

Crane Island, Florida

Design Guidelines

November 1, 2017

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Overview of the Island

Overview of the island

Crane Island stands tranquil alongside its big sister to the east, Amelia Island. A sliver of land, 72 acres big, it has not seen much habitation beyond the flora and fauna that canvas its grounds. Now, its great beauty can be enjoyed by many in the new community.

Embracing the Environment

The mature tree canopy of Crane Island is exceptional. It speaks to the fact that humans have always had a “light footprint” on the land. Development plans for the island have been prepared with much care in order to maximize preservation of the maritime forest. The goal is to provide opportunity for all residents to enjoy the island’s natural beauty through paths, parks spaces and water access. The master plan intentionally preserves the most majestic trees by locating community park spaces around them. Alice Park, the main park midway down the island, extends from one side of the island to the other inviting breezes and views to be shared by many. This park space is also home to the hub of activity, the clubhouse, which is set under the oak branches and offers sweeping views of the Intercoastal Waterway. No matter what vantage point in the community, a person will always be connected to the pristine natural environment that can only be the Florida coast.

Building Sensitively

Introducing homes to Crane Island must be done with the utmost care for the environment while aligning to and evolving the building heritage of the region. These design guidelines are based on research and documentation of regional, maritime precedents. Drawing on these precedents, the design principles are aimed at creating environmentally responsible, attractive homes that respect the qualities of the maritime forest setting. This focus on environmentally responsible design at the community scale as well as the architectural scale is a central theme in the key design elements, buildings, and lot layouts. These Design Guidelines contain five sections: this Introduction, which describes the over arching concepts of the community; Master Plan, which presents the overall plan and the components that make it up; Lot Types, which sets the standards for how buildings are sited on their lots; Architectural Guidelines, which establishes design direction for homes; and the Landscape Guidelines, which describe the landscape principles and applications for lots and community open space.



The western coastline of Crane Island looking northwards up the ICW on a beautiful moody morning.

INTRODUCTION



Purpose & Intent

Purpose

A successful, sustainable community is created by attention to detail at three levels of scale: the overall plan of the community, the quality of public (and public-to-private) space, and the quality and detailing of individual buildings. These guidelines attempt to reinforce the envisioned plan for Crane Island by addressing the second and third scales.

The primary purpose of the Crane Island Design Guidelines is to protect property values by ensuring that all construction occurs in a manner that respects the traditional architectural forms set within a preserved natural environment. These high standards for superior materials and craftsmanship provide a level of predictability to residents that lasting value will be fundamental to their Crane Island home.

Intent

The Intent of these guidelines is to present to owners, architects and contractors the vision for the island so that they will become capable builders and stewards of the vision. The diagrams, photographs and information provided herein is intended as both a communication tool and a regulating document. While the architectural vision for the island is rooted in the heritage of coastal Florida towns, the hope is that the homes of Crane Island evolve that aesthetic in fresh, new ways. Much care has also been placed on describing how private landscape must be sympathetic to existing maritime forest while supporting the goals for low impact development. Collectively, the Design Guidelines seek to make Crane Island a place of manmade and natural beauty that advances the objectives that Amelia Island Plantation has been built upon.



Application

Navigating the Design Guidelines

The Design Guidelines are laid out in a sequential order, painting a clear picture of intended community character through deliberate building and landscape characteristics in order to guide development. Readers should start at the beginning of the document.

This *Introduction* section provides an overview of the community in order to orient the reader and provide insight into vision. Additionally, this section provides a Master Plan outlining the distribution of lots and amenities on Crane Island.

The *Lot Types* section categorizes specific lot types based on their geographic location on the island. The Lot Types define the parameters for the layout of individual buildings on the lot, including setbacks and lot coverage requirements.

The *Architectural Guidelines* section of this document guides the design of the individual buildings, identifying four house styles that establish the “Crane Island aesthetic.” The Building Elements subsection advises designers on appropriate details and material choices to be considered in the design process, regardless of style.

The *Landscape Guidelines* section addresses everything outside of the buildings, including: landscaping, driveways, garden structures, lighting, pools, docks and even provides a plant list of approved plantings for Crane Island. Guidance is provided for materials, locations, and sizes of these elements along with photographic examples.

Because Crane Island is envisioned as a traditional neighborhood, the public realm (parks) and the roads are prioritized as important spaces. The requirements that guide the massing and design of the buildings were developed with the primary intent of preserving the character of these public spaces. For this reason, the main focus of these guidelines is how the buildings address the road and each other, in order to ensure that the character and value of the overall community is maintained.

Design Review Process

In order to encourage the architectural harmony of Crane Island, the developer and all property owners are bound by the regulations defined in these Crane Island Design Guidelines. All structures or improvements to structures shall not be erected or altered until approvals have been obtained by the Home Owners Association (HOA) and Architectural Review Committee (ARC). The HOA and ARC measure compliance and have the ability to grant variances to these guidelines.

NOTE:

The Crane Island Design Guidelines, and improvements, plans, features, amenities, and facilities described and depicted herein are based upon current development plans, which are subject to change or cancellation (in whole or in part) without notice. No guarantee is made that the improvements, plans, features, proposed recreational areas, amenities, facilities, and other features depicted by artists' renderings or otherwise described herein will be provided, or, if provided will be of the same number, configuration, style, type, size, nature, or location as depicted or described herein.

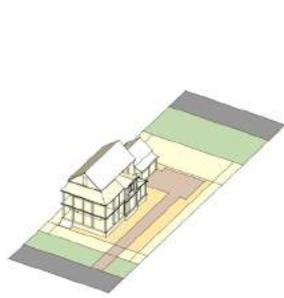
The use of these materials is solely at the risk of the user. These materials do not constitute a representation, guarantee, or warranty of compliance with any applicable law, ordinance, building code, zoning requirements, fire codes or insurance requirements.

Overview of Lot Types

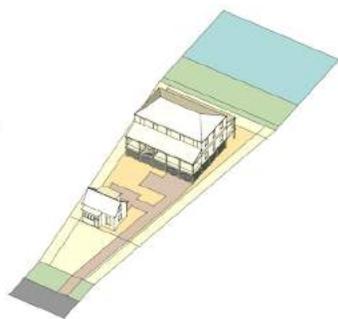
Lot Types have been identified to guide the design and configuration of homes based on their location within the community. Important considerations, such as placement of buildings, lot grading and drainage, and frontage to public spaces, are outlined for each Lot Type on the following pages. Each particular lot type provides nuanced architectural design guidance to achieve the unique vision of Crane Island. Some lots provide private access to the water, others to the marsh. A number of lots front community park spaces and must present a welcome facade to those spaces. The balance of lots are set within the shade of the maritime forest.

General requirements, to be applied to all lots, include:

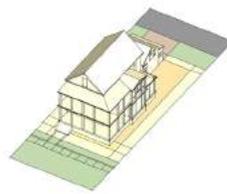
- All buildings shall be designed and sited to maximize the preservation of trees, and all site plans shall be approved pursuant to code.
- Any items not covered in these design guidelines (or the Crane Island PUD Development Conditions under separate cover) shall be governed by the conditions of the RS-1 zoning district of Nassau County Zoning Code or, after annexation, the City of Fernandina Beach building code.
- All lots are to be graded to drain per the civil engineering plans.
- Retention and terrace walls are permitted but should be not taller than three feet. If additional height is required, a second wall may be constructed a minimum of five feet back from the initial wall and landscaping must be installed in the space between to soften the appearance.
- Driveway markers (piers) and low walls are permitted at the perimeter of a lot to provide individual lot character and visual separation. See Fences, Gateways, & Garden Walls section within Landscape Guidelines and Lot Types pages for further information.
- Private docks are permitted but are encouraged to be shared between two or more lots, as indicated in the master dock plan and civil engineering plans.
- For information on docks, pools, or small accessory buildings see the landscape guidelines section.
- The Crane Island PUD Development Conditions document requires that no lot have more than 60% Lot Coverage (Building Footprint), however the following Lot Types may specify a smaller percentage corresponding to their average acreage.
- Mechanical/utility equipment and their screening fences or elevated platforms may be located within the side or rear setbacks.
- House plans may not be repeated within three lots in either direction of a preexisting version, both on the same and opposite sides of the street, without substantial changes to its appearance (i.e. more than material changes).



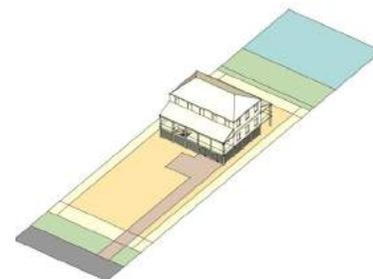
Forest Lots



Marsh Point Lots

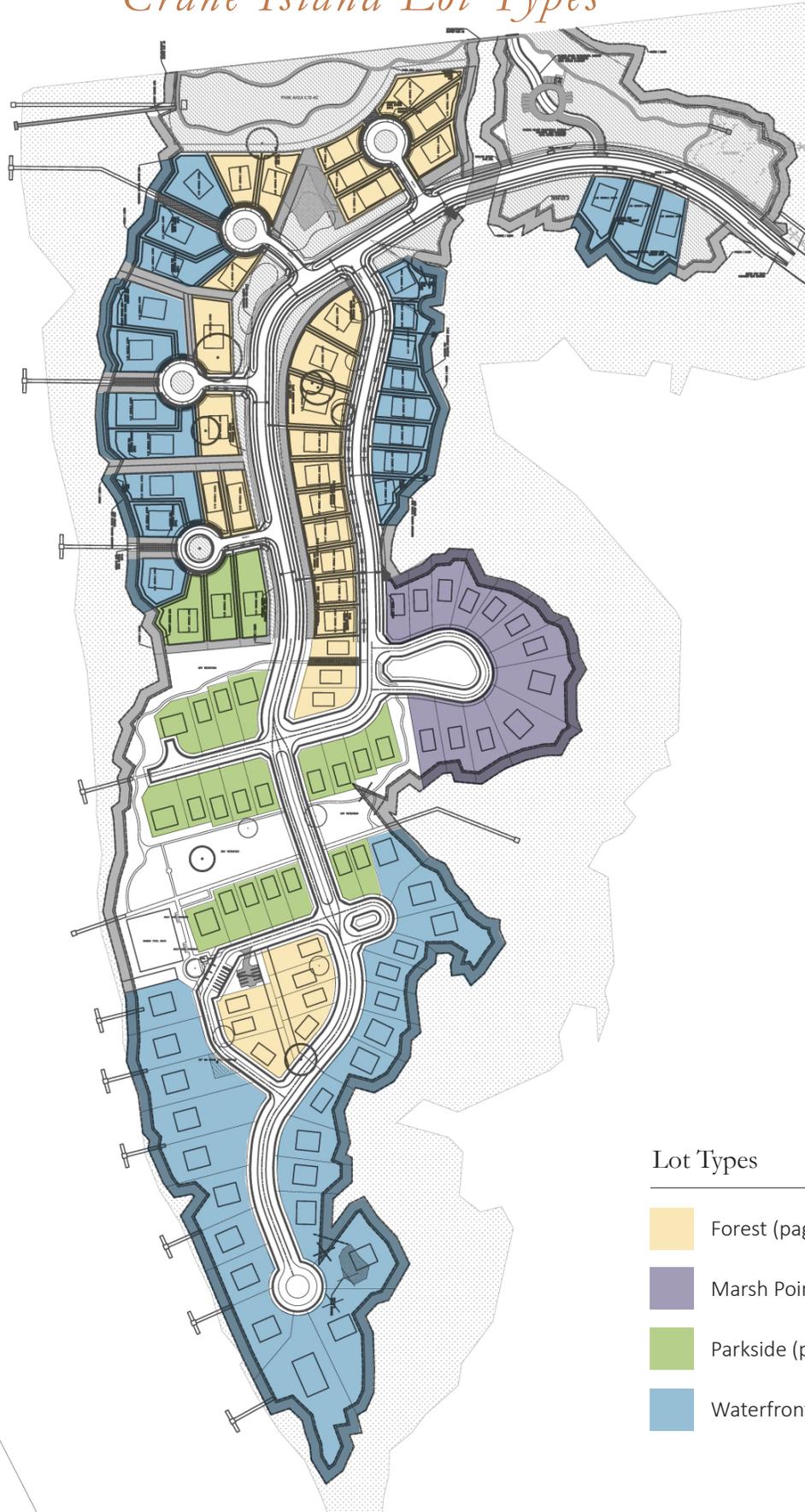


Parkside Lots

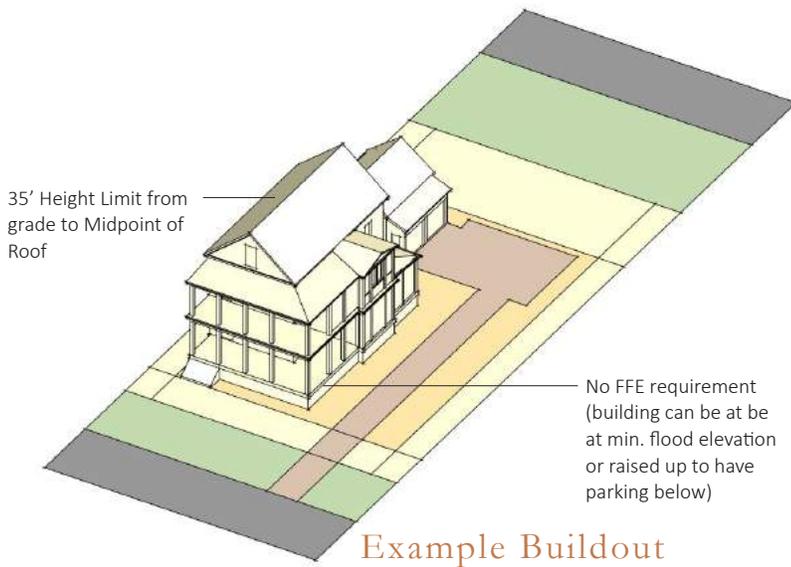


Waterfront Lots

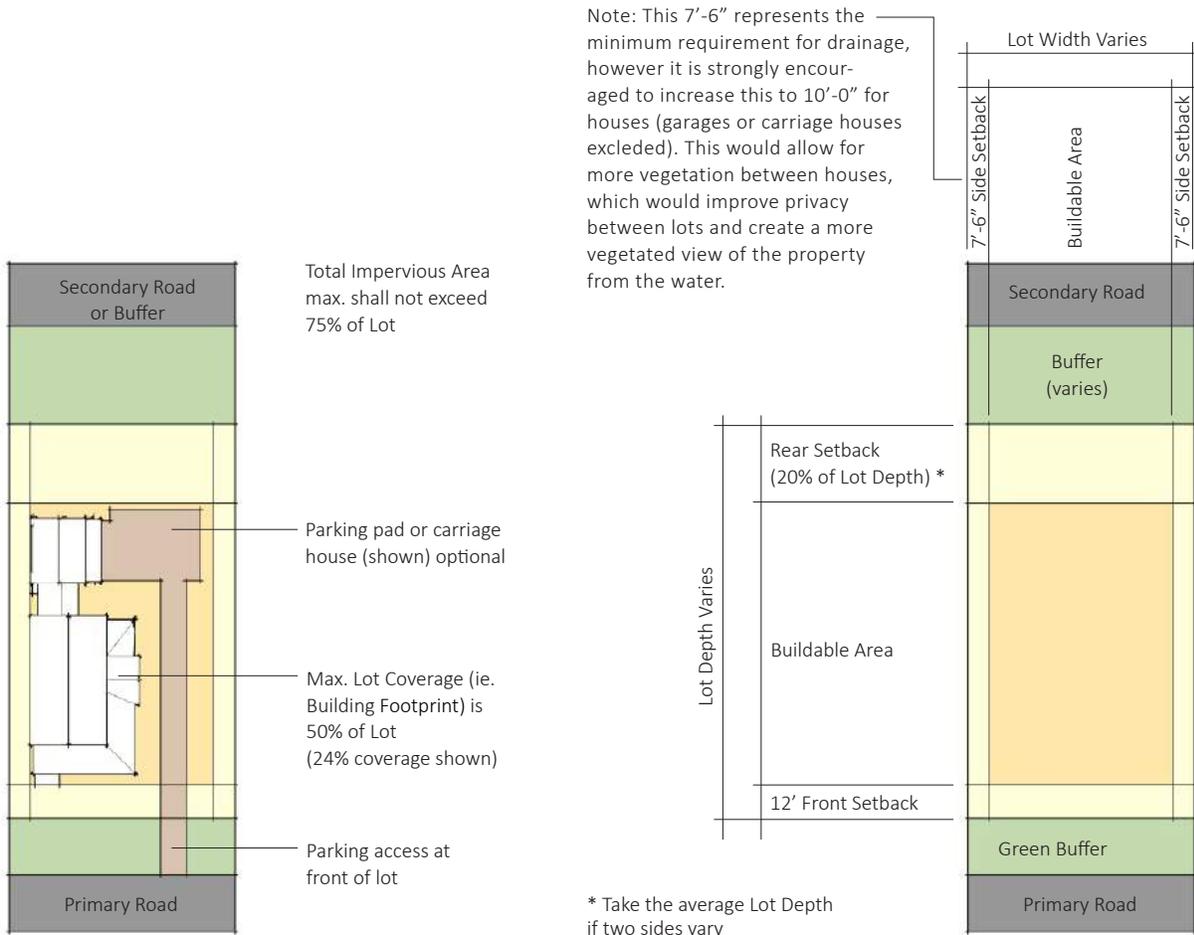
Crane Island Lot Types



Forest Lots



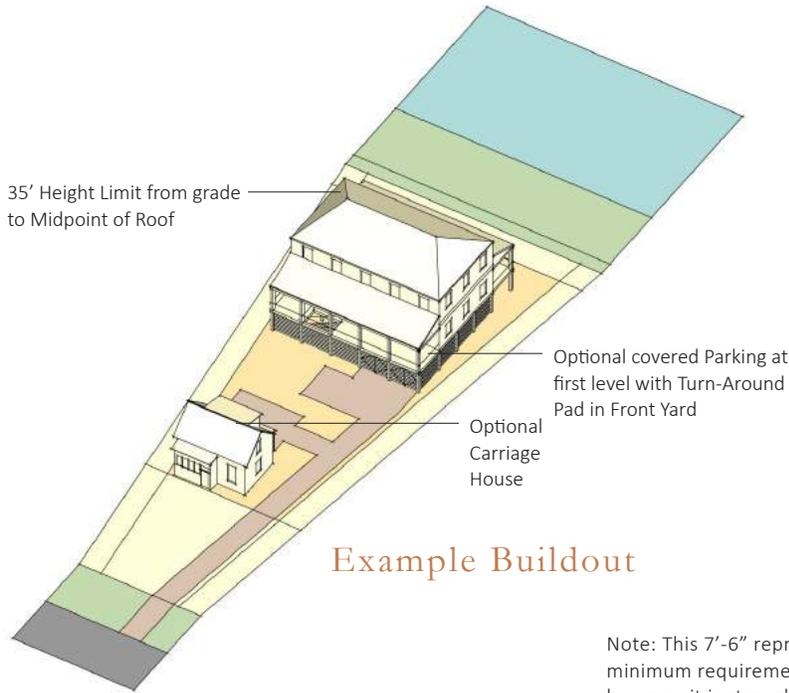
A greener and more forested lot is encouraged through carefully calibrated setbacks. With the rear setback being a percentage of overall lot depth, a backdrop of vegetation frames the house which is also more likely to address the road. This, in turn, maximizes the potential for social engagement.



Example Buildout

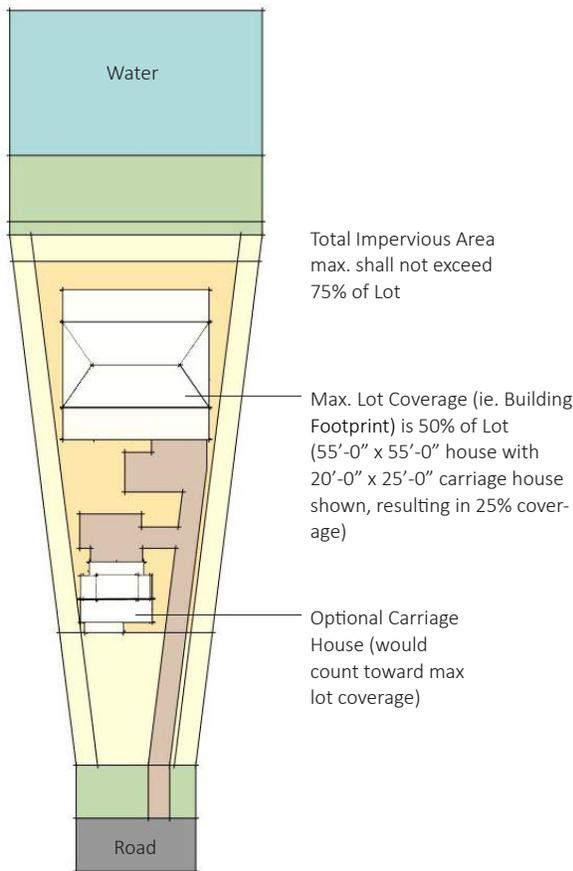
Lot Diagram

Marsh Point Lots



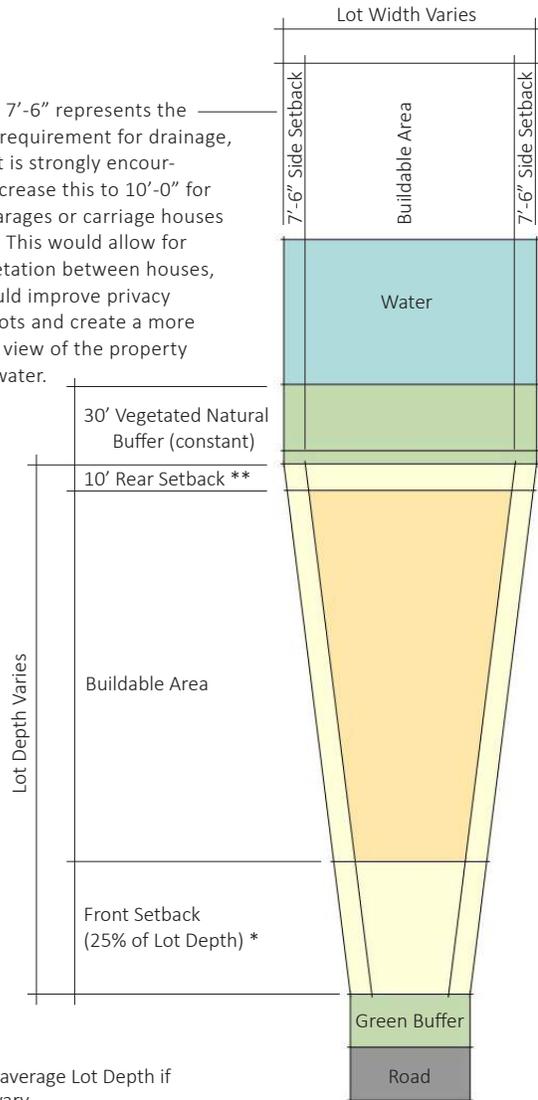
Example Buildout

These lots are designed to maximize their exposure to the water. With no road frontage requirements, homes can be positioned to the rear of the lot facing the water. Additionally, the primary floor of the home may be raised to allow for parking underneath and to maximize views of the water over and across the vegetated natural buffer.



Example Buildout

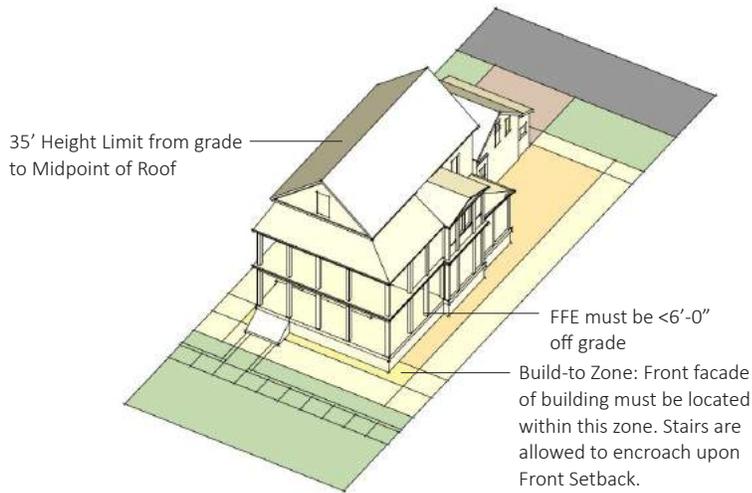
Note: This 7'-6" represents the minimum requirement for drainage, however it is strongly encouraged to increase this to 10'-0" for houses (garages or carriage houses excluded). This would allow for more vegetation between houses, which would improve privacy between lots and create a more vegetated view of the property from the water.



* Take the average Lot Depth if two sides vary
 ** Typical depth but Civil Engineer's drawings may vary

Lot Diagram

Parkside Lots



These lots are intended to reinforce the public parks that they surround. Homes shall be required to have their front facades face the park. Their maximum Finish Floor Elevations (FFE) will ensure engagement and activation for the park. Additionally, their collective Build-to Zones will help to define and frame the park's edge.

