TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by Annie Feng, Planner II

SUBJECT: Resolution - Developers Agreement
DA 6-1-04, Long Lake Ranches Plat III, GL Homes, 3201 Hiatus Road/Generally located on the west side of Hiatus Road and south of SW 26 Street

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA AUTHORIZING THE MAYOR AND THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF DAVIE, G.L. HOMES OF DAVIE ASSOCIATES III, LTD. AND LONG LAKE RANCHES WEST HOMEOWNERS ASSOCIATION, INC., TO CONSENT TO THE PERPETUAL ENCROACHMENT OF IMPROVEMENTS RELATED TO SODDING AND LANDSCAPING ONTO THE HIATUS ROAD RIGHT-OF-WAY; TO GRANT THE LONG LAKE RANCHES WEST HOMEOWNERS ASSOCIATION, INC. A NON-EXCLUSIVE EASEMENT ONTO THE HIATUS ROAD RIGHT-OF-WAY FOR MAINTAINING THE IMPROVEMENTS; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: As a part of the site plan of Long Lake Ranches Parcel III, the developer will be installing landscape materials and related improvements as perimeter buffers along the west side of Hiatus Road. These improvements, referred to as the "G-1/F-1" improvements in the Agreement, include landscape berms consisting of sod, trees, bushes, hedges, plantings, tree wells, and retaining walls. Some portions of the improvements will encroach into the road right-of-way for Hiatus Road. The encroachments range from eight (8) feet to 14 feet. By way of history, in the past, Town Council has only approved sign encroachments within road right-of-way when the ultimate right-of-way width exceeded the existing width of pavement and the existing road will have not been widened.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, and Regional Road Concurrency Agreement, Site Plan

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA AUTHORIZING THE MAYOR AND THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF DAVIE, G.L. HOMES OF DAVIE ASSOCIATES III, LTD. AND LONG LAKE RANCHES WEST HOMEOWNERS ASSOCIATION, INC., TO CONSENT TO THE PERPETUAL ENCROACHMENT OF IMPROVEMENTS RELATED TO SODDING AND LANDSCAPING ONTO THE HIATUS ROAD RIGHT-OF-WAY; TO GRANT THE LONG LAKE RANCHES WEST HOMEOWNERS ASSOCIATION, INC. A NON-EXCLUSIVE EASEMENT ONTO THE HIATUS ROAD RIGHT-OF-WAY FOR MAINTAINING THE IMPROVEMENTS; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, G.L. Homes of Davie Associates IV, LTD. will be installing landscape materials and related improvements as perimeter buffers along the west side of Hiatus Road as a part of site plan approved for Long Lake Ranches; and

WHEREAS, these improvements, referred to as the "G-1/F-1" improvements in the Agreement, consist of landscape berms with sod, trees, bushes, hedges, plantings, tree wells, and retaining walls; and

WHEREAS, some portions of the improvements will encroach into the road right-of-way for Hiatus Road, ranging from eight (8) to 14 feet.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby authorize the Mayor and Town Administrator to enter into an Agreement, attached hereto as Exhibit "A", between G.L. Homes of Davie Associates IV, LTD., the Town of Davie, and Long Lake Ranches West Homeowners Association, Inc., whereby the Town consents to the perpetual encroachment of improvements related to sodding and landscaping onto the Hiatus Road right-of-way.

SECTION 2. The encroachments, as a part of the "G-2/F-2" improvements, range from eight (8) to 14 feet in width.

SECTION 3. The Town will grant the Long Lake Ranches West Homeowners Association, Inc. a non-exclusive easement onto the Hiatus Road right-of-way for maintenance of the improvements.

SECTION 4. The Town Administrator and Town Attorney are authorized to make and accept non-substantive revisions to the agreement in order for the agreement to be in final, recordable form.

SECTION 5. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2004.

_____
MAYOR/COUNCILMEMBER

Attest:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2004.

Return to: (enclose self-addressed stamped envelope)

Name: Mark F. Grant, Esq.

Address:
P.O. Box 1900
Fort Lauderdale, Florida 33302

This Instrument Prepared by:
Mark F. Grant, Esq.
Ruden, McClosky, Smith
Schuster & Russell, P.A.
200 East Broward Boulevard
15th Floor
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA **SPACE ABOVE THIS LINE FOR PROCESSING DATA**

MAINTENANCE AND ENCROACHMENT AGREEMENT

THIS MAINTENANCE AND ENCROACHMENT AGREEMENT (the "Agreement") is executed as of the _____ day of _____, 2004, by and among the TOWN OF DAVIE, a municipal corporation organized under the laws of the State of Florida (the "Town"), whose address is 6591 Orange Drive, Florida 33314, G.L. HOMES OF DAVIE ASSOCIATES III, LTD., a Florida limited partnership (the "Developer"), whose address is 1401 University Drive, Suite 200, Coral Springs, Florida 33071, and LONG LAKE RANCHES WEST HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit (the "Association"), whose address is 1401 University Drive, Suite 200, Coral Springs, Florida 33071. The Town and the Association are sometimes referred to herein individually as a "Party" and collectively, as the "Parties".

