

Development Order Amendment



PZDB Meeting
April 8th, 2025

Via Coconut



Presentation Agenda

Project Team

Project Timeline Update

Civil Development Order Amendment

Architecture Development Order Amendment

Landscape Development Order Amendment

Conclusion

Project Team

Developers:

Royal Properties

Riverside Investment & Development

Atlantic Residential

Architecture: MHK Architecture

Civil Engineer: Bowman

Landscape Architect: ALD

Zoning Consultant: RVI Planning

Zoning Attorney: CYK

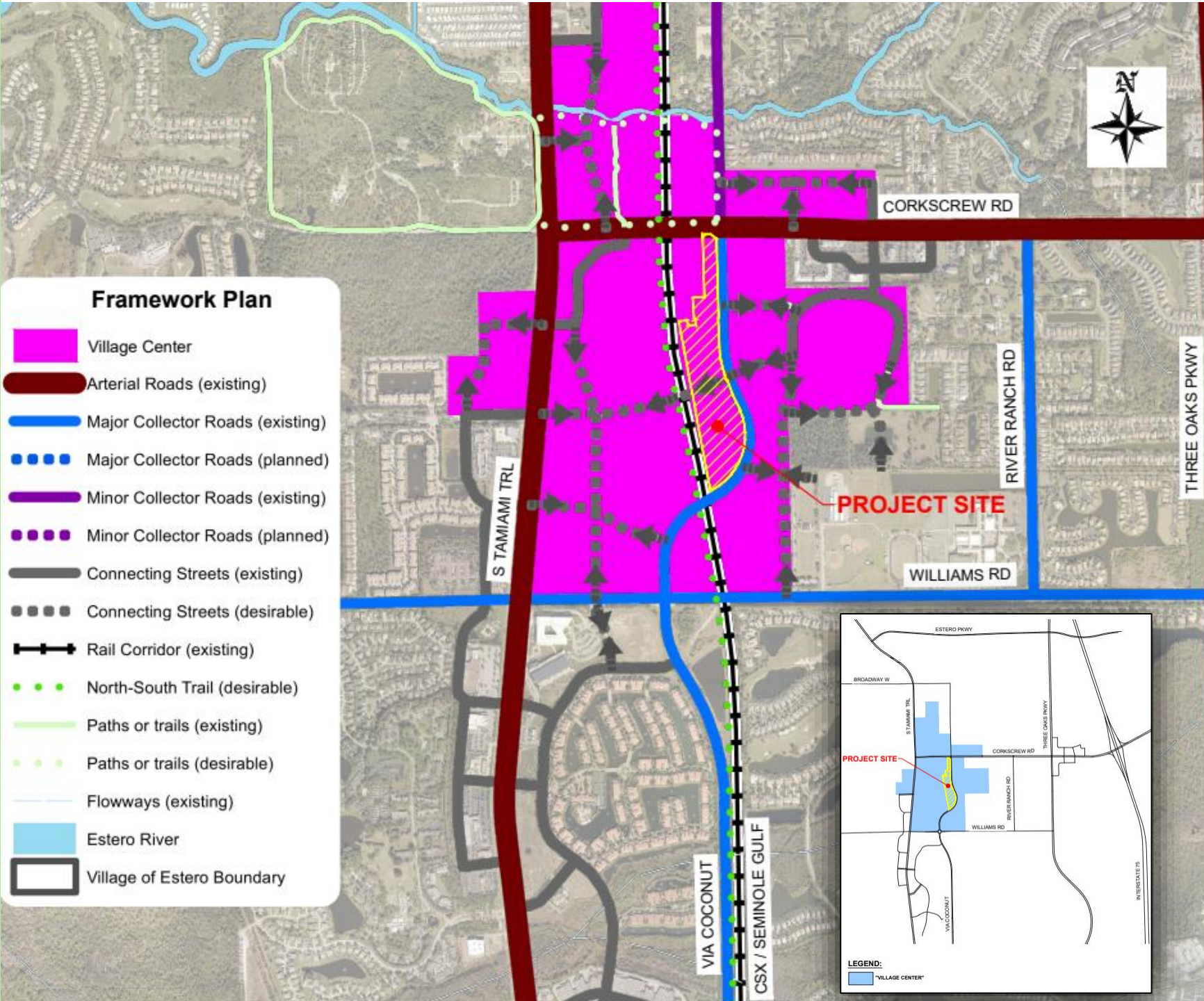


Via Coconut Project Timeline Update

- March 2024 – Zoning Amendment Submission
- May 2024 – Zoning Amendment Staff Recommendation
- July 2024 – Zoning Amendment PZDB Approval
- October 2024 – Zoning Amendment Council Approval
- December 2024 – DO Amendment Submission
- January-March 2025 – DO Amendment Staff Review
- April 2025 – Planned PZDB Review
- May 2025 – Planned Permit Issuances
- June 2025 – Planned Construction Commencement
- June 2027 – Planned Project Completion

