

DESIGN REVIEW GUIDELINES

FOR

PALMIRA GOLF AND COUNTRY CLUB

May 2011

TABLE OF CONTENTS

INTRODUCTION

SECTION I - DESIGN REVIEW PROCEDURES

SECTION II - SITE DEVELOPMENT

SECTION III -ARCHITECTURAL STANDARDS

SECTION IV - CONSTRUCTION STANDARDS

FORMS

APPENDIX A -- PLANT MATERIALS

INTRODUCTION

Welcome to the Palmira Golf and Country Club! As a future or current resident, we are sure that you wish to see the quality and character of this community preserved and enhanced. That is why we have developed these Design Review Guidelines for new development and for any renovations or changes which are not exactly in accordance with previously approved or exempted improvements.

These Guidelines have been established to work for you and your architect, designer and builder. The goal of the Guidelines is not to unduly restrict your choices, but rather to encourage a continuity of style and quality throughout the community.

In addition to the Design Review Guidelines, community residents must adhere to the "Declaration of Protective Covenants, Restrictions and Easements for Palmira Golf and Country Club" ("Declaration"). In the event of any conflict between the Declaration and these Design Review Guidelines, the Declaration shall control.

The Declaration provides that all homeowners are automatically members of the Palmira Golf and Country Club Master Homeowners Association, Inc. ("Corporation"). The Board of Directors of the Corporation ("Board") appoints the members of the Architectural Design Control Committee ("Committee") ~~the Committee~~. The purpose of the Committee is to review each of the home designs before construction may begin.

Neither the Committee, the Board, nor the Corporation determine or assume any responsibility for the quality of construction or structural soundness of any improvements and do not evaluate whether plans submitted to the Committee satisfy applicable governmental requirements and no obligation or liability relating to construction or compliance with governmental requirements shall result from review or approval of any plans submitted pursuant to the Guidelines by the Committee, the Board, the Corporation. All improvements must be constructed in compliance with all laws, statutes, ordinances and regulations of any governmental authority. If any provision in these Guidelines shall be deemed invalid, such a determination shall in no way affect any of the other provisions herein.

We encourage you to meet with the Design Review Administrator ("Administrator") appointed by the Committee as early as possible so that you may incorporate the Design Review Guidelines into your home planning. We look forward to working together to maintain and promote the appeal of our Community.

SECTION I - DESIGN REVIEW PROCEDURES

The Committee must review all plans and materials for every proposed new home or home remodel before construction can commence. Application forms are included at the back of these Guidelines. The application forms serve as a checklist for you and the Committee to ensure that all major elements have been considered in the design of your home. Please review the Architectural Review Committee's (ARC) Operating Guidelines which can be obtained from the Palmira Property Managers Office.

Step 1: Initial Meeting

Schedule a meeting with your architect/remodeling contractor and the Administrator to discuss your home site, home, these Design Guidelines, and the ARC Operating Guidelines. Concepts, guidelines, questions, issues, etc. can be covered at this time.

Step 2: Initial Review

The Initial Review includes the analysis of the site including placement of the structure on the lot, storm water flow, landscape plan, dimensioned site plan, floor plans, structure elevations, pool and screen cage plan, material selections (e.g. pavers and roof tile), and color palette. This review will be completed by a consulting architect/engineer and members of the ARC.

The initial review submittal requires one (1) set of drawings to include detailed working drawings: site improvement plans, site grading, floor plans, elevations, pool and cage plan, landscape plans and irrigation plans, and material selections together with the Design Review Data Form (see pages 13-14) and the Design Review Fee of \$500. The ARC recommends full package submission to reduce costs and speed up the independent professional review process. Remodeling projects may not require the full request documentation package. The ARC shall make the final determination regarding when the request package is complete for a remodeling project.

If the homeowner/builder elects to submit partial document(s) then each submission shall include a \$250 Partial Review Fee to cover the additional (approximately two hours) independent professional review cost. Issues identified in the Initial Review shall be shared with the homeowner/builder for discussion and/or changes. When the ARC requests changes in the documents, the submissions shall be exempt from the Partial Review Fee.