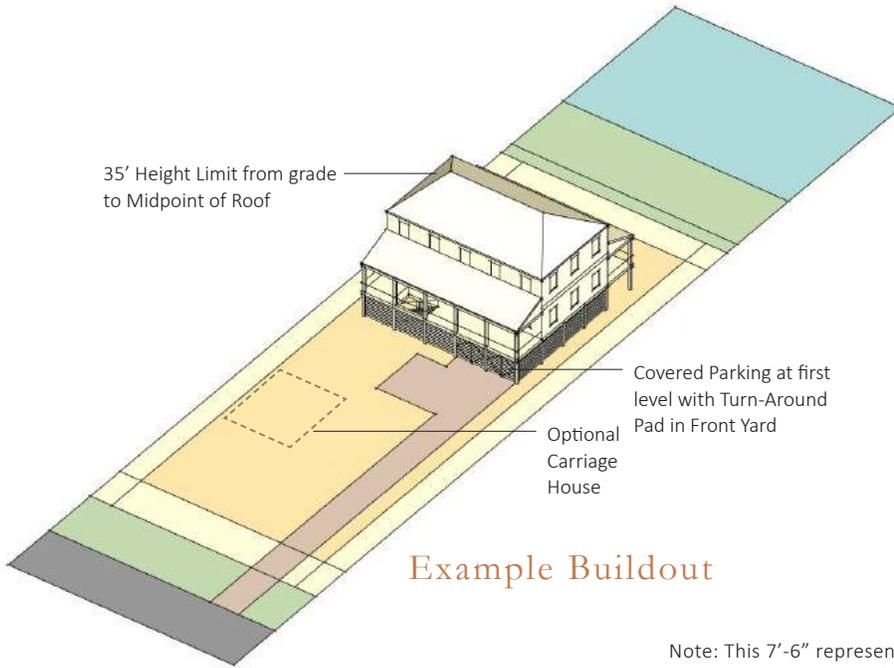
Example Buildout



Example Buildout

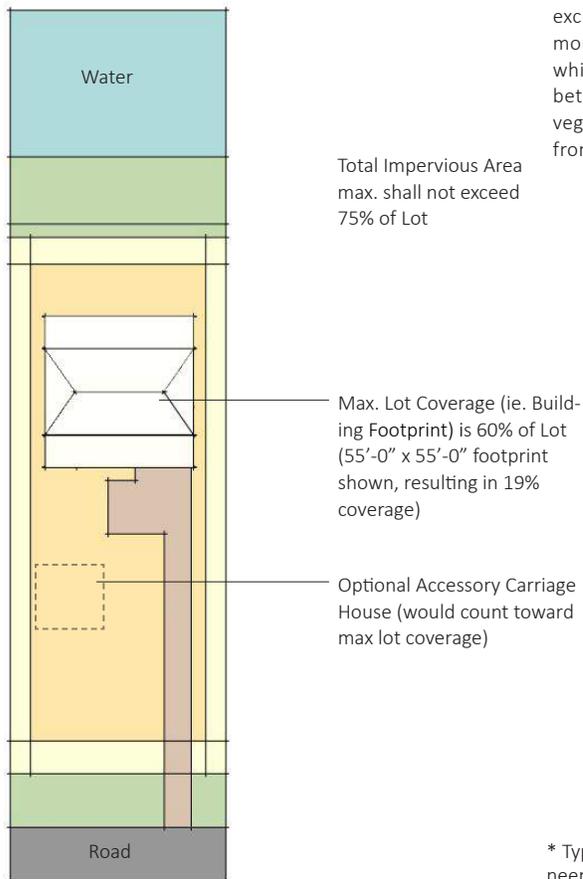
Lot Diagram

Waterfront Lots



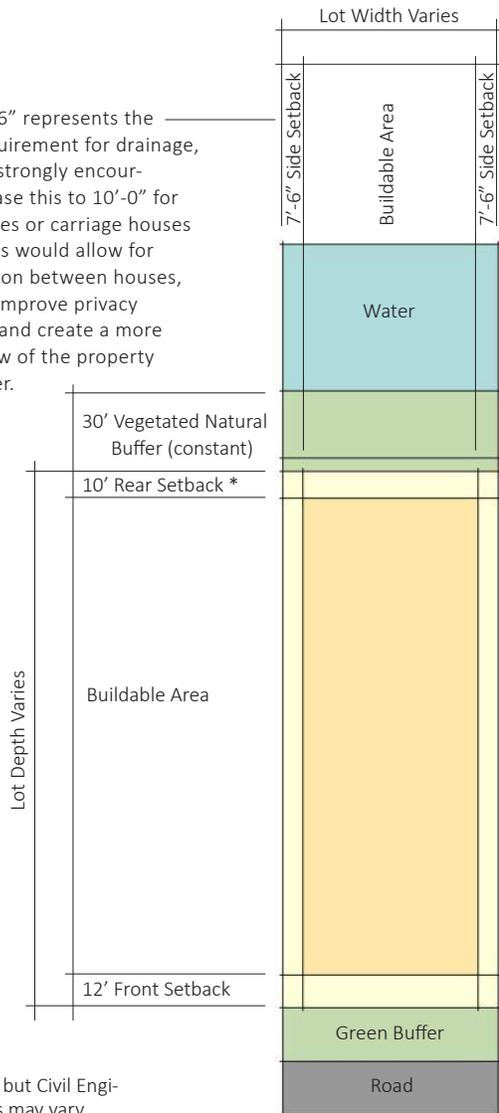
These lots are designed to maximize their exposure to the water. With no road frontage requirements, homes can be positioned to the rear of the lot facing the water. Additionally, the primary floor of the home may be raised to allow for parking underneath and to maximize views of the water over and across the vegetated natural buffer.

Example Buildout



Example Buildout

Note: This 7'-6" represents the minimum requirement for drainage, however it is strongly encouraged to increase this to 10'-0" for houses (garages or carriage houses excluded). This would allow for more vegetation between houses, which would improve privacy between lots and create a more vegetated view of the property from the water.



* Typical depth but Civil Engineer's drawings may vary

Lot Diagram

Architectural Styles

The goal of these Architectural Guidelines is to establish a “Crane Island aesthetic” that is unique and definable. The mission is to balance consistency with a diversity of details. Four architectural styles have been selected to meet that balance: **Florida Homestead**, **Amelia Artisan**, **Island Contemporary**, and **New Caribbean**. These styles share commonalities in massing, deference to the outdoors, and simple details; but they each have their unique features, too: roof forms, porches, and eaves, among many others. They can allow individual lot owners to display their personal styles while contributing to a holistic architecture of the community.

The following pages outline some of the key features of each style along with a selection of representative photographs.

Florida Homestead



Amelia Artisan



Architectural Styles

Island Contemporary



New Caribbean



ARCHITECTURAL GUIDELINES

Florida Homestead

This style is derived from some of the earliest Florida homesteads. With simple massing and understated details, the focus is on the architecture's integration with the landscape. Interior spaces tend to arrange themselves around porches. Economy in form and detail can translate into quality of materials and spatial harmony. Everything serves a purpose; nothing is superfluous.

Lot Type	Can be built on any lot. Must follow lot type regulations.
Composition	① Often symmetrical. ② Punched openings (those floating in a wall) with or without shutters. ③ Could be broad- or narrow-front (like a Charleston side yard house)
Siding	④ Primarily lap siding and some brick or tabby at chimneys and foundations.
Porches	⑤ Square posts, straight pickets, simple detailing. ⑥ Most often on the broad side of the house. ⑦ Low beam height on second floor porch.
Roof Form	⑧ Typically gables and hips with frequent dormers (narrow or wide). ⑨ Open rafter tails, sometimes shaped.



Florida Homestead



ARCHITECTURAL GUIDELINES

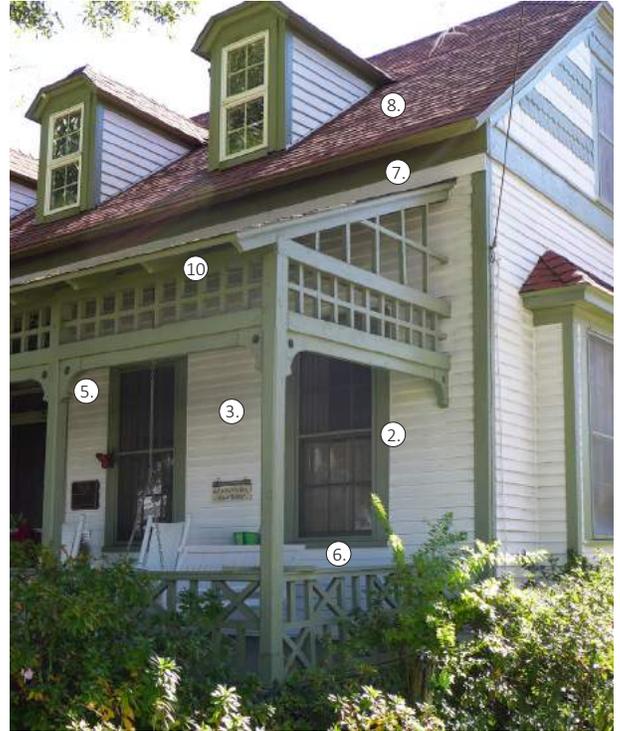
Amelia Artisan

A laid-back Victorian style with simple, yet elegantly articulated ornament and no unnecessary frills. Punched openings and quality materials tend to be the strongest features on an otherwise simple massing. Details, while understated, punctuate joints and frame openings.

Lot Type	Can be built on any lot. Must follow lot type regulations.
Composition	① Can be symmetrical or balanced design with local symmetries. ② Punched openings with or without shutters.
Siding	③ Lap or patterned shingle siding and brick at chimneys and foundations.
Porches	④ Thin square or turned posts. ⑤ Subtle brackets at the beam and column transition. ⑥ Straight, turned, or patterned railings. ⑦ Often one-story tall on either the broad- or narrow-side of the house. Two-story porches do occur, typically with equal attention to both floors.
Roof Form	⑧ Typically gables and hips with frequent dormers. ⑨ Primarily boxed eaves, sometimes with brackets. ⑩ Open rafter tails are less common.



Amelia Artisan



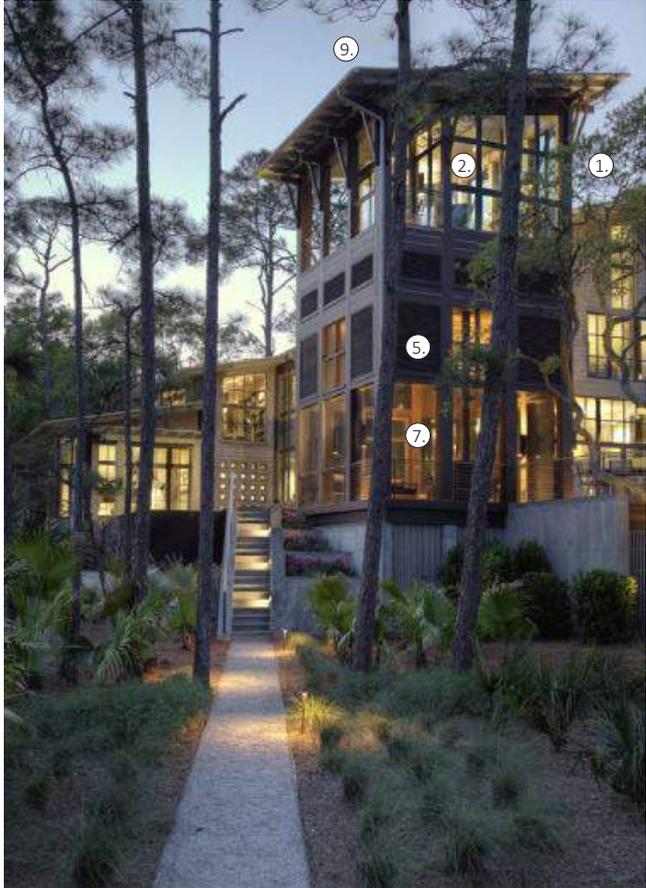
Island Contemporary

A fresh take on traditional styles. While referencing the past, this aesthetic tends to stretch definitions and push boundaries. Building forms range from simple to complex. Materials may blend with their surroundings or stand out as a signature element. One almost universal element, however, are the expansive glass openings, which tend to minimize architecture and maximize nature.

Lot Type	Marshpoint lots shall all be of this style. Can also be built on Waterfront and Forest lots. Must follow lot type regulations.
Composition	① Building forms are often a stylized version of traditional forms. ② Oversized ganged windows or glass walls are common. ③ Playful, asymmetrical compositions. ④ Simple and sometimes bold details.
Siding	⑤ Range of materials used including wood, metal, masonry, and glass.
Porches	⑥ Covered porches may be less common to decks. ⑦ Interior rooms with large glass openings provide indoor-outdoor experience.
Roof Form	⑧ Roof forms vary but should be coordinated within a building. ⑨ Use of gables, single pitches, and flat (low slope) roofs. Hip roofs are not common.



Island Contemporary



ARCHITECTURAL GUIDELINES

New Caribbean

A 21st-century take on Caribbean influences in Florida. Features thermal mass to keep the interiors cool. Numerous outdoor spaces--porches, balconies, decks, breezeways--provide opportunities to enjoy the outdoors. This is a fitting style which has perfectly adapted to the region's climate.

Lot Type Can be built on any lot.
Must follow lot type regulations.

Composition ① Can be symmetrical or balanced design with local symmetries.
② Building forms are often simple.
③ Punched openings with or without shutters.

Siding ④ Primarily smooth stucco exterior, with lap siding as an accent.

Porches ⑤ Porches are less common to second-floor balconies.
⑥ Balconies typically have large brackets and articulated railings.

Roof Form ⑦ Roof forms are often gabled or hipped.



New Caribbean



General Building Notes

- All buildings on a lot must adhere to the same **architectural style**.
- **Porches** are to be a minimum of eight feet deep in order to provide a usable outdoor space.
- Houses that have frontage on **community park spaces** must front onto those spaces with porches, entrances, or other features with active programs.
- **Corner lots** should address both frontages, but a side frontage can be secondary.
- Unless otherwise stipulated in the Lot Types section of this book, a house's **finish floor** may be built to minimum flood level or may be raised a full story to provide parking underneath.
- **Garages** are to be outbuildings and may have an inlaw suite above. Breezeways or enclosed connectors to the main house are permitted. Open convertible accessory structure
- **Building height** is measured from grade to the mid-point between the eave and the ridge line of the roof (as stipuated in the Crane Island PUD). Cupolas and similar decorative or mechanical appurtenances may extend above the ridge line of the roof by no more than five feet. Chimneys may exceed the height limit as required by the Building Code. Unless otherwise stipuated in the Lot Types, houses may be built to minimum flood level (BFE + 1') or may be raised a full story to provide adequate clearance for parking underneath.
- All **exterior wood frame walls** shall be 2x6. Exceptions are small accessory structures such as potting sheds, pump houses, and the like.
- All homes should be constructed to incorporate insulation or other features to provide a level of **noise insulation** above that normally required by code. Such measures should reach or exceed the 55 DNL noise contour requirements.
- Crane Island is a coastal barrier island, therefore it is recommended that **soil tests** be obtained for a lot at the onset of design (prior to structural design) in order to determine conditions that may inform structural design for the home.



Indoor-Outdoor Living

The outdoor experience is a vital part of life at Crane Island. All homes are encouraged to maximize the indoor-outdoor living opportunities to afford the experience of nature at different times of the day. Walls of glass open up to views and bring outdoor life inside. Screen porches offer a protected outdoor space that can be furnished like an indoor room. Clever home design will form courtyard spaces, pass-throughs and outdoor hallways (breezeways) to saturate every indoor experience with natural light and air. Pool decks, whether at grade or raised to the main living level, can create a private oasis to chase away the heat of the day. Indoor spaces can flow seamlessly onto terraces with the integration of operable glass wall systems.



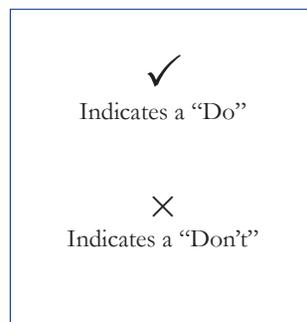
Building Elements

The following pages of text, diagrams, and photos serve as supplementary information for the four styles outlined in the preceding pages. While the styles each feature a different aesthetic, the following recommendations are universal best-practices for design in general, to be applied to each style. The “Do’s” and “Don’ts” shown will facilitate the design development process and assist in maintaining a high level of design quality at Crane Island. The Architectural Review Committee (ARC) will pay special attention to the items specifically prohibited in this section when reviewing designs. (Note that the photos represent ideas and may not match the stylistic appearance of Crane Island.)

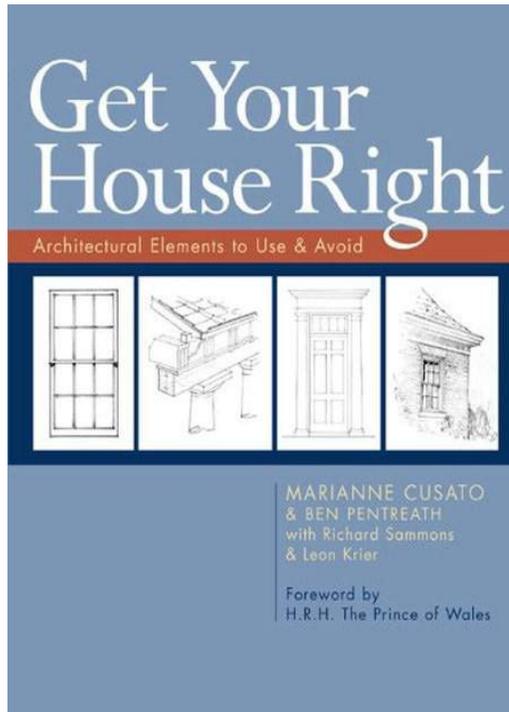
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Legend



Building Elements



Additional References

Get Your House Right by Marianne Cusato and **Traditional Construction Patterns** by Stephen Mouzon are the key design resources. These books go into much greater detail than will be found in these Design Guidelines. It is recommended that these books be referenced by all involved in the design, review, and building process, and the tenets and methods outlined therein be applied.

The following books are also recommended as secondary resources:

Charleston Gardens and the Landscape Legacy of Loutrel Briggs by James R. Cothran.

Architecture of the Old South: Georgia by Mills Lane.

Architecture of the Old South: South Carolina by Mills Lane.

A Field Guide to American Houses, Second Edition by Virginia Savage McAlester.

1001 Traditional Construction Details by Stephen A. Mouzon and David L. Mouzon.

New Urbanism: Best Practices Guide, Fourth Edition by Robert Steuteville, Philip Langdon, & Special Contributors.

The Southern Cottage: From the Blue Ridge Mountains to the Florida Keys by Susan Sully.

Walls & Colors

Materials:

- Exterior Architectural Woodwork (natural wood and composite material)
- Unit Masonry (Brick)
- Cement Plaster (Stucco)

Configurations:

Exterior Architectural Woodwork

- Exterior architectural woodwork shall be limited to premium grades of wood or composite material and shall include, but is not limited to, exterior siding and wood shingles (in accordance with specific architectural styles), exterior standing and running trim, exterior ornamental work, pediments, pilasters, cupolas, railings, columns, exterior frames and jambs, and exterior shutters.
- Species of wood for exterior woodwork shall be suitable for retaining painted finish coating and from FSC certified locations.
- Lumber below grade B is not allowed.
- Composite material includes: high density polymer molded products, fiber-cement board Hardie-plank (with smooth face exposed) and engineered products, Masonite, or approved equal are allowed. PVC is prohibited.

Cement Plaster (Stucco)

- Portland cement plaster shall consist of three coat work over metal lath. A factory prepared integrally colored synthetic finish coat shall be considered acceptable for use, however adherence to approved color palette by painting, if required, shall still remain. As an alternative to a three coat system hard coat synthetic plaster is approved.
- Stucco shall be finished with a steel trowel. The finish shall be neither an applied texture nor a mirror smooth surface, but should show the hand of the workman and general irregularities in the wall.
- The use of exterior polystyrene sheet board (EIFS) is prohibited.
- Stucco homes must have the stucco return back to window casing (brick mould is acceptable) unless substantial trim is applied as deemed appropriate by the ARC.
- The window must appear inset into the thickened wall and not flush or proud of the stucco unless in a bay condition.

Unit Masonry (Brick)

- Brick should be “wood mould” or irregular edge type with white or light colored mortar.
- Brick selection and mortar color are subject to the approval of the ARC.
- Brick shall be laid in the running bonding pattern (no stack bond with vertical joints aligned).
- Concrete masonry units shall not be considered acceptable for exposed applications unless deemed appropriate by the ARC.
- Brick homes must have a return back to window casing (brick mould is acceptable) unless substantial trim is applied as deemed appropriate by the ARC.
- The window must appear inset into the thickened wall and not flush or proud of the stucco unless in a bay condition.

Walls & Colors

Colors:

- Building wall shall be one color per material used.
- Paints for masonry applications shall have a flat finish.
- All exterior wood siding shall be painted or stained. Trim (balcony and porch posts, rails, window trim, rafter tails, etc.) shall be painted to complement the columns and overall value of the building. An accent color, for items such as the front door, balusters, trim, and shutters, may be used subject to approval from the ARC.
- All paint selections shall be “premium grade” or better.
- All paint selection shall be low or zero VOC.
- All Benjamin Moore “Historical Colors”, Sherwin Williams “Historic Collection”, and Valspar “National Trust” Colors are acceptable. Other selections to be approved at the discretion of the ARC.

Prohibited:

- Rustication or brick openings without an articulated arch.
- Wire-cut brick that is uniform in shape and color.
- Joints in center of arches.
- Masonry lintels shorter than 7 5/8” tall (3 courses of brick).
- Masonry lintels that do not extend past the edges of wall opening.
- Brick arches without a consistent center line.
- Soldier course brick window lintels.
- Brick openings without expressed arch support.
- Vinyl or synthetic “wood grain” siding.
- Corner boards not thick enough to ‘catch’ siding.
- Stone veneer.
- Raked or squashed mortar joints or struck joints.
- Exposed brick core holes.
- Use of more than two (2) wall materials on any facade.
- Aluminum or vinyl siding.
- Heavily textured stucco finishes.
- Cut brick courses at the top of walls or window openings.
- Changes in vertical wall materials at the outside corners.
- Arches without support.
- Lintels shorter than 1/5 of opening.
- Eave trim overlapping or intersecting an arch.

Walls & Colors



✓
Wall Color - natural tones.

✗
Wall Color - flamboyant colors.



✓
Wall Color - natural tones on trim work.

✗
Wall Color - overly bright trim work.



✓
Use synthetic siding with no grain.

✗
Use synthetic siding with faux grain



✓
Historic color palette for doors.

✗
Non-historic and overly bright door color.

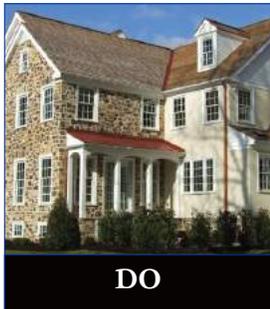


Walls & Colors



✓
Use up to two different materials on a facade.

✗
Use more than two building materials on a facade.



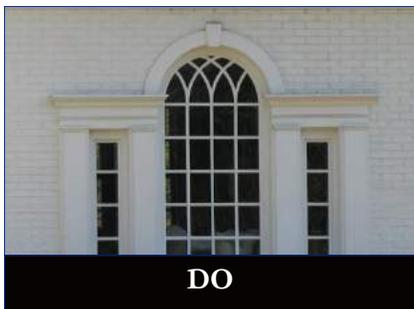
✓
Change building materials at the inside corner.

✗
Change building materials at the outside corner.



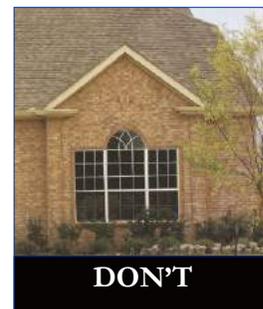
✓
Use a corner board of appropriate width & thickness.

✗
Use a corner board that is narrow.

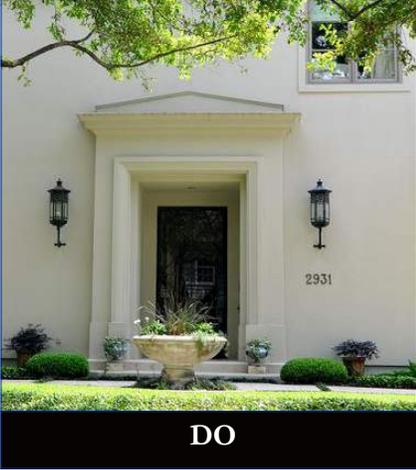


✓
Supported brick arched window.

✗
Unsupported brick arched window.



Walls & Colors



✓
Stucco opening with clearly articulated casing.

✗
Stucco with no window casing.



✓
Deep window return in stucco wall.



✓
Painted brick wall color.

Walls & Colors



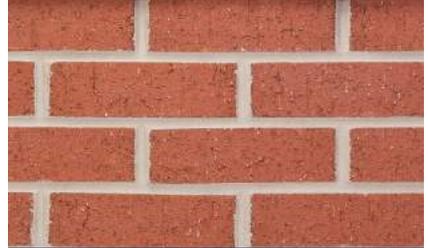
DO



Variegated color brick with irregular edges.



Wire-cut brick with uniform color and shape.



DON'T



DO



Tabby with full shells embedded into concrete as part of the mix.



Tabby made of crushed shells pressed into a stucco surface.



DON'T



DO



Stucco with smooth troweled finish. Color and texture come from subtle trowel work.



Rough finish stucco, such as spattered or heavy troweled.



DON'T

Doors

Materials:

- Door units shall be painted or stained wood, aluminum clad, or vinyl clad as approved by the ARC.
- Insulated glazing shall be allowed for use; however, tint and reflectivity shall be limited to a maximum of 10%.

Configurations:

- Front entry doors should be carefully detailed and appropriate to overall style of home. Custom front doors are recommended over “off-the-shelf” doors in order to more easily meet the guidelines.
- Door units with glass shall have divided lites or simulated divided lites with authentic muntins and mullions.
- The use of sidelites and transoms are strongly encouraged.
- Transom units shall be horizontally proportioned with vertically proportioned lites. Transoms must be a minimum of 16” high and have a minimum 3” mull (as measured from finish frame to finish frame) between sidelite and the door.
- Sidelites must be a minimum 12” in width and have a divided light pattern consistent with the rest of the house. Sidelites must have a minimum 3” mull (as measured from finish frame to finish frame) between sidelite and the door.

Doors and Windows at Side and Rear Yards:

- True divided lites are not required. However, muntins shall not be flat.
- There are no tinting requirements on these doors or windows.
- Grids between panes of glass are prohibited.

Prohibited:

- Door panels with widths smaller than stiles and rails.
- Plate glass transoms and sidelites.
- Stamped metal doors at Primary Frontages.
- Wood door trim narrower than 3 1/2”.
- Horizontally sliding doors are prohibited on all road facing facades.
- Dark tinted or reflective glass, and applied door moldings are prohibited.



✓
Proportioned glass
inside door.

✗
Oval glass in door.



✓
Arched transom window
over door.

✗
Squatty transom with
horizontal proportions
over door.

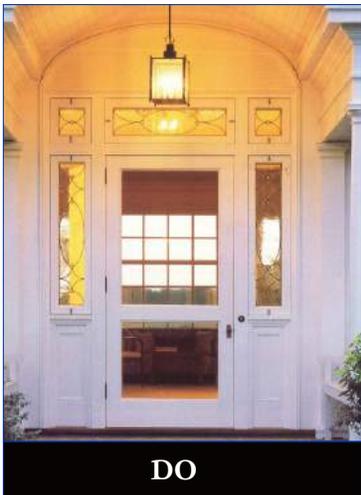


Doors



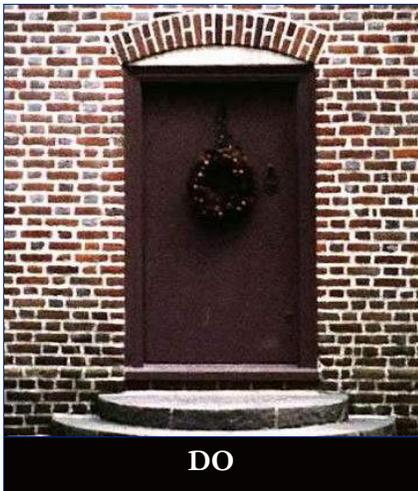
✓
Door panels wider than door stiles and rails.