Project Location

- Village Center Connectivity Map



Civil Development Order Amendment



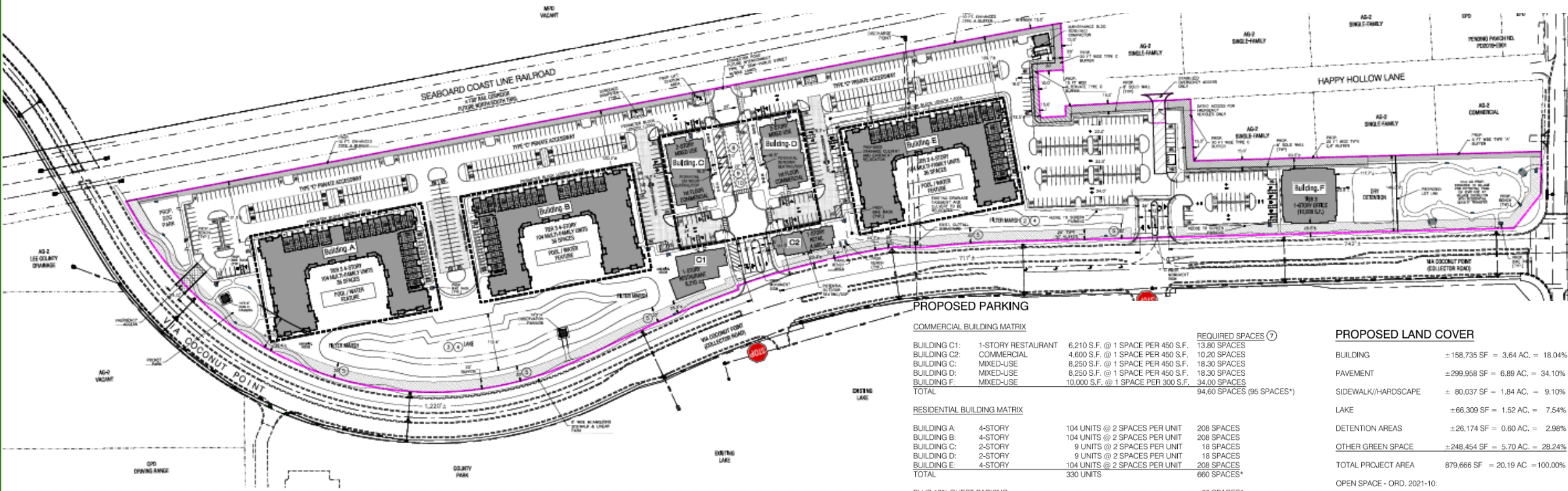
Approved MCP

October 2024



NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWD APPROVAL

- 20.19 Acres
- 330 Units, 37,310 SF Commercial
- 829 Required Parking Stalls
- 340,937 SF (38.76%) open space



PROPOSED PARKING

COMMERCIAL BUILDING MATRIX

BUILDING	1-STORY RESTAURANT	6,210 S.F. @ 1 SPACE PER 450 S.F.	13.80 SPACES
BUILDING C2	COMMERCIAL	4,600 S.F. @ 1 SPACE PER 450 S.F.	10.20 SPACES
BUILDING C	MIXED-USE	8,250 S.F. @ 1 SPACE PER 450 S.F.	18.30 SPACES
BUILDING D	MIXED-USE	8,250 S.F. @ 1 SPACE PER 450 S.F.	18.30 SPACES
BUILDING F	MIXED-USE	10,000 S.F. @ 1 SPACE PER 300 S.F.	34.00 SPACES
TOTAL			94.60 SPACES (95 SPACES*)

REQUIRED SPACES ⑦

RESIDENTIAL BUILDING MATRIX

BUILDING A	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
BUILDING B	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
BUILDING C	2-STORY	9 UNITS @ 2 SPACES PER UNIT	18 SPACES
BUILDING D	2-STORY	9 UNITS @ 2 SPACES PER UNIT	18 SPACES
BUILDING E	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
TOTAL		330 UNITS	660 SPACES*

