.
<b>Ixora</b> <i>Ixora coccinea spp.</i>		Light - Full Sun to Partial Shade Plant Shape - Upright, Oval Spread -Varies w/ cultivar Height - Varies w/ cultivar Growth Rate - Slow Flowering - Nearly year-round	Specimen, hedges, borders, screens. Shearing to maintain a hedge will reduce the flower display.	Evergreen. Attracts pollinators. Needs frequent fertilization. Several varieties available including dwarf.

	<b>Jatropha</b> <i>Jatropha integerrimas</i>		Light - Full Sun to Partial Shade Plant Shape - Round, Vase Spread - 5 to 10 feet Height - up to 15 feet Growth Rate - Moderate Flowering - Nearly year-round	Shrub or small tree with red flowers.	Evergreen. Attracts pollinators. Handles pruning well, can be kept at shrub size. Drought tolerant. All parts of this plant are poisonous if ingested.
	<b>Knock Out Rose</b> <i>Rosea</i>		Light - Full Sun Plant Shape - Round, Vase Spread - 3 to 5 feet Height - 3 to 5 feet Growth Rate - Fast Flowering - Nearly year-round	Specimen, accent, anchor plant.	Drought tolerant, self cleaning, and resistant to black spot and powdery mildew. Low maintenance.
	<b>Lantana - Native and Sterilized Varieties Only</b> <i>Lantana involucrata</i> <i>Lantana depressa</i>		Light - Full Sun Plant Shape - Variable by cultivar Spread - 1 to 5 feet Height - 3 to 5 feet Growth Rate - Fast Flowering - Spring/Summer	Accent or border plant.	Deciduous. Attracts pollinators. Invasive varieties: <i>Lantana montevidensis</i> - Trailing Lantana <i>Lantana camara</i> - Lantana
	<b>Loropetalum</b> <i>Loropetalum chinensis</i> 'Chinese Fringe Flower'		Light - Full Sun to Part Shade Plant Shape - Vase Spread - 8 to 10 feet Height - 6 to 15 feet Growth Rate - Moderate Flowering - Spring	Shrub, mass planting, border.	Evergreen. Bright pink flowers, burgundy colored foliage. Dwarf cultivars are available. Can be pruned to shrub height of 5 - 6 feet.
	<b>Myrsine</b> <i>Rapanea punctata</i>		Light - Full Sun to Shade Plant Shape - upright Spread - 3 to 8 feet Height - 8 to 15 feet Growth Rate - Moderate Flowering - Late Summer	Specimen, hedge or screen. Good plant for a naturalized garden.	Evergreen. Small black berries. Attracts wildlife.















	<b>Natal Plum - Carissa</b> <i>Carissa Macrocarpa</i> ('Boxwood Beauty' and 'Emerald Blanket')		Light - Full Sun to Partial Sun Plant Shape -Round Spread - 3 feet Height - 2 feet Growth Rate - Slow Flowering - On/off all year	Accent, groundcover, shrub, foundation or screening.	Evergreen. Dense dark green foliage, fragrant, spiny.
	<b>Oleander</b> <i>Nerium oleander</i>		Light - Full Sun to Light Shade Plant Shape - Round, Upright Spread - 10 to 15 feet Height - 10 to 15 feet Growth Rate - Fast Flowering - Spring/Summer/Fall	Screen,accent, shrub or mass planting. Dwarf cultivars reaching 4 feet in height, work well in smaller spaces without pruning.	All parts of this plant are poisonous if ingested. Several color options available. 'Petite Pink' is most popular dwarf.
	<b>Panama Rose</b> <i>Rondeletia leucophylla</i>		Light - Full Sun to Partial Shade Plant Shape - Upright Spread - 10 to 12 feet Height - 12 to 15 feet Growth Rate - Fast Flowering - Winter/Spring	Single specimen, small mass planting, accent.	Dark pink, scented flowers. Attracts pollinators. Easily maintained, can be kept 3 to 5 feet tall.
	<b>Philodendron</b> <i>Philodendron spp.</i>		Light - Shade to Partial Sun Plant Shape - Round, mounded Spread - Varies by cultivar Height - Varies by cultivar Growth Rate - Moderate Flowering - Throughout year	Tropical accent plant.	Commonly used varieties include: Selloum - 6 to 12 feet Hope - up to 4 feet Xanadu - up to 3 feet
	<b>Pittosporum</b> <i>Pittosporum tobira</i>		Light - Partial Shade to Partial Sun Plant Shape - Rounded, upright Spread - 8 feet Height - 8 to 12 feet Growth Rate - Moderate Flowering - Spring	Screen, hedge, informal border, mass planting, can be trained to tree form.	Flowers have pleasant fragrance.

	<b>Plumbago</b> <i>Plumbago Auriculata</i>		Light - Full or Partial Sun Plant Shape - Sprawling, loose Spread - 3 to 10 feet Height - 3 to 10 feet Growth Rate - Moderate Flowering - Spring/Summer/Fall	Accent or hedge.	Evergreen. Blue flowers. Attracts pollinators. Can be pruned to compact form, or left to sprawl. Requires frequent fertilization.
	<b>Podocarpus</b> <i>Podocarpus macrophyllus</i> <b>Podocarpus Pringles</b> <i>Podocarpus macrophyllus</i> 'Pringles Dwarf'		Light - Sun to Partial Shade Plant Shape - Round Spread - 20 to 25 feet Height - 30 to 40 feet Growth Rate - Slow Flowering - Not showy	Dark green, evergreen leaves, yew podocarpus used as a dense screen or hedge.	Conifer. Can be kept at 5 to 7 feet. 'Pringles' grows 2 to 4 feet. 'Gracilior' is a weeping tree form.
	<b>Pandanus</b> <i>Pandanus baptistii variegata</i> 'Dwarf Pandanus'		Light - Partial Sun to Partial Shade Plant Shape - Clumping Spread - 5 feet Height - Up to 5 feet Growth Rate - Moderate Flowering - Insignificant	Ornamental grass, accent or shrub.	Tough, low maintenance. Adds nice contrast in garden.
	<b>Sea Grape</b> <i>Coccoloba uvifera</i>		Light - Full Sun to Partial Sun Plant Shape - Upright, open Spread - 3 - 35 feet Height - 10 to 50 feet Growth Rate - Moderate Flowering - Spring/Summer	Specimen plant. Seagrape can be pruned into a tree, bush, hedge, windbreak, or ground cover.	Large leathery leaves. Produces edible, sweet fruit. Can be kept at 5 to 8 feet.
	<b>Shell Ginger</b> <i>Alphania Zerumbet</i>		Light - Partial Sun to Partial Shade Plant Shape - Upright Spread - 5 to 8 feet Height - 4 to 7 feet Growth Rate - Moderate Flowering - Throughout year	Ground cover and space filler. Nice addition to a tropical garden.	The leaves of this plant are variegated green and yellow with an attractive flower.


	<b>Simpson Stopper</b> <i>Myrcianthes fragans</i>		Light - Full Sun to Partial Shade Plant Shape - Upright, spreading Spread - 15 feet Height - 20 feet Growth Rate - Slow Flowering - Spring	Hedge, accent or tree form. Attractive, smooth, exfoliating bark on trunk.	Evergreen. Attracts pollinators and birds. Fragrant, white flowers. Low maintenance.
	<b>Snow Bush</b> <i>Breynia distichia</i>		Light - Partial Sun to Partial Shade Plant Shape - Rounded, Vase Spread - 4 to 7 feet Height - 5 to 8 feet Growth Rate - Moderate Flowering - Summer/Fall	Specimen, accent or group planting.	Variegated foliage and red berries. Requires pruning to deter weediness.
	<b>Stromanthe 'Triostar'</b> <i>Stromanthe sanguinea</i> 'Triostar'		Light - Partial Shade to Shade Plant Shape - Rounded Spread - 1 to 3 feet Height - to 5 feet Flowering - None	Accent plant. Requires a shady, protected location. Colorful foliage.	Tops of the leaves are variegated white and green, undersides are dark pink.
	<b>Texas Sage</b> <i>Leucophyllum Frutescens</i>		Light - Sun Plant Shape - Round Spread - 3 to 5 feet Height - 3 to 5 feet Growth Rate - Slow Flowering - On/Off all year	Low hedge, specimen.	Silvery foliage, purple flowers and drought-tolerant. Does not tolerate shearing.
	<b>Thryallis</b> <i>Galphemia Gracilis</i>		Light - Full Sun to Light Shade Plant Shape - Airy, mounding Spread - 4 to 6 feet Height - 4 to 6 feet Growth Rate - Fast to Moderate Flowering - Summer/Fall	Informal hedges, mass plantings. Well suited to sunny, well-drained sites.	Low maintenance, drought resistant. Thryallis should not be sheared into a hedge, but maintained in natural, free-flowing form.