✗
Door panel widths smaller than rails and stiles.



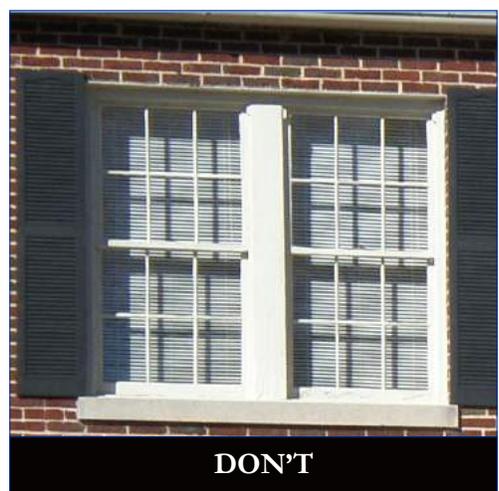
✓
Decorative pattern in sidelites and transom glass.

✗
Stained glass and overly ornate patterns.



✓
Brick arch over opening.

✗
Brick running bond over window opening.



Doors



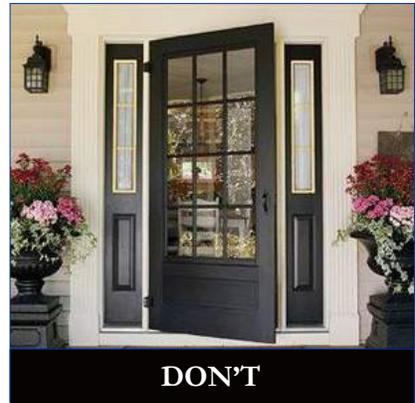
✓
Proportioned sidelites
and transoms with
divided lites.

✗
Nondivided side lites
and transom window.

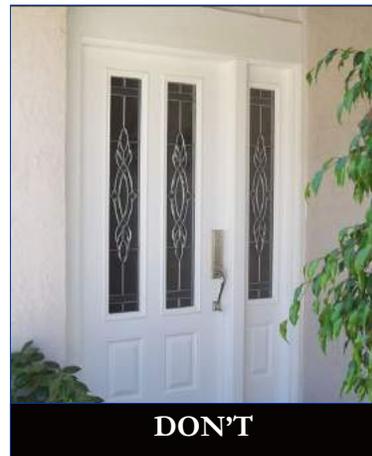


✓
Transom proportion
matches adjacent
windows.

✗
Narrow sidelites do not
match proportion of
door lites.



✗
Sidelite on only one side
of door.



Doors



✓
Brick Color - uniform or similar brick tones.

✗
Brick Color - splotchy.



✓
Correct brick jack arch.

✗
Incorrect brick jack arch - joints do not converge.



Dormers

Materials:

- Dormers should have wood or shingle siding. Dormer siding does not necessarily have to match that of the main body of the house. Stucco and brick are prohibited materials on dormers.

Configurations:

- The use of dormers is encouraged, provided that they fit within the style and the design of the building.
- The scale of the dormers is very important to the overall design and therefore is subject to the approval of the ARC. Careful attention should be given to maintain minimum width between the window and outer edge of the dormer and window and head or roof.
- Dormers may have gabled, hipped, or shed roofs.
- Dormers may have single or multiple windows.
- Dormers shall sit no closer than 3 feet to the gable end of the building.

Prohibited:

- Skylights facing road frontage or community parks.
- Use of siding material between a dormer window and the dormer jamb/cornice.
- Brick dormer faces, unless they are an extension of facade.
- Use of siding on a dormer face, other than in the gable.

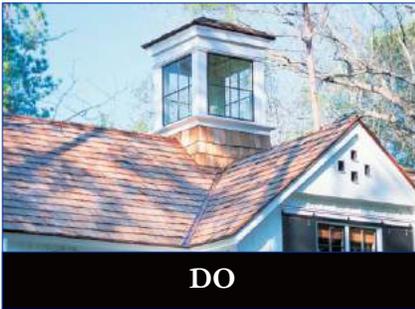


✓
Dormers scaled smaller than openings below

✗
Dormers scaled larger than openings below.



Dormers



✓
Use cupolas and dormers instead of skylights.

✗
Use skylights on road facing facades.



✓
Use shed dormers to capture living area in attics.

✗
Use under sized windows in shed dormers.



✓
Dormer appropriate height above window.

✗
Excessive dormer height above window.



✓
Use shutters as decorative element to fill space between window and corner board.

✗
Use siding material between window and corner board.



Windows

Materials:

- Factory finished aluminum clad windows are highly recommended, but wood, fiberglass and pvc windows may be used.

Configurations:

- Windows shall be rectangular, vertically proportioned, and operable.
- Transoms may be oriented horizontally with panes that are vertically proportioned.
- Window muntins are encouraged, shall be true divided light or simulated divided light, and shall create panels of square or vertical proportion.
- Window sills shall have a minimum 2”thick exterior sill horn.
- Precast window sills in masonry construction shall project a minimum of 1” from the face of the building.
- Shutters, when used, must be operable and sized to match the openings. Shutters in accordance with specific architectural typologies are encouraged. All shutters shall be provided with shutter stays and hinges.
- Security doors and window grills must be approved on a case by case basis.
- Windows may be grouped in horizontally proportioned openings and shall have a minimum 3” wide mullion between individual units.
- Figural windows (ie: circle, etc.) are permitted, subject to the approval of the ARC.
- Special windows such as Palladian, flanked, triple hung, walk through, jib windows, and decorative stained glass windows are subject to the approval of the ARC.

Prohibited:

- False shutters without hardware, and/or not sized to window opening.
- Horizontally proportioned window panes and/or openings.
- “Picture-framing” windows.
- Ganged windows without a dividing mullion.
- Transoms over windows.
- Snap in muntins on windows.
- Grilles between window glass without interior/exterior mounted muntin bars.
- Plate glass picture windows. For water-facing facades, ARC may make special exceptions.
- Brick moulding window surrounds on wood walls.
- Wood window trim narrower than 3 1/2” (with the exception of brick mould conditions)
- Dark tinted or reflective glass, glass block, window-mounted air conditioner units, and molded vinyl shutters are prohibited.

Windows



DO

✓
Windows grouped together with 3" + mulls.

✗
Windows grouped together with thin mulls.



DON'T



DO

✓
Applied window sill with 2" thick sill horn.

✗
Pictured framed window casing with no sill expressed.



DON'T



DO

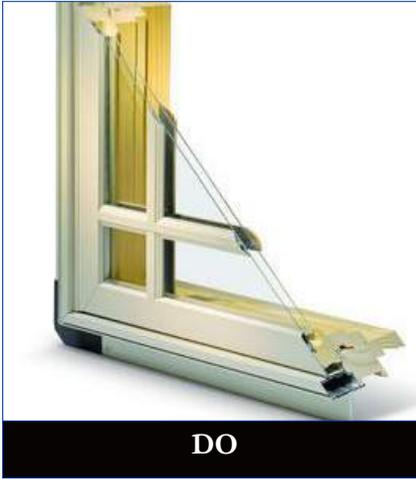
✓
Window shutters sized appropriately for window with operable hardware.

✗
Shutters do not match the size of the window opening.



DON'T

Windows



✓
Simulated or true divided
lite windows.

✗
Muntin bars not applied
to both side of the
window glass.



✓
Window sized appropriately
without transom.

✗
Place a transom window
over a window.



✓
Vertical and matching
window proportions.

✗
Use horizontal squat
window lite patterns.



Windows



DO

✓
Use windows that follow the typical window pattern for high window situations.

✗
Use transom windows for high window situations



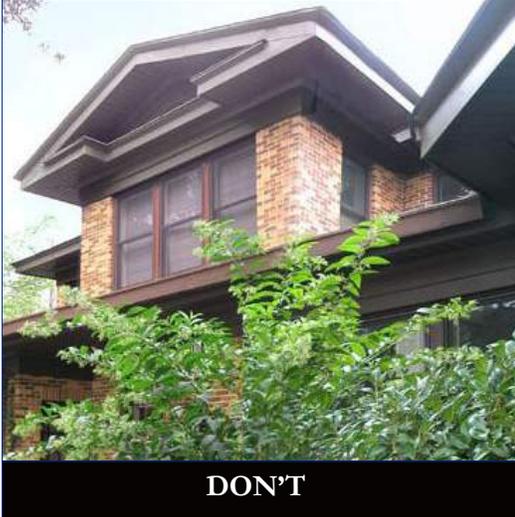
DON'T



DO

✓
Use brick on face of dormer if it is an extension of a facade.

✗
Use brick on a dormer if it is not in line with the facade of the house below.



DON'T

Roofs & Cornices

Materials:

- Primary roof masses shall be clad in one of the following materials: architectural asphalt shingles, metal panel (factory painted aluminum or galvanized steel, dark in color, including standing seam and 5V configurations), wood shingles, slate, synthetic slate (upon approval of the ARC) or copper.
- Secondary roof masses may be clad in one of the following materials: architectural asphalt shingles, metal panel (factory painted aluminum or galvanized steel including standing seam and 5V configurations) or copper.
- Gutters, down spouts, and rain chains, when used, shall be made of galvanized steel or copper (not copper coated). Down spouts shall be placed at the corner of the building least visible from nearby roads or integrated into the façade to hide them. They shall not be placed on columns or posts. Splash blocks shall be made of concrete, brick, gravel, or stone.
- Exposed gutters and leaders shall be rounded in profile.
- Gutters shall be “half round” in profile and round downspouts.

Configurations:

- Copper roofs, flashing, gutters, and down spouts shall be allowed to age naturally (not painted or sealed).
- Roof ridges shall be clad in same material and color as the roofing.
- No through roof penetration for mechanical or electrical devices shall be allowed to penetrate the roof at the building’s frontage(s). Penetrations of these devices at approved locations are to be of a color to match the roof.
- Flat roofs are allowed, but a parapet shall be provided to shield any mechanical equipment from view to the satisfaction of the ARC.
- Overhangs must be a minimum of 12” for principal buildings, 6” for shed roofs and outbuildings. Overhangs should be proportionate to the mass of the building appropriate to the style of the house.
- Rafters left open exposing the rafter tail should be no less than one half of actual width.
- Simple shed roofs with pitch between 3:12 and 6:12 are permitted.

Prohibited:

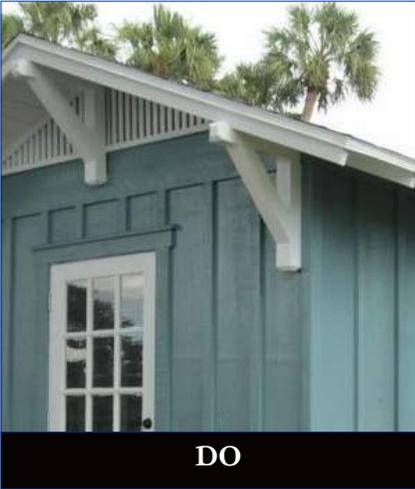
- Stacking multiples of the same moulding type in a row or on top of each other.
- Parapets taller than 1/3 of order/column below.
- Pediment roof slopes greater than 36 degrees.
- “Pork Chop” boxed eave returns.
- Overly complex roofs.
- Hip roofs with very short ridges.
- Roof slopes of 45 degrees.
- Exposed rafter tails smaller than 2 x 6 nominal.
- PVC gutters.
- Square or rectangular downspouts.
- Undersized brackets that do not extend to the face of the eave.
- Omitting the frieze board.
- No rooftop mechanical units may be visible from road rights-of-way.
- Rooftop utilities shall not be located on Primary Frontages.
- Oversized hip and valley caps are prohibited.
- Perforated PVC soffit paneling
- Highly reflective roof materials

Roofs & Cornices



✓
Install shaped gutter as crown moulding would be installed.

✗
Ogee gutter that leaves the cornice return unfinished.



✓
Wood brackets appropriately sized.

✗
Wood brackets undersized.



Roofs & Cornices



✓
Appropriately sized metal
flashing elements.

✗
Oversized metal
flashing and hip caps.



✓
Half round gutter with
open rafter cornice.

✗
Ogee gutter with open
rafter cornice.



✓
Low slope flashing
at cornice returns.

✗
Steeply pitched flashing
or roofing at
cornice returns.

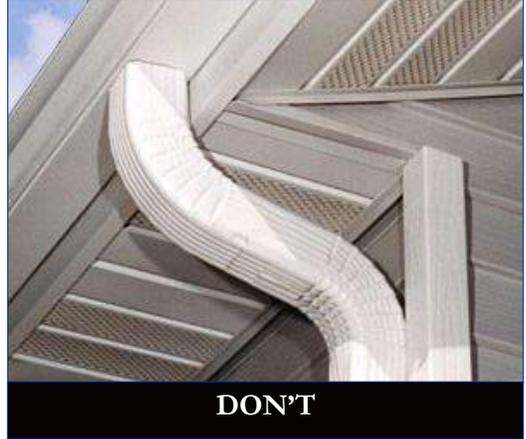


Roofs & Cornices



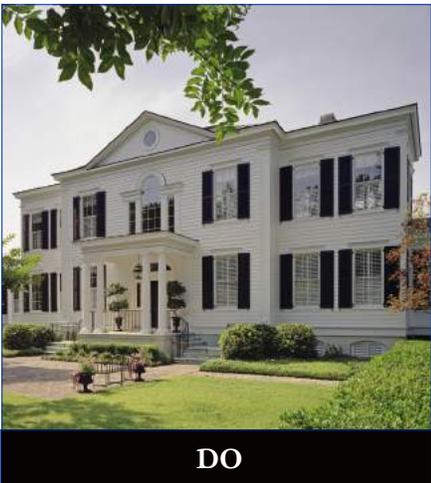
✓
Soffit and cornice trim.

✗
Prefabricated soffit panels
and corrugated gutters



✓
Articulate molding
at cornices.

✗
Blocky cornices with
no moldings.



✓
Simple roof massing
and building form.

✗
Overly complex
roof massing.



Roofs & Cornices



DO

✓
Cornice return with articulated moulding.

✗
Pork chop cornice.



DON'T



DO

✓
Slope roof less than 45 degrees.

✗
Slope roof at 45 degrees.



DON'T

✗
Place roof utilities on primary frontage.



DON'T



Roofs & Cornices

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Chimneys & Foundations

Materials:

- Chimneys shall be finished with stucco, stone, or brick and shall match the foundation material of the main house. Stone or cast stone coping shall be used to conceal prefab spark arrestors (metal chimney shrouds) and must be approved by the ARC.
- Foundation vents include:
 - Wood or synthetic lattice or louvers.
 - Ornamental metal grilles, subject to the approval of the ARC.
 - Pierced brick pattern, subject to the approval of the ARC.
- Foundation materials: Brick or stucco. Regional brick is strongly encouraged (ie: Savannah Grey color).
- Brick should be “wood mould” or irregular edge type with white or light colored mortar.
- Painted brick is subject to the approval of the ARC.
- Brick selection and mortar color are subject to the approval of the ARC.

Configurations:

- Chimneys must extend to the ground.
- Wood burning stove flues are permitted, but are preferred on the rear side of the principle mass.
- Decorative elements to chimney tops and flue caps may be formally elaborated, subject to the approval of the ARC.
- Foundations should extend a minimum of 30” above finish grade at road frontages.
- Piers shall be no less than 12”x 16”
Crawl space skirting between piers to include:
 - Lattice (horizontal and vertical); 1 x 2 to 1 x 4 nominal; wood or composite
 - Fencing (horizontal boards); 5/4 x 6 nominal min.; wood or composite
- Open space under decks or steps are to be enclosed by wood lattice (vertical or horizontal pattern only).

Prohibited:

- Wood or composite material is prohibited (except for skirting).
- Draft-inducer chimney caps without covering.
- Wire-cut brick that is uniform in shape and color.



✓
Brick chimney with minimal shroud.

✗
Large and decorative chimney shrouds.



Chimneys & Foundations



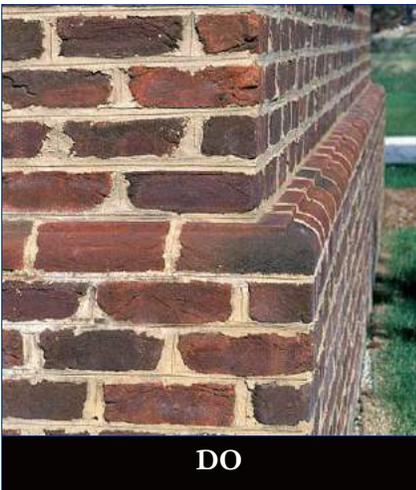
DO

✓
Stucco Chimney with
stone cap.

✗
Wood or composite sided
chimney and exposed spark
arresting flue caps.



DON'T



DO

✓
Brick water table.

✗
Brick chair rail course.



DON'T



DO

✓
Wood water table
overlaps face of brick.

✗
Brick foundation course
projecting further than
the wall plane above.



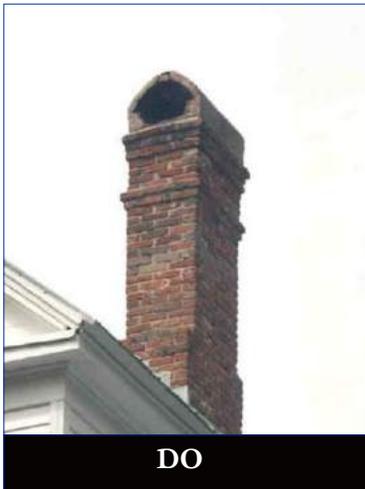
DON'T

Chimneys & Foundations



✓
Extend exterior
chimneys to grade.

✗
Visually unsupported
chimney.



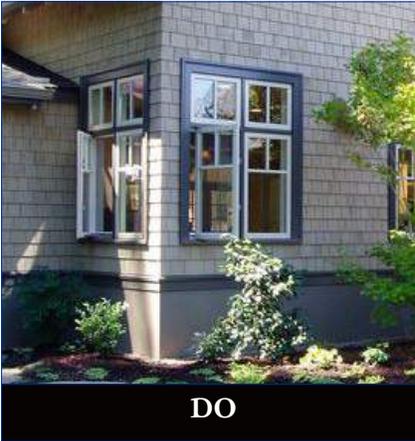
✓
Decorative masonry
chimney caps.



✓
Brick or stone
chimney caps.



Chimneys & Foundations



✓
Stucco finish on foundation.

Porches, Balconies, & Bays

Materials:

- Porches may be composed of a variety of materials including: brick, stucco, cast stone (details), wood, or composite.
- Utilize wood or pre-fabricated columns of classical proportions (manufacturer and drawings of same must be submitted to the ARC for approval).
- Wood posts and piers are permitted.
- Stoops shall be made of wood, brick, stone, or concrete. If concrete, a stoop shall have walls of brick or stucco.
- Metal elements shall be galvanized steel, anodized or ESP aluminum, marine-grade aluminum, stainless steel, copper, cast iron, or wrought iron. All metal elements shall be painted except copper and stainless steel.
- Porch floors shall be made of wood, composite wood, or masonry. If masonry, the walls shall also be masonry.
- Balconies and bays must have consistent materials as the main mass of the building or approved by the ARC.

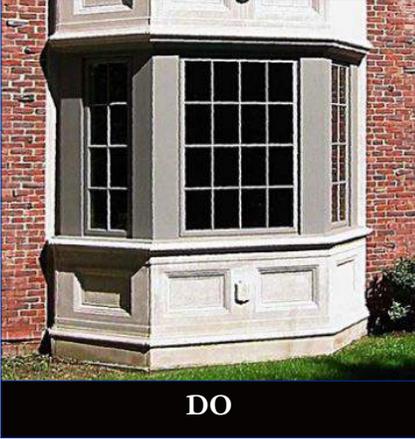
Configurations:

- Porch ceilings may be paneled with painted wood or composite; exposed joists shall be painted or stained.
- All exposed porch and balcony wood is to be pressure treated; if painted, prime on all sides prior to installation.
- Required structural connectors at all exposed roofs shall be concealed from view unless ornamental in nature as determined by the ARC.
- Porches must have a minimum 8 ft. depth as measured from the face of the wall to the outer edge of porch decking.
- Porch openings to be no more squat than a square.
- Wood posts shall be no less than 6 x 6 nominal dimension.
- Decks shall be located only in rear yards and where not easily visible from roads or paths.
- Arcades and breezeways should have vertically proportioned openings.
- Balconies shall be structurally supported by brackets.
- Any cantilevered bay must be supported by brackets or have the appearance of support.
- Stacked columns shall have a centerline that extends through the second floor beam and column to the first floor beam and column. When using round columns, the second floor column should have a narrower diameter than the first floor column diameter.
- The shaft nearest the top of column must align with the porch beam above.
- Beams shall be centered on the column and adjusted accordingly. The width of the beam, as measured from the outside face of the finished beam, shall be no wider than the shaft nearest the top of the column.
- All corner trim shall be 5/4 x 6 nominal min. in width and rest on top of the water table.
- All porches shall be no lower than 30" above grade.

Prohibited:

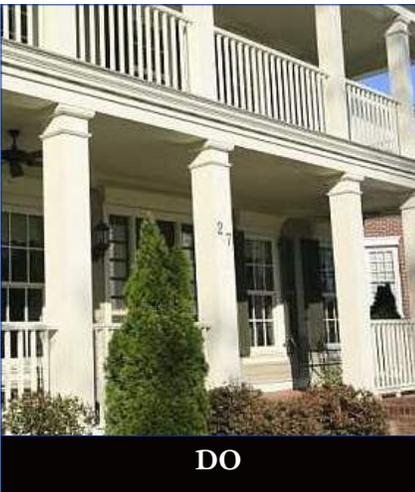
- Face of porch beams not aligned with neck of column.
- Pilasters projecting more than 1/4 of their width.
- Engaged columns projecting less than 3/4 of their diameter.
- Using ogee moulding as a cap or base of a post, column, corner board, etc.
- Two-story columns in groups of less than 4.
- Bay windows or balconies or canopies without brackets or visible means of support.
- Improperly proportioned or detailed Classical Orders.
- Extruded aluminum columns.
- Round columns without entasis or proper Classical Order detailing.
- Column bases protruding beyond the edge of porch flooring.

Porches, Balconies, & Bays



✓
Bay supported by foundation or brackets.

✗
Bays and balconies not supported by foundations or brackets



✓
Classical capital on square column.

✗
Blocky trim used as capital on square column.

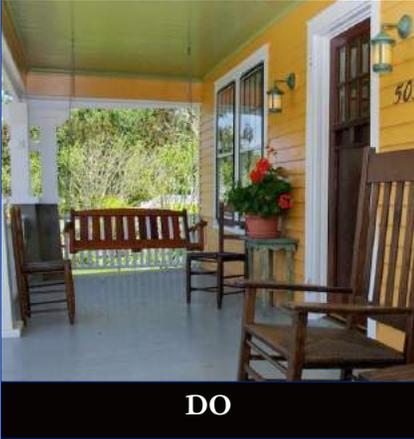


✓
Widely proportioned corner boards resting on water table.

✗
Corner boards less than 1 x 6 which do not rest on water table.



Porches, Balconies, & Bays



✓
Front porches 8' deep or more
create furnishable spaces.

✗
Porches less than 8' deep.



✓
Openings between porch
columns narrower
than column height.

✗
Openings between porch
columns wider than
column height.

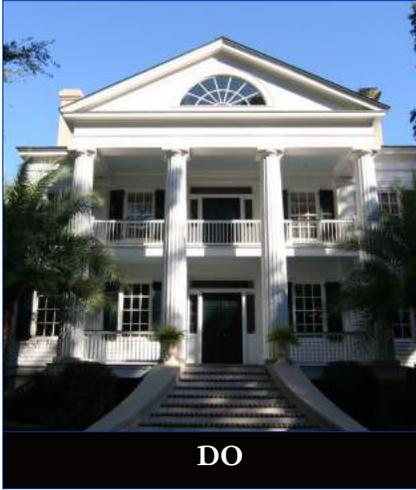


✓
Shaft nearest top of column
aligns with face of beam.

✗
Shaft of column does not align
with face of beam above.



Porches, Balconies, & Bays



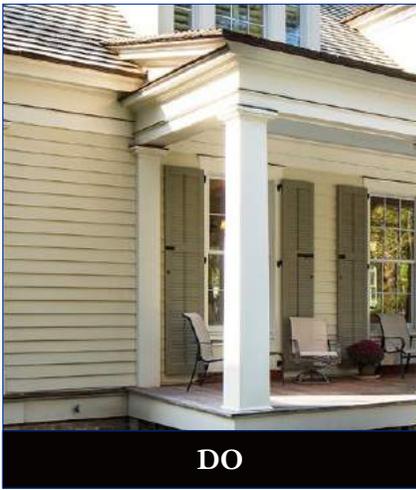
DO

✓
Two-story porch columns
in groups of four.

✗
Two-story porch columns
in groups of less than four.



DON'T



DO

✓
Pilaster at wall
supporting porch beams.

✗
No pilaster supporting
porch beam.



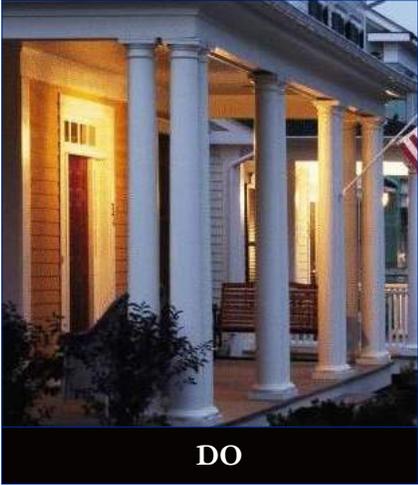
DON'T

Porches, Balconies, & Bays



✓
Column and beam support the roof.

✗
Column solely supporting the roof.



✓
Capitals proportionately scaled to column using Classical Orders.

✗
Capitals with oversized crown molding.



Porches, Balconies, & Bays

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Railings

Materials:

- Porch/Stair railings shall be made of wood, composite materials, iron, or stainless steel.