Step 3: Construction Application

Prior to the Final Review, the contractor shall submit any final pages for the identified changes and a Construction Application form (see pages 15 and 16). A Construction Deposit amounts to one percent (1%) of the estimated total project cost. The minimum deposit is \$1,000 and maximum deposit is \$10,000. A builder may request a waiver with selected rationale (e.g. multiple houses under construction at the same time).

Step 4: Final Review

The Final Review is done in a public meeting by the ARC members to review the project plans as provided, the consulting architect's comments, resident's comments, and approve the projected improvements to the site. The Final Review decision shall be available to the homeowner/builder once the plans are approved.

Step 5: Final Step

Once the certificate of occupancy ("C.O.") has been issued and a copy has been received by the Committee, a final site plan inspection will be conducted by the Committee. Once a final approval has been granted (see Page 12) the Construction Deposit will be returned.

SECTION II - SITE DEVELOPMENT

LANDSCAPE DESIGN

Landscaping has a tremendous impact on the aesthetic quality of your home. The purpose of these landscape provisions is not to prohibit the use of creative landscape design. If a more creative design is presented which does not meet the requirements set forth but is unique and aesthetically pleasing, such plans may be approved. The Committee recommends that the landscape plan and cost estimate be prepared by a registered landscape architect, landscape contractor or nursery designer. The Committee requires that a minimum of three percent (3%) of the home price be spent on landscaping materials, not including sod and the irrigation system. A minimum of sixty percent (60%) of this amount should be dedicated to the street side of the house.

Landscape Plan Submission Requirements

Landscape plans are submitted with Initial Review documents and must include the following information:

- Landscape site plan (at a minimum scale of one inch equals thirty feet) showing the location, name and size of all plant materials
- Irrigation plan
- Plant materials list (refer to [Appendix A. Plant Palette](#) for recommended plant selections)
- Detail plans of planter beds
- Location plan of and details for all site furniture and special site features including, but not limited to, pools, fountains, arbors and berms
- Site plan showing location, size, and type of all native vegetation indicating which trees the owner intends to preserve
- Landscape lighting plan
- An estimate of construction costs

Landscape Plan Approval and Criteria

As part of the Final Review, a Landscape Plan conforming to the following criteria must be approved by the Committee. Such approval shall be in writing and, once approved, the homeowner shall construct and maintain the site in accordance with the approved plan.

Landscaping Installation and Maintenance

You are responsible for the design, installation and maintenance of the landscape materials. Native plant materials are encouraged as they require low maintenance. The landscape plan shall be installed in accordance with the requirements of the County, but in no case later than fifteen (15) days after substantial completion of construction. Maintenance shall include, but is not limited to, the replacement of damaged plants. Replacements shall be made as required, but in no case more than fifteen (15) business days after notification by the Committee.

Street Trees

Street trees to be installed along internal parcel roads shall meet the following criteria. These are minimum requirements and are to be followed to the fullest extent of the specifications. Tree types may vary along major streets, but should be grouped by species type. Deviation from these criteria must be approved by the Committee prior to installation.

- Street trees shall be planted a minimum of fifty (50') feet on center.
- Trees will be located within fifteen (15') feet of the curb.
- Upon planting, street trees shall have a minimum four (4") inch caliper measured twelve (12") inches from finish grade.
- The minimum height and spread will vary according to species type, but will be the same or larger than that listed in the Grades and Standards for Nursery Plants, as published by the Florida Department of Agriculture, Division of Plant Nursery, latest edition.
- All street trees shall be Florida No. 1 as defined in the Grades and Standards above referenced.
- See Appendix A. Plant Palette.

Sod

St. Augustine grass sod is the approved lawn material. Mulch such as pine bark chips, pine straw or other natural material, subject to approval, shall be used to cover areas that are not sodded, paved or left in a natural state.