	<b>Ti Plant</b> <i>Cordyline Terminalis</i>		Light - Partial Sun to Shade Plant Shape - Upright Spread - 2 to 4 feet Height - 3 to 10 feet Growth Rate - Moderate Flowering - Spring	Tropical accent. Fits into narrow spaces. Can add architectural interest.	Burgundy to dark green to pink strappy leaves. Many varieties available. Bottom can become leggy.
	<b>Viburnum 'Suspensum'</b> <i>Suspensum, sandankwa</i>		Light - Full Sun to Partial Shade Plant Shape - Arching, Erect Spread - 6 to 10 feet Height - 6 to 12 feet Growth Rate - Fast Flowering - Winter - Spring	Accent or hedge.	Evergreen. Can be trimmed to 3 to 5 feet.
	<b>Viburnum 'Sweet Viburnum'</b> <i>Viburnum odoratissimum</i>		Light - Full Sun to Part Sun Plant Shape - Round Spread - 15 to 25 feet Height - 25 to 30 feet Growth Rate - Slow Flowering - Spring	Hedge or screen. Can be trained into tree form. Can be kept at 4 to 6 feet.	Evergreen. Sweet scented flowers. Cold tolerant. 'Awabuki' variety has larger, shiny leaves.
	<b>Walters Viburnum</b> <i>Viburnum obovatum</i> <b>'Mrs. Schillers Delight'</b> Dwarf variety		Light - Full Sun to Full Shade Plant Shape - Oval, Upright Spread - 6 to 12 feet Height - 6 to 12 feet Growth Rate - Moderate Flowering - Winter/Spring	Clipped hedge or tall screen. Great shrub for shearing into a topiary, espalier or formal hedge.	Evergreen. White flowers. Prefers moist to wet sandy soil. Can be trimmed to 5 or 6 feet. Dwarf variety available, 2 to 4 feet.
	<b>Wax Myrtle</b> <i>Myrica cerifera</i>		Light - Full Sun to Partial Shade Plant Shape - Vase, Round Spread - 20 to 25 feet Height - 15 to 25 feet Growth Rate - Fast Flowering - Inconspicuous	Background or hedge plant.	Evergreen. Attracts wildlife. Short lived. Does not take shearing well.








	<b>Wild Coffee</b> <i>Psychotria nervosa</i>		Light - Partial Shade to Full Shade Plant Shape - Mounding, Round Spread - 4 to 8 feet Height - 4 to 10 feet Growth Rate - Fast Flowering - Spring/Summer	Specimen, screening.	Evergreen. Other varieties available. Red fruit provides food for wildlife. Reseeds.
	<b>Yaupon Holly</b> <i>Ilex vomitoria</i> 'Schillings Dwarf'		Light - Full Sun to Partial Shade Plant Shape - Mounding, Round Spread - 1.5 to 3 feet Height - 1.5 to 3 feet Growth Rate - Slow Flowering - Spring	Compact groundcover or shrub, shaped hedge.	Evergreen. Low maintenance, drought resistant.
	<b>Yesterday Today and Tomorrow</b> <i>Brunfelsia grandiflora</i>		Light - Full Sun to Partial Shade Plant Shape - Upright Spread - 5 to 8 feet Height - 7 to 10 feet Growth Rate - Moderate Flowering - On/Off all year	Accent, specimen or large shrub. Beautiful flower display, repeat blooming from purple to white.	Deciduous. Toxic to dogs and cats.

## VINES

	<b>Bougainvillea</b> <i>Bougainvillea spectabilis</i>		Light - Full Sun Plant Shape - Spreading, round Spread - 15 to 40 feet Height - Dependent on support Growth Rate - Moderate Flowering - Winter/Year-round	Vining specimen, hedge, groundcover. Can be grown on supporting structure, trimmed to shrub height or tree form.	Optimal blooming requires full sun and dry conditions. Non-vining cultivars available.
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	<b>Confederate Jasmine</b> <i>Trachelospermum jasminoides</i>		Light - Full Sun to Partial Shade Plant Shape - Vining Spread - to 20 feet Height - Dependent on support Growth Rate - Moderate Flowering - Spring	Vine, shrub or screen. Grows best on a supportive structure.	Evergreen. Highly fragrant flowers. Will flower more heavily in sunny areas. Also used as shrub.
	<b>Coral Honeysuckle</b> <i>Lonicera sempervirens</i>		Light - Full Sun to Partial Shade Plant Shape - Vining Spread - 4 to 6 feet Height - 15 to 20 feet Growth Rate - Fast Flowering - Summer/Fall	Woody, twining vine. Grows best on a supportive structure.	Evergreen. Bright red or orange flowers. Attracts pollinators and hummingbirds.
	<b>Mandevilla</b> <i>Mandevilla splendens</i> spp.		Light - Full Sun Plant Shape - Vining Spread - Dependent on support Height - Dependent on support Growth Rate - Moderate Flowering - Summer/Year-round	Robust screening vine with trumpet shaped flowers. Grows best on a supportive structure.	Evergreen in tropical areas. Heat tolerant. Varieties include: Red, Pink and White. Non-vining cultivars available.
<h2 style="text-align: center;">GROUNDCOVERS</h2>					
	<b>Asiatic Jasmine</b> <i>Trachelospermum asiaticum</i>		Light - Full Sun to Partial Sun Plant Shape - Groundcover Spread - to 3 feet Height - 6 to 12 inches Growth Rate - Fast Flowering - Inconspicuous	Low maintenance groundcover that is great for mass plantings and turfgrass alternatives.	Evergreen. Drought tolerant.

















	<b>Baby Sun Rose</b> <i>Aptenia cordifolia</i>		Light - Full Sun Plant Shape - Prostrate Spread - Spreading Height - 0.5 feet Growth Rate - Slow Flowering - Spring/Summer/Fall	Groundcovers for smaller areas.	Succulent. Bright flower, sun-loving, trailing. Prefers dry conditions.
	<b>Beach Sunflower</b> <i>Helianthus debilis</i>		Light - Full Sun Plant Shape - Massing Spread - Spreading Height - 1 to 2 feet Growth Rate - Fast Flowering - Spring/Summer/Fall	Bright and pretty groundcover in dry areas.	Yellow flowers. Extreme drought tolerance. Very low maintenance. Continuous bloom because of reseeding.
	<b>Dwarf Clusia, Nana</b> <i>Clusia rosea 'Nana'</i>		Light - Full Sun to Partial Shade Plant Shape - Rounded Spread - 2 to 3 feet Height - 2 to 3 feet Growth Rate - Slow Flowering - Spring/Summer	Low-growing, spreading shrub.	Semi-succulent. Drought tolerant. Thick, leathery leaves.
	<b>Flax Lily, variegated</b> <i>Dianella tasmanica</i>		Light - Full Sun to Partial Shade Plant Shape - Clumping, open Spread - 1 to 3 feet Height - 1 to 3 feet Growth Rate - Moderate Flowering - Spring/Summer	Groundcover, border plant, accent plant.	Varieties available. Blue/purple flowers.
	<b>Foxtail Fern</b> <i>Asparagus densiflorus</i>		Light - Sun to Partial Shade Plant Shape - Upright Spread - 2 to 4 feet Height - 1 to 2 feet Growth Rate - Fast Flowering - Periodically	The asparagus fern may be used as a specimen, border, ground cover, bedding plant, or container plant.	Evergreen. Stiff, wiry, fern-like. Small white flowers, pea-sized red berries. Popular bedding plant.

	<b>Ground Orchid</b> <i>Spathoglottis plicata</i>		Light - Partial Shade Plant Shape - Rounded, clumping Spread - 1 to 2 feet Height - 1 to 2 feet Growth Rate - Slow Flowering - Spring/Summer	Perennial bedding plant, purplish flowers and pleated leaves.	Yellow varieties available.
	<b>Holly Fern</b> <i>Cyrtomium falcatum</i>		Light - Partial Shade Plant Shape - Loose clumps Spread - 2 to 3 feet Height - 2 to 3 feet Growth Rate - Slow Flowering - Spring/Summer	Tough, leathery fern. Ground cover, prefers rich soil.	Ferns can work as graceful groundcovers for shade. Several other varieties of native ferns available for SW Florida landscape.
	<b>Liriope</b> <i>Liriope spicata</i>		Light - Partial Shade to Partial Sun Plant Shape - Upright, spreading Spread - 1 to 2 feet Height - 1 to 2 feet Growth Rate - Moderate Flowering - Spring/Summer	Durable groundcover or border plant.	Evergreen. Forms a solid ground cover in a few years. Purple flowers.
	<b>Mexican Heather</b> <i>Cuphea hyssopifolia</i>		Light - Full Sun to Partial Shade Plant Shape - Rounded Spread - 2 to 3 feet Height - 1 to 2 feet Growth Rate - Moderate Flowering - Year-round	Groundcover valued for toughness. Heather-like appearance with purple flowers.	Evergreen. Also known as 'False Heather'. Can be pinched to encourage bushiness. Can be used as miniature shrub.
	<b>Mondo Grass</b> <i>Ophiopogon japonicus</i>		Light - Full Sun to Shade Plant Shape - Mound, spreading Spread - 1.5 to 2 feet Height - 6 to 12 inches Growth Rate - Slow Flowering - none	Dark green grass-like mounds.	Similar to Liriope, but smaller. Can tolerate some foot traffic.