W I T N E S S E T H:

WHEREAS, Developer is the developer of that certain residential development in the Town commonly known as "Long Lake Ranches West" (the "Community"); and

WHEREAS, the Association is responsible for the operation and maintenance of the common areas and facilities of the Community; and

WHEREAS, the Town, the Developer and the Association seek to enter into this Agreement to set forth their respective rights, duties and obligations with regard to the installation, care and maintenance of certain landscaping and improvements located within, adjacent to and in the vicinity of the Community.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Developer will be installing certain sodding, landscaping and related improvements within Parcel G-1 and Parcel F-1 (collectively, the "G-1/F-1 Improvements") of Long Lake Ranches Plat Three, according to the Plat thereof, recorded in Plat Book _____, at Page ____ of the Public Records of Broward County, Florida (the "Plat"). The G-1/F-1 Improvements may include, without limitation, sod, trees, bushes, hedges, plantings, tree wells, retaining walls, and asphalt pedestrian path interconnects. The Parties acknowledge that portions of the G-1/F-1 Improvements will encroach into the right-of-way for Hiatus Road (the "Hiatus Road R/W") adjacent to Parcel G-1 and Parcel F-1. The Town hereby: (a) consents to the perpetual encroachment of the G-1/F-1 Improvements into the Hiatus Road R/W; and (b) grants in favor of the Association a perpetual, non-exclusive easement in, on, over and under the Hiatus Road R/W for such encroachment of the G-1/F-1 Improvements and for the maintenance, repair and replacement of the G-1/F-1 Improvements. The Association shall be responsible to maintain, repair and replace, at its sole cost and

expense, the G-1/F-1 Improvements (except for the asphalt pedestrian path interconnects which the Town shall be responsible to maintain at its cost and expense), together with all sod located within that portion of the Hiatus Road R/W immediately adjacent to Parcel G-1 and Parcel F-1.

3. Developer will be installing certain sodding, landscaping and improvements within Parcel G-2 and Parcel F-2 (collectively, the "G-2/F-2 Improvements") of the Plat. Such G-2/F-2 Improvements may include, without limitation, sod, a bridal path, and a meandering asphalt pedestrian and bike path. The Town shall maintain, repair and replace, at its sole cost and expense, the G-2/F-2 Improvements, together with: (a) all sod located between the water's edge on the east side of the Central Broward Water Control District N-18 Canal and the west boundary of Parcel G-2 and Parcel F-2; and (b) the asphalt pedestrian path interconnects installed on Parcel G-1, Parcel F-1 and within the Hiatus Road right-of-way adjacent to the Community. If the Town fails to perform its maintenance obligations under this paragraph within ten (10) days after written notice from Association of such failure, then the Association shall have the right, but not the obligation, to perform the same at the cost and expense of the Town.

4. The Association shall, at its sole cost and expense, maintain, repair and replace the sod, landscaping and irrigation facilities, if any, installed by Developer within that portion of the Hiatus Road median immediately adjacent to the Community (the "Hiatus Road Median"). The Town hereby grants to and in favor of the Association a perpetual non-exclusive easement in, on, over and under the Hiatus Road Median for the purposes of maintaining, repairing and replacing the sod and/or landscaping located within the Hiatus Road Median, whether such sod and/or landscaping is now or hereafter existing.

5. The Association shall indemnify, defend and save the Developer and Town (together with their respective partners, officers, directors, and employees) harmless from and against any and all claims, damages, personal injuries and/or deaths, liabilities, liens, costs and expenses (including, but not limited to, attorneys' fees and costs at all trial and appellate level proceedings) arising out of, caused by or in any way resulting from the Association's performance under and/or failure to perform in accordance with this Agreement.

6. The Town shall indemnify, defend and save Developer and the Association (together with their respective partners, officers, directors, and employees) harmless from and against any and all claims, damages, personal injuries and/or deaths, liabilities, liens, costs and expenses (including, but not limited to, attorneys' fees and costs at all trial and appellate level proceedings) arising out of, caused by or in any way resulting from the Town's performance under and/or failure to perform in accordance with this Agreement.

7. This Agreement shall be construed in accordance with the laws of the State of Florida. This Agreement shall be recorded amongst the public records of Broward County, Florida. The provisions of this Agreement may be enforced by all appropriate actions at law and in equity with the prevailing party in any such action being entitled to reimbursement from the non-prevailing party of all reasonable attorneys' fees and costs (at all trial and appellate level proceedings). This Agreement shall be governed by and enforced and construed under the laws of the State of Florida. Venue for all actions shall be in Broward County, Florida. This Agreement shall be binding upon the parties hereto, and shall inure to and be binding upon their respective successors and/or assigns. This Agreement may not be amended, modified or terminated except by a recorded instrument signed by the party against whom enforcement is sought. This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter of this Agreement, and all prior agreements and/or understandings, whether oral or written, are merged herein. This Agreement may be executed in one (1) or more counterparts, each of which shall be deemed to be an original but all of which taken together shall constitute one (1) and the same Agreement. No provision contained in this Agreement shall be construed to be a waiver by the Town of sovereign immunity pursuant to Florida law, nor shall any provision contained in this Agreement be construed to grant any rights to any person not a party to or expressly identified herein. In the event any provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or re-construed as such authority determines, and the remainder of this Agreement shall be and remain in full force and effect.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Town, Developer and Association have executed this Agreement the day and year first above written.