Configurations:

- Railing enclosures or panels shall be composed of balusters, pickets, or spaced boards, centered on top and bottom rails. Iron railings, decorative cutouts, and picket patterns are permitted, subject to the approval of the ARC.
- Stainless Steel cable railings are acceptable on water-facing facades, or otherwise approved by the ARC.
- Hand and shoe railings should be appropriate to the style of the architectural style and designed in a manner that sheds water away from balusters.
-

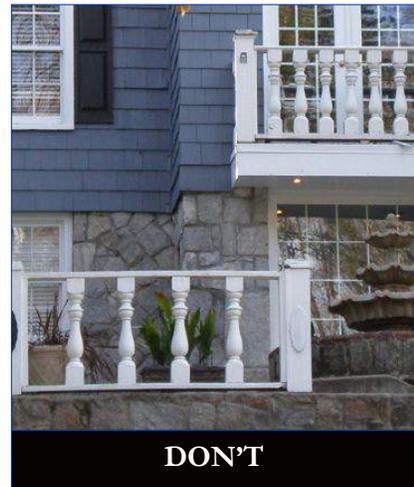
Prohibited:

- Pressure treated railings with no bottom rail.



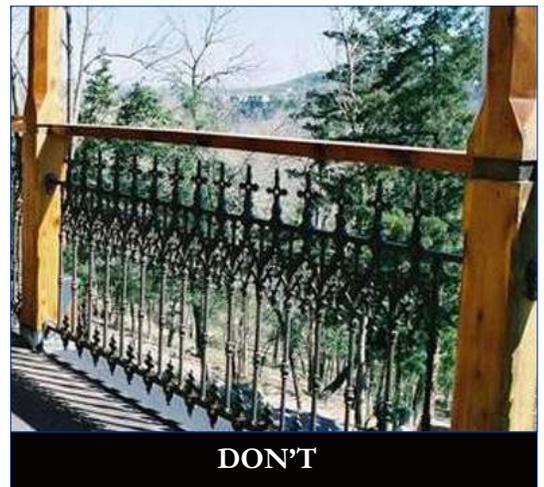
✓
Decorative balusters in keeping with style.

✗
Out of proportion classical balusters not in keeping with architectural style.



✓
Simple iron rail in keeping with style.

✗
Overly ornate iron rail not in keeping with style.



Railings



DO

✓
Simple, yet distinct rail pickets and shoe rails.

✗
Rails and pickets not distinct.



DON'T



DO

✓
Painted rails and balusters on front facade.

✗
Rails and balusters on front facade not painted.



DON'T

Towers

Materials:

- Materials should be compatible with, but not necessarily the same as, wall materials for the main body of the house.
- Acceptable materials include: Exterior Architectural Woodwork (natural wood and composite material), Unit Masonry (Brick), or Cement Plaster (Stucco)

Configurations:

- Towers are best designed when their full height is expressed and their base rests on the ground. To help achieve this, walls of the tower must project a minimum of 8” forward of the adjacent walls (ie. not be inline with the main walls of the house).
- Verticality should be emphasized by having horizontal breaks or bands closer to the top.
- A tower should have width-to-height ratio between 1:2.5 and 1:4, of the narrowest facade.
- Care should be taken so that the tower does not emulate a lighthouse.
- The tower can be attached to the home or more freestanding but, in both cases, materials and design should be sympathetic to the home.

Prohibited:

- Towers that are buried in the rooflines or massing of the main house and do not express themselves to the ground.
- Towers that are indiscernible in the floor plan(s).
- Front entries designed as towers but that don’t have any interior program (ie. just a tall porch).



DO



Tower as a strong part of the overall house composition with discernible massing.

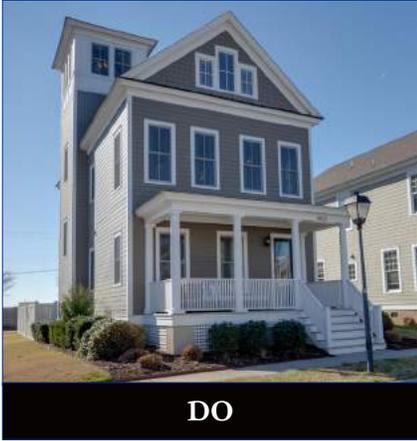


Tower that is lost within the massing and does not extend to the ground.



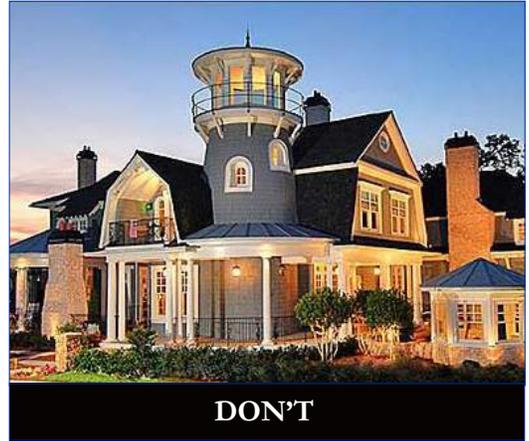
DON'T

Towers



✓
Tower that reflects the design of the house: simple and complimentary.

✗
Tower that emulates a lighthouse.



✓
Tower marking the primary entry to the house. Contains interior program within the tower.

✗
Massing elements in the guise of towers.



Outbuildings & Parking Structures

Materials:

- Materials shall be consistent with that of the primary structure, or appropriately complementary, as approved by the ARC.
- Garage doors shall be overhead sectional or side hinged and shall be made of wood or metal. Metal doors shall be faced in wood. Sectional doors must have the appearance of a traditional swinging carriage door.

Configurations:

- Parking structures must be carefully incorporated into the layout of the lot. Garages may occur under the house when raised a full story.
- Detached garages in the form of carriage houses are strongly encouraged. The impact of the garage can be minimized by designing with creativity, not only from the stand point of function, but especially with regard to massing. Not only can a garage store automobiles, but it also has potential for guest quarters or office studios within the loft or attic. The massing shall conform to that of the primary structure.
- Carriage houses with living spaces above may include porches or balconies.
- Garages are encouraged to be attached to the main house by an open breezeway or enclosed connector rather than appended to the main house (exception: when parking under the house).
- Garage doors are discouraged from facing the road when possible.
- Garage door openings are encouraged to be single bay and no wider than 10', and required when facing the road or when locating three garage doors on the same facade.
- Stand alone Golf Cart Structures are limited to a maximum footprint of 10' x 14' and cannot exceed one story.
- Car ports or porte-cocheres are allowed. They should be designed in the same language of a porch.

Only the following uses of outbuildings are permitted:

- Garden pavilions, greenhouses, and potting sheds
- Gazebos, trellis structures, and arbors
- Garages and workshops
- Guest house and artist studio
- Saunas, pool cabanas, and equipment enclosures
- Golf cart garages

Prohibited:

- Wide horizontal garage doors without panels or vertical emphasis.
- Car ports and porte-cocheres may never be fully enclosed.



✓
Garage massing is distinct and subordinate to main mass of house.

✗
Oversized garage competes with massing of house.



Outbuildings & Parking Structures



✓
Break down scale of garage structure into multiple masses.

✗
Large garage massing can compete with house scale.



✓
Arched brick opening with square door.

✗
Arched windows in garage doors.



✓
Parking located under house with discrete garage doors between columns.

✗
Parking located under house with no effort to integrate garage doors into overall facade design.

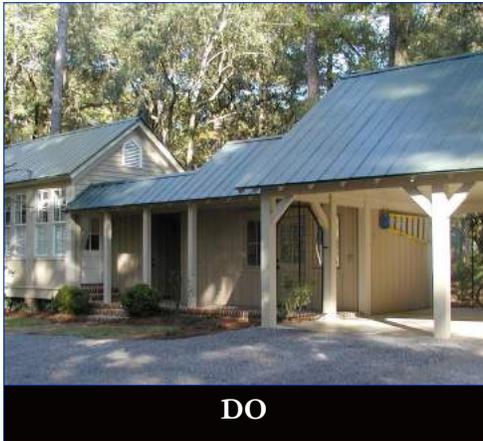


Outbuildings & Parking Structures



✓
Vertically proportioned rectangular windows in garage doors (close to 1/3 of door height) that are designed as carriage doors.

✗
Horizontally proportioned windows (less than 1/4 of door height) in garage doors with horizontal panels.



✓
Connect garages and carports with subordinate breezeways.

✗
Append garages to house with no separation.



✓
Outbuildings used to frame exterior space.

.....

Outbuildings & Parking Structures

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The Crane Island Landscape Aesthetic Considerations

The Crane Island aesthetic is rooted in the maritime forest and the landscape will look and grow easily and organically, with very little deviation from nature’s palette. To accomplish this, it is important to approach the design of each new Crane Island Landscape with an attitude similar to that demonstrated in the placement, design, and detailing of a Crane Island house. It is critical to understand that the aesthetic of Crane Island is not based solely on how “pretty” the landscape appears. Instead, it is focused on the preservation and the augmentation of existing vegetation with native, adaptive, and drought tolerant plants, the use of minimal amounts of turf grass, the implementation of rainwater harvesting practices wherever possible, and the cultivation of a more naturalized appearance to all plantings.

Well designed landscapes can enhance architectural features and help relate the design of each individual structure to the larger setting as well as a specific site. Landscape designs also emphasize views and unique features. At Crane Island new landscapes will take advantage of the inherent and unique beauty of the community and each house site. Each new landscape should strive to preserve existing vegetation wherever possible and use appropriate plant species in the design; those that require less resources (conserve water) and minimal care (less fertilizer and pesticides) to thrive under Crane Island site conditions.

At the end of this section of the Crane Island Design Guidelines you will find the Crane Island Plant List (“the Plant List”) which features materials selected specifically for use in the community because they are native, or for their adaptive capabilities; they have evolved over time to withstand the stresses of a North Florida coastal barrier island, and/or because they are drought tolerant. These are all characteristics of environmentally responsible design which make them appropriate for Crane Island. Residents are asked to utilize the Plant List and complement plant selections from the List with landscape designs which group together plants with similar water requirements, minimize the use of turf grass, and thoughtfully employ well designed irrigation systems. The Crane Island Plant List is by no means exhaustive, but it is a broad, complementary, and thoughtful group of plants that can be applied in a wide variety of circumstances in any number of styles, both informally and formally.



A view to the water framed by shrub palms on the ground plane and the tree canopy above

Preservation of Existing Vegetation (Tree Protection)

Much care has been taken in laying out the Master Plan for Crane Island in order to preserve and highlight existing specimen trees. Each home owner will be provided with a survey of existing trees. From that document you should be able to determine the size and type of trees on your lot.* However, not every tree on Crane Island could be protected during the initial development process. Therefore, in order to bolster the forest and tree canopy for future generations, and ensure native trees and vegetation are replenished, Crane Island requires a certain degree of afforestation (converting bare land to cultivated land, or in this case, replanting in the form of gardens) in each new residential landscape. Requirements are as follows:

- Homeowners are to protect and maintain the existing trees and other plant materials which remain outside of the building envelope on their home sites.
- Prior to any development activity, the health of all trees on the site will be evaluated by a professional, Certified Arborist to determine health of all native trees as defined by the Nassau County Tree Ordinance. The removal of any existing Live Oak, Magnolia, or other native hardwood trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan, and removal of such trees shall not require mitigation.
- Otherwise, no existing trees 4” in diameter at breast height (DBH) or greater may be removed without prior approval from the Crane Island Architectural Review Board or as per the Nassau County Tree Ordinance.
- If a tree is approved for removal it must be replaced with an acceptable tree substitute taken from the Crane Island Plant List (located at the end of the Landscape Guidelines) and meet the size specifications also outlined in this section.
- Additionally, other new trees shall be planted on each lot to enhance and restore the native landscape and to replace those removed during construction.
- Selective clearing and trimming to open key locations and to frame views (“vista pruning”) may be permitted with prior approval from the Crane Island Architectural Review Board (please see the Crane Island Code of Development (August 2016) for more information).
- Clear cutting of a lot is not permitted.

* In the event an existing tree survey cannot be provided, the home owner is expected to engage a Certified Arborist, or a licensed Florida surveyor, have a tree inventory prepared for their site, and submit that document to the Crane Island Architectural Review Board prior to any development activity.



Some of Crane Island’s Live Oaks and Saw Palmettos

Buffers, Swales & Edges

Vegetated Natural Buffers:

The Vegetative Natural Buffers (VNB) occur at the perimeter of the island, along some public rights-of-ways, or in lot easements, are undisturbed areas that allow for the natural flow and channelling of rainwater. These are an integral part of the Crane Island stormwater management plan, and will ensure a more lush environment. It is because of these VNBs that Crane Island will be a low impact development, avoiding large scale road drainage and pipe systems, and retention ponds that are common practice today. To that end:

- VNBs shall be maintained predominantly in their existing natural condition.
- VNBs may not be cleared, but with approval of the Architectural Review Board the VNB may be enhanced by removing dead vegetation (less than 3" DBH) and noxious and/or non-native invasive plant materials.
- Nuisance materials in the VNBs, which were approved for removal by prior approval of the Architectural Review Board, may only be replaced with appropriate native vegetative species that are comparable in size to what previously existed.
- There can be absolutely no reduction in the VNB size/width as a result of any enhancements.
- Please refer to the Crane Island Plant List, located at the back of this section, for information regarding the plants that are acceptable for use on Crane Island and therefore in the VNBs, as well as the Florida Exotic Pest Plant Council's (FLEPPC) 2017 List of Invasive Plant Species for information regarding plant materials which are categorized as non-native invasive exotics and thus may be removed.

Canopy Buffers:

Canopy Buffers occur along of the entire perimeter of Crane Island, including anywhere the land meets the water's edge; to the west along the Intracoastal Waterway, across the southern tip of the island, and up the eastern side along the marsh edge. This 30' wide area envelopes the perimeter VNB and provides for a more gracious buffer at the water's edge. It contains native hardwood trees and undergrowth which will be preserved, although the buffer may be punctuated periodically by a pathway. This pathway will not serve vehicles. Trees may only be removed from buffer areas as needed to accommodate utilities and drainage structures, work most likely to have been completed by the developer of Crane Island.



View of a typical Vegetated Natural Buffer (VNB) on Crane Island

Buffers, Swales & Edges

(Continued)

Vegetated Swales:

Like vegetative natural buffers, vegetative swales convey water, slow runoff, and promote infiltration, but they differ in that they occur on disturbed areas and incorporate new plantings. On Crane Island these swales typically appear adjacent to roadways and are designed, shaped, and graded to specific dimensions in order to promote the transmission and quick infiltration of certain amounts of stormwater that runs off the road surface and into the swale. The swales are wet only during and immediately following a storm, otherwise the swales will appear “dry.” The sides and the floor of the swales incorporate a variety of attractive plants materials which slow the water down and often “take up” or remove certain pollutants from the water. In the event that plants in the vegetated swales fail and need to be replaced, please refer to the Crane Island Plant List (Vegetated Swale Selections located at the end of the Landscape Guidelines) for information regarding the specific plants that are acceptable for use in this instance. Existing but unhealthy trees will be retained in the buffers and swales unless their condition is determined to present a safety problem, by the Crane Island Architectural Review Board with the assistance of a professional, Certified Arborist.

Marsh (VNB), Pond & Wetland Edges:

Landscapes edge treatments are extremely important; they clearly define public and private landscape zones and are thus critical elements in any community. There are very few Private Yard Landscapes at Crane Island which back up to pond or wetland edges, and in most cases those edges have been landscaped by the developer with appropriate trees, shrubs, grasses, sedges, and groundcovers. However, many of the lots back up to the marsh edge (VNB). The edges of the Crane Island marsh (VNB), pond, or wetland are particularly sensitive environments, and the area 6’ back from those edges must remain as planted (by the developer). Homeowners are asked to be aware of the rear yard setback in these instances and maintain a respectful distance if utilizing plants that are known to be “aggressive” in their growth habit.

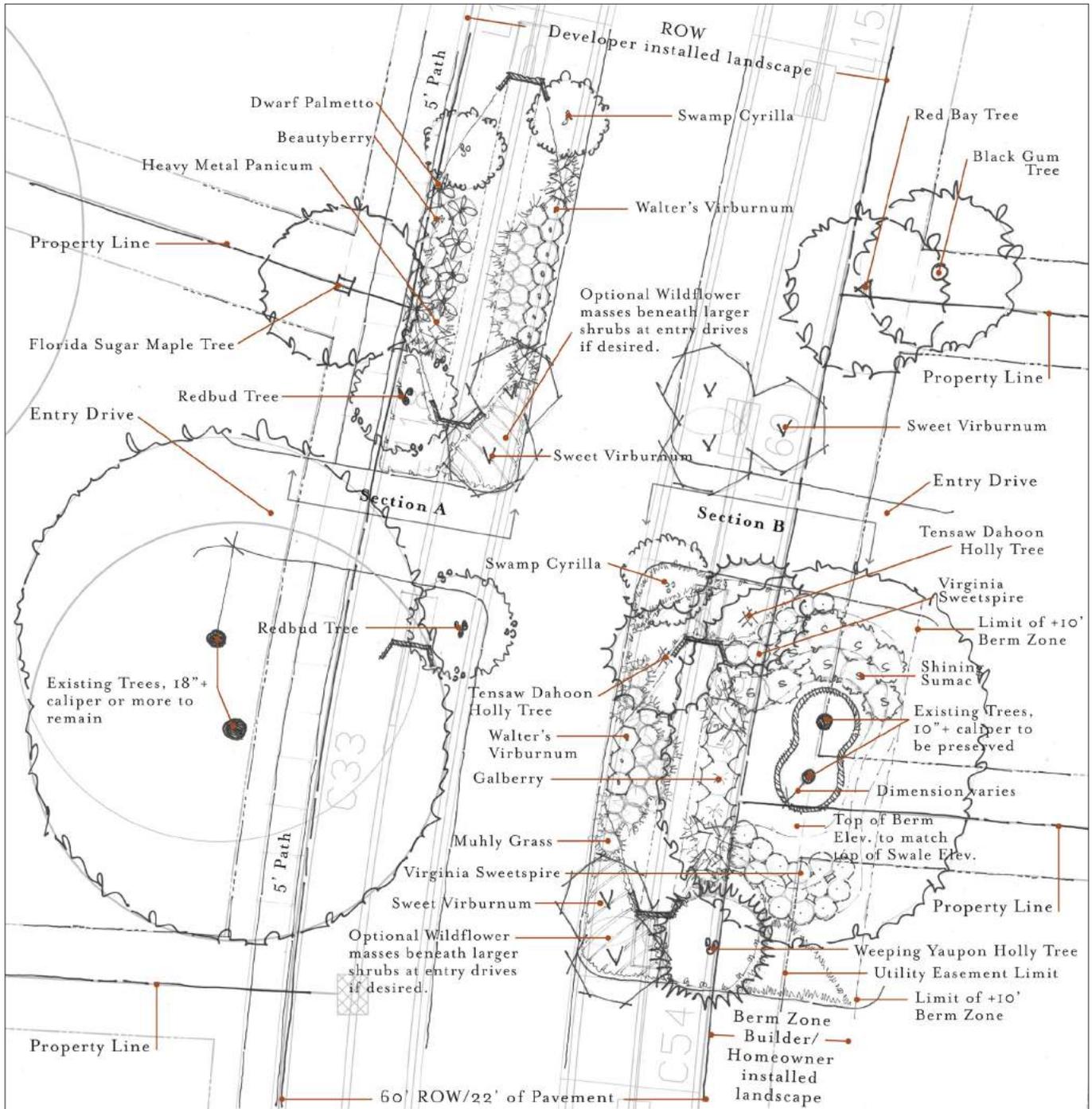


VNB provides a natural edge to private lot

Roadway Swales

At Crane Island, Roadway Swales have been designed and located for very specific drainage purposes. They mimic the natural discharge functions of areas like the VNBs and act as filtration mechanisms for Crane Island's stormwater drainage system. It is for these reasons their integrity must be maintained.

Crane Island residents with lots that engage the Roadway Swales are respectfully requested to observe the recommendations in this section of the Landscape Design Guidelines, as well as an additional buffer when designing their front yard landscapes. On these lots, Private Yard Landscaping will begin a minimum of 5' beyond the edge of the Road Frontage.



CONCEPTUAL PLAN for Roadway Swales

Roadway Swales (Continued)

All Roadway Swales:

1. The bottom of all roadway swales will remain clear of any plantings, decorative or otherwise, in order to maximize functionality. In addition, the first 1'-6" of the slope (measured from the bottom of the swale moving upward to the top of the bank/slope) on each side of the swale must also remain clear of any decorative plantings.
2. Large shrubs and/or small understory trees will be permitted in the wider areas (up to approximately 10') between the culverts and entry drives. These plantings may be deciduous and/or evergreen, and may be full to the ground with compact (tight) habit, or tree form with the bottom of the canopy beginning at 10' to 12' above the finished grade (pruning may be utilized to achieve this). The ground beneath these large shrubs and/or small understory trees must be treated with mulch at a minimum, or may be planted with a mix of Florida native wildflowers (not to exceed 2' in height) so as not to create visibility issues.

Top of Swale - Roadside:

(Builder/Homeowner installed landscape)

1. To soften the appearance of swales on the roadside, the top of the swale will be planted with a selection of primarily Florida native, drought tolerant shrubs. These will be low to medium height (nothing taller than 4' at maturity allowed), and not particularly showy, except at the top of culverts, where the shrubs may be larger (up to 6' height) and flowering, or otherwise ornamental to better mask the culvert.
2. A group of ornamental grasses will be planted at each end of the row of shrubs along the top of the swale. These grasses should be planted in a mass directly below the row of shrubs to better blend them with the slope of the swale.

There are two kinds of Roadway Swales at Crane Island; a Swale bound by a 5' Path and a Swale bound by a Berm Zone.

Top of Swale - Swale bound by a 5' Path:

(Builder/Homeowner installed landscape)

1. To temper the hard edge between the top of the swale and the 5' path, and diminish the slope of the swale on the lot side of the ROW, the top of the swale on this side will also be planted with a row of shrubs.
2. These shrubs may be larger than those planted on the roadside of the swale (but nothing taller than 6' at maturity allowed) so as not to create visibility issues. However, these shrubs should still be "grounded" by grasses or smaller shrubs (2'-3' height) planted to the sides and immediately below the row at the top of the swale.

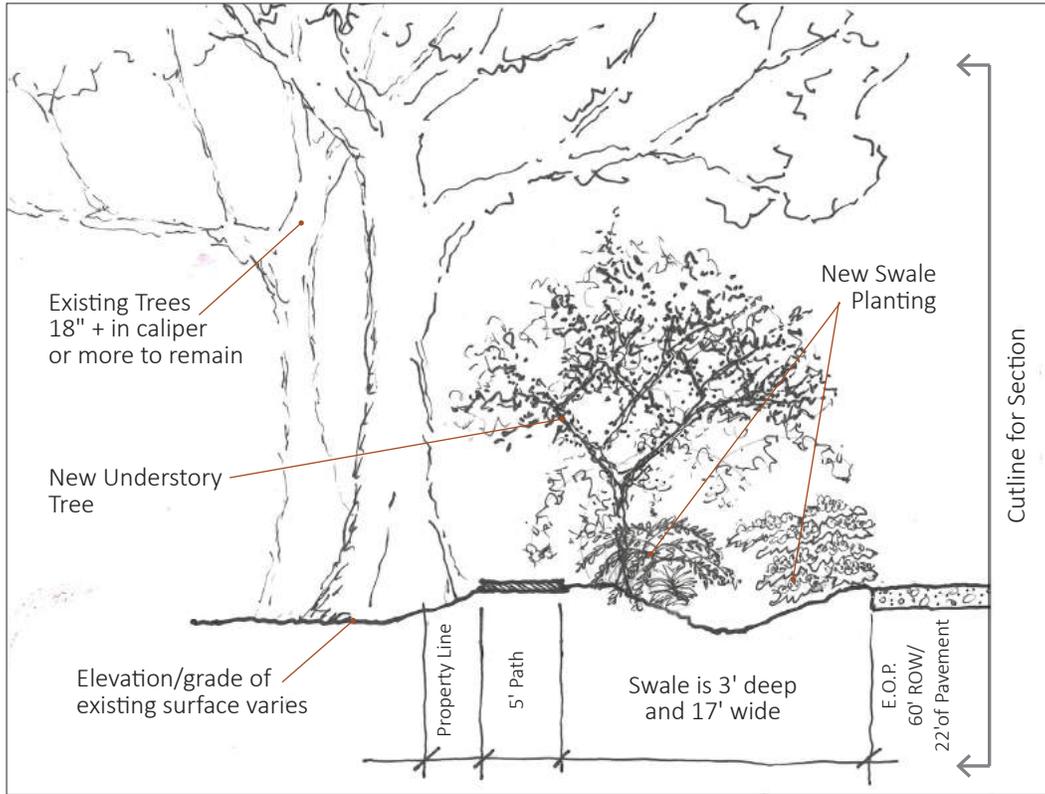
Top of Swale - Swale bound by a Berm Zone:

(Builder/Homeowner installed landscape)

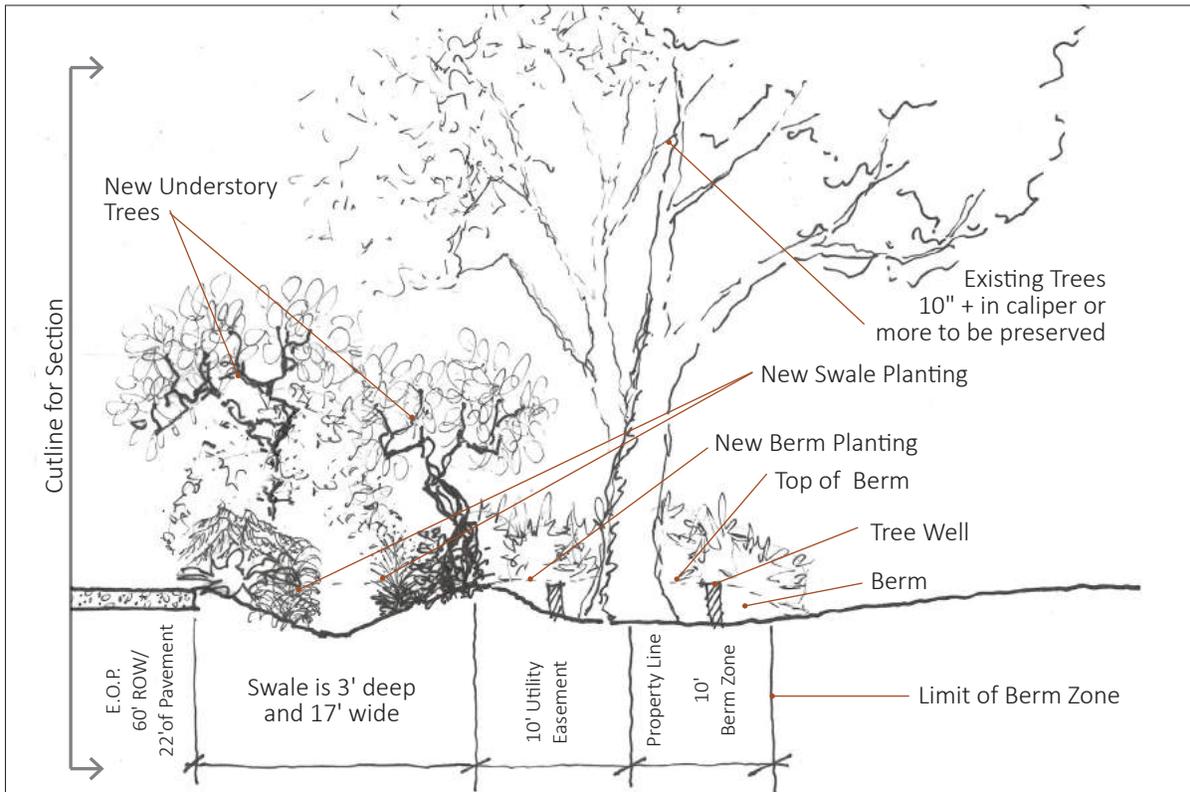
1. The maximum berm elevation should not exceed the maximum elevation of the top edge of the adjacent swale.
2. Berms should blend into the adjacent swale in order to create and maintain a natural appearance and provide a graceful transition from the top of the swale into the adjacent private lot(s), and planted accordingly with shrubs, grasses and groundcovers.