PLUS 10% GUEST PARKING
PLUS CLUB AMENITIES
TOTAL REQUIRED SPACES*
829 SPACES

PARKING PROVIDED

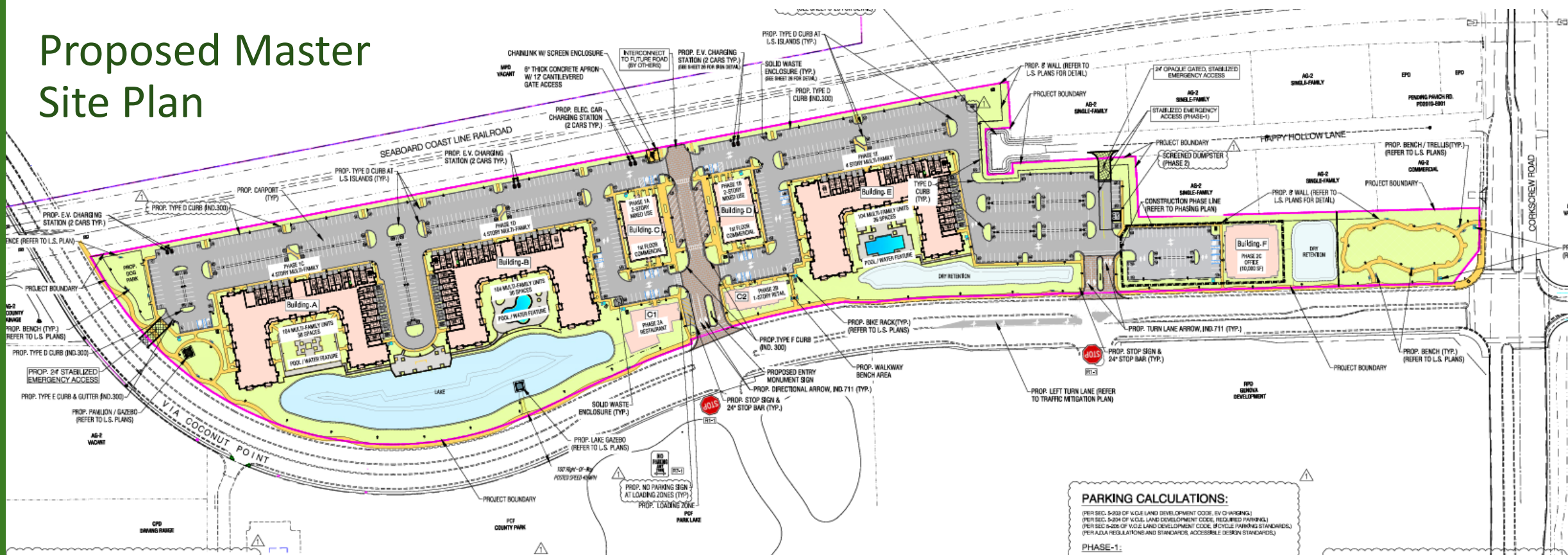
BUILDING A	36 SPACES
BUILDING B	36 SPACES
BUILDING E	36 SPACES
SURFACE PARKING	723 SPACES
TOTAL PROVIDED PARKING	831 SPACES

BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS

PROPOSED LAND COVER

BUILDING	±158,735 SF = 3.64 AC. = 18.04%
PAVEMENT	±299,958 SF = 6.89 AC. = 34.10%
SIDEWALK/HARDSCAPE	± 80,037 SF = 1.84 AC. = 9.10%
LAKE	±66,309 SF = 1.52 AC. = 7.54%
DETENTION AREAS	±26,174 SF = 0.60 AC. = 2.98%
OTHER GREEN SPACE	±248,454 SF = 5.70 AC. = 28.24%
TOTAL PROJECT AREA	879,666 SF = 20.19 AC. =100.00%
OPEN SPACE - ORD, 2021-10:	
REQUIRED OPEN SPACE	307,883 SF = 7.07 AC. = 35.00%
PROVIDED OPEN SPACE	340,937 SF = 7.83 AC. = 38.76%
LAKE	66,309 SF = 1.52 AC. = 7.54%
DETENTION AREAS	26,174 SF = 0.60 AC. = 2.98%
OTHER GREEN SPACE	248,454 SF = 5.70 AC. = 28.24%
OFF-SITE SIDEWALK	13,309 SF = 0.31 AC
OFF-SITE PAVEMENT	3,600 SF = 0.08 AC

Proposed Master Site Plan



PROPOSED SITE LAND COVER:

BUILDING	157,939 SF = 3.63 AC = 17.95%
PAVEMENT	297,768 SF = 6.84 AC = 33.85%
*SIDEWALK/CURB/HARDSCAPE	87,750 SF = 2.01 AC = 9.98%
*LAKE	66,309 SF = 1.52 AC = 7.54%
*DETENTION AREAS	26,174 SF = 0.60 AC = 2.98%
*OTHER GREEN SPACE	243,726 SF = 5.60 AC = 27.71%
TOTAL PROJECT AREA	879,666 SF = 20.19 AC = 100.00%
OPEN SPACE - ORD, 2021-10:	
REQUIRED OPEN SPACE	307,863 SF = 7.07 AC = 35.00%
PROVIDED OPEN SPACE	358,397 SF = 8.23 AC = 40.74%
* REFER TO SHEET C-07 FOR OPEN SPACE CALCULATIONS	
OFF-SITE SIDEWALK	13,286 SF = 0.31 AC
OFF-SITE PAVEMENT	6,274 SF = 0.14 AC

PROPOSED SITE LAND COVER BY PHASE:

PHASE 1:	
BUILDING	135,669 SF = 3.11 AC = 16.37%
PAVEMENT	279,430 SF = 6.41 AC = 33.72%
*SIDEWALK/CURB/HARDSCAPE	85,276 SF = 1.96 AC = 10.29%
LAKE	66,309 SF = 1.52 AC = 8.00%
DETENTION AREAS	26,174 SF = 0.60 AC = 3.16%
OTHER GREEN SPACE	235,942 SF = 5.42 AC = 28.47%
TOTAL PHASE 1 AREA	828,799 SF = 19.03 AC = 100.00%
PHASE 2:	
BUILDING	22,271 SF = 0.51 AC = 43.78%
PAVEMENT	18,338 SF = 0.42 AC = 36.05%
*SIDEWALK/CURB/HARDSCAPE	2,475 SF = 0.06 AC = 4.87%
GREEN SPACE	7,784 SF = 0.18 AC = 15.30%
TOTAL PHASE 2 AREA	50,867 SF = 1.17 AC = 100.00%

INTENSITY:

330 MULTI-FAMILY UNITS
29,600 SF COMMERCIAL USES
10,000 SF CHURCH (ALTERNATE COMMERCIAL USES)

PHASE-1:

BUILDING A - 104 MULTI-FAMILY UNITS
BUILDING B - 104 MULTI-FAMILY UNITS
BUILDING C - 9 MULTI-FAMILY UNITS, 8,250 SF COMMERCIAL
BUILDING D - 9 MULTI-FAMILY UNITS, 8,250 SF COMMERCIAL
BUILDING E - 104 MULTI-FAMILY UNITS

PHASE-2:

BUILDING C1 - 6,210 SF RESTAURANT
BUILDING C2 - 4,600 SF RETAIL
BUILDING F - ALTERNATE COMMERCIAL, 10,000 SF ± OFFICE

REFUSE/SOLID WASTE DISPOSAL CALCULATIONS:

VILLAGE OF ESTERO (SEC. 5-1201)

MULTI-FAMILY BUILDINGS:

330 TOTAL RESIDENTIAL UNITS
FOR FIRST 25 UNITS, 120 SF GARBAGE + 96 SF RECYCLING = 216 SF
PLUS 8 SF FOR EACH ADDITIONAL UNIT (906 ADDITIONAL) = 2,440 SF
MULTI-FAMILY REQUIRED = 2,656 SF

COMMERCIAL BUILDINGS:

29,600 SF BUILDING AREA

DEVELOPMENT CRITERIA:

PER ZONING ORD. 2021-10

MINIMUM LOT AREA:

Lot Size: 7,500 sq.ft.
Lot Width: 100 ft.
Lot Depth: 75 ft.

MINIMUM SETBACKS:

Street:
VIA COCONUT POINT:
1-2 STORY: 20 ft.
3-STORY: 30 ft.
4-STORY: 65 ft.

MAIN STREET CONNECTOR:
MINIMUM 5 ft.
MAXIMUM 38 ft.

HAPPY HOLLOW LANE:
20 ft.

Side: 15 ft.
Rear: 15 ft.
Water body: 0 ft.

Maximum Lot Coverage: 50%

Maximum Building Height:
4 stories or 58'-0" (Top of Arch. Features)
/ 48'-0" (Midpoint M/B Eave & Ridge)

Minimum Building Separation: 15 ft.

PARKING CALCULATIONS:

(PER SEC. 5-203 OF VCLD LAND DEVELOPMENT CODE, (V CHARGING))
(PER SEC. 5-204 OF VCLD LAND DEVELOPMENT CODE, (REQUIRED PARKING))
(PER SEC. 5-205 OF VCLD LAND DEVELOPMENT CODE, (BIKE PARKING STANDARDS))
(PER ADA REGULATIONS AND STANDARD, ACCESSIBLE DESIGN STANDARDS)

PHASE-1:

MULTI-FAMILY

2 SPACES PER UNIT
ADDITIONAL 10% OF PARKING REQUIRED FOR VISITOR SPACES
OF PROPOSED UNITS X 2 SPACES PER UNIT + 10%
BUILDING A = 104 UNITS X 2 SPACES PER UNIT = 208 SPACES
BUILDING B = 104 UNITS X 2 SPACES PER UNIT = 208 SPACES
BUILDING C = 9 UNITS X 2 SPACES PER UNIT = 18 SPACES
BUILDING D = 9 UNITS X 2 SPACES PER UNIT = 18 SPACES
BUILDING E = 104 UNITS X 2 SPACES PER UNIT = 208 SPACES
TOTAL = 660 SPACES
+ 10% FOR VISITOR PARKING = 660 X 0.10 = 66 SPACES
TOTAL MULTI-FAMILY PARKING REQUIRED = 726 SPACES

COMMERCIAL

(PER APPROVED DEMONSTRATION - 1 SPACE PER 450 SF)
BUILDING C = 8,250 SF X 1/450 SF = 18.3 SPACES
BUILDING D = 8,250 SF X 1/450 SF = 18.3 SPACES
TOTAL COMMERCIAL PARKING REQUIRED = 36.6 SPACES
TOTAL REQUIRED PHASE-1 PARKING = 771 SPACES

REQUIRED ADA PARKING SPACES AND REQUIRED MINIMUM E.V. CHARGING SPACES TO BE PROVIDED WITHIN REQUIRED PARKING SPACE TOTAL

REQUIRED HANDICAPPED - 771 X 0.02 = 16 SPACES
MINIMUM E.V. CHARGING STALLS = 9 SPACES
REQUIRED BIKE SPACES - (771 X 0.02) + 4 = 43 SPACES
TOTAL PROVIDED PHASE-1 PARKING = 796 SPACES
(INCLUDING 16 ADA SPACES)
(INCLUDING 9 E.V. CHARGING SPACES)
TOTAL PROVIDED BIKE SPACES = 43 SPACES

PHASE-2:

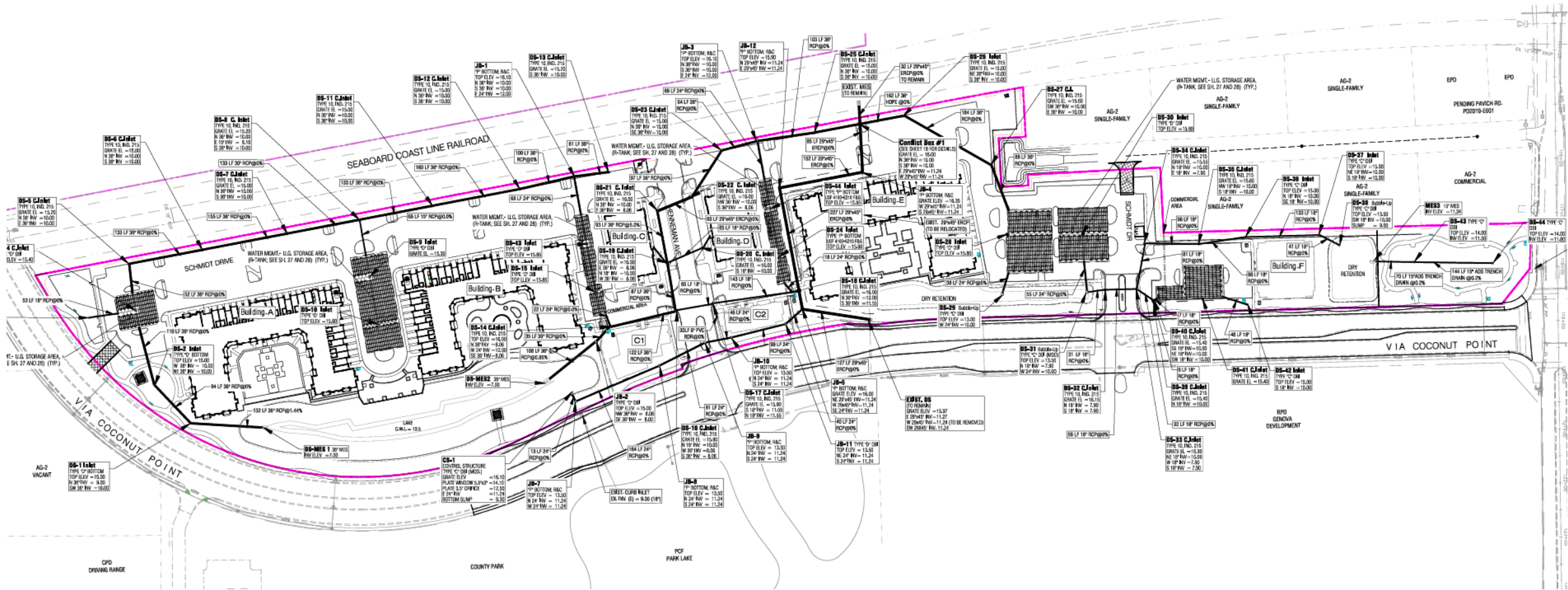
BUILDING C1 = 6,210 SF X 1/450 SF = 13.8 SPACES
BUILDING C2 = 4,600 SF X 1/450 SF = 10.2 SPACES
BUILDING F (10,000 SF ±) (OFFICE) (1/650 SF) = 34 SPACES
TOTAL REQUIRED PHASE-2 PARKING = 58 SPACES
REQUIRED HANDICAPPED (ADA TABLE 208.2) = 2 SPACES

LEGEND:

	PROPOSED CONCRETE SIDEWALK
	PROPOSED BUILDINGS PHASE 1
	PROPOSED BUILDINGS PHASE 2
	PROPOSED ASPHALT PHASE 1
	PROPOSED ASPHALT PHASE 2
	PROPOSED LAKE
	PROPOSED FILTER MARSH / RETENTION AREA
	PROPOSED GREEN SPACE
	PROPOSED E.V. CHARGING STATIONS
	PROPOSED HANDICAP SPACE
	PROPOSED LOADING AREA