WITNESSES:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

THE TOWN:

TOWN OF DAVIE, a municipal corporation organized under the laws of the State of Florida

By: _____
Name: _____
Title: _____

THE DEVELOPER:

G.L. HOMES OF DAVIE ASSOCIATES III, LTD., a Florida limited partnership

By: G.L. HOMES OF DAVIE III CORPORATION, a Florida corporation, its general partner

By: _____ V.P.
Name: ALAN FANT
Title: VICE PRESIDENT

_____
Signature
PERRY LILLIAN
Print Name
Gladys A. Di Girolamo
Signature
GLADYS A. DIGIROLAMO
Print Name

THE ASSOCIATION:

LONG LAKE RANCHES WEST HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By: _____
Name: Robert Rickel
Title: President

_____
Signature
JONATHAN SONNENBERG
Print Name
Gladys A. Di Girolamo
Signature
GLADYS A. DIGIROLAMO
Print Name

FTL:1185822:1

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by, _____, the _____ of the TOWN OF DAVIE, a municipal corporation organized under the laws of the State of Florida, freely and voluntarily under authority duly vested in him/her by said municipal corporation. He/she is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2004.

_____
Notary Public

_____
Typed, printed or stamped name of Notary

My Commission Expires:

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by ALAN PANT, the Vice President of G.L. HOMES OF DAVIE III CORPORATION, a Florida corporation, the general partner of G.L. HOMES OF DAVIE ASSOCIATES III, LTD., a Florida limited partnership, freely and voluntarily under authority duly vested in him/her by said corporation. He/she is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of June, 2004.

_____
Notary Public

Terry Lillian
Typed, printed or stamped name of Notary

TERRY LILLIAN
Commission # DD0212596
Expires 5/14/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

My Commission Expires:

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Robert Rickel, the PRESIDENT of LONG LAKE RANCHES WEST HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, freely and voluntarily under authority duly vested in him/her by said corporation. He/she is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of June, 2004.

Carmel S. Roach
Notary Public

Carmel S Roach
Typed, printed or stamped name of Notary

My Commission Expires:

CARMEL S. ROACH
MY COMMISSION # DD 186378
EXPIRES: February 27, 2007
Bonded Thru Notary Public Underwriters

FTL:1185822:1

Planting Details (N.T.S.)

General Notes:

[illegible]

Irrigation Notes:

[illegible]

Miscellaneous Notes:

[illegible]

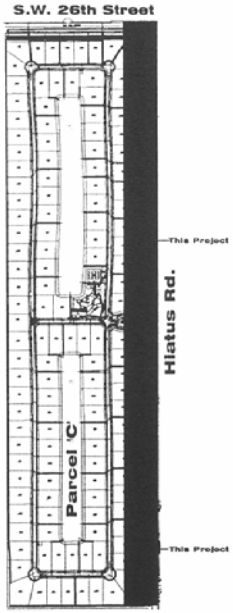
Plant Quantity Calculations - Hiatus Rd.

[illegible]

Additionally, 60 Native Palms provided.

[illegible]

Location Map (N.T.S.)



GL HOMES

Landscape Architecture

Long Lake Ranches West (Parcel 'C') Hiatus Road

by G.L.Homes

Town of Davie, Florida

Sheet Title: Hiatus Rd Landscape

Scale: N.T.S.

Original Date: 03/02/04

Revision Dates:
- PER DRWE COMMENTS 4/28/04
- PER DRWE COMMENTS 5/18/04
- PER DRWE / WALK REV. 7/28/04
- PER LDR CHANGES 08/02/04

Sheet Number: LS-1

Seal

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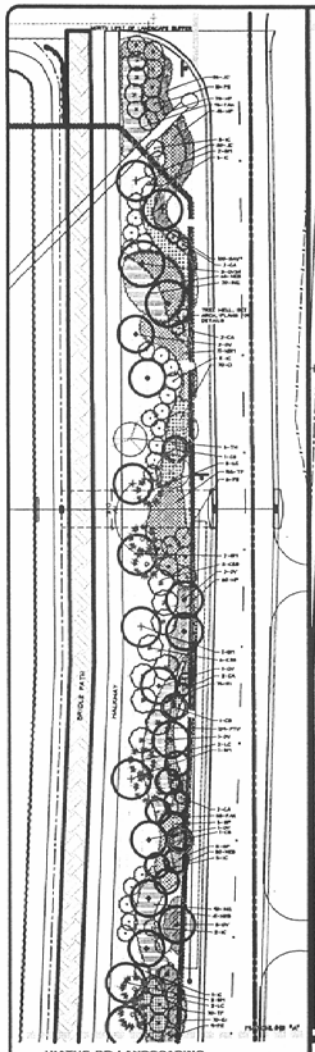