Fixtures

Accent light fixtures may be used to emphasize special plant materials. Lighting fixtures shall be concealed in shrub beds. The light fixture type and locations should be included in the landscape design plans. Colored lights shall only be permitted for special holidays.

Irrigation

You are responsible for the design, maintenance, and proper utilization of any automatically-controlled landscape irrigation system for your home site. The irrigation plans must accompany your landscape plans. The irrigation system must supply one hundred percent (100%) coverage to the entire extent of your lawn, with the exception of areas with native plant species. Watering native vegetation with an irrigation system may promote weed growth. Watering should be conducted during the early morning hours as required by the County. The system should avoid overspray onto impervious areas (i.e., sidewalks, driveways, roadways). The irrigation system should be designed to apply a minimum of one and one-half (1.5") inches of water per week on all planting areas. Irrigation devices shall not be installed above finish grade within roadside pedestrian easement areas or right-of-ways so as to cause a hazard to pedestrian traffic.

Violations

Failure to properly maintain all landscape material and to promptly remove and replace any dead landscape material shall constitute a violation of the Declaration. Further, once a landscape plan has been approved by the Committee, you must develop and maintain the site in accordance with the plan. Upon approval by the Committee of the landscape plan and the construction plan, you may not change

or modify the landscape plan or the site landscaping without the express prior written approval of the Committee.

Site Engineering

All owners must connect to potable water, irrigation water, sewer and electrical utilities available at the lot line. In addition, all homes must be equipped with an alarm system and cable television outlet(s).

Lot Drainage

Lot drainage must conform to the Parklands Master Drainage Plan and be consistent with the South Florida Water Management District permits for Palmira Golf and Country Club. It will be assumed that the owner has complied with this section upon the owner’s receipt of all necessary permits. When possible, rain gutters and downspouts should be incorporated into the building’s design. Berms and other obstructions which create standing water or allow water runoff to adjacent lots will not be permitted. All drainage and grading must not create drainage problems on adjacent property.

SITE IMPROVEMENTS

Single-family and multi-family homes shall have the following minimum building setbacks:

Uses	SF Dwellings	MF Dwellings
Front Yard	20' (30' lots 110' or wider)	20'
Side Yard	5' (10' corner lot) (7 1/2' lots 85' – 109') (10' principal & accessory lots 110' or wider)	10'
Rear Yard	20" (to accessory structure: 5' all lots, except 10' lots 110' or wider)	20' (5' to accessory structure)
Max. Building Height	35'	35'
Min. Building Separation	10'	½ the sum of the building height but not less than 20' (10' between multiple family units and garages/carports located on the same parcel)
From water – principal building	20'	20'
From water – accessory structure	10'	10'
Maximum Lot Coverage	45% - Enclosed space (garage and living area under air conditioning)	45% - Enclosed space (garage and living area under air conditioning)

There are other approved residential uses for the community, such as, but not limited to two-family attached, zero lot line and townhouse, for which setback requirements will be made available should any residential housing types other than single-family or multi-family be contemplated for development.

Driveways

Driveways have a significant impact in creating a first impression of your house. Special care has been taken to select materials and colors that are aesthetically pleasing. The following is a list of approved materials:

- Stamped patterned concrete in earth tones.
- Brick in earth tones.
- Paver blocks.

Driveways must be designed to avoid fire hydrants, transformers and other site utilities. Driveways are to have a minimum width of sixteen (16') feet, site conditions permitting. Curved and offset driveways are encouraged. Edge of pavement for the driveway cannot be closer than four (4') feet to the neighboring property line. The sidewalk entry should be the same or compatible with the driveway.

Fences

Fences and walls must receive Committee approval. The maximum height for a wall or fence is six (6') feet. Fences and walls may not be constructed in front yards or the street side yard of corner lots. The Committee may require shrubbery or vines be planted on the exterior of a fence or wall. Prohibited are fences and hedgerows that obstruct vision sight lines at driveways, street intersections and on corner lots as they are dangerous for vehicular traffic. Service yard areas for the storage of trashcans, location of A/C compressors, pump equipment, etc. must be screened from street or side yard views by a four (4') foot high screen wall or dense hedgerow. Chain link fences are strictly prohibited.