	<b>Oyster Plant Dwarf</b> <i>Tradescantia spathacea</i> 'Dwarf'		Light - Partial Shade Plant Shape - Upright, Rosette Spread - Spreading Height - 8 inches Growth Rate - Fast Flowering - Year-round	Good ground cover and space filler. Varieties available.	Extremely tough, drought resistant.
	<b>Parsons Juniper</b> <i>Juniperus c. parsonii</i> spp.		Light - Full Sun to Partial Sun Plant Shape - Spreading Spread - Wide spreading Height - 1 to 2.5 feet Growth Rate - Slow Flowering - None	Groundcover. Often used as understory.	Conifer. Needle-like foliage that branches out in a horizontal growth pattern. Low maintenance.
	<b>Peperomia</b> <i>Peperomia obtusifolia</i>		Light - Shade to Partial Shade Plant Shape - Clumping, Spreading Spread - 1 to 2 feet Height - 6 to 12 inches Growth Rate - Slow Flowering - Inconspicuous	Groundcover; thick broad leaves. Prefers moist, protected places.	Also known as Baby Rubber Plant.
	<b>Perennial Peanut</b> <i>Arachis glabrata</i> 'Ecoturf'		Light - Full Sun Plant Shape - Spreading Spread - Spreading vine Height - 4 to 8 inches Growth Rate - Slow Flowering - Spring/Summer	Ground cover, low growing, tough, aggressive.	Drought tolerant, seedless. Yellow-Orange flowers.
	<b>Purple Queen</b> <i>Tradescantia pallida</i>		Light - Full Sun Plant Shape - Spreading Spread - Spreading vine Height - 4 to 8 inches Growth Rate - Moderate Flowering - Spring/Summer	Sprawling, groundcover produces deep purple foliage and stems when grown in full sun.	Evergreen. Drought tolerant once established. Provides thick coverage when maintained.

	<b>Sedum (Stone Crop)</b> <i>Sedum breviflorum</i>		Light - Full Sun to Partial Shade Plant Shape - Low, spreading Spread - Spreading Height - 0.5 to 1 feet Growth Rate - Moderate Flowering - Summer/Fall	Groundcover.	Evergreen. Lavender flowers. Fleshy, succulent leaves and stems, has clusters of small, starry flowers.
	<b>Society Garlic</b> <i>Tulbagia violacea</i>		Light - Full Sun to Light Shade Plant Shape - Upright, Clumping Spread - Upright, spreading Height - 1 to 2 feet Growth Rate - Moderate Flowering - Spring/Summer/Fall	Clump-forming herbaceous perennial with narrow, grass-like green leaves and clusters of small lilac flowers	Very drought tolerant. Lavender flowers, attracts butterflies. Leaves smell like garlic when crushed.
GRASSES					
	<b>Cordgrass</b> <i>Spartina bakeri</i>		Light - Full Sun Plant Shape - Vase Spread - 3 to 5 feet Height - 3 to 4 feet Growth Rate - Moderate Flowering - Fall	Accent, border, edging, mass planting	Good native grass for shorelines of ponds. Tolerant of wet soil.
	<b>Elliott's Love Grass</b> <i>Eragrostis elliottii</i> <b>Purple Love Grass</b> <i>Eragrostis spectabilis</i>		Light - Full Sun Plant Shape - Upright Spread - 1 to 2 feet Height - 1 to 2 feet Growth Rate - Fast Flowering - Year-round	Mass or border planting or as groundcover. Tufted clumps with stiff, arching leaves.	Does well in nutrient-poor soils, is drought-tolerant. Seeds provide food for small animals.

	<b>Florida Gamagrass</b> (Dwarf) Fakahatchee <i>Tripsacum floridanum</i>		Light - Full Sun to Partial Shade Plant Shape - Upright, clumping Spread - 2 to 3 feet Height - 2 to 3 feet Growth Rate - Moderate Flowering - Spring - inconspicuous	This plant forms a clump that works well as an accent, massing, or planted as a border.	Easy to grow and propagate. Larval food plant for Bussus Skipper butterfly.
	<b>Fountain Grass</b> <i>Pennisetum setaceum</i> 'Rubrum'		Light - Full Sun Plant Shape - Upright Spread - 2 to 4 feet Height - 4 to 6 feet Growth Rate - Fast Flowering - Summer/Fall	Accent or specimen plant or planted in mass as a border.	Smaller cultivar. 'Rubrum Dwarf' grows 2.5 to 3 feet tall.
	<b>Muhly Grass</b> <i>Muhlenbergia capillaris</i>		Light - Full Sun Plant Shape - Upright Spread - 1 to 3.5 feet Height - 2 to 4 feet Growth Rate - Fast Flowering - Fall	Hedge, specimen plant, mass planting.	Evergreen. Showy pink/purple flowers and fruits, interesting foliage. Extreme drought tolerance.
	<b>Wiregrass</b> <i>Aristida stricta</i>		Light - Full Sun to Partial Shade Plant Shape - Erect then arching Spread - 1 to 3 feet Height - 1 to 4 feet Growth Rate - Fast Flowering - Spring/Summer/Fall	Border or edging plant.	Brown flowers. Primary food source for gopher tortoises. Birds and small wildlife eat the seeds.
	INDICATES FLORIDA NATIVE PLANT				

## DO NOT PLANT LIST

Australian pine	<i>Casuarina species</i>	Very invasive.
Areca Palm	<i>Chrysalidocarpus lutescens</i>	High maintenance. Unattractive.
Bamboo, Running	<i>Momopodial or Leptomorph</i>	Very invasive.
Brazilian Pepper, 'Florida Holly'	<i>Schinus terebinthifolius</i>	Very invasive. Poisonous
Cactus species		Dangerous spines, doesn't fit Verandah natives look
Earleaf Acacia	<i>Acacia auriculifomis</i>	Very invasive.
Ficus trees, shrubs	<i>Ficus species</i>	Very invasive.
Fishtail Palm	<i>Caryota mitis</i>	High maintenance.
Fruiting trees		Attracts unwelcome wildlife.
Lantana, Bush Lantana	<i>Lantana camara</i>	Toxic
Melaleuca, paper tree	<i>Melaleuca quinquenervia</i>	Very invasive.
Mexican Petunia	<i>Ruellia simplex C. Wright</i>	Very invasive.
Mother-in-Law's Tongue, Snake Plant	<i>Sanseveria hyacinthoides</i>	Spreads aggressively.
Norfolk Pine		Highly susceptible to wind and storm damage,
Paurotis Palm	<i>Acoelorrhaphe wrightii</i>	High maintenance, large clumping palm. Needs frequent trimming.
Royal Poinciana	<i>Delonix regia</i>	Too large for most yards. Grows to immense size. Produces pods.
Traveler's Palm	<i>Ravenala madagascariensis</i>	Too large for most yards. Spreads to immense size.
Water Hyacinth	<i>Eichhornia crassipes</i>	Very invasive.



## FLORIDA FRIENDLY LANDSCAPING

A Florida Friendly Yard is a landscape that is designed and maintained according to nine principles. In addition to creating a healthy landscape the guidelines help reduce environmental impacts. The program was developed by The Florida Department of Environmental Protection and the University of Florida Institute of Food and Agricultural Sciences. The 9 principles are as follows:

- Right Plant Right Place
- Water Efficiently
- Fertilize Appropriately
- Mulch
- Attract Wildlife
- Manage Yard Pest Responsibly
- Recycle Yard Waste
- Reduce Storm Water Runoff
- Protect the waterfront

Details of the guidelines can be found on the Florida-Friendly Landscaping Program website listed below.

The guidelines, the 'VCA Approved 'Florida Friendly' Resident Plant List' and the following tips should assist you in selecting, designing and managing your landscape.

### PLANT SELECTION

1. Match your plant selection with the growing conditions of your site. Consider water and light requirements, soil conditions, and other factors such as wind resistance.
2. Consider the mature size of your plant in relation to size of your site and surrounding plants.
3. Mix native plants with non-native Florida Friendly plants for an interesting grouping. Native plants are generally drought tolerant and pest resistant and have adapted to Florida's climate.
4. Select plants with similar needs such as water and light.
5. Consider the maintenance of the plant. Will it need frequent trimming or deadheading of spent blooms? Does it need frequent fertilizing? Does it need regular dividing?