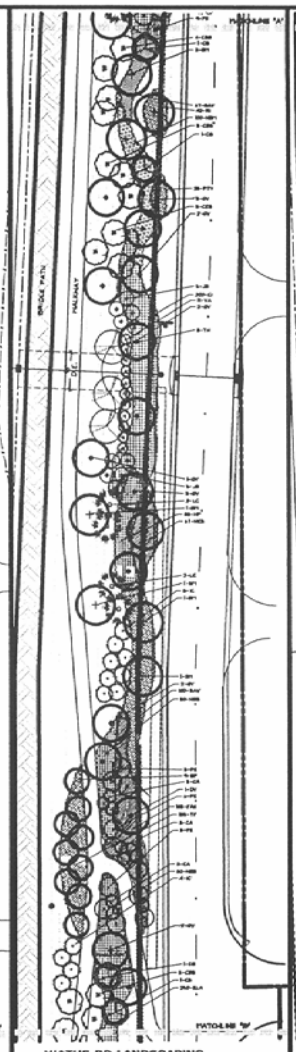

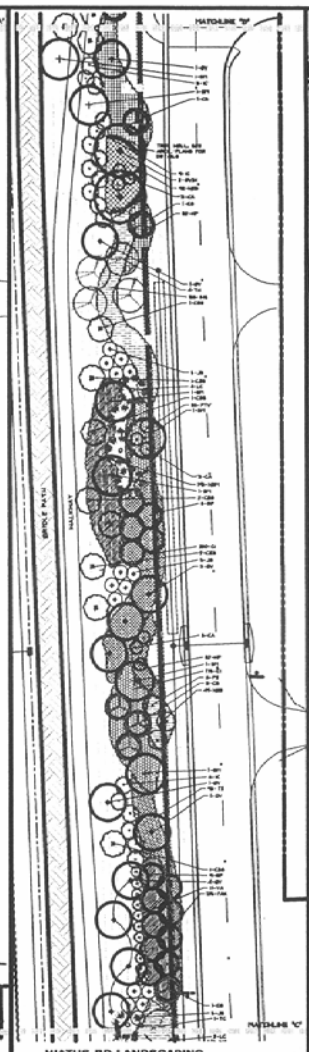

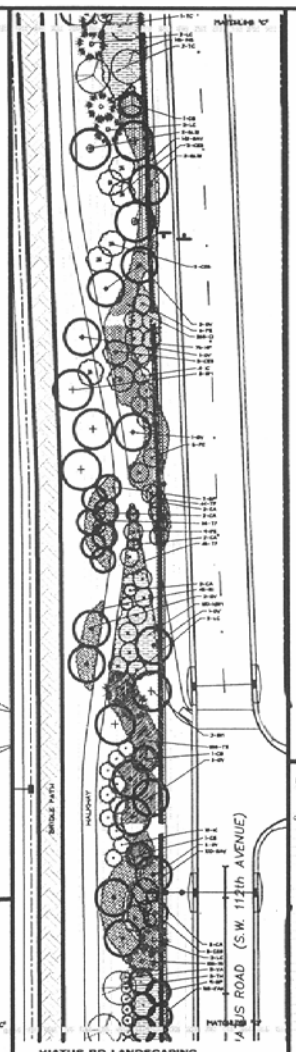

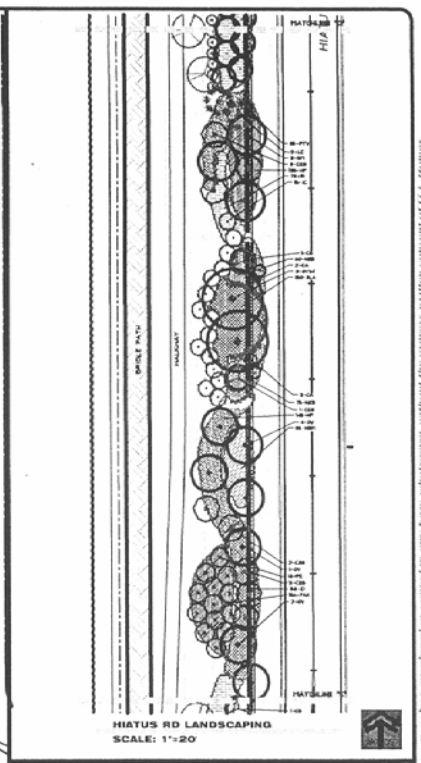

PLANT LIST

Hiatus Rd Buffer Plant Material Schedule Sheet LS-2

QUANT	SYM	Botanical Name	Common Name	Size	NATIVE
41	[illegible]	[illegible]	[illegible]	[illegible]	native
34	[illegible]	[illegible]	[illegible]	[illegible]	native
340	[illegible]	[illegible]	[illegible]	[illegible]	native
19	[illegible]	[illegible]	[illegible]	[illegible]	native
400	[illegible]	[illegible]	[illegible]	[illegible]	
750	[illegible]	[illegible]	[illegible]	[illegible]	native
4	[illegible]	[illegible]	[illegible]	[illegible]	native
126	[illegible]	[illegible]	[illegible]	[illegible]	native
36	[illegible]	[illegible]	[illegible]	[illegible]	native
486	[illegible]	[illegible]	[illegible]	[illegible]	
146	[illegible]	[illegible]	[illegible]	[illegible]	
25	[illegible]	[illegible]	[illegible]	[illegible]	native
25	[illegible]	[illegible]	[illegible]	[illegible]	
613	[illegible]	[illegible]	[illegible]	[illegible]	native
637	[illegible]	[illegible]	[illegible]	[illegible]	native
72	[illegible]	[illegible]	[illegible]	[illegible]	native
300	[illegible]	[illegible]	[illegible]	[illegible]	
37	[illegible]	[illegible]	[illegible]	[illegible]	native
6	[illegible]	[illegible]	[illegible]	[illegible]	native
362	[illegible]	[illegible]	[illegible]	[illegible]	
362	[illegible]	[illegible]	[illegible]	[illegible]	
30	[illegible]	[illegible]	[illegible]	[illegible]	native
	[illegible]	[illegible]	[illegible]		
47	[illegible]	[illegible]	[illegible]	[illegible]	native
3	[illegible]	[illegible]	[illegible]	[illegible]	
324	[illegible]	[illegible]	[illegible]	[illegible]	
221	[illegible]	[illegible]	[illegible]	[illegible]	native
12	[illegible]	[illegible]	[illegible]	[illegible]	
32	[illegible]	[illegible]	[illegible]	[illegible]	

GL HOMES

Landscape Architecture

[illegible]

Long Lake Ranches West

Hiatus Rd Landscaping
by G.L.Homes

Town of Davie, Florida

Sheet Title: Hiatus Rd Landscape

Scale: 1"=20'-0"