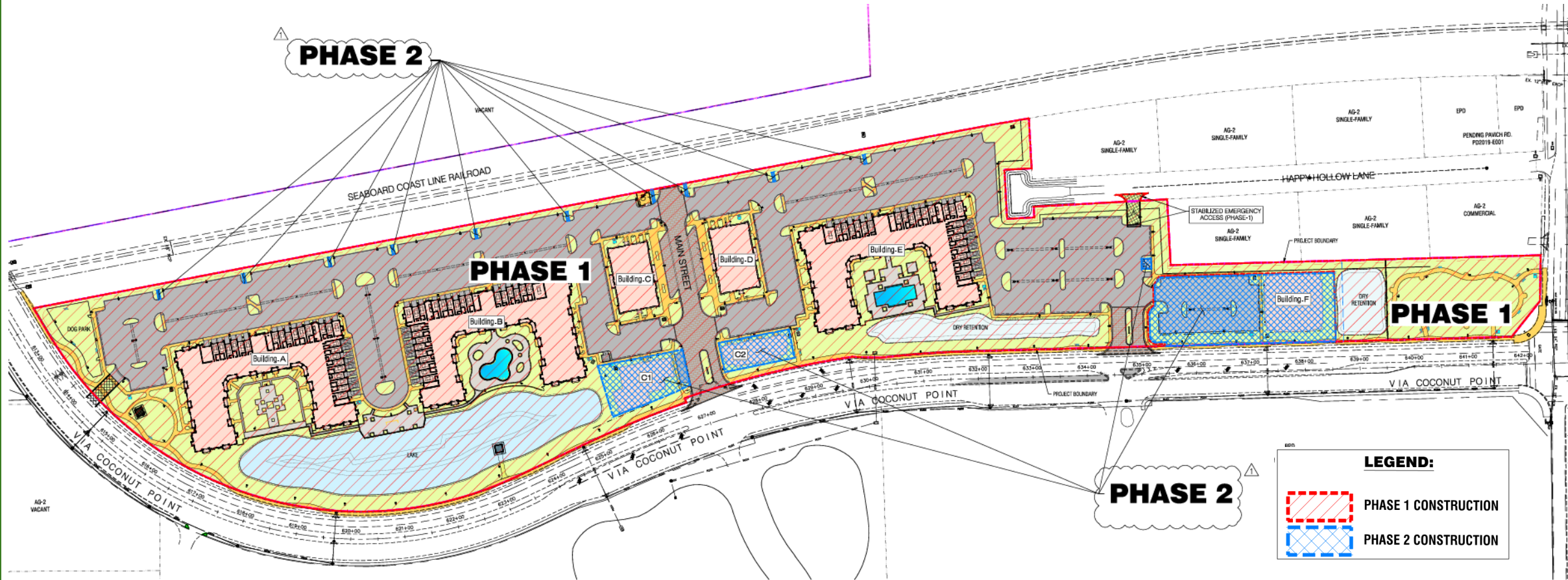
Proposed Master Drainage Plan

SCALE



- Drainage Relocation & Easement Agreement with Lee County & VOE - Completed
- Drainage License Agreement with railroad - Completed

Proposed Master Phasing Plan



- Phase 1 : Buildings A, B, E, C, D, North Park, Linear Park
- Phase 2 : Buildings C1, C2, F
- Phase 2 areas to be landscaped as part of Phase 1 delivery

Architecture Development Order Amendment



Proposed Building A (Building A, B & E Similar)



① BUILDING A WEST ELEVATION
SCALE: 1/16" = 1'-0"



③ BUILDING A EAST ELEVATION
SCALE: 1/16" = 1'-0"

Proposed Building B (Building A & E Similar)



2 BUILDING A NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EMBELLISHMENT LEVEL MAX HEIGHT OF 60'	ELEV. 54' - 3" (71.72' NAVD)
MID-POINT EAVE & RIDGE	ELEV. 43' - 8"
T.O. PLANK	ELEV. 40' - 6" (57.96' NAVD)
LEVEL 4	ELEV. 30' - 6" (47.96' NAVD)
LEVEL 3	ELEV. 20' - 4" (37.79' NAVD)
LEVEL 2	ELEV. 10' - 2" (27.62' NAVD)
LEVEL 1	ELEV. 0' (17.45' NAVD)

EMBELLISHMENT LEVEL MAX HEIGHT OF 60'	ELEV. 54' - 3" (71.72' NAVD)
MID-POINT EAVE & RIDGE	ELEV. 43' - 8"
T.O. PLANK	ELEV. 40' - 6" (57.96' NAVD)
LEVEL 4	ELEV. 30' - 6" (47.96' NAVD)
LEVEL 3	ELEV. 20' - 4" (37.79' NAVD)
LEVEL 2	ELEV. 10' - 2" (27.62' NAVD)
LEVEL 1	ELEV. 0' (17.45' NAVD)

PAINT SCHEME 1

SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

PAINT SCHEME 2

SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6

SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

Proposed Building B (Building A & E Similar)



Proposed Building C (Building D Similar)



1 **BUILDING C WEST ELEVATION**
SCALE: 1/16" = 1'-0"



2 **BUILDING C NORTH ELEVATION**
SCALE: 1/16" = 1'-0"



3 **BUILDING C EAST ELEVATION**
SCALE: 1/16" = 1'-0"

PAINT SCHEME 1

SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

PAINT SCHEME 2

SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6

SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2



4 **BUILDING C SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"