Note: Communities with sub HOAs have companies hired to do standard landscaping for all homes in the community such as moving and trimming. They are not required to address special needs. It is the homeowner's responsibility to maintain plants that require additional care.

## PLANT PLACEMENT

1. Choose plants that are in scale to your home. Be aware of the mature size of the tree, palm or shrub you select. A small home with a small yard should have smaller scaled plants than a larger home.
2. Consider the mature height, canopy spread and root system of the tree you would like to plant. Trees should be planted at least 15-20 feet from your house foundation. Some trees such as Live Oaks have extensive roots that can interfere with underground utilities and raise pavers.
3. Consider neighboring yards. Will your tree, palm or shrub eventually grow into your neighbors, forcing competition for space, light and nutrients?
4. Follow the Elements and Principles of Design when designing your garden. Choose plants that repeat, color, form and shape that allow your eye to travel throughout your design.
5. Do not overcrowd plants. They need ample room to grow. Plants grow to about 85% of the maximum mature spread noted on charts.

## HELPFUL GARDENING LINKS

**Florida-Friendly Landscaping™ Program** <https://ffl.ifas.ufl.edu/>

**South Florida Plant Guide** <https://www.south-florida-plant-guide.com/>

**IFAS Planting Calendar** <https://edis.ifas.ufl.edu/publication/EP452>

**Florida Native Plant Society** <https://www.fnps.org/plants>

## GLOSSARY

ACCENT PLANT – plant that is used singly or in groups to add emphasis.

COLD TOLERANT – can withstand below freezing temperatures for a short period of time.

CONIFER – cone producing trees with needle-like leaves.

CULTIVAR – a plant that has been grown from a stem cutting, grafting or tissue cultures so that it retains the characteristics of parent plant.

CYCAD - palmlike plants of tropical regions, bearing large male or female cones. Cycads were abundant during the Triassic and Jurassic eras.

DECIDUOUS – losing foliage in autumn or winter months.

DROUGHT TOLERANT - once established plant can survive on natural precipitation with infrequent watering or withstand dry periods.

EVERGREEN – has green leaves throughout the entire year.

FLORIDA FRIENDLY PLANT – known to do well in our area with the right growing conditions.

GROUNDCOVER – plants that spread to cover an area.

HARDWOOD - trees that have broad leaves rather than needle-like leaves.

HERBACEOUS – plants that do not have woody stems.

HYBRID - the result of cross-pollinating two different plant varieties and then collecting and growing the seeds that the plants produce.

INVASIVE – non-native plant that grows and spreads quickly, disrupting plant communities, i.e., Brazilian Pepper.

LARVAL FOOD PLANT – specific plants on which adult butterflies lay eggs.

NATIVE – vegetation indigenous to an area; has adapted to our soils and climate. In Florida, native refers to vegetation in existence before Columbus.

PERENNIAL – a plant that lives more than two years.

POLLINATORS – bees, butterflies, hummingbirds that move pollen from one plant to another.

PRUNING – removing overgrown branches or stems to enhance growth and fullness.

SEMI-DECIDUOUS – only partial leaf retention in autumn and winter.

SHEARING – shearing is for plants in formal landscapes. Shearing concentrates on the outer portion of the plant.

SOIL pH – Acid soil conditions below pH of 7; alkaline soil conditions above the pH of 7. Most soil in the Verandah is alkaline.

SPECIMEN – individual plant located as a stand-alone highlight in landscape design.

SPECIES – class of plants whose members have the same characteristics.

*Spp.* – indicates several species of the same plant.

TOXIC – a plant when touched or ingested, in sufficient quantities, can be harmful.

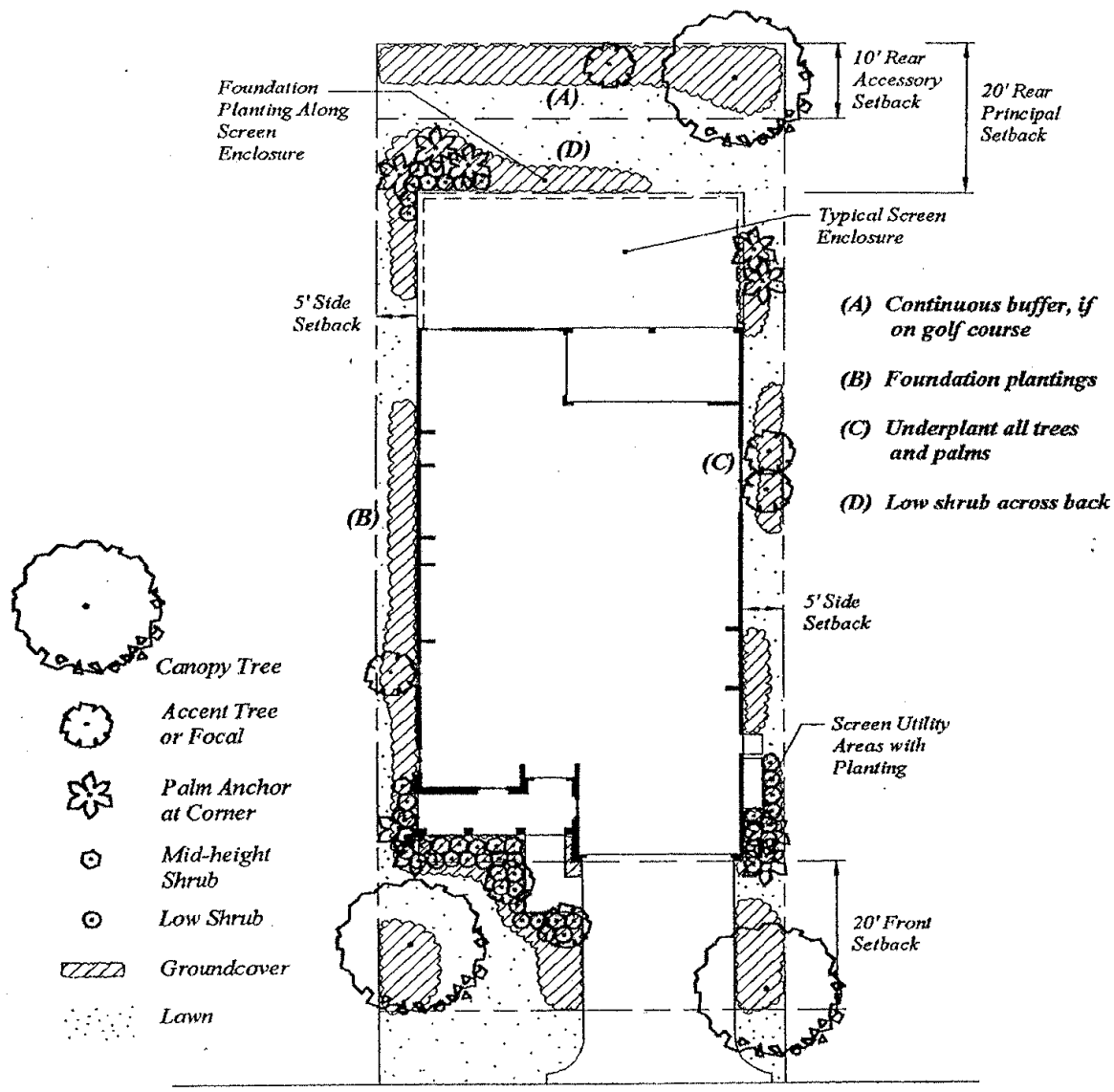
VARIETY – a plant grown from seed so that it has the same characteristics as the parent plant.