Original Date: 03/02/04

Revision Dates:
- PER DAVIE COMMENTS 1/12/04
- PER DAVIE COMMENTS 1/12/04
- PER SERM / MAJOR REV 1/22/04
- PER LDR CHANGES 06/07/04

Sheet Number: LS-2

Sheet 2 of 4

Date:

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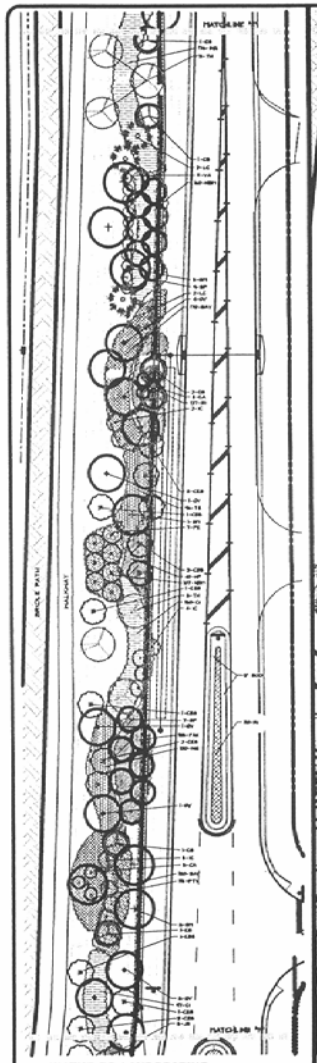
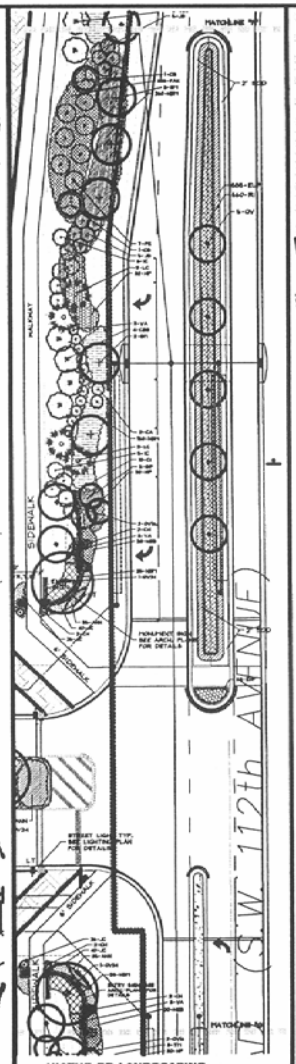
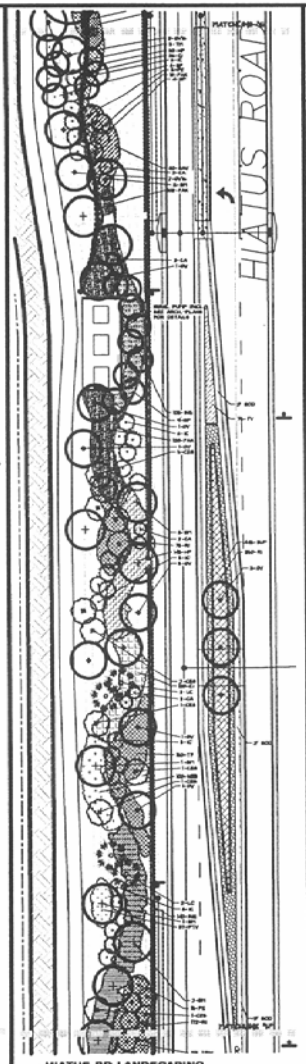


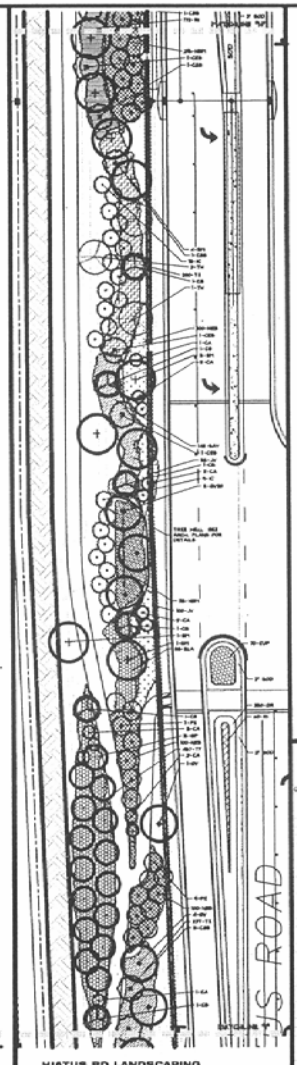
HIATUS RD LANDSCAPING
SCALE: 1"=20'



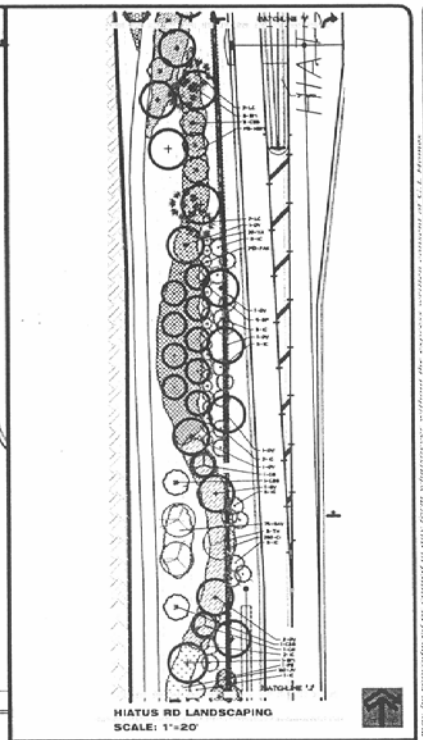
HIATUS RD LANDSCAPING
SCALE: 1"=20'