The sketches which follow are conceptual in nature and as such, do not depict exact existing conditions or plant quantities required with 100% accuracy. They are meant to offer guidance for the general design of swale landscaping in similar instances only.

Roadway Swales
(Continued)



Section A - Swale bound by a 5' Path



Section B - Swale bound by a Berm Zone

Roadway Swales *(Continued)*

Roadway Swales and Existing Trees:

1. Existing trees, occurring in either the 10' Utility Easement and/or the 10' Berm Zone, must be field located and verified by a licensed Florida surveyor, prior to the commencement of any development. Existing Tree Surveys are submitted to the Crane Island Architectural Review Board.
2. Trees in either the 10' Utility Easement and/or the 10' Berm Zone, determined by a Certified Arborist, to be 10" in diameter at breast height (DBH) or greater and in good health, may not be removed without prior approval of the Crane Island Architectural Review Board.
3. Trees to be preserved in either the 10' Utility Easement and/or the 10' Berm Zone must be permanently protected by a tree well. A tree well is a masonry wall that is at least the same height (min.) as the top of the berm, when measured from existing grade, and is located the minimum distance recommended by a Certified Arborist from the tree trunk, so the weight of the soil contained in the berm will not damage or otherwise suffocate the root system of the trees to be preserved.

Roadway Swale Plant Selections:

1. Builders/Homeowners may propose a LIKE alternate to any plant on the Roadway Swale Conceptual Plan and accompanying Plant Lists for Sections A and B, provided the materials(s) proposed are selected from the Crane Island Plant List contained in the Crane Island Design Guidelines.
2. Builders/Homeowners must submit proposed alternate plant selections to the Crane Island Architectural Review Board with plant size specifications, and may only utilize the alternate(s) upon approval from the Crane Island Architectural Review Board.
3. The varieties of plants selected for use in Roadway Swale should always be as drought tolerant and hardy as possible.

See **ROADWAY SWALE SELECTIONS** in the Crane Island Plant List (located at the end of the Landscape Guidelines) for specific Conceptual Plant Lists developed for **Section A** (Roadway Swale bound by 5' Path) and **Section B** (Roadway Swale bound by Berm Zone).



Dwarf Walter's Viburnum



Red Bay



Beautyberry

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Private Yard Landscaping

The information contained in this section helps to explain the larger design intent of Crane Island, to ensure that all new plantings are of a high quality, and are environmentally responsible/sustainable to the greatest extent possible. Additionally, to illustrate how each individual component of the landscape will complement the overall character of Crane Island. Lastly, to indicate how the private landscapes at Crane Island give character, add variety, and delineating arrival in a “neighborhood” or to individual residential entrances, while creating some uniformity along the streets.

Every residence at Crane Island is encouraged to have garden rooms that enable indoor living spaces to expand outside. These spaces are meant to be both functional and intimate, using hardscape, pathways, and plants to divide and organize them. To that end, each Private Yard Landscape is expected to do the following:

- Meet all standards for landscaping within the Crane Island Community as established in this document and the Crane Island Code of Development (August 2016).
- To evaluate the health of all native trees on the site prior to any development activity with the assistance of a professional, certified arborist to determine health of all native trees as defined by the Nassau County Tree Ordinance.
- Be aware the removal of **any** existing Live Oak, Magnolia, or other Florida native hardwood tree 4” DBH or greater requires approval by the Crane Island Architectural Review Committee as outlined in the Crane Island Code of Development (August 2016).
- Meet these Initial Planting Requirements:
- Prior to occupancy of a house, the lot must be landscaped; meaning to employ the use of trees, foundation plantings, ground cover beds, vines, flower beds, turf grass, and front yard hedges, fences, walls, and decorative paving materials to frame the architecture and enhance outdoor spaces.
- Ensure each Private Yard Landscape has a minimum of two (2) native hardwood trees, either retained or planted, as outlined in the Crane Island Code of Development (August 2016).
 - *Canopy Trees to be 5” caliper min., Medium Size trees to be 3 1/2” caliper min., and Small/ Understory Trees to be 2” caliper min. at time of installation.*
 - *Refer to the Minimum Plant Specifications at the end of this sections for more details.*
- Consider and evaluate all of the following before and during the landscape design and plant selection process: lot and building ingress and egress points, solar orientation, shade and wind patterns, existing vegetation, soils, topography, drainage, placement of utilities, setback lines, relationships and functional concerns between indoor and outdoor spaces/uses, as well as the aesthetic criteria outlined elsewhere in the Landscape Guidelines.



Lush loose plantings accent a modest lawn



Fences and walkways help define outdoor rooms

Private Yard Landscaping
(Continued)

- All new landscape and hardscape should be sited to preserve as much existing specimen or unique vegetation as possible.
- Whenever possible it is recommended that plant species with similar water (i.e. irrigation) requirements be grouped together.
- Refer to the Plant List, located at the back of this section of the Guidelines, for information regarding plants that are acceptable for use at Crane Island. In addition, refer to *The Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design* and *The Florida Yards & Neighborhoods Handbook* produced by the University of Florida Extension Florida-Friendly Landscaping™ Program (<http://fyn.ifas.ufl.edu/>) for an assortments of tools and useful information when designing your landscape and making plant selections.
- Personal touches, such as butterfly gardens, cut flower beds, sensory gardens, and vegetable gardens are welcome on Crane Island and are encouraged within the setbacks of each lot. Please consult the *Florida Vegetable Gardening Guide* or the University of Florida IFAS Gardening Solutions website, which has a number of useful offerings such as the *Vegetable Gardening in Florida Series*, for information on traditional vegetable gardening. Or if you wish to explore more innovative landscapes designs which beautifully incorporate fruits, herbs, and vegetables, look at University of Florida IFAS Extension publications *Landscape Design with Edibles* and *Edible Landscaping* for ideas and inspiration.
- Sustainable practices, beyond those practical measures such as the use of tree canopy to shade a house on the east, west, and south side, but rather rainwater harvesting are also encourage and discussed in this section of the Guidelines. Additional resources for more information on these topics are provided as well.



A small water feature in a Private Yard Landscape



Example of a decorative flower bed with board edging



Example of an embellished vegetable garden

Lawns & Alternatives to Traditional Lawns

Lawns should be minimized within the Crane Island landscape. Lawns (a.k.a. turf grass) require a great deal of maintenance and watering, thus in large quantities can work against the mission of being low impact (systems and practices that use or mimic natural processes when addressing stormwater) and using native plant materials. When creating a landscape plan, the following guidelines shall be adhered to throughout the community:

- Please be sure to place turf grass strategically in the landscape. It is appropriate when used in moderation around patios and terraces or in small, well defined areas.
- Homeowners are encouraged to plant just 15% of the total landscape area in turf grass or alternatives to traditional turf grasses. This is appropriate to both in terms of the Crane Island climate, as well as the aesthetic, which is not characterized by conventional landscapes featuring large areas of turf accented by planting beds.
- However, it is recognized that some lots may benefit from additional sod. Therefore, the percentage may increase in certain instances, with prior approval from the Crane Island Architectural Review Committee.
- Turf grass is not permitted at the edge of a marsh or pond. It must stay at least 8' away from those features.
- Please understand the Crane Island turf policy does not mean bare ground is allowed as part of the landscape design. Mulch must be used to cover the soil where plants or turf are not utilized.
- Irrigation is required for all sodded areas. Signs that turf needs water include rolling of leaf blades, wilting, and foot imprints that remain on the lawn after walking on it.

Crane Island Turf Grass Recommendations:

- In sunny places where new turf grass will thrive, use Seashore Paspalum which is so drought tolerant it should only be watered on an as-needed basis. Seashore Paspalum is also extremely accepting of poor water quality and can be irrigated with recycled water with no ill effects.
- Other new lawn options include Buffalo Grass or Carpetgrass.
- Buffalo Grass is the only grass native to North America that is used widely for turf. It was the principal forage grass for the American bison, hence the name. Buffalo Grass is well adapted to the drylands of the western prairies and plains, and in recent years new varieties have been developed to extend its natural area of adaptation.
- Carpetgrass is a creeping, warm season perennial grass that is native to the West Indies. Carpetgrass was introduced into the United States in the early 1800s and has become naturalized in the southeastern states, especially on poorly drained soils. Carpetgrass physically resembles centipede grass in terms of leaf density and shape. It has the ability to withstand saturated soils and will tolerate periods of standing water, thus is used in coastal and low lying areas.

Crane Island Alternatives to Traditional Lawns:

Low-growing plants are a viable alternative to turf grass. In areas with heavy shade and substantial foot traffic turf grass can always be replaced with as shade-tolerant groundcovers. At Crane Island consider using native plants such as Asiatic Jasmine, Creeping Charlie, Perennial Peanut, and Sunshine Mimosa. These plants are usually drought tolerant and need minimal fertilizer to keep them looking their best.

Other groundcovers worthy of use instead of turf grass are Beach Sunflower, Blue-eyed Grass, Coontie, Creeping Juniper, EFC, Lovegrass, Railroad Vine, Small-leaf Asiatic Jasmine, and Vinca Major. Another alternative to turf grass is mulched planting beds. Mulch covers the soil, cooling it and minimizing water evaporation. It also reduces weed growth and improves soil composition. As organic materials like pine straw, compost, and shredded aged wood mulch decay it releases beneficial nutrients. Lastly, mulch can help to reduce soil erosion.

At Crane Island the term “mulch” includes natural bark chips (but not cypress mulch, which is to be avoided because cypress are a slow-growing Florida native wetland tree essential to that ecosystem), pine needles, or leaves. Red colored and rubber mulch will not be acceptable. Please see the section on Maintenance towards the back of the Landscape Guidelines for more information.

Lawns & Alternatives to Traditional Lawns
(Continued)



Seashore Paspalum



Buffalo Grass



Carpetgrass



Purpleleaf Wintercreeper



Asiatic Jasmine



Creeping Charlie



Perennial Peanut



Sunshine Mimosa



Blue-eyed Grass



Coontie



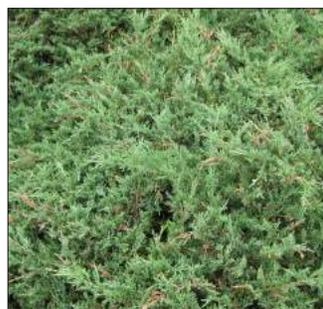
Lovegrass



Beach Sunflower



Railroad Vine



Creeping Juniper



Periwinkle



Small-leaf Asiatic Jasmine

Crane Island Lot Types

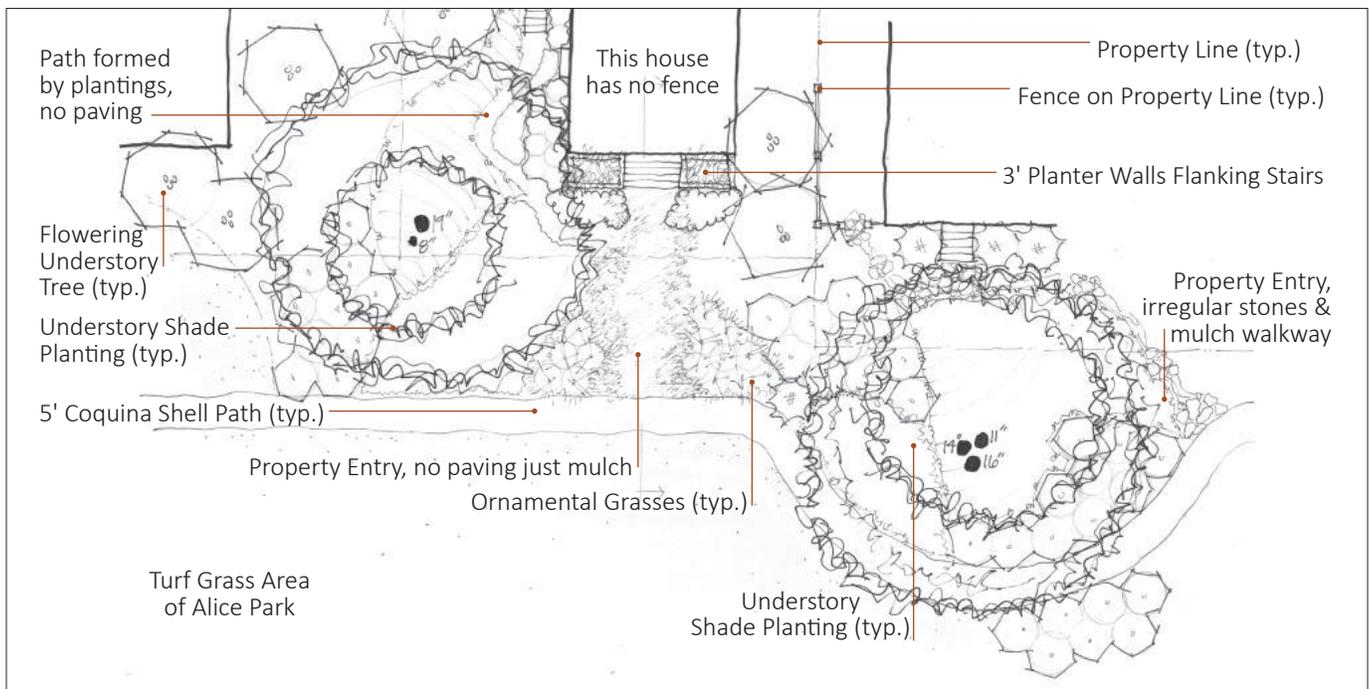
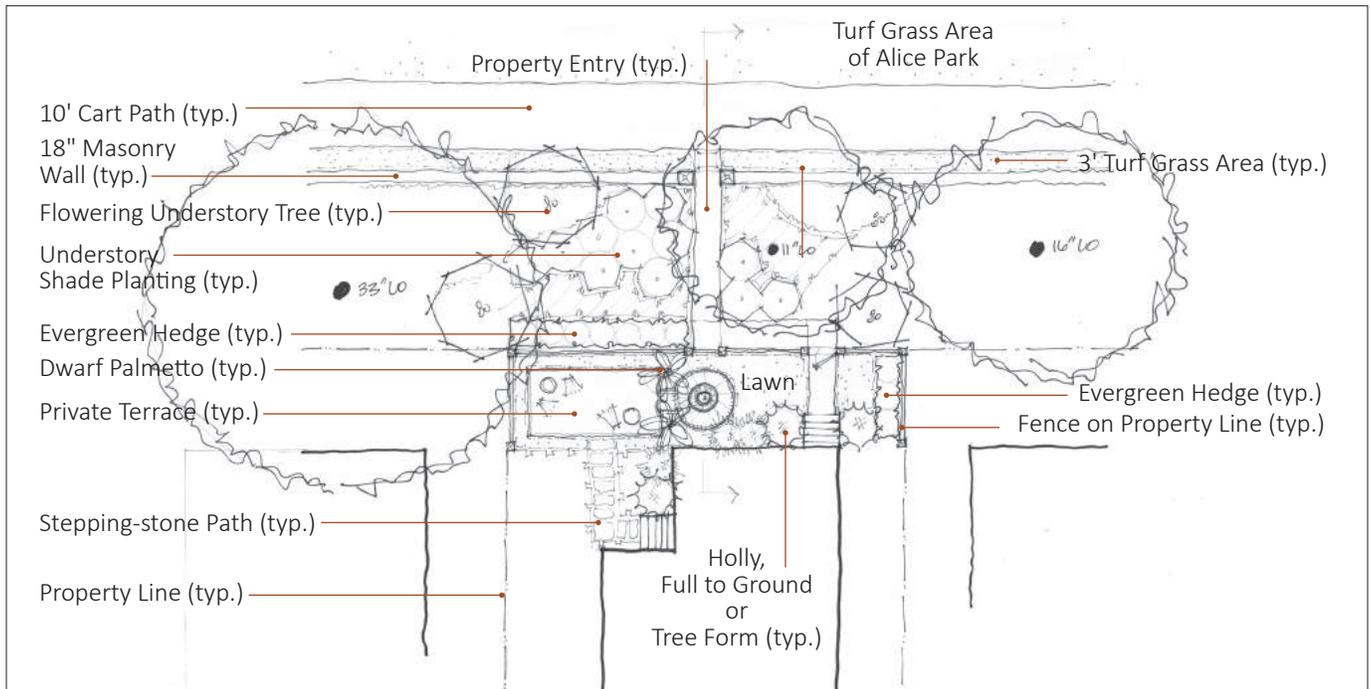


Lot Types

- Forest (landscape info pg 79)
- Marsh Point (landscape info pg 80)
- Parkside (landscape info pg 81)
- Waterfront (landscape info pg 83)

Crane Island Landscape Types

There are four (4) kinds of Private Yard landscapes at Crane Island. These correspond to the lot types on the adjacent diagram (left); Forest, Marsh Point, Parkside, and Waterfront landscapes. Each is distinctly different due to factors such as its geographic location on the island, lot size, buffers and setbacks, and has a particular set of instructions which home owners and their designers are instructed to follow. Below are two (2) sample Conceptual Landscape Plans for lots located on either side of Alice Park.



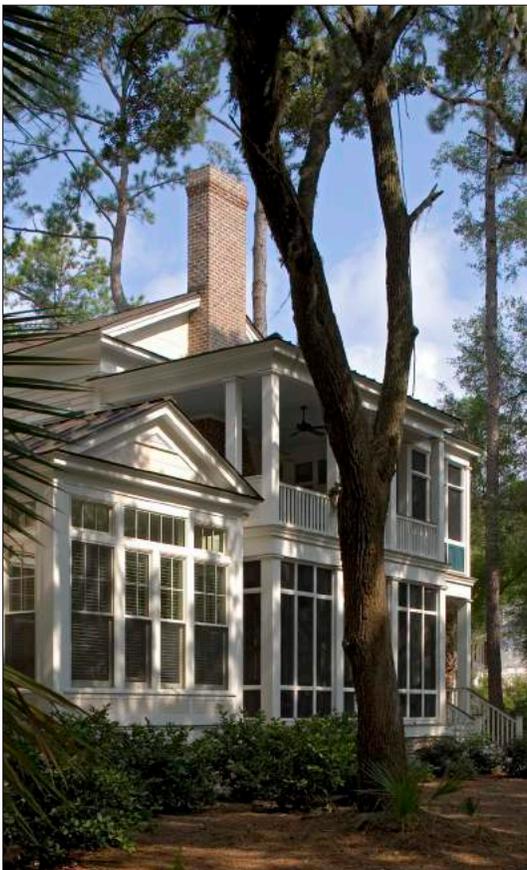
Examples of formal (top) and informal (bottom) Parkside front yard landscapes

Forest Lot Landscaping

Although some of the Forest Lots may appear to have dual frontages, access to the Forest Lots is restricted to one (1) entry drive, per civil engineering drawings, and it is intended that the front façade of the residence be dominant from that road. Forest Lot landscape designs should generally center driveways in the front of these lots. Additionally, fencing is permitted on the Front Setback line on the Forest Lots, as well as along the Side Setback lines, and the 30' Setback or Buffer line.

Whenever possible, it is desirable to blend your new Forest Lot landscape plantings with your neighbors' plantings at the side property lines. This will help create a sense of landscape continuity along the road. Always avoid planting side property lines with a single row of plants that are not integrated or coordinated with the design of the adjacent property, as planting that blends with other plant masses can soften the appearance of structures, including fences, seen from off the lot. No bare ground is allowed as part of the landscape design. Pine straw must be used to cover the soil where plants or turf are not utilized.

It is anticipated that the overall mix of plant materials in any Forest Lot landscape will be a more or less an equal combination of ornamental and native plants. The selection of trees and shrubs for Forest Lot landscapes should reflect the specific situation (for instance the orientation of the sun and wind patterns) on each lot and should be mindful of the eventual size and shape of the plant materials in relation to the residence, any out buildings, and the spatial characteristics of the site. A simple plant palette, used in conjunction with a design that emphasizes the massing of theme plants, is highly recommended. Please refer to the Plant List for information regarding plants that are acceptable for use.



Pine straw as a primary groundcover



Example of existing trees supplemented with shrubs

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Marsh Point Lot Landscaping

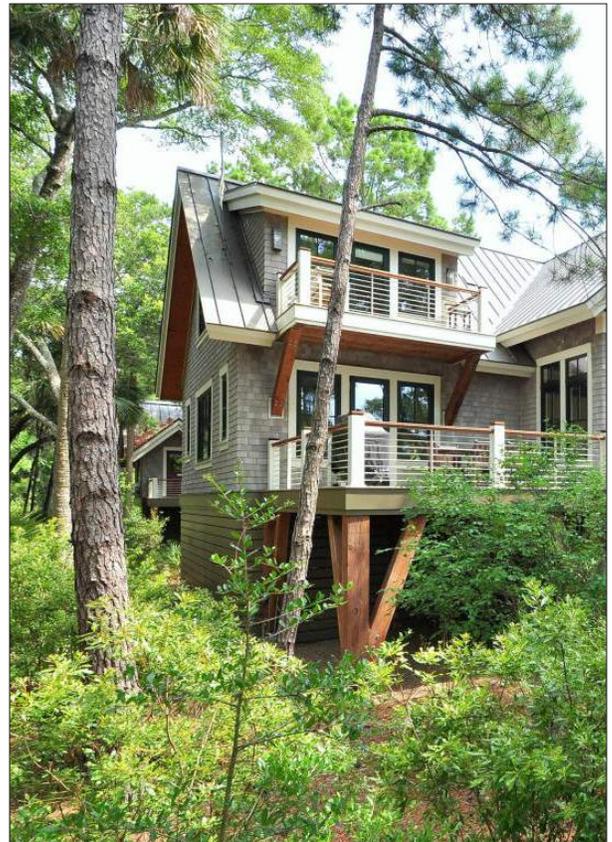
On the Marsh Point Lots every effort should be made to landscape the sides of the property as densely as possible, not only to establish a natural buffer between residences, but to create a “reveal” at the rear of each lot; the discovery of the long vista across the marsh. This will form a background for the residences as well as any outbuildings. It will also provide for greater variety and visual interest in the landscape, when viewed from the opposite direction.

Given the horseshoe configuration of the road providing access to the Marsh Point Lots, and the proximity of the Marsh Point Lot front entry drive locations, fencing at the front of these lots will be purely aesthetic. It will function as an entry feature only in an effort to give a similar appearance to the edge of the road. Rear yard fencing is not permitted beyond the 30’ Setback/Buffer on Marsh Point Lots. Please refer to the Plant List for information regarding plants that are acceptable for use.

The rear yard landscaping on Marsh Point Lots should appear more naturalistic or wild than it might in other parts of Crane Island, and there will certainly be fewer ornamental plants seen here than elsewhere. The goal should be to enhance the existing landscape and views to the fullest extent possible. Turf grass is appropriate as a small extension from a porch or patio, but an extensive manicured lawn or turf grass fully surrounding the home à la the suburbs will not be considered acceptable.



Dense Marsh Point landscaping opens to reveal a private fire pit



Example of the natural buffer between properties

Parkside Lot Landscaping

Parkside Lots, especially those which “address” Alice Park, will have landscapes that are slightly more public than the rest of the landscapes at Crane Island. These lots may have more than one side that engages or can be seen from Alice Park, the community's largest shared greenspace. Therefore, Parkside Lot Landscapes should be a bit more showy, have a more elaborate and a structured type of planting than elsewhere on Crane Island.

Front Yard (Parkside):

The “front” edge of a Parkside Lot Landscape, i.e. the side or sides of the lot which face directly onto Alice Park, may be defined by fencing, garden walls, or hedges. These can be aerial tree hedges (formed by the branches of the tree canopy) or more traditional shrubbery. For example, trees or shrubs might be arranged in more of a straight line along the edge of a property, defining that edge, rather than casually massed together as they will be elsewhere. Beyond that, Parkside Lot landscapes should be notable for a bold mix of plant textures and habits, flowering vines, shrubs, and small flowering trees.

Parkside Lot landscapes may also be more decorative, more intensely planted, or have a greater abundance of ornamental plant species than other landscapes at Crane Island. Homeowners are encouraged to be more ornate in the exterior spaces of these lots. For instance, fence lines can be accented with clean, compact, colorful borders of annuals and perennials. They may even include the use of vegetables in an adorning or nonfunctional manner. Please refer to the Crane Island Plant List for information regarding plants that are acceptable for use.

Any front and side yard areas visible from Alice Park should be kept free and clear of unsightly items such as exterior storage facilities, trash receptacles, and recycling, etc.



Looking across the Park to a Private Residence



Example of a formal Parkside landscape with fence and gate



Ornamental planting of annuals and perennials



Foundation planting



A small enclosed lawn

Parkside Lot Landscaping
(Continued)

Rear Yard (Roadside):

The “Rear Yard” or back yard of a Parkside Lot is expected to be treated almost as if it were a front yard. These landscapes should have a mix of planting and fencing and/or walls to enhance the appearance of the rear of the lot. Residences are not required to have a fence along the rear of the lot, but fencing and pedestrian entry gates are encouraged within the Setback, and when utilized, are to have mixture of low growing ground covers, and annuals/perennials/wildflowers at the base of the fence or wall.

Access from the road to each Parkside Lot residence should be designed as a courtyard. These spaces are extensions of the house and design, the associated hardscape and softscape should be integral with the architecture. Please refer to the sections on hardscape items contained later in this document for information regarding approved materials, heights, etc.