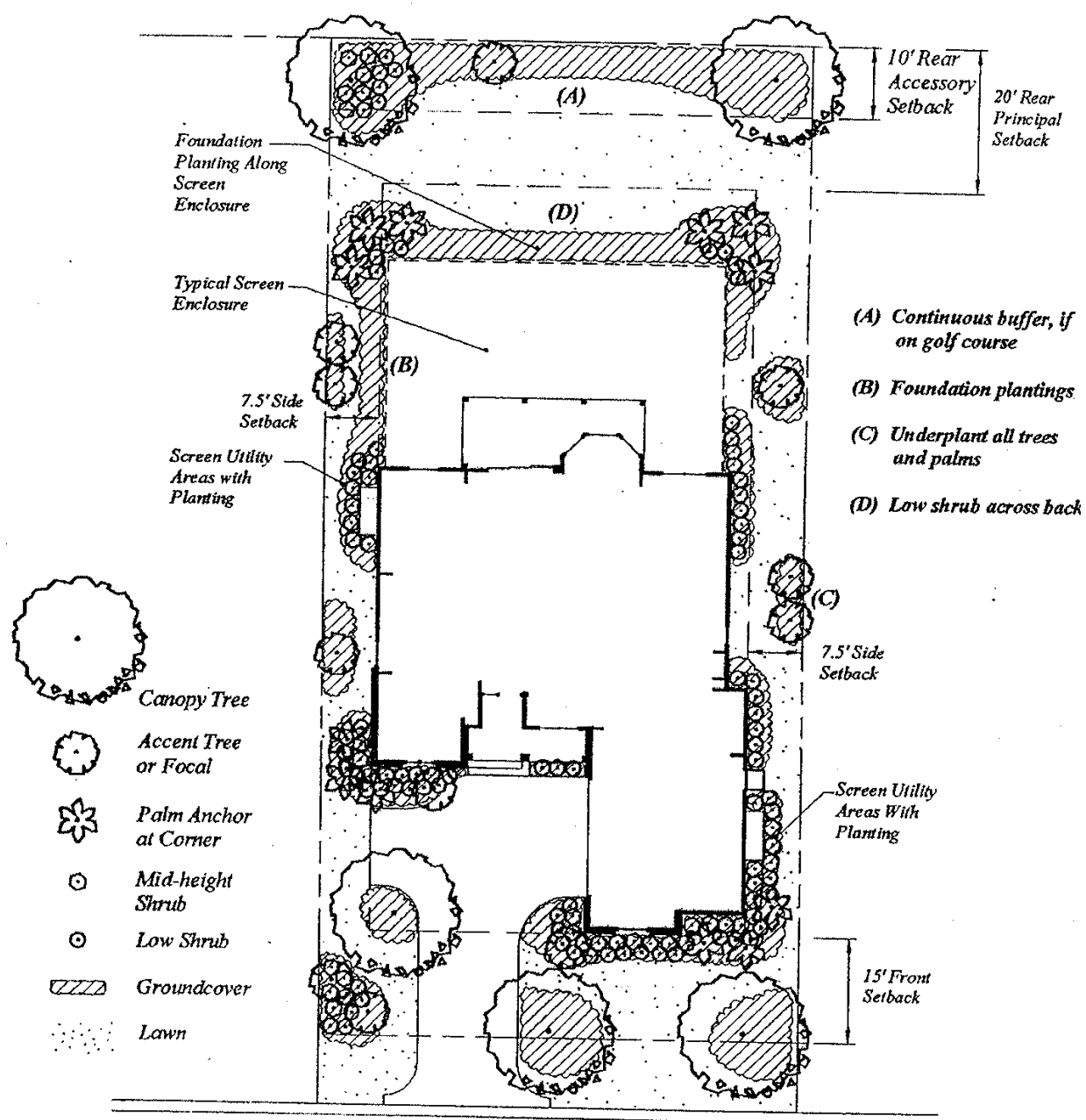
## Appendix 3 – Verandah Signage Guidelines

(attached)

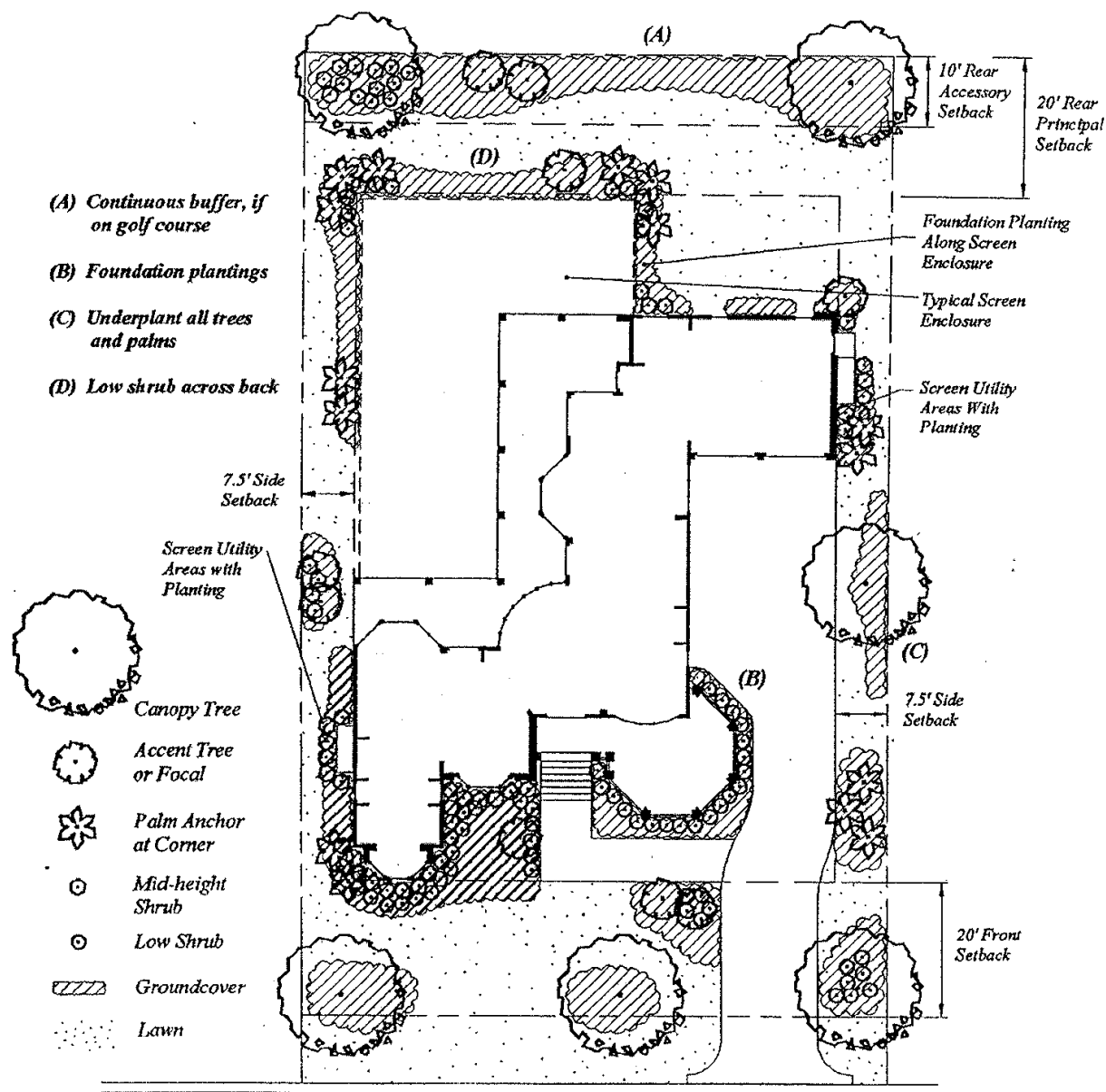
Appendix 4 A – Typical Landscape Treatment 50' x 130' Homesites