HIATUS RD LANDSCAPING
SCALE: 1"=20'



HIATUS RD LANDSCAPING
SCALE: 1"=20'



HIATUS RD LANDSCAPING
SCALE: 1"=20'

PLANT LIST

Hiatus Rd Buffer Plant Material Schedule Sheet Ls-3

QUANT.	SYM	Botanical Name	Common Name	Size	NATIVE
75	AXA	Axonopus	Carpetgrass	[illegible]	native
75	CA	Cynodon [illegible]	Tifway	[illegible]	native
10	CES	Conocarpus erectus var. sericeus	Silver Buttonwood	[illegible]	native
1	CM	Chamaerops humilis	European Fan Palm	[illegible]	
140	CI	Chrysobalanus icaco var. [illegible]	Red Tip Cocoplum	[illegible]	native
30	CS	Conocarpus sylvestris	Green Tree	[illegible]	native
250	DA	Dianella tasmanica	Golden Dianella	[illegible]	native
340	EUP	Euphorbia pulcherrima	Christmas Poinsettia	[illegible]	
650	FAN	Fragaria ananassa (strawberries)	Pineapple Strawberries	[illegible]	native
130	HP	Hymenocallis palmeri	Prairie Spider Lily	[illegible]	native
10	IC	Ilex cornuta	Holly, Chinese	[illegible]	native
230	IRG	Iris [illegible]	Iris [illegible]	[illegible]	
750	IV	Ipomoea [illegible]	Sweet Potato	[illegible]	
10	JS	Juniper [illegible]	Juniper [illegible]	[illegible]	
280	JV	Jasminum volubile	Star Jasmine	[illegible]	
10	LC	Lagerstroemia [illegible]	Crape Myrtle, Pink	[illegible]	
1,264	MPM	Myrsine [illegible] Muelleri	Muelleri Myrsine	[illegible]	native
440	NSB	Nephrolepis exaltata 'Bostoniensis'	Boston fern	[illegible]	native
57	PS	Pittosporum [illegible]	Pittosporum	[illegible]	native
152	PTV	Pittosporum tobira 'Variegatum'	Variegated Pittosporum	[illegible]	
34	QV	Quercus virginiana	Live Oak	[illegible]	native
6	QV-175	Quercus virginiana	Live Oak	[illegible]	native
3	QV-25	Quercus virginiana	Live Oak	[illegible]	native
2	QV-24	Quercus virginiana	Live Oak, Specimen Specimen	[illegible]	native
1,457	RI	Rapis [illegible] excelsa	Lady Palm	[illegible]	
297	SAN	Sansevieria [illegible]	Sansevieria, Dwarf Mondograss	[illegible]	
30	SM	Serenoa repens	Saw Palmetto	[illegible]	native
	SOD	Stenotaphrum secundatum	St. Augustine Floratam		
30	SP	Swietenia [illegible]	Spanish Lime, Mahogany	[illegible]	native
200	TZ	Thuja [illegible]	Arborvitae	[illegible]	
297	TV	Trachelospermum [illegible]	Dwarf Variegated Mondograss	[illegible]	native
10	ZM	Zamia [illegible]	Zamia [illegible]	[illegible]	native
3	EM	Elaeis [illegible]	Alley Palm [illegible]	[illegible]	native
75	TV	Tabebuia [illegible]	Tabebuia [illegible]	[illegible]	
40	VP	Viburnum [illegible]	Viburnum	[illegible]	

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Long Lake Ranches West

Hiatus Rd Landscaping
by G.L. Homes
Town of Davie, Florida

Sheet Title: Hiatus Rd Landscape
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Original Date: 03/02/04
Revisions Dates
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[illegible] FOR BERM / WALK REV. [illegible]
[illegible] FOR L.S. CHANGES [illegible]
Sheet Number: LS-3
Sheet Total:
Date:

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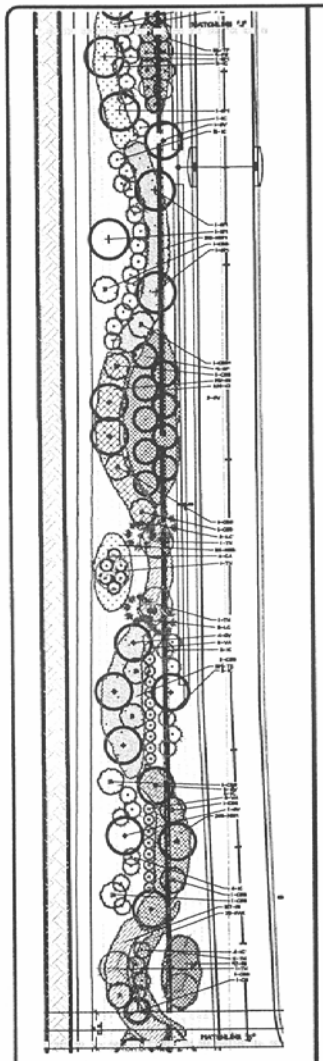
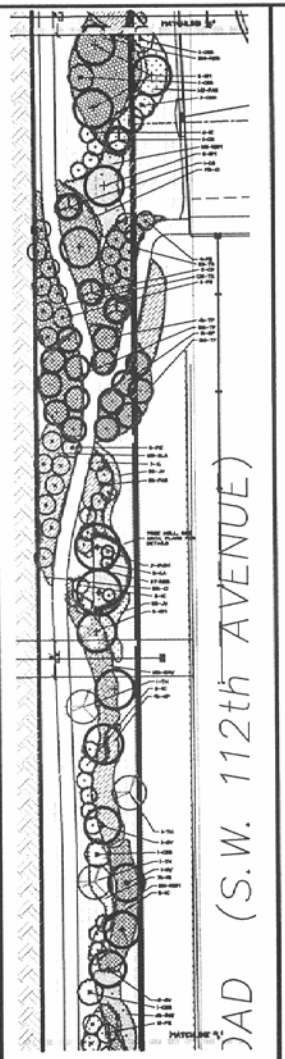