Proposed Buildings C1, C2



① BUILDING C1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



② BUILDING C1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



③ BUILDING C1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



④ BUILDING C1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PAINT SCHEME 1

SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2



⑤ BUILDING C2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



⑥ BUILDING C2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



⑦ BUILDING C2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



⑧ BUILDING C2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PAINT SCHEME 2

SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6

SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

Proposed Buildings C, D, C1, C2, F



Landscape Development Order Amendment



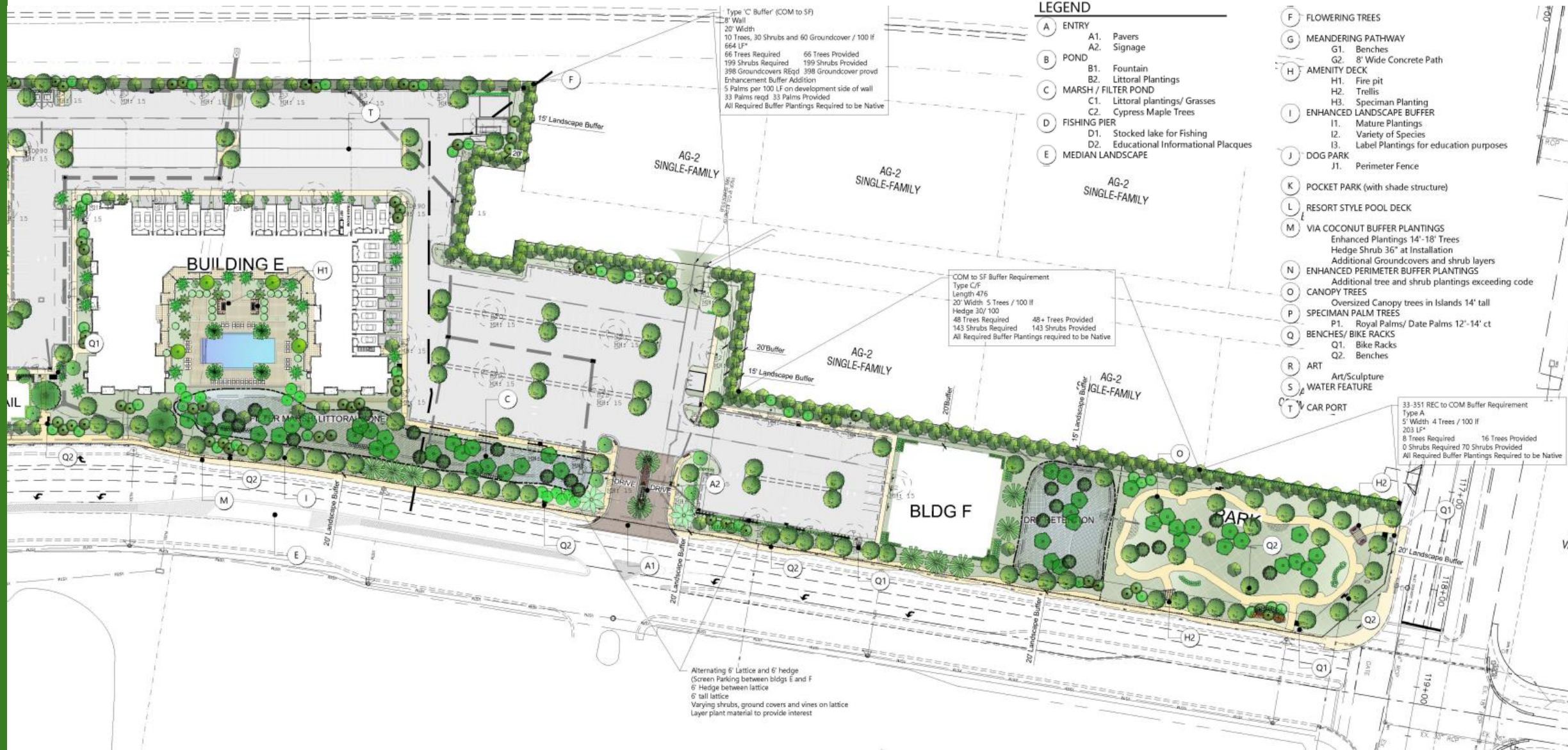
Proposed Master Landscape Plan



Proposed Landscape Plan (South)

























Proposed Landscape Plan (North)



















Proposed Plantings

Legend

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
TREES			
	AR12	Acer rubrum Red Maple	12' x 5' x 2.5" cal
	ADM12C	Adonia merrillii Christmas Palm	12'-14' snl, dbl or triple
	BBS14	Bucida buceras 'Shady Lady' Shady Lady Black Olive	14' x 6' spd x 6' ct 100 gallon cont.
	BUL ARB	Bulnesia arborea Verawood	12'-14' oa, 2.5" cal, Field grown
	CN7	Cocos nucifera 'Maypan' Maypan Coconut Palm	Field grown
	CE12A	Conocarpus erectus Buttonwood	12'-14' oa, 2.5" cal, Field grown
	DR14	Delonix regia Royal Poinciana	12'-14' oa 3" cal.
	ED12	Elaeocarpus decipiens TM Japanese Blueberry Tree	12' x 5' x 2" cal
	LL8	Ligustrum lucidum Glossy Privet	8' x 6' Multi
	QV14	Quercus virginiana Southern Live Oak	14'-16' oa x 6" spd 6' ct 3.5" cal
	QV20	Quercus virginiana Southern Live Oak	20'-22' oa x14 sdp, 6" cal, Field grown
	TD13	Taxodium distichum Bald Cypress	12' oa, 4' spd, 2.5" cal, Single trunk
PALMS			
	BN12	Bismarckia nobilis Bismarck Palm	12' ct 28' oa
	PS12	Phoenix sylvestris Wild Date Palm	12' ct 28' oa
	RE10	Roystonea elata Florida Royal Palm	12' ct 28' oa
	SP	Sabal palmetto Cabbage Palmetto	12' 16' 20' slgrd hts
	SP16	Sabal palmetto Cabbage Palmetto	16' OA
	SP20	Sabal palmetto Cabbage Palmetto	20' oa
	SP24	Sabal palmetto Cabbage Palmetto	24' OA
	VMO16C	Veitchia montgomeryana Montgomery Palm	16' OA Triple
	VM16	Veitchia montgomeryana Montgomery Palm	16-18' OA Single
	WB20	Wodyetia bifurcata Foxtail Palm	16'-18' oa