Mechanical equipment such as air condition units, compressors, heat pumps, generators, propane tanks, utility meters, wells, or other similar types of machinery should not be apparent. These “back of house” functions should only occur out of the view of the public. When it is not possible to place service apparatus and yards out of clear view from Alice Park, these functions should be fully screened from sight or integrated into the architecture of the Parkside Lot residence.



Side yard planting



Stair landing of house on Alice Park



Glimpse of yard over fence



Furnishings in small private garden



Rear access to a Parkside Lot

Waterfront Lot Landscaping

The Waterfront Lots are some of the deepest and widest at Crane Island, therefore it is likely that stands of existing trees and thickets of other plants will remain on the lots post construction. In these instances, the new Waterfront Lot landscaping should first and foremost work around the existing greenery to preserve and protect that vegetation. New plants placed adjacent to existing should feature more native trees and other indigenous species to complement what remains on the site. New canopy trees and understory trees should be placed in a manner that will feature the residence, complement the natural setting, and be mindful not to disturb the original plant cover.

Avoid creating plantings along the side property lines of Waterfront Lots that are formal; i.e. a single row of plants. Instead, work to integrate the new plant life in a way that more closely resembles uncontrolled occurrence. This means placing individual trees and combining larger plant groupings in a loose manner, even blending them towards the edges of the organically occurring stands of vegetation mentioned above. The ultimate goal is plantings on property edges that appear to seamlessly transition from one to the next.

Because the Waterfront Lots are larger, it is anticipated they may have slightly greater area of turf grass than the other lot types at Crane Island. The 15% turf grass coverage limitation mentioned previously may be increased with prior approval from the Crane Island Architectural Review Committee. However, grass is still encouraged and recommended for use only in close proximity to a patio, porch, or terrace that connects to the residence. Please note, turf grass may not be used beyond the Buffer or Setback lines of any Waterfront Lot.

The depth of Waterfront Lots also means they may be particularly well suited for the inclusion of Garden Structures in their landscape designs.

Please refer to the Plant List, located at the back of this section of the Crane Island Design Guidelines, for information regarding plants that are acceptable for use.



New plantings, mixed with existing, feature native and indigenous species



Lawn adjacent to rear of Waterfront House

Waterfront Lot Landscaping *(Continued)*

No impervious paving surfaces will be allowed in the Rear Buffers or Setbacks of Crane Island Waterfront Lots. Pervious materials listed under the Paving heading later in this section of the Guidelines are appropriate for use in patios, terraces, pathways, or walkways.

Elevated boardwalks, leading to docks, are an acceptable means of access within the Crane Island community and will be allowed on Waterfront Lots. However, they are subject to certain prior approvals. You may wish to review the information under the heading Boardwalks, Docks, & Piers for additional information on this topic.

Driveway auto gates may be permitted on Waterfront Lots. However, they must be setback 24' from the right-of-way, meet the driveway standards outlined under the Paving heading in this section of the Guidelines, and require prior approval by the Crane Island Architectural Review Committee.

As in other Crane Island landscapes, all utilities, exterior service areas, garbage containers must be screened with landscaping and fencing as described under the heading Pools, Spas & Hot Tubs as well as in the Fences, Gateways & Garden Walls heading contained later in this section of the Guidelines. Please consult the appropriate sections for details regarding what is and is not permissible on any Waterfront Lot.



Accessory building located adjacent to a rear yard garden



Rear yard landscaping on Waterfront Lot



A pool in the back yard of a Waterfront Lot



Pervious drive, accents of lawn, and accessory building

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Paving: Driveways & Private Walkways

This section is devoted to paving and specifically addresses the use of permeable, pervious, or porous paving, an innovative method of reducing rainwater runoff that promotes the natural water cycle by allowing rainwater to penetrate the earth.

Driveways:

- A driveway consists of three parts: the 12' apron, drive lane, and the parking pad. These parts may be distinctly different from each another, or not.
- Max lane width is 10' and max corner radius at the road is 15'. All pavement must maintain at least 2' of clearance from the base or trunk of existing and newly planted trees. Whenever possible, parking pads should not be visible from the road.
- When planning driveways, designer is reminded to be aware of the max impervious surface allowed for lots. See Lot Types section for more information.
- Decorative brick treatments are encouraged in the aprons. Aggregate or other high quality decorative coloring or treatment of concrete (ex. Rock salt finish) is required in the drive lanes.
- Carriage track driveways are permitted and encouraged as they break up the monolithic appearance of the paving. Grass and gravel center strips are permitted.
- Aggregate includes crushed shell and sand mix, No. 57 stone (gravel, granite, limestone, dolomite, and sandstone decomposed granite, crushed granite gravel, and pea gravel) of 1/8" in dia. or less is recommended for walkways. Aggregate may be used alone, with a stabilizer (a water activated binder which protects the material from traffic and weathering and maintains permeability), or used to "seed" (to sprinkle on or at the surface) asphalt or concrete.
- The Naturescapes™ CHROMIX® Admixtures for Color-Conditioned® Concrete from Scofield Systems have been approved for all concrete paving applications at Crane Island. Please refer to the section on Colored Concrete for more information.
- The use of pervious concrete or other permeable paving (i.e. open paver systems) is acceptable if accompanied by a regular maintenance program (maintenance information to be submitted to the Crane Island Architectural Review Committee for review.)
- Acceptable open paver and/or permeable paving systems include open cell grass pavers, dry-laid unit pavers such as brick, concrete, or stone on top of a compacted based (a bed of loose sand or gravel through which water can flow) retained by a mortared masonry edge.
- Asphalt without textured or concrete without color will not be acceptable.

Vehicular Access in a Case of Emergency, Service Vehicle Access & Parking:

- If possible, an on-site car parking space may be provided along the rear property line of rear access lots.
- To maintain a clear zone for emergency vehicles, turf grass or groundcovers will be the only landscaping allowed in the rear access right-of-way.



The driveway above has a combination of loose gravel and pavers held in place with a brick edge

Paving: Driveways & Private Walkways
(Continued)



Example of light colored concrete brick pavers



Close up of buff colored pervious concrete paving



Crushed stone held in place with larger stone edging



Brick driveway apron and crushed stone carriage tracks



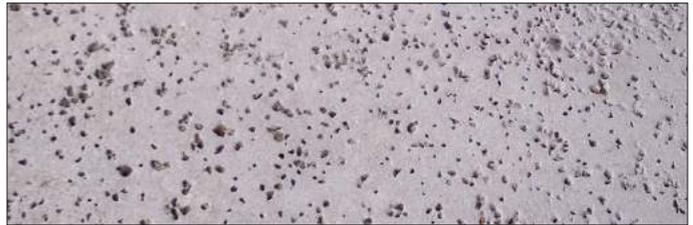
Tabby in the Ruins at Spring Island, South Carolina



Carriage track drive with brick edge and seeded aggregate



Close up of coquina shell pavers



Rock salt finished concrete



Carriage tracks with pervious pavers



Sand driveway (rustic carriage tracks)

Paving: Driveways & Private Walkways
(Continued)

Auto Gates:

- Driveway auto gates will be permitted on Waterfront Lots only, with prior approval by the Crane Island Architectural Review Committee. Decorative lighting at the gates will be limited to down lights. Please refer to the Landscape Lighting section, as well as the Fences, Gateways & Garden Walls heading of the Landscape Guidelines for further details on columns, gates, and piers.



Brick columns marking a private driveway



Auto gates at entrance to a Waterfront Lot



Example of granite curbing and vehicular brick pavers



Brick edging on asphalt driveway



Crushed gravel parking area with brick edging



Large step stones lead to a gravel parking court

Paving: Driveways & Private Walkways

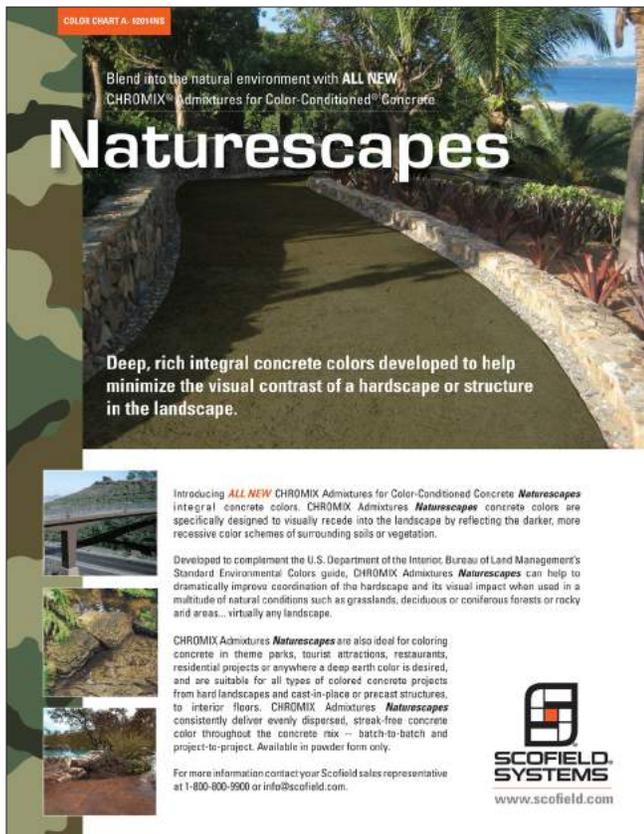
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Colored Concrete:

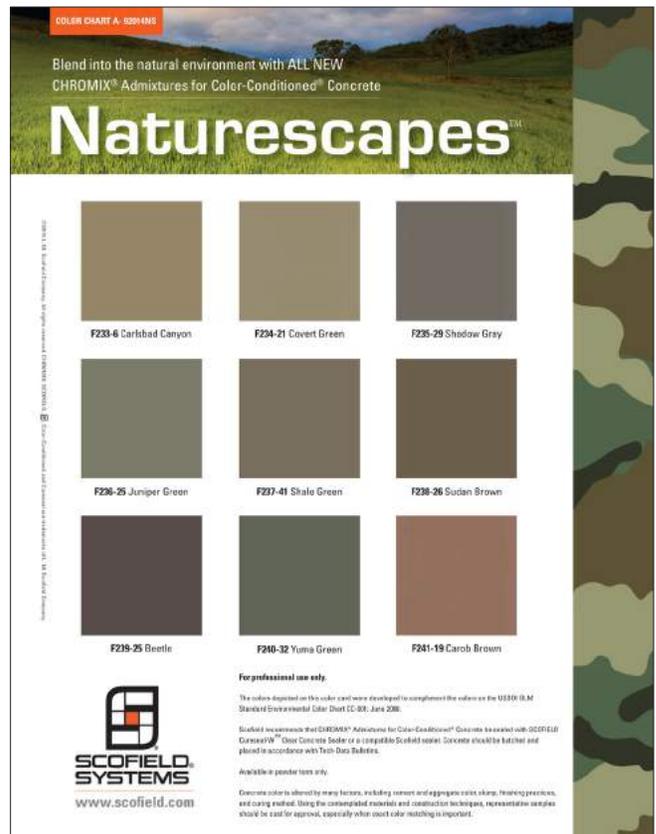
The selection of hardscape materials discussed so far were carefully planned in conjunction with the master plan, the architecture, and the landscape to work functionally and tie in aesthetically with the overall design of Crane Island. The use and selection of concrete, for driveways, walkways, and other "hard" elements of a landscape beyond the residence such as patios, terraces, pools, and walls is equally as important. In order to keep the appearance of concrete as natural and sympathetic to the surroundings as possible, the developer has selected a specific product for use in all residential applications.

The Naturescapes™ CHROMIX® Admixtures for Color-Conditioned® Concrete from Scofield Systems have been approved for all concrete paving applications at Crane Island. Below you will find images from a brochure on the product. When concrete is employed for use in Crane Island driveways, it should also be decoratively treated in a manner that is restrained and compliments the setting. Therefore, it is recommend concrete also be with a scored or tooled pattern to the field or with a broom finish and a tooled border and accompanied by a decorative brick or stone border.

Please refer to info@scofield.com for more information on this product.



Front side of Scofield Systems **Naturescapes™** brochure



Scofield Systems **Naturescapes™** color chart

Paving: Driveways & Private Walkways
(Continued)

Private Walkways:

- Whenever possible the walkways, patios, and terraces on Crane Island should utilize materials that are sympathetic to the overall aesthetic, the environment in terms of water permeability, and compatible in color and texture to the island landscape.
- The use of paving materials other than concrete for internal paths and walkways is strongly encouraged. Preferred surfaces include the pervious materials mentioned previously such as crushed coquina shell and sand (or other shells and/or gravel of a light color), brick laid in sand, pea gravel 1/8” to dia. or less, “crushed or decomposed granite” or “granite dust or fines,” crushed brick, as well as tile, grass pavers, and shredded wood mulch.
- If concrete is employed it must be decoratively colored (refer to info. included on Scofield CHROMIX® Naturescapes™ Admixtures on the previous page) as well as treated decoratively in a manner that is restrained and compliments the setting. For example, accompanied by a scored or tooled pattern to the field or with a broom finish and a tooled border.
- In order to create a more natural, and less structured look, walkways of varying widths are encouraged.
- Walkways located in the setback must use pervious paving materials and cannot exceed 4’ in width.
- In instances where walkways occur in the public rights-of-way, those walkways shall not exceed 5’ in width.
- Acceptable edging materials include brick, stone, other masonry, and metal.
- The use of plastic edging to retain soft paving materials is not permitted.



Metal edging used to retain loose stone on a path



Loose stone path edged with pine straw edge



Close up look at one type of grass paver system



Brick edging on a brick walkway



Stepping stones placed in turf grass



Loose stone walkway edged by groundcover and pine straw

Paving: Driveways & Private Walkways
(Continued)



Loose sand, shell, and stone held in place with brick edging



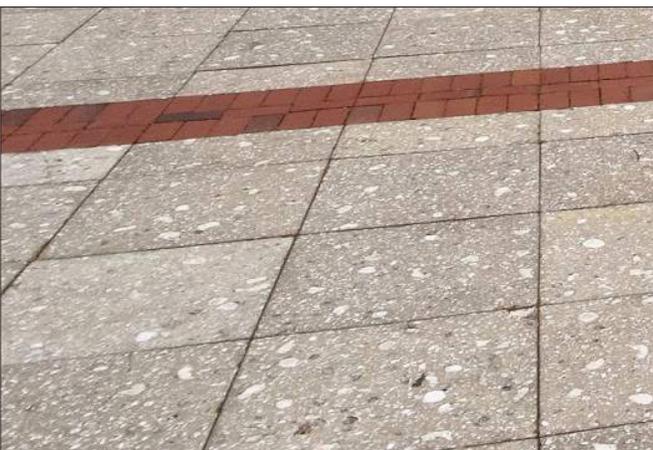
Tabby concrete edged with brick



Close up of seeded aggregate walkway



Coquina shell pavers with planted joints



Tabby pavers



Crushed shale with brick edge

Fences, Gateways & Garden Walls

Fences, gateways, and garden walls provide each homeowner and their designer with an opportunity to express individuality and distinguish the landscape. But these are also some of the visual elements that represent the Crane Island community. As such, there must be a certain unity in these items. This section addresses the various materials, heights, and locations which the Landscape Guidelines address to ensure that all Crane Island residential fences, gateways, and walls while unique, will blend across the entire island cohesively.

Fences & Gateways (and other pedestrian entry markers):

- A variety of fence and gateway designs and types are permitted within the building setback lines on individual lots. While creativity is encouraged, please be aware the Crane Island aesthetic is clean and pure. Examples of appropriate designs are included on the following pages. All designs should be submitted to the Crane Island Architectural Review Committee for approval.
- Fences may not impact the view or privacy of adjoining lots and when a fence on one property meets a shorter or taller existing fence or wall on an adjacent property, it is the responsibility of the latter property owner and their landscape designer to appropriately transition the new fence to the height of the former.
- Fence materials can include wood or metal (cast or wrought iron, aluminum, or stainless steel). Other fence materials may be considered on a case-by-case basis. All fence pickets, pales, and boards must be constructed of the same.
- Acceptable wood fencing materials include rough cedar and smooth western red cedar grade #2 cedar.
- Only natural (unfinished to allow for natural weathering), stained, or painted wood is permitted. If painted, wood fencing must be painted on both sides and the color(s) should complement the main house as well as be compatible with neighboring homes.
- All metalwork should be painted with industrial grade paint; however, shiny, or reflective finishes are not allowed.
- All 6' height screen fencing posts must be at least 6 x 6. Posts on 3' to 4' height fencing will be 4 x 4.
- Fence posts and trim caps may not extend more than 10" above a fence, except in those cases where the posts are part of an entry arbor, entry gate, entry trellis, or some other entry feature.
- All fasteners and hardware must be corrosion resistant (i.e. bronze coated, stainless steel, or hot-dipped galvanized).
- On Parkside Lots, fences defining the parkside yard shall be 24" to 30" in height. When combined with masonry garden walls, these fences may be no more than 36" in height. If these fences extend to the side yard between lots, they must stay the parkside height until they reach the front façade before being allowed to increase to 48" in height, and may be a max of 6' height on the road.
- Above 5' in height, the top 18" of any other Crane Island fence must be 50% open (i.e. lattice panel or similar).
- Arbors, arches, and trellises are permitted to mark entry points to a property and may be constructed of wood (natural, stained, or painted), metal (cast or wrought iron, aluminum, or stainless steel), as well as brick (wood molded or recycled antique), brick veneer, stucco (not EIFS), tabby, cast stone, painted brick veneer, or parged brick veneer, and should generally match or be sympathetic to the fence or wall design, as well as the foundation of the main residence.
- Pedestrian gates arbors, arches, and trellises should be a min. 36" wide.
- If post and hog wire fencing is employed, vines must be planted at the base of the fence and spaced 3' to 4' apart along the entire length of the fence.
- Invisible fencing for pets is allowed on all lots, but only within the rear yard Buffer or Setback.



One example of low fencing (under 30" tall)



Another example of low fencing (under 30" tall)

Fences, Gateways & Garden Walls
(Continued)



Hog wire fencing



Gate with hog wire fencing



Wooden gate painted a dark color



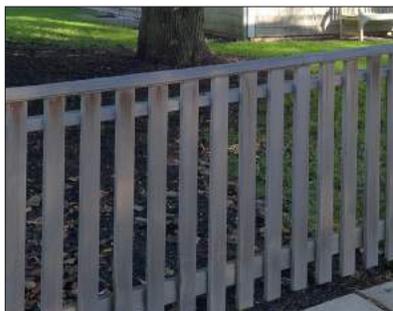
Arbor marking garden entry



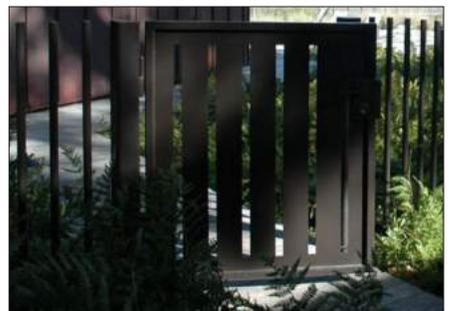
Painted fence with vine



Decorative fence and gate



Simple, natural wood fence



Painted metal fence and gate

Fences, Gateways & Garden Walls
(Continued)

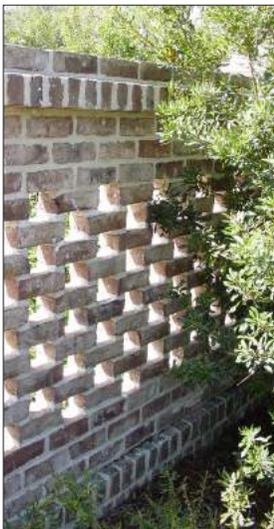
Garden Walls & Piers:

- Garden walls and piers may be: brick (wood molded or recycled antique), brick veneer, stucco (not EIFS), tabby, cast stone, painted brick veneer, or parged brick veneer, and must generally match or be sympathetic to the foundation of the main residence.
- Walls on adjacent lots may have different designs. However, when a wall on one property meets a shorter or taller existing fence or wall on an adjacent property, it is the responsibility of the latter property owner and landscape their designer to appropriately transition the new wall to the height of the former.
- Masonry walls must be a min. of 8” thick and have a horizontal cap that projects at least 1” beyond the wall below.
- On Parkside Lots, garden walls defining the parkside yard may not exceed 36” in height.
- On lots other than Parkside, front garden walls may not exceed 4’ in height as measured from grade to top of wall. A second wall may be constructed 5’ back from the initial wall, with landscaping in the space between to soften the appearance, to gain additional height if necessary.
- Above 5’ in height, the top 18” other Crane Island walls must be 50% open (i.e. lattice panel, pierced brick, or similar).
- Rear garden and terrace walls may not exceed 6’ height as measured from grade to top of wall. A second wall may be constructed 5’ back from the initial wall, with landscaping installed in the space between the two walls to soften the overall appearance, if additional height is required.
- Masonry arches must be at least 8” thick and masonry columns must be at least 12 x 12.
- No artificial stucco (EIFS), panelized wall materials, or stone will be permitted for vertical masonry elements.

Other Miscellaneous items:

- All masonry planter walls and masonry seat wall designs must be sympathetic to the character of the residence and are subject to the same material stipulations spelled out in this section.

*NOTE: The appearance of all fences, gateways, and garden walls may always be softened with vines and other plantings.



Pierced brick wall



Masonry piers marking a pathway



Brick column with lantern

Fences, Gateways & Garden Walls
(Continued)



Brick planter wall marking transition between spaces



Masonry seat wall and firepit



Brick columns with metal fencing between



Pierced brick wall and wood fence combination



Low brick wall defining planting bed and stair edge



Low brick wall defining tree well/lawn edge

Pools, Spas & Hot Tubs

The location and placement of a swimming pool, spa, and hot tub should clearly address the relationship between indoor and outdoor space, as well as the setbacks, wind patterns, and solar orientation. These elements should also integrate thoughtfully with the architecture and compliment the design of the landscape. Ultimately, the size and shape of a pool, and not just the choice of finishes, will determine if it is compatible with the setting.

- Private pools and associated facilities (see below) may be acceptable if sited within the setback lines per the Lot Types Diagram at the beginning of this section.
- All pools, spas, hot tubs, pool cabanas, and associated equipment enclosures on Crane Island must be architecturally related to the main residence in their placement, mass, material selection, and detailing.
- All pools, spas, hot tubs, pool cabanas, and associated equipment enclosures are subject to prior approval by the Crane Island Architectural Review Committee.
- Private residential in-ground swimming pools are permitted, but shall be screened from the street and constructed in the side or rear yard of residences.
- Small scale hot tubs or plunge pools are appropriate for side yards, but larger full size pools should be reserved for rear yard conditions of residences.
- All pool, spa, and hot tub related mechanical equipment must be fully screened by a specifically designed enclosure, landscaping, and/or a masonry wall so as to provide a visual and acoustical buffering to adjacent residences or other uses.
- Pool enclosures, as required by state and county code for safety, must also meet the fencing requirements listed in the Fences, Gateways & Garden Walls section.
- If the home owner desires an enclosed pool, it must be part of the residence and the exterior must appear to be a screened in porch. All such pool structures are subject to prior approval by the Crane Island Architectural Review Committee.
- Prefabricated, fully screened, freestanding pool enclosures are not permitted.
- Exterior pool lighting must not infringe upon adjacent properties. Fixtures should be as inconspicuous as possible. To that end, they must be low voltage, or similar, should be used as close to grade as possible, and must have glare shields, as no bare bulbs are permitted.
- Raised pools (with decks elevated close to the main house living level) are permitted, and encouraged to be integrated with the rear decks of the house. Layered landscaping on all sides will create a blending between the house and yard.
- Above ground pools (kits from retailers) are prohibited.
- All private pools, spas, hot tubs, pool cabanas, and other pool enclosures must conform to local codes and safety requirements. Please refer to all Nassau County, FL and/or Amelia Island, FL regulations.

Private Pools in Rear Yards on the natural buffer (i.e. Marsh and ICW):

In some instances, private pools may be allowed to encroach upon the 6' Rear Setback in lots located along the natural buffer (i.e. Marsh or ICW), with prior review and approval by the Crane Island Architectural Review Committee, provided they meet the following criteria:

- The combine pool and deck dimension, as generally measured parallel to the Rear Property Line, are no greater than 60% of the Rear Property Line length, or 60', whichever is lesser. The primary goal being to reduce impervious surface adjacent to the natural buffer.
- The encroachment is no more than 6' in depth.
- The private pool, pool deck, and any related structure(s) may not exceed 10-500 square feet (water surface area) in size.
- Pool decks must be at finished grade (no raised pools will be allowed in this condition).
- The fence enclosing the pool area, while meeting all applicable state and local requirements for pools, must also be constructed of an 'open' railing design to minimize visual intrusions from adjacent lots.

*Under no circumstance may the 6' Rear Setback intrusion extend all the way to the 30' Critical Line Setback. A distance of at least 4' from the 30' Critical Line Setback must always be maintained to preserve the integrity of the wetland buffer.

Pools, Spas & Hot Tubs
(Continued)



Plunge pool and integrated hot tub



Natural pool deck



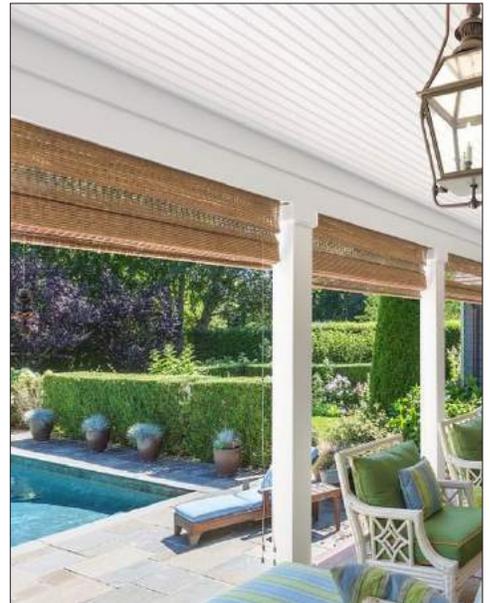
Pool integrated into ground floor living spaces



A private pool area



Example of private pool in rear yard, parallel to natural buffer



View looking out of private pool shelter

Garden Structures

Certain Crane Island lots may have room and are encouraged to incorporate Garden Structures into the design of their landscapes. Elements such as sheds and follies (a small whimsical structure) lend personality and distinction to the landscape design as well as enhancing the overall site plan of a lot.