Swimming Pools

All swimming pools must be built in accordance with Chapter 515, Florida Statutes, the Residential Swimming Pool Safety Act ("Act"), which became effective October 1, 2000. Any requirements herein are not intended to be substituted for statutory requirements. Swimming pools and pool screens must be built within the building setbacks. Be sure to keep pools and decks out of utility easements. All decking around pool and spa areas must be finished concrete, aggregate, elastomeric concrete finish, or pavers. Above ground pools and pools constructed of synthetic materials are not permitted. Pools that are not screened must have a four (4') foot metal picket surrounding fence with pickets spaced no more than six (6") inches on center and secured with a latched gate, or as otherwise required by the Act.

Screen Enclosures

Screen enclosures should tie-in to the principal structure and may not exceed its height. The aluminum on the enclosure must have an anodized finish; mill finishes are not permitted.

Amenity Structures

All amenity structures and lawn structures must be approved by the Committee including, but not limited to: dog houses, bird baths, pole-mounted bird feeders, flagpoles and ponds. Clothes drying lines are prohibited. Mail boxes and post lamp details should be submitted as part of the review process.

SECTION III – ARCHITECTURAL STYLE

It is highly recommended that you discuss your design ideas with the Committee during the Initial Meeting to avoid complications. Changes to construction drawings once they are prepared can be very costly.

At the broadest level, the architectural style of Palmira Golf and Country Club is of a Mizner/Mediterranean flavor. This will mix classic European design with the comfort and livability found in modern southwest Florida homes. These architectural characteristics are best expressed by means of enhanced architectural detailing, attention to accent treatments and color schemes that complement the neighborhood and in a variety of architectural elements, materials and finishes such as:

- Asymmetrical massing with some symmetry at front facades or entries
- Moderately pitched gable and hipped tile roofs
- Cornices and friezes with occasional eave brackets
- Smooth or textured stucco walls with quoins and decorative tiles used as focal points
- Tower entries with conical roofs or portico entries with stucco or stone surrounds
- Tuscan or spiraled columns
- Rectangular, half round or flattened arch windows
- Delicate ornamental metal window grilles
- Canvas awnings
- Louvered, panel or batten shutters
- Boxed windows with knee braces
- Balconies with ornamental metal railings or balustrades
- Lanais, courtyards and garden details
- Stone or textured walkways
- Earth tone colors
- Lantern style lighting

The result will be a neighborhood and subsequently a community that finds cohesiveness rooted in design elements inherent to each home. The architectural theme will be present in all aspects of the community, including the club and amenities, community gatehouse, neighborhood entries, golf course stations and overall streetscapes. These guidelines will provide for a community with unique and exceptional architecture whose timelessness will provide for continuity while safeguarding value and allowing owners to express their own style and individuality.

Garages

The garage for a single family home should be large enough to fit two (2) large cars or more. Additional space may be provided to accommodate a golf cart. It is encouraged that garage doors and service doors face the side lot line. This requires adequate turning radius for the vehicles. The landscape plan should accommodate the driveway and adequate buffering between the neighboring lots. Automatic garage door openers are required for all homes. Garages may not be converted for any other use.

Minimum Living Areas

The following describes the minimum air-conditioned living areas for single-family homes and Coach Homes:

Lot Type	Lot Width	Minimum Living Area (s.f.)
A	50'-59'	1,800
B	60'-64'	2,000
C	65'-69'	2,250
D	75'	2,600
E	85' -109'	3,000
F	110' and wider	3,500
Coach Homes		1,850

Elevations and Roofing

All four (4) elevations of a house must be designed to be architecturally pleasing. In order to create a sense of community, all homes are to have a stucco finish. The finish used to apply the stucco may be varied. Stucco must be colored or painted. The selection of window trim and front door should match or complement the color of the elevation. Keystone or cast stone decorative trims and moldings are encouraged. Fascias, gutters and downspouts are to be integrated into the design of the house. Reflective glass windows are prohibited.