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
SHRUBS			
	AEC BLA	Aechmea blanchetiana Orange Bromeliad	7 Gallon 30"
	ALG7	Alcantarea imperialis Imperial Bromeliad	7 Gallon 20"-24" Ht
	ALPV3	Alpinia zerumbet 'Variegata' Variegated Shell Ginger	3 gal 20"
	BEGW3	Begonia odorata 'Alba' Giant White Angel Begonia	3 gallon 14"
	BOU3	Bougainvillea spectabilis 'Helen Johnson' Bougainvillea	3 gallon 16"
	CHR-H	Chrysobalanus icaco 'Horizontalis' Horizontal Cocoplum	3 gallon 18"
	CHR15	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	15 Gallon 6"
	CHR7	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	7 gal 36"
	CLU10	Clusia guttifera Small-Leaf Clusia	10 gal. 4'-5'
	CLU7	Clusia guttifera Small-Leaf Clusia	7 gallon 36"
	CLU7	Clusia guttifera Small-Leaf Clusia	7 gallon 36"
	COC7	Coccoloba uvifera Sea Grape	10 gallon 48"
	COD3	Codiaeum variegatum 'Petra' Bravo Croton	3 gallon 18"
	CON15	Conocarpus erectus Buttonwood	15 gal 6"
	DW6	Dombeya wallichii Pink Ball Tree	10 Gallon 3-4' x 3' multi
	FIM3	Ficus microcarpa 'Green Island' Green Island Ficus	3 Gallon 16", 18" oc
	GJ	Gardenia jasminoides 'Miami Supreme' Gardenia	10 gallon 30" ht
	GAR7	Gardenia jasminoides 'Miami Supreme' Gardenia	7 Gallon 30"
	HIBY3A	Hibiscus rosa-sinensis Hibiscus Yellow	3 gal 20"
	IXN3	Ixora x 'Nora Grant' Ixora 'Nora Grant'	3 gallon 18"
	JAS-3	Jasminum simplicifolium Wax Jasmine	3 Gallon 16"
	LIR EM2	Liriodendron muscari 'Emerald Goddess' Liriope	1 gallon 12"
	MUHY3	Muhlenbergia capillaris Pink Muhly	3 gal 20"
	MYRS7	Myrciantha fragrans Simpson Stopper Simpson Stopper	7 gal 36"
	MYR3A2	Myrica cerifera Wax Myrtle	3 gallon 24"
	POD7	Podocarpus macrophyllus Yew Pine	7 gallon 36"
	RUE3A	Ruellia brittoniana Blue Bellis (Seedless)	3 gallon 18"
	SCHG7	Schefflera arboricola 'Gold Capella' Gold Capella Arboricola	7 gallon 36"
	SER7	Serenia repens Saw Palmetto	7 Gallon 24" ht
	TRA3	Trachelospermum jasminoides 'Confederate' Confederate Jasmine	3 gallon 36"
	TRDXF3	Tripsacum dactyloperum Fakahatchee Grass	7 Gallon 24" ht
PALM TREES			
	LC16C	Livistona chinensis Chinese Fan Palm	16' oa -20' oa trpl
	PS13	Phoenix sylvestris Wild Date Palm	12' CT heavy trunk
	PT16A	Ptychosperma elegans Alexander Palm	16-18' OA Single
	VMO12C	Veitchia montgomeryana Montgomery Palm	12' oa single, 2.5" cal, Field grown

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
SHRUB AREAS			
	BOUH3	Dwarf Bougainvillea Bougainvillea Helen Johnson	3 gallon 18"
	FIM	Ficus microcarpa 'Green Island' Green Island Fig	3 gallon 16", 18" oc
	ILEX3A	Ilex vomitoria nana Dwarf Yaupon Holly	3 gallon 18"
	MUH1	Muhlenbergia capillaris Muhly Grass	1 Gallon 18"
	MUH CAP	Muhlenbergia capillaris Pink Muhly Grass	1 Gallon
	SPAB1	Spartina bakeri Sand Cord Grass	1 Gallon 18"
LITTORALS			
	IRIS2	Iris virginiana Blue Flag Iris	Bare Root 18"
	PON COR	Porterandia cordata Picketree Weed	18" Bare root
	SAG DUC	Sagittaria lancifolia Duck Potato	Bare Root 18"
	THA GEN	Thalia geniculata Fire Flag	Bare Root 18"
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	ANN1	Annuals Mix Annuals Seasonal Mix	4" Container 5"x 5"
	ARAG1	Arachis glabrata Perennial Peanut	1 gallon 6"
	ASD DE3	Asparagus densiflorus 'Myers' Myers Asparagus	3 gallon 18"
	BTRFLY	Butterfly Garden Mix Pentas-Milkweed-Firebush-Lantana	1 gallon 12"
	FIM3A	Ficus Microcarpa Green Island Ficus	3 gallon 18"
	HEL1	Helianthus debilis Dune Sunflower	1 gallon 12"
	JUP1	Juniperus chinensis 'Parsonii' Parsonii Juniper	1 gallon 8" spd
	MIM1	Mimosa Mimosa	1 gallon 12"
	NEP1	Nephrolepis bisserata Sword Fern	1 gallon 12"
	NEP1A	Nephrolepis exalta Sword Fern	1 gallon 12"
SOD/SEED			
	STE AUG	Stenotaphrum secundatum 'Floritam' Floritam St. Augustine Sod	sod