- Garden Structures include but are not limited to arbors, fountains and other water features, garden pavilions, gazebos, greenhouses, pergolas, potting sheds, small storage sheds, tool sheds, trellises, and other permanent shade or similar garden structures, assuming they are small in scale and minor in visual impact, and pending approval by the Crane Island Architectural Review Committee.
- Approved garden structures must fit logically onto the site, must reflect the architectural style of the home, must have the same quality of workmanship, and the materials must be substantially the same as the main residence.
- The colors, details, and finished materials on the exterior of approved garden structures may not be altered from what was specified in the original design without prior approval by the Crane Island Architectural Review Committee.
- Garden Structures built “after the fact” (after initial construction of the primary residence) must be located within the setbacks. See the Outbuildings & Parking Structures section of the Architectural Guidelines for more information. All such structures require prior approval by the Crane Island Architectural Review Committee.
- “Back of house” functions such as exterior storage facilities, trash receptacles, other waste containers, mechanical equipment such as compressor units, heat pumps, generators, utility meters, or other similar types of equipment should only occur out of the view of the public. When it is not possible to place service yards and the like out of clear view, they must be fully screened from sight or integrated into the architecture of the residence.
- Pet enclosures and/or dog runs are prohibited in the narrow side yards (10' wide or less).
- All Crane Island lighting stipulations outlined on the adjacent page apply to Garden Structures.
- Portable buildings, temporary structures, or similar are not permitted anywhere at Crane Island except during construction.



Left to right: arbor looking out to Crapemrtyle allée, trellis over a walkway, and fountain with freestanding lattice screen



Left to right immediately above: a series of open air and enclosed garden sheds

Boardwalks, Docks & Piers

Elevated Boardwalks:

Elevated boardwalks are an acceptable means of access within the Crane Island community if a permit is obtained from the appropriate state agencies and must also receive prior approval by the Crane Island Architectural Review Committee.

Docks:

Docks on the Intracoastal Waterway will follow the Master Dock Plan found under separate cover. Docks shall be accessed via shared boardwalks and shall have private slips. Docks shall not obstruct views, either from land and water. For this reason, dock railings are generally discouraged, but if constructed should be of an "open" railing design (see images provided directly below). Please note, docks may not have roof structures or permanent shade structures, and must be free of any permanent element above 48" in height. Boat lifts should be integrated with the dock structure and limit contrasting design elements. (Platforms lifts by noprofileboatlifts.com are a suggested solution).

Piers:

Marsh piers or viewing platforms will be permitted on the east side of Crane Island if a home owner receives the appropriate permit from the St. Johns River Water Management District (SJRWMD) and Crane Island Architectural Review Committee approval of the pier or platform. Viewing platforms are not meant to obstruct views, may not have roof structures or permanent shade structures, must be free of any permanent element above 48" in height, and must have "open" railings.

Acceptable materials and dimensions for boardwalks, docks, and marsh viewing platforms include the following:

- Metal - Industrial grade stainless steel. No unnecessarily shiny or reflective finishes are not allowed.
- Synthetic Materials - PVC and similar decking.
- Wood - Pressure treated wood or marine-tolerant hardwood.
- Boardwalks widths may not exceed 8' and the max height above grade for a boardwalk is 30".
- Marsh Piers or viewing platform dimensions may not exceed 10' x 16'.

All pathways connecting to boardwalks, docks, and piers must be 100% pervious. A mix of shell and sand is recommend. See Paving section for more detailed information. All lighting stipulations outlined in Landscape Lighting also apply.



Example of an unobstructed dock



Close up of an "open" rail



Boardwalk/Dock with "open" railing

Landscape Lighting

Landscape lighting refers to lighting fixtures or units mounted in or at grade, but not more than 3' above grade, and used solely for landscape purposes rather than area lighting. Landscape lighting is to be used sparingly to help preserve the “dark night sky” at Crane Island. It should be used only to meet the basic requirements of safety and easy identification of entrances, driveways, and walkways. Limited outdoor lighting will diminish the disorientation experienced by nesting wildlife and help to maintain the natural ambiance and pleasant nighttime environment for you and your neighbors. Lighting should be carefully selected to complement the architectural style of the home and the natural character of the landscape.

- All outdoor mounted lamps, recessed lighting, and exterior down lighting, lighting fixtures/luminaires* must meet the standards set forth here.
- Exterior lighting must not infringe upon adjacent properties. All fixtures should be as inconspicuous as possible. To that end, they must be low voltage, or similar, should be used as close to grade as possible, and all lamps must be fully shielded/have glare shields, as no bare bulbs are permitted.
- 100 watts incandescent, or the equivalent LED, is the maximum exterior lamp wattage acceptable for any residence at Crane Island.
- Pole lights adjacent to the house should have a hood shielding the light source. Pole heights will be limited to 12’.
- A limited number of downlights, utilizing low wattage frosted bulbs of a muted light intensity and placed discreetly, may be utilized, but not on a continuous basis.
- Within 30’ feet of the residence, the limited use of motion sensor controlled lighting is acceptable.
- Low intensity indirect lighting may be used to provide illumination for walkway safety and in limited circumstances on driveways.
- Flood lighting, spot-type lights, and/or uplighting of trees and structures is not permitted, but broadcast up-lighting using bulbs of 50-watts or less is acceptable for accent landscape lighting with prior approval by the Crane Island Architectural Review Committee.
- Exterior fluorescent lights, twinkle lights, strip lights, color changing equipment, and exposed globe fixtures are not permitted.

Please visit Outdoor Lighting Basics at the International Dark-Sky Association website (www.darksky.org) for information about good outdoor lighting and fixtures which minimize glare while reducing light trespass and skyglow.

*As used in the Crane Island Landscape Guidelines, the term *light fixture/luminaire* refers to a complete lighting unit that consists of one (1) or more electric lamps, the lamp holder, any reflector or lens, ballast (if any), and any other components and accessories. Because Crane Island exterior lighting follows International Dark-Sky recommendations, this may also include a shield or cutoff, which prevents the luminaire from emitting light above the horizontal plane.



Wood routed interior light



Shielded lantern on post



Traditional pathway light



Pathway down light in post

Irrigation

In order to conserve water, reduce maintenance, and promote plant health, the Crane Island Landscape Guidelines provide pertinent information on a variety of topics. These includes irrigation. While all newly planted landscapes at Crane Island will be watered by irrigation systems until they are established, typically one year post installation, it is imperative that watering after that period be on an as needed basis only. Additionally, all irrigation systems must be designed to conserve the greatest amount of water possible. To that end:

- While the use of an automatic underground irrigation system is permitted to facilitate a vibrant landscape, other means of irrigation are encouraged. These include various methods of rain water harvesting and control such as those outlined below.
- All irrigation systems shall be designed, operated, and maintained to meet the needs of the plants in the landscape but conserve water by allowing varied operation schedules based on the water needs, growth rate and size, and resource inputs of the plant specifics (i.e. their hydrazone).
- All irrigation systems shall be designed to incorporate multiple zones which correspond to the specific water needs of the planting design. The irrigation controller should have enough values to correspond to the hydrazone in the yard and each hydrazone will have unique watering schedule; i.e. which days it receives water and for how long.
- Either a rain sensors or soil-moisture sensor (an irrigation shut-off device) must be installed on all irrigation systems. The rain sensor must be placed on the roof or gutter with open sky above. In order to ensure proper operation of the rain sensor, it should be checked monthly during the summer and quarterly during the rest of the year.
- Employ drip irrigation systems or micro-sprinklers in place of more traditional spray head systems. These apply water directly to the roots of plants, placing it only where water is needed, thus minimal water evaporation or water loss due to wind drift occurs. Because drip irrigation provides plants with a constant supply of water, and wets only the root zone, plants grow more rapidly.

Irrigation Recommendations:

What Time Should I Water the Landscape? Sunlight and wind evaporate less water during the hours of 4 a.m. to 8 a.m., thus watering will be more efficient, so irrigation systems are generally restricted to use only during that time period, or per the applicable regulations for Nassau County listed under the St. Johns River Water Management District Water Restrictions, whichever is appropriate. These "irrigations schedules" typically limit the watering to certain times on certain days of the week. Please see <http://floridaswater.com> or call (386) 329-4500 or (800) 232-0904 to find out about the water restrictions in effect year-round for Crane Island. NOTE: Water use requirements tend to be different for reclaimed or recycled water.

*Watering plants thoroughly (water is applied only as quickly as the soil can absorb it), once a week, is better than watering lightly each day because thorough watering encourages the establishment of a deeper the root system. Frequent light watering causes the roots to remain near the surface, where they become more dependent on irrigation and susceptible to dry conditions. The exception to this rule is newly installed landscapes/plants, which require regular, routine, and less intense waterings while the plants are becoming acclimated to their new setting.

When Should I Water My Lawn? While irrigation is required for all sodded areas at Crane Island, a properly designed irrigation system zones turf separately from landscape plants and only waters turf grass as needed. This means waiting to water until 30 to 50% of your lawn shows at least one of the three wilt signs. These signs are; folding leaf blades, blue-gray color, and footprints which remain visible in grass. Remember, if you choose to grow grass in the shade, you must reduce irrigation to this part of your lawn.

Cisterns, Rain Gardens & other Rainwater Harvesting

Harvesting rainwater is a sustainable practice that fits well with the low impact approach to nature at Crane Island. While captured rainwater is not pure enough for drinking purposes, it is effective for most irrigation use, just not for edible plants. A 50-to-80-gallon cistern or rain barrel (cisterns tend to be larger than rain barrels) can effectively capture or harvest (collect and store) a limited amount of rainfall (about 3% of available rainwater) for reuse, including during water restrictions, mostly for hand watering. Rain that lands on your roof and flows off through storm gutters and drains is funneled into the container. For each inch of rain that falls in on 1,000 square feet of roof area, about 600 gallons of rainwater can be collected (approximately 10-30% of the total captured will be lost to evaporation, wind, and or spillage).

Cisterns and Rain Barrels:

A cistern or rain barrel can be used to collect, store, and distribute a significant amount of rainfall from rooftops. Cisterns can be located underground (the most expensive option), at ground level, or on elevated stands that use gravity rather than pumps to deliver the water. The rainwater is first harvested; roofs act as catchment areas, and sealed gutters and downspouts carry the water to the cistern or rain barrel (always located above ground). These must be sealed in order to keep the gutters and downspouts from clogging, to prevent debris from contaminating the water, or mosquitoes from entering the container. A pump or a pressure tank is used to distribute water through the irrigation system. When used in conjunction with one of these containers, some drip irrigation systems may not require a pump.

There are different shapes and materials for various needs, but cisterns and rain barrels are typically made of reinforced materials like concrete, galvanized steel, or plastic. In residential uses they are generally about 50 gallons and above ground containers can be designed as decorative features that complement the architecture of the residence. At Crane Island, if this is not the case, they will require screening just like any other service or utility.

- The maximum allowable height of a cistern or rain barrel at Crane Island will be 12' (on an elevated stand).
- They may not exceed 10 square feet in area (approximately 3.5' in diameter) and must be placed within the property setback lines and at least 10' back from the front façade of the house.
- Cisterns with permanently installed electrical/pumping equipment, will require a permit per applicable building code.



Metal cisterns



A smooth sided plastic rain barrel



Example of a 10' tall above ground wood sided rain barrel

Cisterns, Rain Gardens & other Rainwater Harvesting
(Continued)

Rain Gardens:

Rain Gardens are small vegetated depressions in the landscape that use plants to collect and filter rainwater, then return it to the soil, thereby reducing erosion and stormwater runoff. Rain Gardens can be placed in natural low areas, specially designed areas of planting beds, or beneath downspouts where water tends to accumulate. Rain Gardens feature plants that do not mind have wet feet but can also tolerate dry conditions. These plants are typically native to Florida or the southeast. When trying to determine which the plants to use in your Rain Garden, please refer to the list entitled "Rain Garden Selections" provided at the end the end of the Crane Island Plant List first. Then consider how much sun your site gets and how much space is available before making your selections.

Please see Native Plants for North Florida Bio-Filtering Stormwater (Rain Gardens) for more information on this topic. You may also wish to consult this link on Rain Gardens at the University of Florida Gardens Solutions website - <http://gardeningsolutions.ifas.ufl.edu/design/types-of-gardens/rain-gardens.html>.

Other Rain Water Harvesting:

In some instances where downspouts are not needed (a location not exposed to high winds or heavy weather), metal “rain chains” can be employed in conjunction with a gutter. Rain travels down the chain as it would via a downspout and is directed to rain barrel, into a rain garden, or onto a decorative splash area of loose stone around a catch basin which collects and directs rainfall to an underground drain that routes water away from the house.



An above ground rain garden



Detail: Rain chain in splash area of loose stone

Sustainable Landscape Maintenance: *Pesticides & Herbicides, Fertilizers, Yard Waste, & Mulching*

Long-term growth and maintenance should be considered when developing each Private Yard Landscape design. This is another area where residents have the opportunity to participate in environmentally responsible practices as part of the Crane Island lifestyle. Landscape materials should present an attractive presence at the time of initial planting, and in order to preserve their health and appearance, all landscaped areas should be properly maintained; this includes watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and or replacement of dead or diseased plant materials, and the maintenance of drainage patterns and facilities.

Pesticides & Herbicides:

Homeowners are encouraged to maintain their landscapes using an integrated pest management (IPM) approach. IPM focuses on using the least toxic remedies for treating a pest problem first, limiting all treatments to only the affected areas and not the entire property/yard. Lastly, progressing to a more toxic control technique only if/when additional control is required. Please refer to these publications entitled “GreenScaping: The Easy Way to a Greener, Healthier Yard” and “Healthy Lawn Healthy Environment: Caring for Your Lawn in an Environmentally Friendly Way” from the US Environmental Protection Agency for more information.

Fertilizers:

It is preferable to use organic, controlled/slow-release fertilizers as these products stimulate plant growth, decrease their watering requirements, and aggregate pest problems. It is also advisable to apply water-insoluble fertilizers, which unlike their fast-release and/or liquid counterparts, do not get washed away and thus cannot cause irrigation or stormwater runoff contamination. Rather, slow-release fertilizers remain in the soil over a greater period of time supplying nutrients on a gradual and more consistent basis. Once established, your landscape should require just moderate amounts of fertilizing when specific nutrient deficiency symptoms are present.

Yard Waste:

Whenever possible, Crane Island residents should recycle yard waste back into their lawns and landscapes. Grass clippings left on a lawn recycle nitrogen, as well as reducing the lawn’s need for water and fertilizer. Fallen leaves and pine needles serve to naturally improve the fertility and water-holding ability of the soil and can also help aerate soil that has become compacted. Leaf litter can be utilized as mulch under trees and shrubs. Using leaves for mulch also eliminates having to rake and bag them for landfill disposal.

Mulching:

A layer of mulch, placed around the roots of trees, shrubs, and in seasonal color beds will help plants to conserve water by retaining the moisture in the soil. In addition, mulch provides shade for the soil, reducing the need for water. Mulch can add nutrients to soil as it slowly decomposes and protect soil from erosion and compaction caused by rain. Mulch can reduce the growth of weeds, reducing the overall amount of maintenance required.

At Crane Island the term “mulch” includes natural bark chips (but not cypress mulch, which is to be avoided because cypress are a slow-growing Florida native wetland tree essential to that ecosystem), pine needles, or leaves. For best results, spread 2” - 4” of mulch on planting beds, keeping several inches closest to the plant stems/roots clear thus allowing them to breathe. Mulch should be thickest at the point furthest from the center of the plant. Stir new mulch into the existing as needed to encourage circulation and improve the overall appearance. NOTE: Red colored and rubber mulch will not be acceptable.

* Please be aware that materials like gravel or color rocks will not hold moisture. In fact, white rocks will reflect heat, which can be extremely stressful to plants, therefore, these should not be used for mulching.

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The Crane Island Plant Palette



The natural beauty of Crane Island

The Crane Island Plant Palette
(Continued)

The St. Johns River Water Management District has characterized Nassau County coastal uplands as dry, hot, and windy, with coarse but well drained soils of sand and shells that is not very fertile and somewhat salty. Plant species that would have been commonly found on Crane Island in the past include perennials like Blanket Flower and Beach Sunflower and vegetation from the Maritime Forest such as the Red Bay, Cabbage Palm, and Conntie. The Crane Island Plant Palette and the associated Crane Island Plant List are a mixture of various plant communities and contain these and many other adaptive and native plants like the Southern Magnolia and Sabal Palm that are suitable for use in a residential context while sympathetic to the greater surroundings.

The Crane Island Plant Palette complements and enhances the natural setting; featuring greenery that is compatible with both the maritime forest and the upland, coastal climate. It also emphasizes a variety of plants capable of enduring great heat, drought conditions, salt air, and long periods of wet, as the weather in Nassau County is nothing if not changeable. Because of Crane Island's North Florida location, the palette also takes cold hardiness into consideration.



Swathes of ornamental grasses line a sunny stretch of pathway



Iris bloom between a gravel walk and the foundation



A brick walk leads to a shady private courtyard



Colorful wildflowers can complement native plantings

The Crane Island Plant Palette
(Continued)

The Palette and the Plant List, used in conjunction with various planting strategies such as proper consideration of sun orientation and wind patterns, will be key contributing factors in the development of healthy and sustainable new Private Yard Landscapes. Homeowners and their designers should be able to create and/or re-establish landscape that are both appropriate and unique to the setting with plants recommended for use in this community. Residents can help further sustain Crane Island's natural systems by avoiding the use of inappropriate plant species and refer to the list of Prohibited Plants and suggested Alternatives to Invasive Exotic Plants found at the end of this document, before beginning any landscape design. If their natural sun, shade, and moisture needs are met, these new individual landscapes, featuring greenery compatible with Crane Island, should mature into a larger, thriving plant community; one made up of primarily native species that enhance and support a healthier natural environment over the long term.



Plantings used to frame views



Yaupon Holly Trees at the corner of a porch



Flowers mix with low shrub palms under the tree canopy



Live Oaks, native palms, and strategically placed turf

LANDSCAPE GUIDELINES

Crane Island Plant List

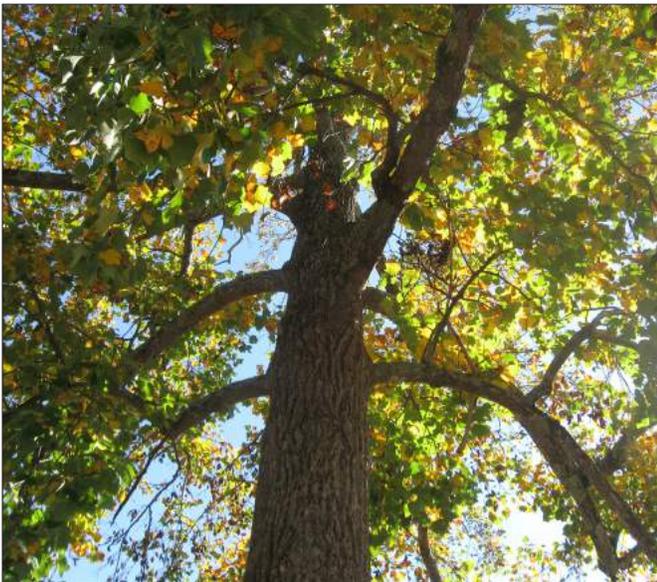
Nassau County, Florida - USDA Cold Hardiness Zone 8b:

CANOPY/LARGE TREES

Common Name	Botanic Name	Notes
Florida/Southern Sugar Maple	<i>Acer barbatum</i>	FLN, Full Sun, Drought Tolerant
Box Elder	<i>Acer negundo</i>	FLN, Adaptive/Drought Tol.
Hickories, Pecan	<i>Carya</i> spp.	FLN, Full Sun, Adaptive/Drought Tol.
Catalpa	<i>Catalpa</i> spp.	Some FLN, Adaptive/Drought Tol.
Cypress	<i>Cupressus</i> spp.	Adaptive/Drought Tol.
Southern Magnolia	<i>Magnolia grandifolia</i>	FLN, Full Sun-Part Shade, Drought Tol.
Tupelo, Black Gum	<i>Nyssa sylvatica</i>	FLN, Full Sun, Drought Tolerant
Sycamore, American Planetree	<i>Plantanus occidentalis</i>	FLN, Full Sun, Adaptive/Drought Tol.
White Poplar	<i>Populus alba</i>	Adaptive/Drought Tol.
Live Oak	<i>Quercus virginiana</i>	FLN, Full Sun, Adaptive/Drought Tol.

MEDIUM TREES

Common Name	Botanic Name	Notes
Redbud	<i>Cercis canadensis</i>	FLN, Full to Partial Sun, Drought Tolerant
Japanese Blueberry	<i>Elaeocarpus decipiens</i>	Full Sun, Adaptive/Drought Tol.
Honeylocust	<i>Gleditsia triacanthos</i>	FLN, Adaptive/Drought Tol.
°East Palatka Holly	<i>Ilex x attenuata</i> ‘East Palatka’	FLN, Sun, Evg.
°Savannah Holly	<i>Ilex x attenuate</i> ‘Savannah’	FLN, Sun, Evg.
American Holly	<i>Ilex opaca</i>	FLN, Part Sun-Shade, Evg., dry sites
Natchez Crapemyrtle	<i>Lagerstroemia x ‘Natchez’</i>	Full Sun, Moist Soil, Mod. Salt Tol.,
Japanese Crapemyrtle	<i>Lagerstroemia fauriei</i> ‘Fantasy’ or ‘Townhouse’	Full Sun, Adaptive, Moist Soil, Mod. Salt Tol.
Osage Orange	<i>Maclura pomifera</i>	Adaptive/Drought Tol.
Red Bay, Bay Oak	<i>Persea borbonia</i>	FLN, Full Sun, Drought Tolerant
Japanese Black Pine	<i>Pinus thunbergiana</i>	Adaptive/Drought Tol.
Locust	<i>Robinia</i> spp.	Some FLN, Adaptive/Drought Tol.



American Planetree/Sycamore (bark & fall color)



Catalpa

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

CANOPY/LARGE TREES



Black Gum/Tupelo (fall color)



Box Elder (leaf & flower)



Carya (fall color)



East Palatka Holly



Florida/Southern Sugar Maple



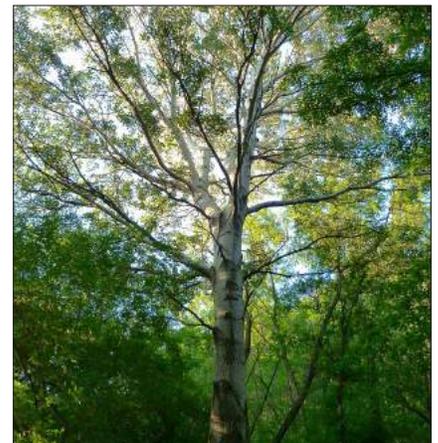
Japanese Blueberry (leaf)



Live Oak



Osage Orange (fruit)



White Poplar

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

SMALL/UNDERSTORY TREES

Common Name	Botanic Name	Notes
Bottlebrush	<i>Callistemon</i> spp.	Full Sun, Adaptive/Drought Tol.
Redbud	<i>Cercis canadensis</i>	FLN, Full to Partial Sun, Drought Tolerant
Fringe Tree	<i>Chionanthus virginicus</i>	FLN, Partial Sun
Dogwood	<i>Cornus florida</i>	FLN, Partial Sun, Drought Tolerant
Smoke Tree	<i>Continus</i> spp.	Some FLN, Adaptive/Drought Tol.
Titi, Swamp Cyrilla, Leatherwood	<i>Cyrilla racemiflora</i>	FLN, Partial Sun, Adaptive/Drought Tol.
Loquat	<i>Eriobotrya japonica</i>	
Florida Privet	<i>Forestiera segregata</i>	FLN, Full Sun, Drought Tolerant
Foster's Holly	<i>Ilex x attenuata</i> 'Foster #2'	FLN
°Dahoon Holly	<i>Ilex cassine</i> var. <i>cassine</i>	FLN, Full Sun, Adaptive/Drought Tol.
°Tensaw Dahoon Holly	<i>Ilex cassine</i> 'Tensaw'	FLN, Full Sun, Adaptive/Drought Tol.
°Chinese Holly	<i>Ilex cornuta</i>	
°Yaupon Holly	<i>Ilex vomitoria</i>	FLN, Partial Sun, Drought Tolerant
Weeping Yaupon Holly	<i>Ilex vomitoria</i> 'Pendula'	FLN, Partial Sun, Drought Tolerant
Acoma Crapemyrtle	<i>Lagerstroemia</i> x 'Acoma'	Full Sun, Moist Soil, Mod. Salt Tol., Adaptive
'Little Gem' Southern Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'	FLN, Partial to Full Sun, Drought Tolerant
°Saucer Magnolia	<i>Magnolia soulangiana</i>	
Podocarpus cultivars	<i>Podocarpus macrophyllus</i>	Full Sun, Drought Tolerant
Cherry Plum	<i>Prunus cerasifera</i>	Adaptive/Drought Tol.
Sumac	<i>Rhus</i> spp.	Some FLN, Adaptive/Drought Tol.
Sweet Viburnum	<i>Viburnum odoratissimum</i>	Full Sun, Adaptive/Drought Tol.
Rusty Blackhaw, Southern Blackhaw	<i>Viburnum rufidulum</i>	Full Sun, Drought Tolerant
Crapemyrtle Cultivars	<i>Lagerstroemia indica</i>	Full Sun, Drought Tolerant, but Do Not tolerate wet soil or salt, 20' tall
	Choctaw	Light pink, round habit, light brown bark
	Muskogee	Lavender, round habit, sandalwood bark
	Natchez	White, rounded habit, cinnamon brown bark



Saucer Magnolia (habit)



Dahoon Holly



Loquat (habit)

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

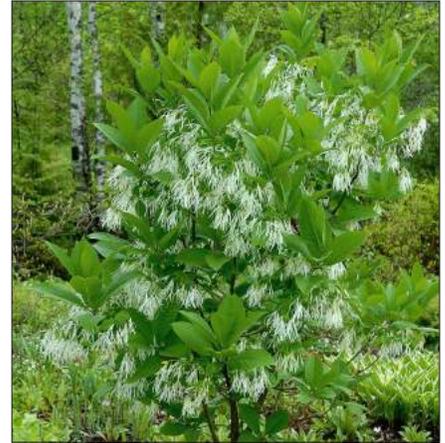
SMALL/UNDERSTORY TREES



Bottlebrush (flower)



Redbud (flower)



Fringe Tree (flower)



Dogwood (flower)



Smoke Tree (flower)



Florida Privet (flower)



Weeping Yaupon Holly (fruit)



Cherry Plum (fruit)



Little Gem Magnolia (leaf)