The height of a house may not exceed three and one-half (3 ½) stories. The height of the house is measured from the minimum finish floor elevation to the median point between the peak and the eave. Roof pitches may range from 4:12 to 6:12. Hip roofs are preferred over gabled roofs. Large gables spanning the front and back of the house are not permitted.

If the house is to have a fireplace, the chimney must be compatible with the elevation of the house. If a prefabricated metal fireplace is used, the flue and metal spark arrestor must be shrouded by a material approved by the Committee.

Any mechanical elements such as plumbing stacks or roof vents should match the roof color and be placed in an inconspicuous location. Satellite dishes or antennae must be made to blend in as much as is reasonably possible and placed in a location shielded from street view, so long as such location does not preclude reception of an acceptable quality signal.

SECTION IV - CONSTRUCTION STANDARDS

PRE-CONSTRUCTION

Final approval of the site layout, landscaping and architectural plans must be granted by the Committee prior to any site clearing on your lot. The plans must meet all the requirements of all applicable government regulations. It shall be the responsibility of the builder and contractor to review all applicable Building Codes, the Design Review Guidelines and the Declaration. The Design Review Fees shall be paid **prior** to the initial review by the Committee.

Signage to be placed on the home construction site must be approved by the Committee. During construction a single 24" X 36" sign may be posted with the following information detailed: names of builder and homeowners. The Committee shall approve a sign design that shall be used consistently on all lots. Signs are not permitted on trees.

The County Building Permit must be posted at the home construction site. The foundation staking and location must be reviewed with the Committee. Trees that are to be preserved must be barricaded for protection.

The Committee may inspect the home construction site to insure compliance with the approved plans and regulations.

CONSTRUCTION SITE CONDUCT

The condition of the home construction site and the workers on the job site are the responsibility of the contractor. A job toilet must be located on the job site during construction. The toilet should be located facing away from the street. The contractor is responsible for keeping trash off the streets and disposed of on a regular basis. Fires are not permitted on construction sites. Construction trailers are not permitted on any lots or common areas.

In addition to construction materials, damaged tree limbs and dead vegetation should be removed from the construction site. Vehicular traffic should avoid the drip line of the existing trees on and around the site to avoid soil compaction of the root zones.

FINAL INSPECTION

A copy of the C.O. must be given to the Committee by the homeowner or builder when the home is complete and ready for final inspection. The site must be cleared of debris and the house should be connected to all permanent utility systems. Landscaping must be installed and the sod in place and the irrigation system fully operational.

APPEAL

If final approval is denied by the Committee and the homeowner wishes to contest, the homeowner may make an appeal to the Board of Directors of the Corporation. The subsequent decision of the Board of Directors, as applicable, shall be the final decision. These guidelines are minimum standards and the Committee may reject plans or require revisions on purely aesthetic grounds.

**Palmira Golf and Country Club
Design Review Data Form
Single Family Home Sites**

Palmira Golf and Country Club Master
Homeowners Association, Inc.
C/o KEB Management Services, Inc
28121 Palmira Blvd.
Bonita Springs, Florida 34135
PH: 239/262-1396
FAX: 239/444-1191

DATE SUBMITTED _____
DATE APPROVED _____
APPROVED BY _____
Design Review Fee \$500.00 (Initial submission)
Partial Submittal Fee \$250.00 each additional time
(2 hours of independent professional review)
ARC change requests exempted

GENERAL INFORMATION

The following information must be included in order to submit for a review:

Construction

Address _____ Block _____ Lot _____

OWNER _____ Telephone _____

Address _____ Fax Number _____

City/State _____ Contact _____

ARCHITECT Telephone _____

Address _____ Fax Number _____

City/State _____ Contact _____

CONTRACTOR Telephone _____

Address _____ Fax Number _____

City/State _____ Contact _____

SURVEYOR _____ Contact _____

The following information must be included to be reviewed:

	SQUARE FOOTAGE
_____ Final Stake Out Completed	Living Area _____
_____ Landscape Plan with Plant List	Garage/Carport _____
_____ Grading Plan	Screened Porch _____
_____ Surveyor Site Plan with Dimensions with House footprint and setbacks	Decks _____
	Other _____
	TOTAL _____
_____ Construction Plans & Specifications, to include:	
Floor Plan with Dimensions Foundation Plan	
Electrical Plan	Roof Plan
Wall Section	Pool & Cage (on all Plans)
Plumbing plan	
Exterior elevations from existing grade	

EXTERIOR MATERIALS & COLORS:

Walls _____	Mfg Name _____ & Number _____
Trim _____	Mfg Name _____ & Number _____
Foundation _____	Mfg Name _____ & Number _____
Roofing _____	Mfg Name _____ & Number _____
Paving _____	Mfg Name _____ & Number _____
Garage Doors _____	Mfg Name _____ & Number _____
Other _____	Mfg Name _____ & Number _____

CONSTRUCTION APPLICATION - SINGLE FAMILY SITES

Palmira Golf and Country Club
c/o KEB Management Services, Inc
28121 Palmira Blvd.
Bonita Springs, FL 34135
PH: 239.262.1396
FAX: 239.444.1191

GENERAL INFORMATION:

Contractor _____
License No. _____
Address _____
City _____
Phone/Fax _____
Construction Address _____
Property Owner _____

DEPOSITS:

Construction Deposit \$ _____

Construction/landscape/improvement
deposit is 1% of contract value with a
minimum of \$1,000 or a maximum of
\$10,000

PREVIOUS EXPERIENCE:

Have you built in Palmira Golf and Country Club before? If not, please list three (3) homes that have been resided in at least six (6) months, listing name, address and daytime phone numbers:

1. _____

2. _____

3. _____

AGREEMENT:

I, _____, as Contractor for the above described construction project, acknowledge and agree that the above described deposit is being held by Palmira Golf and Country Club HOA to insure that the improvements will be constructed in accordance with plans and specifications which have been approved. Damages or penalties for non compliance shall be deducted from the deposit as approved by the Architectural Review Committee in public meeting. You may appear and be heard at the meeting. Non compliance shall result in restricting main gate access for the contractor, sub contractors, staff, and suppliers until the compliance issue is cleared.

I further acknowledge and agree that:

1. I have read and understand the Declaration of Protective Covenants, Restrictions and Easements applicable to the property and the Design Review Guidelines and will follow and obey the said Declaration and Guidelines.
2. I am responsible for completing the project as described by the drawings and specifications approved and any proposed changes will be submitted to the Palmira ARC for approval prior to implementation.
3. I will maintain a clean construction site at all times and install a job sign, commercial dumpster and job toilet in conformance with the Guidelines.
4. I am responsible for the conduct of all workers performing services on this project at all times while they are in the Palmira Golf and Country Club community.
5. I will notify the office of the Palmira HOA or its designee for field inspections.
6. As the Deposit will be held in a non-interest bearing account, I understand that it shall be returned after completion of the Final Inspection with no interest added.
7. Any fees paid by Declarant and/or the Corporation for repair of damaged areas, the correction of changes not approved by Declarant and/or the Corporation, work contracted to improve the appearance of untidy sites, and assessed penalties may be deducted from the Deposit as approved by the Architectural Review Committee.

THIS APPLICATION's Deposit and Agreement made this _____ day of _____, 20____,

By_____.

Contractor's Signature

WITNESSES:

_____ Print Name _____

_____ Print Name: _____

APPLICATION ACCEPTED: this ____ of _____, 20____,

By_____ Print Name: _____

APPENDIX A
PLANT PALETTE

The following is a list of recommended plant materials which may be used for the landscaping. Each of the plants is followed by notations indicating whether the plant is a native plant or a Xeriscape plant. Several of the plants share all of these characteristics.

"N" - Indicates native Florida plants.

"X" - Indicates Xeriscape plants; plants which survive on natural rainfall with little supplemental irrigation.