HIATUS RD LANDSCAPING
SCALE: 1"=20'



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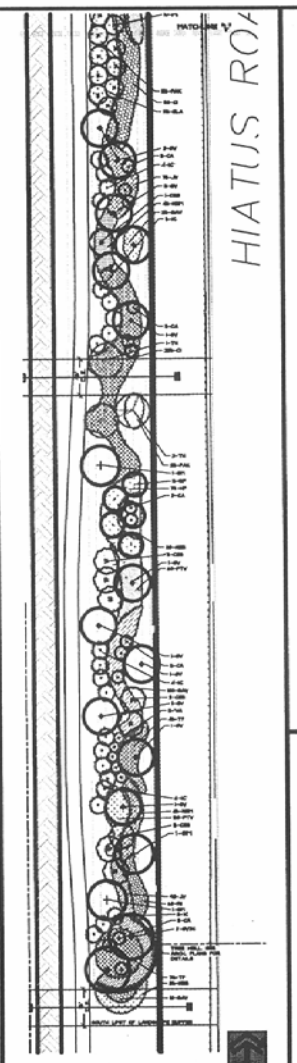
SCALE: 1"=20'



HIATUS RD LANDSCAPING
SCALE: 1"=20'

PLANT LIST

Hiatus Rd Buffer Plant Material Schedule Sheet Ls-4

QUANT.	SYM	Botanical Name	Common Name	Size	NATIVE
23	CA	Conium arborescum	Shrig-Up	7 gal 36"Ht, 36" o.c.	native
27	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood	10 ht, 5' spr, 4" ct, 2" caliper	native
850	CI	Chrysobalanus icaco 'red tip'	Red tip cocoplum	3 gal 24"Ht,24"o.c.24"spr	native
4	CS	Coccoloba uvifera	Cooper Tree	8 Ht x 6	native
275	ELA	Elaeagnus pungens	Silver thorn	3 gal 24"Ht,24"o.c.24"spr.	
435	FAK	Tripsacum dactyloides	Fakahatchee grass	3 gal 24"Ht,24"o.c.24"spr.	native
171	HP	Hamelia patens	Firebush - Scarlet bush	3 gal 24"Ht,24"o.c.24"spr.	native
83	IC	Ilex cassine	Holly: Dahoon	10Ht , 5 spr, 4 ct 2"caliper	native
53	ING	Ixora 'Nora Grant'	Ixora 'Red'	3 gal 24"Ht,24"o.c.24"spr.	
236	JV	Jasminum volubile	Wax Jasmine	3 gal 18"Ht,24"o.c. 18"spr.	
4	LC	Livistona chinensis	Chinese Fan Palm	6'-8' o.a.	
733	NSM	Nephrolepis biserrata 'Macho'	Macho fern	3 gal 18"Ht,24"o.c.18"spr	
303	NFB	Nephrolepis exaltata 'Bostoniensis'	Boston fern	3 gal 18"Ht,24"o.c.18"spr	native
44	PE	Pinus elliottii var. densa	Pine, S. Florida Slash	12Ht , 6' spr, 5 ct 3"caliper	native
90	PTV	Pittosporum tobira 'variegatum'	Variegated Pittosporum	3 gal 18"Ht,18"o.c.18"spr	
27	QV	Quercus virginiana	Live Oak	12Ht , 6' spr, 5 ct 3"caliper	native
4	QVZH	Quercus virginiana	Live Oak, Collected Specimen	24Ht , 14'spr, 50 ct 8"caliper	native
502	RI	Raphiolepis indica	Indian HawThorn	3 gal 18"Ht,18"o.c.18"spr.	
273	SAV	Schefflera arboricola	Schefflera, Dwarf Variegated	3 gal 24"Ht,24"o.c.24"spr.	
16	SM	Swietenia mahogoni	Mahogany	16Ht , 8'spr, 5 ct 3"caliper	native
-	SOD	Stenotaphrum secundatum/	St. Augustine 'Floratam'		
39	SP	Sabal palmetto	Cabbage palm, Bonhet	10-34' ct staggered	native
454	TE	Thunbergia erecta	King's Mantle	3 gal 24"Ht,24"o.c.24"spr.	
553	TF	Tripsacum floridana	Dwarf Fakahatchee grass	3 gal 24"Ht,24"o.c.24"spr.	native
12	TH	Tabebuia heterophylla	Pink tabebuia	12Ht , 5' spr, 5 ct 3"caliper	
24	VA	Viburnum odoratissimum	Awabuki	3 gal 24" oc	

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Long Lake Ranches West
Hiatus Rd Landscaping
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Town of Davie, Florida