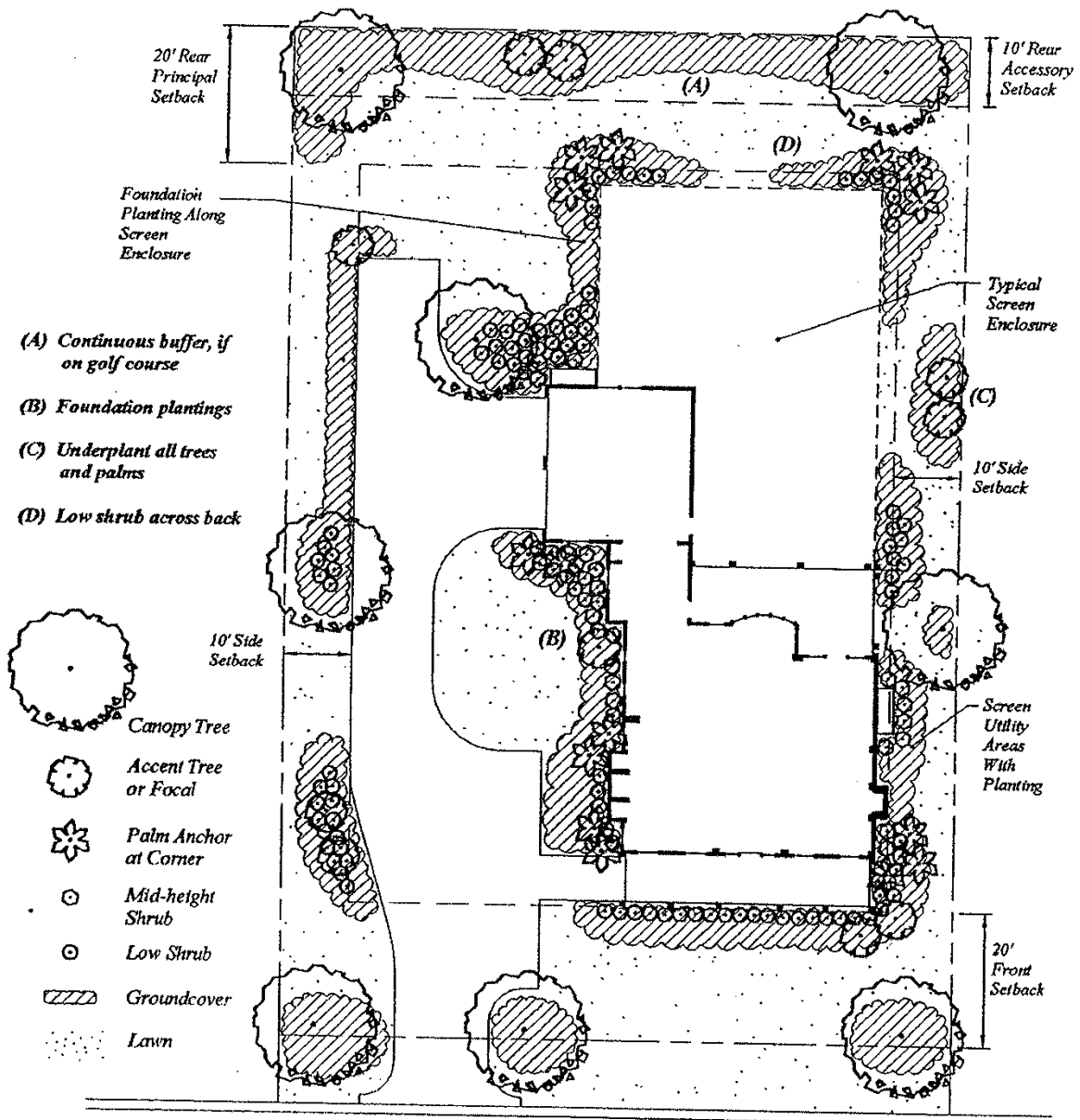
Appendix 4 B – Typical Landscape Treatment 70' x 140' Homesites



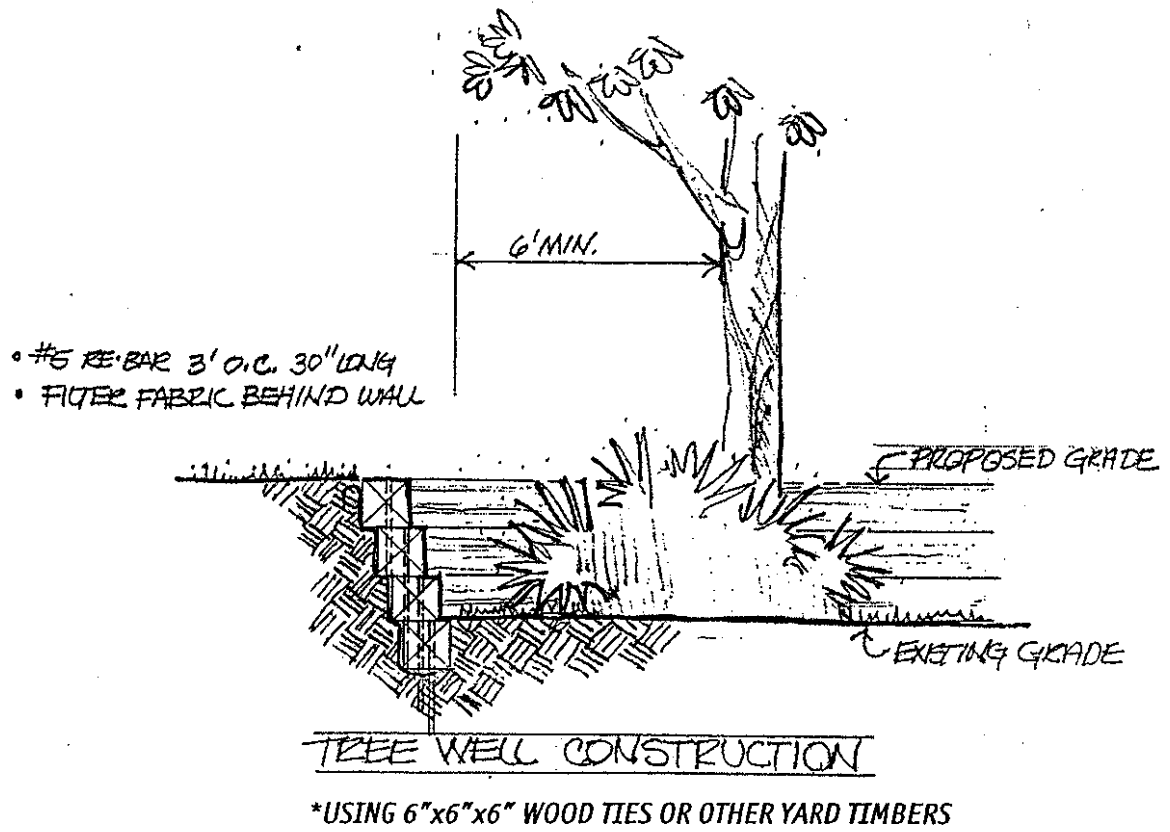
Appendix 4 C – Typical Landscape Treatment 85' x 140' Homesites



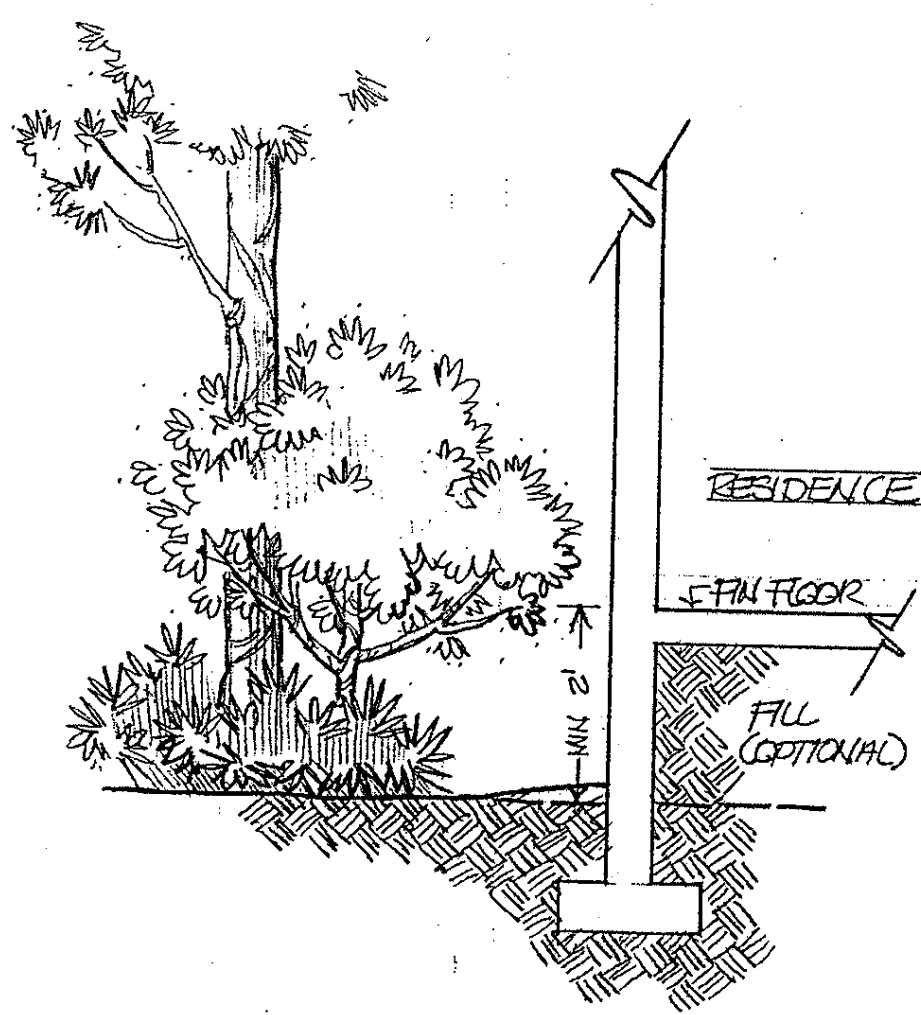
## Appendix 4 D – Typical Landscape Treatment 100' x 150' Homesites



## Appendix 4 E – Tree Wells



Appendix 4 F – Stem Wells

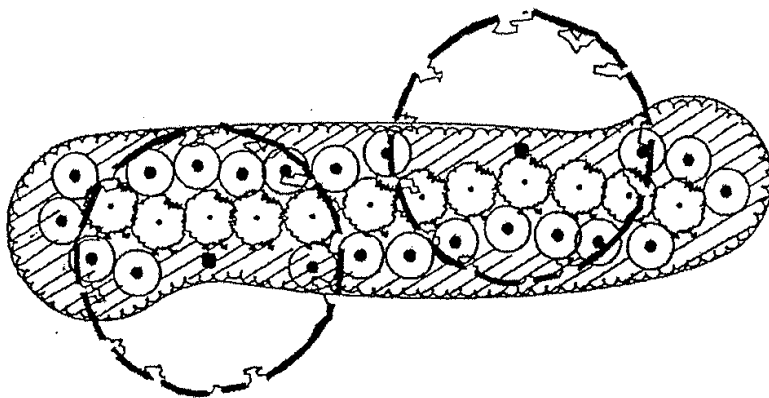


STEMWELL CONSTRUCTION

\*REQUIRED IF FIN. FLOOR MORE THAN 18"  
ABOVE EXISTING GRADE.