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ADAPTABILITY</u>
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TREES:

American Holly	<i>Ilex opaca</i>	N, X
Black Olive	<i>Bucida buceras</i>	N, X
Bottlebrush, Weeping	<i>Callistemon viminalis</i>	
Crape Myrtle	<i>Lagerstroemia indica</i>	X
Guava, Strawberry	<i>Psidium littorale</i>	
Jacaranda	<i>Jacaranda mimosifolia</i>	
Laurel Oak	<i>Quercus laurifolia</i>	N, X
Ligustrum / Japanese Privet	<i>Ligustrum japonicum</i>	X
Live Oak	<i>Quercus virginiana</i>	N, X
Loblolly Bay	<i>Gordonia lasianthus</i>	N
Loquat	<i>Eriobotrya japonica</i>	X
Mahogany	<i>Swietenia mahagoni</i>	N
Orchid Tree	<i>Bauhinia purpurea</i>	
Pitch Apple	<i>Clusia rosea</i>	N
Red Cedar, Southern	<i>Juniperus virginiana silicicola</i>	N, X
Red Maple	<i>Acer rubrum</i>	N
Royal Poinciana	<i>Delonix regia</i>	
Sand Pine	<i>Pinus clausa</i>	N, X
Satin Leaf	<i>Chrysophyllum oliviforme</i>	N
Silver Trumpet	<i>Tabebuia caraiba</i>	
Slash Pine	<i>Pinus elliottii</i>	N, X
Southern Magnolia	<i>Magnolia grandiflora</i>	N, X
Sweet Bay Magnolia	<i>Magnolia virginiana</i>	N
Wax Myrtle	<i>Myrica cerifera</i>	N, X

PALMS:

Cabbage Palm	<i>Sabal palmetto</i>	N, X
Canary Island Date Palm	<i>Phoenix canariensis</i>	X
Malayan Coconut Palm	<i>Cocos nucifera</i> "Green Malayan"	X
Montgomery Palm	<i>Veitchia montgomeryana</i>	
Needle Palm	<i>Rhapidophyllum hystrix</i>	N, X

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ADAPTABILITY</u>
<u>PALMS (Cont) :</u>		
Paurotis Palm	Acoelorrhaphe wrightii	N, X
Pindo Palm	Butia capitata	X
Pygmy Date Palm	Phoenix roebelenii	X
Royal Palm	Roystonea regia	N, X
Senegal Date Palm	Phoenix reclinata	X

SHRUBS/MEDIUM-SIZED PLANTS:

Anise, Florida	Illicium floridanum	N,X
Burford Holly	Ilex cornuta 'Burfordii'	X
Buttonwood, Green	Conocarpus erecta	N, X
Cocoplum, Green	Chrysobalanus icaco	N, X
Cocoplum, Red Tip	Chrysobalanus icaco 'Red Tip'	X
Indian Hawthorn	Rhaphiolepis indica	X
Juniper	Juniperus chinensis	X
King Sago	Cycas revoluta	X
Oleander	Nerium oleander	X
Pampas Grass	Cortaderia selloana	X
Pittosporum	Pittosporum tobira	X
Podocarpus	Podocarpus macrophyllus	X
Pyracantha	Pyracantha coccinea	X
Sandankwa Viburnum	Viburnum suspensum	
Sea Grape	Coccoloba uvifera	N, X
Silver Thorn	Eleagnus pungens	X
Yaupon Holly	Ilex vomitoria	N, X

VINES/GRASSES/GROUND COVERS:

Algerian Ivy	Hedera canariensis	X
Cardboard Plant	Zamia furfuracea	X
Coontie	Zamia pumila	N, X
Creeping Fig	Ficus pumila	X
Daylily	Hemerocallis spp.	X
English Ivy	Hedera helix	
Liriope	Liriope muscari	X
Mondo Grass	Ophiopogon japonicus	X
Parson's Juniper	Juniperus chinensis 'Parsonii'	X
Shore Juniper	Juniperus conferta	X
St. Augustine Grass	Stenotaphrum secundatum	