Sheet Title: Hiatus Rd Landscape
Scale: 1"=20'-0"
Original Date: 03/02/04
Revision Dates:
PER DAVIE COMMENTS 5/25/04
PER DAVIE COMMENTS 9/15/04
PER NEW TOWN REVIEW 10/20/04
PER G.L COMMENTS 06/07/04
Sheet Number: LS-4
Sheet 4 of 4
Seal

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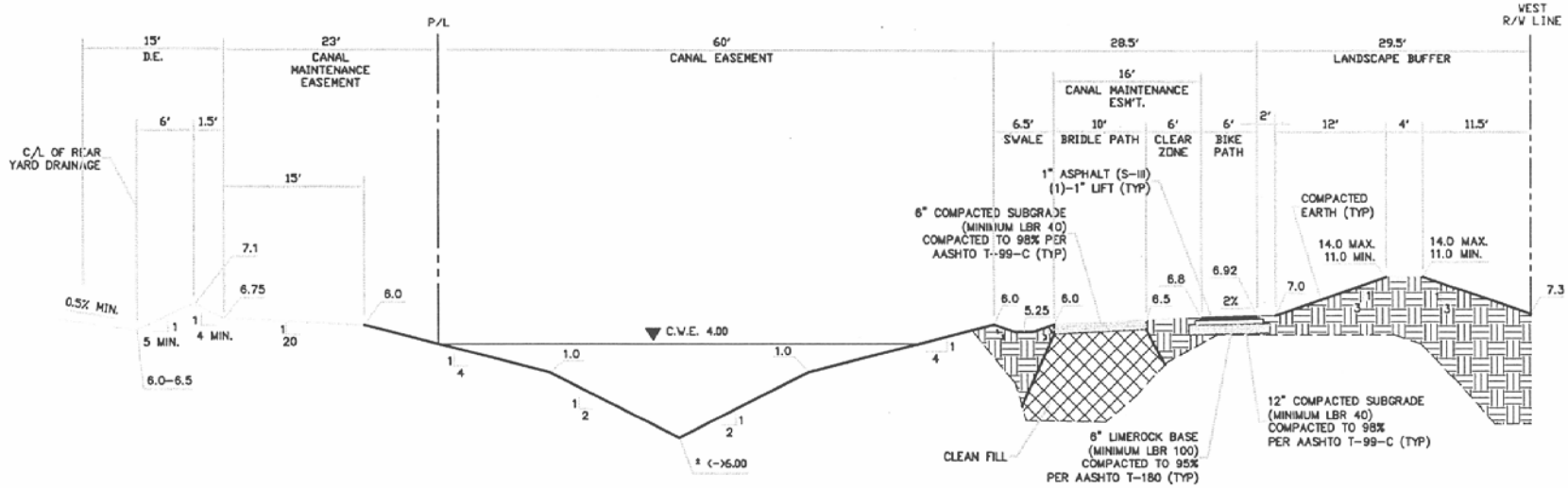
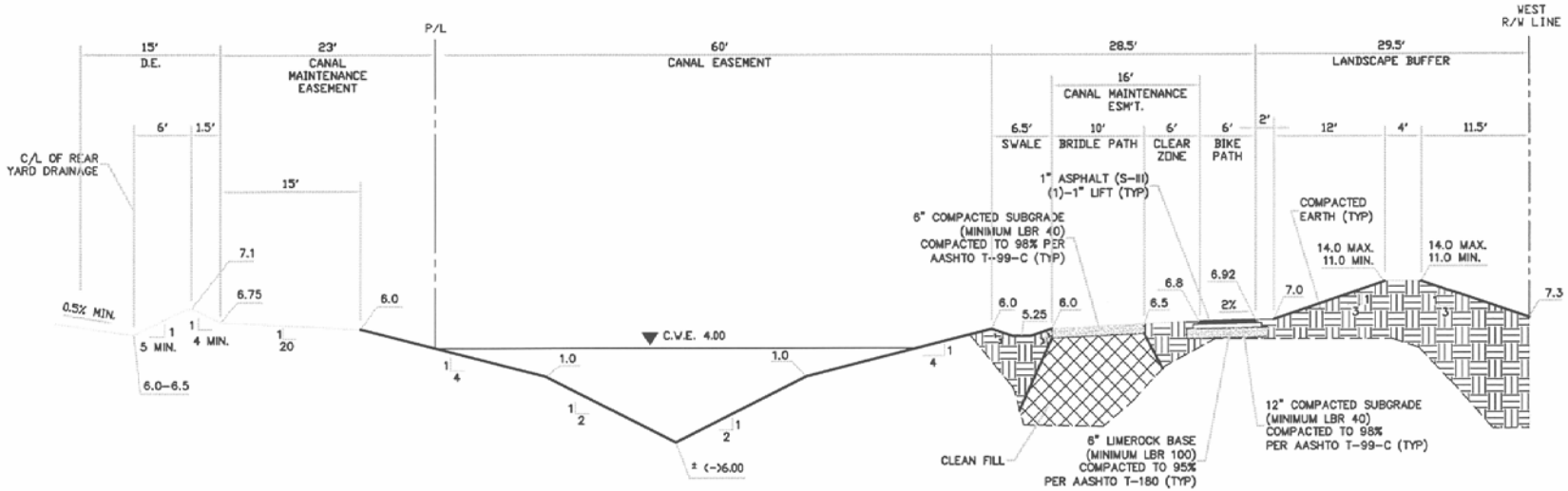


SECTION 'I - I'

TYPICAL LANDSCAPE BUFFER AND CANAL EASEMENT SECTION

N.T.S.



SECTION 'I - I'

TYPICAL LANDSCAPE BUFFER AND CANAL EASEMENT SECTION

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