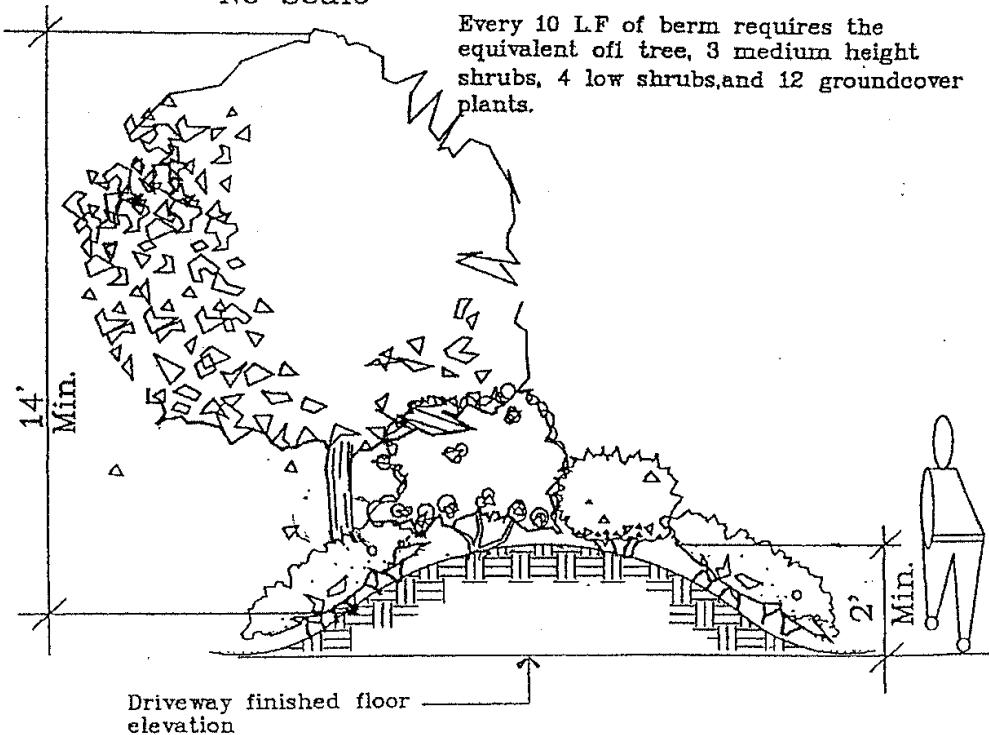


Appendix 4 G– Typical Berm – Verandah 85’ – 100’ lots. Additional landscape treatment for front entry garage



Typical Berm Planting Plan

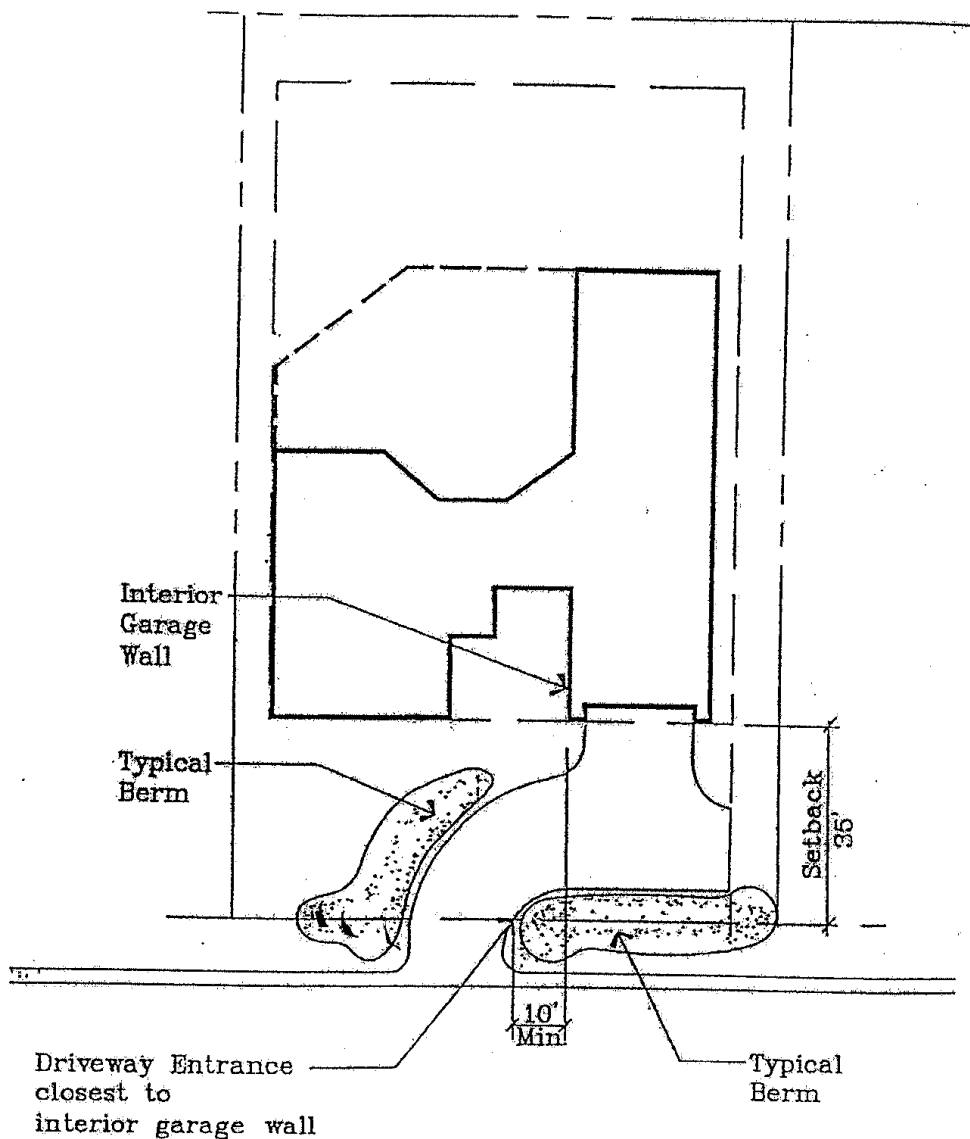
No Scale



Typical Berm Section

No Scale

Appendix 4 H– Front entry Garage Landscape Treatment – Verandah 85’ x 150’ Lots. Additional landscape treatment for front entry garage



## **Appendix 5 – Helpful Reference Sources**

### Community Phone Numbers:

Verandah River House (Dinner Reservations. & Administration Office).....	(239) 694-7229
Verandah Golf House (tee times / reservations).....	(239) 694-4229
Verandah Fitness Center .....	(239) 694-3950
Verandah Social Activities.....	(239) 694-7199
Evergreen Lifestyles Management – Billing Questions/After Hours Emergency for Verandah Community Association.....	(877)-221-6919
Verandah Community Association.....	(239) 694-6358
Verandah Community Development District (CDD) – Lakes & Wetlands Maintenance.....	(239) 498-9020
Kolter Information Center/New Home Sales.....	(239) 694-7199
Verandah Gatehouse – automated attendant(239) 694-2110.... Direct emergency Line	(239) 693-1321
Verandah Grounds Maintenance .....	(239) 694-7845
Design Review .....	(239) 694-6358

### **Utilities**

Florida Power and Light.....	(239) 334-7754
Comcast (cable TV & Internet).....	.(800) 934-6489
Recycling/Trash Collection: Progressive.....	(239) 368-2300
Trash Day – Thursday for Garbage, Recycling and Yard Waste To schedule a 64 gallon or 95 gallon container to be delivered to your home, please call Lee County Solid Waste Division at (239) 533-8000.	

Lee County Utilities – Potable (drinking) Water .....	(239) 936-0247
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### **Irrigation Water**

Resource Conservation Systems.....	(239) 495-5805
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### **Natural Gas**

TECO (Peoples Gas) .....	(877) 832-6747
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## **Appendix 6 – Observation Pier/Walkway Requirements**

Observation piers/walkways may be permitted in Parcels 102, 103, and 115 at Verandah. Design Review is required prior to construction.

The following special conditions as specified in Verandah Zoning Resolution Z-01-057, SFWMD Permit N. 36-04314-P, and ACOE Permit #20001574 (IP-DY), see illustrations, must be complied with to receive approval.

- Special Condition #16 of SFWMD Permit 36-044314-P- observation piers and walkways must be constructed of plastic, concrete or greenheart, non-CCA treated wood or wood wrapped in 30 to 60 mil pvc.
- Plans must comply with “No Mooring” signage requirement for observation piers.
- Please refer to Sheets 6A, 6B, 6C and 6D for specifications

No home sites in Verandah directly abut the Orange River. A minimum 25-foot buffer of land between the rear lot line and the river is owned by the Verandah West Community Development District (WCDD). To ensure this land is preserved in perpetuity in its natural state, a Conservation Easement has been placed on the buffer in favor of the South Florida Water Management District and Lee County. The WCDD has also assigned a Grant of Easement to Verandah Development LLC across the Conservation Easement so that Verandah Development may allow certain home sites near the river access to the shoreline for the purpose of construction, maintenance and use of deck access and observation decks. In those cases, the following restrictions apply:

- Boat docks are prohibited for all home sites.
- Dredging or filling of the Orange River is prohibited.
- Deck access and observation decks will only be permitted for certain home sites. Please refer to Appendix 6A for a list of the specific home sites.
- Design Review approval and a Lee County building permit must be obtained prior to construction of the deck access and observation deck. The deck access and observation deck must be set back a minimum of 25 feet from both side property lines. The deck access should be field located and may meander to minimize impacts to native vegetation.
- The deck access and observation deck must be designed and constructed in accordance with Verandah Zoning Resolution Z-01-057, SFWMD Permit No. 36-04314-P, and ACOE Permit #200001574(IP-DY). Specifications include but are not limited to:
  - Elevated deck access may be a maximum of four feet wide. Observation decks may be a maximum of 10 feet X 10 feet. Mulch cannot be substituted for an elevated deck access. Please refer to Appendix 6B and 6B-1 for the Typical Observation Deck Plan, and Appendix 6C for the Typical Observation Deck Section. All depths reference NVGD.
- The deck access and observation deck must not exceed the square footage authorized for that particular home site. Please refer to Appendix 12A to determine the maximum square footage for each specific lot.
- In addition to the 25foot minimum setback from the side property lines, the observation deck must be constructed water ward of and adjacent to the Mean High Water Line. Please refer to Appendix 6B.
- All observation decks must be built at 5feet above Mean High Water.

- Both the deck access and observation deck must be constructed of plastic, concrete or greenhead, non-CCA treated wood or wood wrapped in 30 to 60 Mil PVC.
- Gazebos or roofed structures are not allowed in the conservation easement area or water ward of the conservation area.
- Permanent handrails must be installed around the perimeter of all observation decks. Please refer to Appendixes 6B and 6C.
- A sign facing the river that reads "NO BOAT MOORING. MANATEE AREA" must be permanently attached to the observation deck. Please refer to Appendixes 6B
- The current Department of Environmental Protection Standard Manatee Construction Conditions must be implemented during all observation deck construction.

## APPENDIX 6A - Specific Homesites/Maximum Square Footages

### *Verandah Unit One (Parcel 103)*

<u>Lot #</u>	<u>Deck access</u>	<u>Observation deck</u>
	<u>Masimum square footage</u>	<u>maximun square footage</u>
16	264'	100'
17	120'	100'
18	244'	100'
19	168'	100'
20	144'	100'
21	128'	100'
22	212'	100'
23	476'	100'



# APPENDIX 6B – Typical No Boat Mooring Sign

## Notes

1. All observation decks to have permanent handrails installed per "typical observation deck plan" (See sheet 18)
2. All observation decks to have "No Boat Mooring" signs permanently attached to the terminal platform and facing the water. (See typical no boat mooring sign detail on this sheet.)
3. All observation decks to be built at 5' above MHW (6.05' NGVD).
4. Applicant agrees to comply with March 15, 1995 Standard Manatee Construction Conditions.
5. All depths reference NGVD.



**Typical No Boat Mooring Sign**

HANS J.M. WILSON  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 306  
DATE: December 15, 2002 11:38:45 a.m.  
Drawing: 11-13-02 VERANDAH COE\_PLANS.DWG (PL)

PERMIT USE ONLY. NOT FOR CONSTRUCTION



HAI  
200001574(IP-DY)  
Verandah  
Sheet 27 of 27

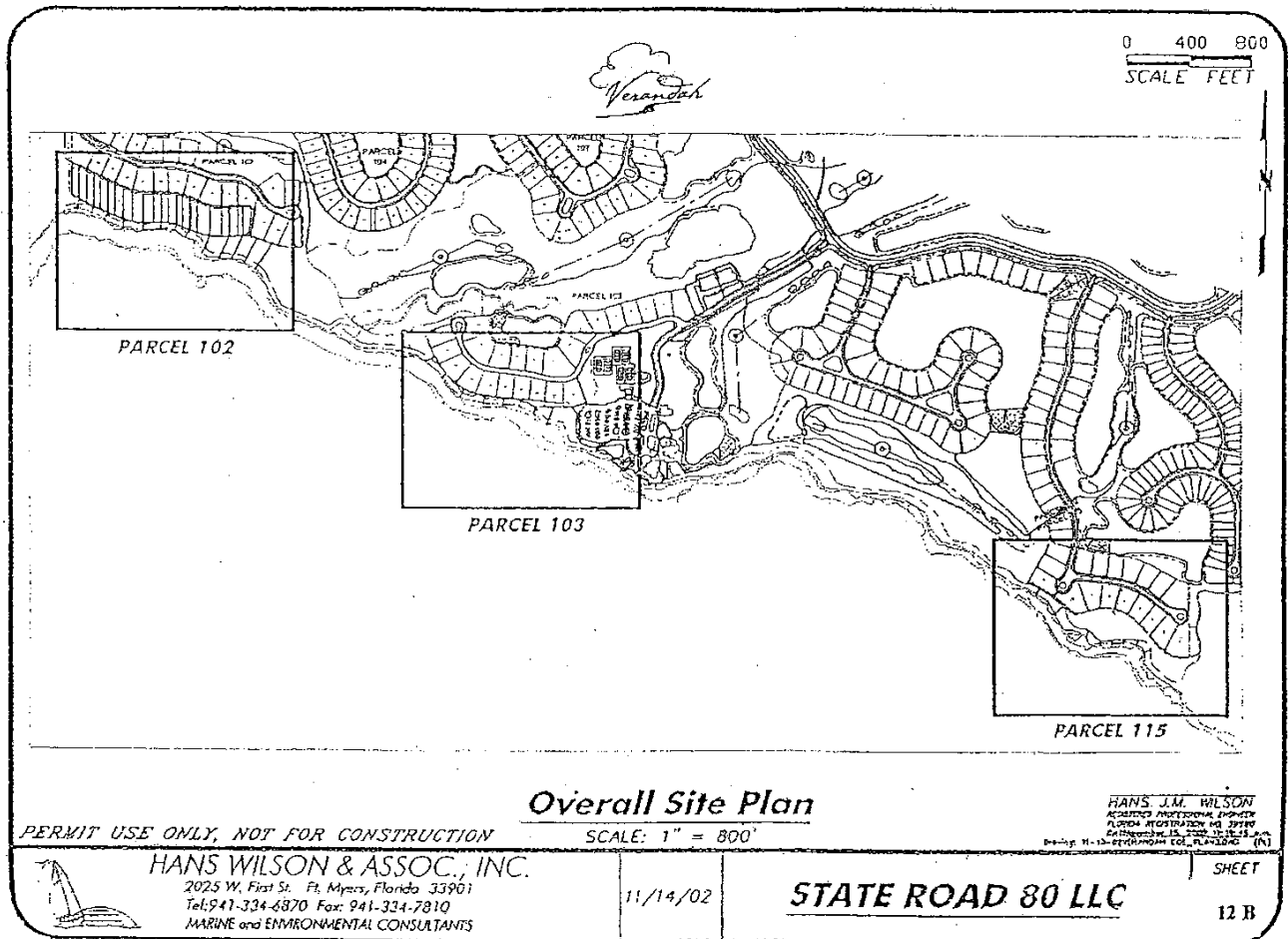
Attachment B  
Nov. 14, 2002

11/14/02

**STATE ROAD 80 LLC**

SHEET  
**27**

## APPENDIX 6C – Overall Site Plan



## APPENDIX 6D – Typical Observation Deck Section