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

LARGE SHRUBS

Common Name	Botanic Name	Notes
Glossy Abelia	<i>Abelia x grandiflora</i>	Adaptive/Drought Tol.
Mentor Barberry	<i>Berberis x mentorensis</i>	Adaptive/Drought Tol.
Japanese Barberry	<i>Berberis thunbergii</i>	Adaptive/Drought Tol.
Butterfly Bush	<i>Buddleia</i> spp.	Adaptive/Drought Tol.
Yesterday-Today-and-Tomorrow	<i>Brunfelsia grandiflora</i>	Full Sun, Adaptive/Drought Tol.
Beautyberry	<i>Calicarpa americana</i>	FLN, Part Sun/Shade, Adapt/Drought Tol.
Bottlebrush	<i>Callistemon</i> spp.	Full Sun, Adaptive/Drought Tol.
Camellia	<i>Camellia japonica</i>	
Quince	<i>Chaenomeles</i> spp.	Adaptive/Drought Tol.
Cotoneaster	<i>Cotoneaster</i> spp.	Adaptive/Drought Tol.
Titi, Swamp Cyrilla, Leatherwood	<i>Cyrilla racemiflora</i>	FLN, Partial Sun, Adaptive/Drought Tol.
Fatsia	<i>Fatsia japonica</i>	
Florida Privet	<i>Forestiera segregata</i>	FLN, Full Sun, Drought Tolerant
Gardenia	<i>Gardenia jasminoides</i>	
Tropical Hibiscus	<i>Hibiscus rosa-sinensis</i>	
Hydrangea	<i>Hydrangea macrophylla</i>	
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	FLN, Full Sun, Adaptive/Drought Tol.
Florida Anise	<i>Illicium floridanum</i>	FLN, Shade, Evg.,
Virginia Sweetspire	<i>Itea virginica</i>	FLN, Shade, wet areas
Galberry or Inkberry	<i>Ilex glabra</i>	FLN, Full Sun/part shade, wet areas
Turk's Cap	<i>Malvaviscus arboreus</i>	Full Sun, Adaptive/Drought Tol.
Wild Olive, Devilwood	<i>Osmanthus americanus</i>	FLN, Full Sun, Adaptive/Drought Tol.
Tea/Fragrant Olive, Sweet Osmanthus	<i>Osmanthus fragrans</i>	Full Sun, Adaptive/Drought Tol.
Selloum Tree Philodendron	<i>Philodendron bipinnatifidum</i>	Shade, Adaptive/Drought Tol.
Philodendron	<i>Philodendron</i> cultivars	Shade, Adaptive/Drought Tol.
Pittosporum	<i>Pittosporum tobira</i>	
Podocarpus, Yew cultivars	<i>Podocarpus macrophyllus</i>	Full Sun, Adaptive/Drought Tol.
Dwarf Indian Hawthorne	<i>Raphiolepis indica alba</i>	
Florida Azalea	<i>Rhododendron austrinum</i>	FLN
Shining/Winged Sumac	<i>Rhus copallina</i> (also spp.)	Some FLN, Full Sun, Adaptive/Drought Tol.
Boxthorn	<i>Severinia buxifolia</i>	FLN, Full Sun, Drought Tolerant
Bridal Wreath Spirea	<i>Spirea vanhouttei</i> (also spp.)	Adaptive/Drought Tol.
Dwarf Walter's Viburnum	<i>Viburnum obovatum</i>	FLN, Full Sun/part shade, Evg., mosit sites
Sweet Viburnum	<i>Viburnum odoratissimum</i>	Full Sun, Adaptive/Drought Tol., Very Fast Growing
Rusty Blackhaw, Southern Blackhaw	<i>Viburnum rufidulum</i>	FLN, Full Sun, Drought Tolerant
Adam's Needle, Beargrass	<i>Yucca filamentosa</i>	FLN



Adams Needle Yucca



Florida Azalea



Quince



Rusty Blackhaw



Podocarpus

Crane Island Plant List
Nassau County, Florida - USDA Cold Hardiness Zone 8b:

LARGE SHRUBS



Yesterday-Today-and-Tomorrow



Dwarf Indian Hawthorne



Cotoneaster



Pittosporum



Florida Anise



Butterfly Bush



Oakleaf Hydrangea



Tea Olive



Florida Privet

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

SMALL SHRUBS

Common Name	Botanic Name	Notes
Sweet Fern	<i>Comptonia peregrine</i>	FLN, Adaptive/Drought Tol.
Bearberry Cotoneaster	<i>Cotoneaster dammeri</i>	Adaptive/Drought Tol.
Purpleleaf Wintercreeper, EFC	<i>Euonymus fortunei</i> 'Coloratus'	Adaptive/Drought Tol.
Bush Daisy	<i>Gamolepis</i> spp.	Full Sun, Adaptive/Drought Tol.
Creeping Gardenia	<i>Gardenia radicans</i>	
Compact Galberry	<i>Ilex glabra</i> 'Compacta'	FLN, Full Sun/part shade, wet areas
Nigra Galberry	<i>Ilex glabra</i> 'Nigra'	FLN, Full Sun/part shade, wet areas
Bordeaux Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Bordeaux'	FLN, Sun/Part Shade, Evg., Dry Sites
Schellings Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Schellings'	FLN, Sun/Part Shade, Evg., Dry Sites
Texas Sage/Ranger, Silverleaf, Barometer Bush	<i>Leucophyllum frutescens</i>	Full Sun, Drought Tolerant
Fortune's/Chinese Mahonia, Holly Grape	<i>Mahonia fortunei</i>	Shade, Adaptive/Drought Tol.
Firecracker Plant	<i>Russelia sarmentosa</i>	Full Sun, Adaptive/Drought Tol.
Dwarf Crapeyrtle Cultivars	<i>Lagerstroemia indica</i>	Full Sun, Drought Tol., <u>Do Not</u> tolerate wet soil or salt, all less than 4' tall
	Bourbon Street	Rose pink, spreading habit
	Creole	Watermelon, spreading habit
	Mardi Gras	Purple, spreading habit
	Pixie	White, rounded habit
	Victor	Red, upright habit



Creeping Gardenia



Texas Sage



Purpleleaf Wintercreeper



Fortune's Mahonia



Sweet Fern



Firecracker Plant

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

GROUNDCOVERS

Common Name	Botanic Name	Notes
Bugleweed	<i>Ajuga reptans</i>	Partial Sun, Adaptive/Drought Tol.
Perennial Peanut	<i>Arachis glabrata</i>	Full Sun, Drought Tolerant
Cast Iron Plant, Barroom Plant	<i>Aspidistra elatior</i>	Partial Sun, Adaptive/Drought Tol.
Swamp Fern	<i>Blechnum serrulatum</i>	FLN, Full-part sun, slight moisture
Caladium	<i>Caladium x hortulanum</i>	Shade
Bearberry Cotoneaster	<i>Cotoneaster dammeri</i>	Adaptive/Drought Tol.
Holly Fern	<i>Cyrtomium falcatum</i>	Partial Sun, Adaptive/Drought Tol.
Autumn Fern	<i>Dryopteris erythrosora</i>	Shade
Southern Shield Fern	<i>Dryopteris ludoviciana</i>	Shade
Twin Flower	<i>Dyschoriste oblongifolia</i>	FLN, Full Sun, Drought Tolerant
Purpleleaf Wintercreeper	<i>Euonymus fortunei 'Coloratus'</i>	Adaptive/Drought Tol.
Creeping Gardenia	<i>Gardenia radicans</i>	
Algerian/Canary Ivy	<i>Hedra canariensis</i>	Shade ONLY, Adaptive/Drought Tol.
English Ivy	<i>Hedera helix</i>	Shade ONLY, Adaptive/Drought Tol.
Shore Juniper	<i>Juniperus conferta/procumbens</i>	Sun ONLY, Drought Tolerant
Creeping Juniper	<i>Juniperus horizontalis</i>	Sun ONLY, Drought Tolerant
Small-Leaf Confederate/Asiatic	<i>Jasmine Trachelospermum asiaticum</i>	Full Sun, Adaptive/Drought Tol.
Confederate/Star Jasmine	<i>Trachelospermum jasminoides</i>	Full Sun, Adaptive/Drought Tol.
Lily Turf, Monkey Grass	<i>Liriope muscari</i>	Full Sun, Adaptive/Drought Tol.
Mondo Grass	<i>Ophiopogon japonicus</i>	Shade, Adaptive/Drought Tol.
Periwinkle	<i>Vinca major</i>	Partial Sun, Adaptive/Drought Tol.
Coontie, Florida Arrowroot/Zamia	<i>Zamia floridana</i>	FLN, Partial Sun, Adaptive/ Drought Tol.



Bugleweed



Holly Fern



Star Jasmine



Lily Turf



Cast Iron Plant



Autumn Fern



Twin Flower



Caladium

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

PALMS & PALM-LIKE PLANTS (Trees & Shrubs)

Common Name	Botanic Name	Notes
Pindo/Jelly Palm	<i>Butia capitata</i>	Full Sun, Adaptive/Drought Tol. (Small Tree)
Chinese Fan Palm	<i>Livistona chinensis</i>	Moderately Salt Tol. (Med. Tree)
Needle Palm	<i>Rhapidophyllum hystrix</i>	FLN, Part Sun, moist to wet sites, shrub
Dwarf Palmetto	<i>Sabal minor</i>	FLN, Full Sun, Adaptive/Drought Tol.
Cabbage/Sabal Palm, Cabbage Palmetto	<i>Sabal palmetto</i>	FLN, Full Sun, Adaptive/Drought Tol.
Saw Palmetto	<i>Serenoa repens</i>	FLN, High Salt Tol., (Sm. to Med. Shrub)
Windmill Palm	<i>Trachycarpus fortunei</i>	Adaptive/Drought Tol., moderately Salt Tol., very cold hardy (Med. Tree)
Beaked Yucca	<i>Yucca rostrata</i>	Adaptive, 15' ht. max, no freeze damage at 15°F
Spanish Dagger	<i>Yucca treculeana</i>	Adaptive, 25' ht. max, no freeze damage at 15°F
Thompson's Yucca	<i>Yucca thompsoniana</i>	Adaptive, 7' ht. max, no freeze damage at 15°F
Coontie, Florida Arrowroot/Zamia	<i>Zamia floridana</i>	FLN, Partial Sun, Adaptive/Drought Tol.



Cabbage/Sabal Palm



Windmill Palm



Pindo Palm



Chinese Fan Palm



Needle Palm



Dwarf Palmetto

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

VINES

Common Name	Botanic Name	Notes
Chocolate Vine/Five-leaf Akebia	<i>Akebia quinata</i>	Evg., Perennial, Full Sun
Bougainvillea	<i>Bougainvillea spectabilis</i>	Adaptive/Drought Tol.
Trumpet Creeper	<i>Campsis radicans</i>	FLN, Adaptive/Drought Tol.
Algerian/Canary Ivy	<i>Hedra canariensis</i>	Shade, Adaptive/Drought Tol.
Moonflower	<i>Ipomoea alba</i>	FLN, Annual, Night Blooming
Hairy Clustervine/Jacquemontia	<i>Jacquemontia tamnifolia</i>	FLN, Annual, semi-woody, creeps/climbs
Coral/Trumpet Honeysuckle	<i>Lonicera sempervirens</i>	FLN, Adaptive/Drought Tol.
Mandevilla	<i>Mandevilla</i> spp.	Annual
Blue Passion Flower	<i>Passiflora caerulea</i>	Evg. Perennial, Full Sun, Low Salt Tol.
Maypop, Passion-Flower/Vine	<i>Passiflora incarnata</i>	FLN, Evg., Perennial, Full Sun, Low Salt Tol., Drought Tol., Container Use Only
Japanese Wisteria	<i>Wisteria floribunda</i>	Adaptive/Drought Tol.



Chocolate Vine



Moonflower



Coral Honeysuckle



Trumpet Creeper



Bougainvillea



Maypop

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

PERENNIALS

Common Name	Botanic Name	Notes
Lily of the Nile/African Lily	<i>Agapanthus africanus</i>	
'Gainesville Blue' Century Plant	<i>Agave Americana</i>	Mature size 4'x5', freeze damage at 15°F
Cornelius Century Plant	<i>Agave 'Cornelius'</i>	Mature size 2'x4', no freeze damage at 15°F
Cast Iron Plant, Barroom Plant	<i>Aspidistra elatior</i>	Partial Sun, Adaptive/Drought Tol.
False/Beach Rosemary	<i>Conradina</i> spp.	FLN, Full Sun, Drought Tol., No Salt
Crinum Lily	<i>Crinum</i> spp.	Full Sun, Adaptive/Drought Tol.
Mexican/False Heather	<i>Cuphea hyssopifolia</i>	Full Sun, Drought Tolerant
Curcuma, Hidden Lily	<i>Curcuma</i> spp.	Partial Sun, Adaptive/Drought Tol.
Pinks	<i>Dianthus</i> spp.	
Yellow African Iris	<i>Dietes bicolor</i>	
African/Butterfly Iris	<i>Dietes irioides</i>	Full Sun, Adaptive/Drought Tol.
White African Iris	<i>Dietes vegeta</i>	
Purple or White Coneflower	<i>Echinacea purpurea</i>	FLN
Blue Daze	<i>Evolvulus glomerata</i>	
Whirling Butterflies	<i>Gaura lindheimeri</i>	
Gazania, Treasure Flower	<i>Gazania</i> spp.	Full Sun, Drought Tolerant
Daylily	<i>Hemerocallis</i> spp.	Adaptive/Drought Tol.
Butterfly Lily/Ginger	<i>Hedychium</i> spp., hybrids, & cvs.	Full Sun
Swamp/Narrowleaf Sunflower	<i>Helianthus angustifolius</i>	FLN, Full Sun, Adaptive/Drought Tol., Spreads Rapidly
Beach Sunflower	<i>Helianthus debilis</i>	FLN, Full Sun, Adaptive/Drought Tol.
Virginia/Blue Flag Iris	<i>Iris virginica</i>	FLN, Partial Sun, Adaptive/Drought Tol.
Jacobinia, Flamingo Plant	<i>Justicia carnea</i>	Shade, Adaptive/Drought Tol.
Walking Iris	<i>Neomarica gracilis</i>	Shade
Firespike	<i>Odontonema strictum</i>	Full Sun, Adaptive/Drought Tol.
Pentas, Starflower	<i>Pentas lanceolata</i>	Full Sun, Adaptive/Drought Tol.
Philodendron	<i>Philodendron</i> spp. & cvs.	Shade, Adaptive/Drought Tol.
Blue Plumbago	<i>Plumbago auriculata</i>	
Purple Heart	<i>Setcreasea pallida</i>	Adaptive/Drought Tol.



Purple Coneflower



Crinum Lily



Firespike



Swamp Sunflower

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

PERENNIALS



Lily of the Nile



Beach Sunflower



Lantana



Philodendron



Butterfly Lily



Pinks



Virginia Iris



Curcuma, Hidden Lily



Blue Plumbago



Gazania, Treasure Flower



Jacobinia, Flamingo Plant



Blue Daze



Cast Iron Plant



Purple Heart



Pentas, Starflower



Mexican/False Heather

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

ANNUALS

Common Name	Botanic Name	Notes
Partridge-Pea	<i>Cassia (Chamaecrista fasciculata)</i>	FLN, Full Sun, Semi-woody
Coleus 'Hurricane Louise'	<i>Solenistemon scuttellaroides</i>	Partial sun, med. moisture
Texas Tickseed	<i>Coreopsis basalis</i>	FLN, Full Sun, Dry Sites & Meadows
Gazania, Treasure Flower	<i>Gazania</i> spp.	Full Sun, Drought Tolerant
Shrimp Plant	<i>Justicia brandegeana</i>	Full Sun, Adapt/Drought Tol., VERY large
Jacobinia, Flamingo Plant	<i>Justicia carnea</i>	Shade, Adaptive/Drought Tol.
Spotted/Dotted Horsemint, Spotted Beebalm	<i>Monarda punctata</i>	FLN, Full Sun, Adaptive/Drought Tol.
Golden Ragwort/Jeffrey Butterweed	<i>Packera glabella</i>	FLN, Shade, moist sites
Pentas, Starflower	<i>Pentas lanceolata</i>	Full Sun, Adaptive/Drought Tol.
Drummond Phlox	<i>Phlox drummondii</i>	FLN, Full Sun, Dry Sites
Black-eyed Susan	<i>Rudbeckia hirta</i>	FLN, Full Sun, also short lived perennial
Bartram's Rosegentian	<i>Sabatia bartramii</i>	FLN, Full Sun, Moist Sites



Jacobinia, Flamingo Plant



Shrimp Plant



Spotted/Dotted Horsemint



Pentas, Starflower



Gazania, Treasure Flower

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

WILDFLOWERS

Common Name	Botanic Name	Notes
Yellow Colicroot	<i>Aletis lutea</i>	FLN, perennial, high light, moist sites, roadsides
Bluestar, Blue Dogbane	<i>Amsonia ciliata</i>	FLN, perennial, high light, sandy sites
Wild Ageratum, Mistflower	<i>Conoclinium coelestinum</i>	FLN, perennial, high light, moist sites
Lanceleaf Coreopsis, Tickseed	<i>Coreopsis lanceolata</i>	FLN, perennial, semi evg.-evg., full-filtered light, slightly dry-moist sites
Blanket Flower	<i>Gaillardia pulchella</i>	FLN, annual, high light, Drought Tolerant
Maryland/Pale Meadow Beauty	<i>Rhexia mariana</i>	FLN, perennial, high light, moist & sandy sites
Orange Coneflower	<i>Rudbeckia fulgida</i>	FLN, perennial, high light, moist sites
Grassleaf Coneflower	<i>Rudbeckia graminifolia</i>	FLN, perennial, high light, moist sites
Starrush, Whitetop Sedge	<i>Rhynchospora colorata</i>	FLN, perennial, high light, moist sites
Eastern Blue-eyed Grass	<i>Sisyrinchium atlanticum</i>	FLN, perennial, evergreen, high light, moist sites
Spring Ladies' Tresses	<i>Spiranthes vernalis</i>	FLN, perennial, high light, moist sites
Atamasco/Rain/Zephyr Lily	<i>Zephyranthes atamasco</i>	FLN, perennial, high light, moist sites, roadsides



Atamasco Lily



Blanket Flower



Bluestar, Blue Dogbane



Eastern Blue-eyed Grass



Grassleaf Coneflower



Orange Coneflower



Maryland Meadow Beauty



Spring Ladies' Tresses



Starrush, Whitetop Sedge



Wild Ageratum



Yellow Colicroot



Lanceleaf Coreopsis

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

GRASSES (Ornamental & Turf)

Common Name	Botanic Name	Notes
<i>Ornamentals (O)</i>		
Wiregrass	<i>Aristida stricta</i>	Full Sun, Drought Tolerant
River Oats/Northern Sea Oats	<i>Chasmanthium latifolium</i>	FLN, Full Sun to Part Shade, Med. to Wet, drained soil
Elliot's Lovegrass	<i>Eragrostis eliottii</i>	FLN, Full Sun, Drought Tolerant
Purple Lovegrass	<i>Eragrostis spectabilis</i>	FLN, Full Sun, Drought Tolerant
Muhly Grass	<i>Muhlenbergia capillaris</i>	FLN, Sun ONLY, Drought Tolerant
Switch Grass	<i>Panicum virgatum</i>	FLN, Full Sun to Part Shade, Drought Tol.
Little Blue Stem Grass	<i>Schizachyrium scoparium</i>	FLN, Full Sun, Drought Tolerant
Fakahatchee Grass	<i>Tripsacum dactyloides</i>	FLN, Full Sun, Adaptive/Drought Tol.
Florida Gama Grass	<i>Tripsacum floridana</i>	FLN, Full Sun, Adaptive/Drought Tol.
<i>Turf Grasses (T)</i>		
Seashore Paspalum		Full Sun, Drought Tolerant
Buffalo Grass		Full Sun, Drought Tolerant
Carpet Grass		Full Sun, Drought Tolerant

Note: Soil conditions influence turf grass water requirements. Sandy soils do not hold water for long and dry out faster than soils with more clay content. These lawns will generally require more frequent irrigations than those growing on less sandy soils. Have soils tested before planting and installing irrigation. Your county Extension office can help you take soil samples- <http://nassau.ifas.ufl.edu/news/masterfulgardening/soil.html>.



Fakahatchee Grass (O)



Wiregrass (O)



Muhly Grass (O)



Purple Lovegrass (O)



Buffalo Grass (T)



Elliot's Lovegrass (O)

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

AZALEAS

Common Name	Botanic Name	Notes
Florida Azalea	<i>Rhododendron austrinum</i>	FLN, large shrub, upright, deciduous, early flower
Flame Azalea	<i>Rhododendron calendulaceum</i>	FLN, large shrub, upright, deciduous, late flower
Piedmont Azalea	<i>Rhododendron canescens</i>	FLN, large shrub, upright, deciduous, early flower
Chapman's Azalea	<i>Rhododendron chapmanii</i>	Endangered, medium shrub, spreading, evergreen
Swamp Azalea	<i>Rhododendron viscosum</i>	Wetland native, large shrub, spreading, deciduous

Southern Indica Azaleas are reliable azalea cultivars and hybrids for North Florida.

Common Name	Notes (flower color, time of bloom, other comments)
'Formosa'	Magenta/fuchsia, early spring flower, vigorous evergreen, 8' ht.
'George L. Taber'	Pale pink with red blotches, early spring flower, vigorous dense evg. growth, 8' ht.
'Mrs. G. G. Gerbing'	White, early spring flower, vigorous growth, 8' ht.
'Duc de Rohan'	Salmon pink or white, late fall-early spring heavy flower, slow-med. growth, 6' ht.
'Little John'	Burgundy evg. foliage and deep red flowers (blooms are inconsistent), 6' ht.
'Dogwood' or 'Candy Stripe'	Pure white or with pink stripe, late winter-early spring flower, 2' to 4' ht.
'Fashion'	Salmon pink, late fall-early spring flower, foliage bronze tint in winter, 2' to 4' ht.
'Red Ruffle'	Bluish red, fall-early spring heavy flower, true dwarf at 2'-3' ht. max

Note: While azaleas are a favorite in North Florida because they are colorful and bloom profusely, they are not so fond of alkaline soils, salt drift, or saline irrigation water, all of which may occur in a coastal location. The native azaleas and cultivars listed above have been suggested because they will be most reliable for Crane Island. But like all azaleas, they still prefer to be in partial shade, protected from the intense afternoon sun, and are not well suited for drought or poor drainage conditions, so be sure to place them in your landscape with care and provide them with proper maintenance. It should also be mentioned that the native azaleas typically have less showy flowers than the Southern Indicas, but they are far more fragrant.



Florida Azalea - Native



Flame Azalea - Native



Piedmont Azalea - Native



Swamp Azalea - Native



'Dogwood' Azalea



'Mrs. G.G. Gerbing' Azalea



'Formosa' Azalea



'Duc de Rohan' Azalea

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

RAIN GARDEN SELECTIONS

Common Name	Botanic Name	Notes
<i>Annuals</i>		
Shrimp Plant	<i>Justicia brandegeana</i>	Full Sun, Adaptive/Drought Tol.
Jacobinia, Flamingo Plant	<i>Justicia carnea</i>	Shade, Adaptive/Drought Tol.
Black-eyed Susan	<i>Rudbeckia hirta</i>	FLN, Full Sun, also short lived perennial
<i>Ornamental Grasses</i>		
River Oats/Northern Sea Oats	<i>Chasmanthium latifolium</i>	FLN, Full Sun-Part Shade, Med.-Wet, drained soil
Elliot's Lovegrass	<i>Eragrostis eliottii</i>	FLN, Full Sun, Drought Tolerant
Purple Lovegrass	<i>Eragrostis spectabilis</i>	FLN, Full Sun, Drought Tolerant
Muhly Grass	<i>Muhlenbergia capillaris</i>	FLN, Sun ONLY, Drought Tolerant
<i>Perennials</i>		
African/Butterfly Iris	<i>Diets irioides</i>	Full Sun, Adaptive/Drought Tol.
Swamp/Narrowleaf Sunflower	<i>Helianthus angustifolius</i>	FLN, Full Sun, Adaptive/Drought Tol.
Virginia/Blue Flag Iris	<i>Iris virginica</i>	FLN, Part Sun, Adapt/Drought Tol., Spreads Rapidly
<i>Shrubs</i>		
Virginia Sweetspire	<i>Itea virginica</i>	FLN, Shady & Moist Sites
Galberry or Inkberry	<i>Ilex glabra</i>	FLN, Full Sun/part shade, wet areas
Compact Galberry	<i>Ilex glabra 'Compacta'</i>	FLN, wet areas
Nigra Galberry	<i>Ilex glabra 'Nigra'</i>	FLN, wet areas
Saw Palmetto	<i>Serenoa repens</i>	High Salt Tol., (Sm. to Med. Shrub)
<i>Wildflowers</i>		
Yellow Colicroot	<i>Aletis lutea</i>	FLN, perennial, high light, moist sites, roadsides
Lanceleaf Coreopsis, Tickseed	<i>Coreopsis lanceolata</i>	FLN, perennial, semi evg.-evg., full-filtered light, slightly dry-moist sites
Atamasco/Rain/Zephyr Lily	<i>Zephyranthes atamasco</i>	FLN, perennial, high light, moist sites, roadsides
Maryland/Pale Meadow Beauty	<i>Rhexia mariana</i>	FLN, perennial, high light, moist & sandy sites
Bluestar, Blue Dogsbane	<i>Amsonia ciliata</i>	FLN, perennial, high light, sandy sites



Virginia Sweetspire



Galberry/Inkberry



Saw Palmetto



River/Northern Sea Oats

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

VEGETATED SWALE SELECTIONS

Common Name	Botanic Name	Notes
<i>Ornamental Grasses</i> (locate at the lip/top of the swale in large masses of 9 or more)		
River Oats/Northern Sea Oats	<i>Chasmanthium latifolium</i>	FLN, Full Sun-Part Shade, Med.-Wet, drained soil
Elliot's Lovegrass	<i>Eragrostis eliottii</i>	FLN, Full Sun, Drought Tolerant
Purple Lovegrass	<i>Eragrostis spectabilis</i>	FLN, Full Sun, Drought Tolerant
Muhly Grass	<i>Muhlenbergia capillaris</i>	FLN, Sun ONLY, Drought Tolerant
<i>Shrubs</i> (locate at the outer edge/top of the swale, as individual specimens)		
Shinning/Winged Sumac	<i>Rhus copallina</i> (aslo spp.)	ONLY FLN, Full Sun, Adaptive/Drought Tol.
Dwarf Palmetto	<i>Sabal minor</i>	FLN, Full Sun, Adaptive/Drought Tol.
Saw Palmetto	<i>Serenoa repens</i>	FLN, High Salt Tol., (Sm. to Med. Shrub)
Walter's Viburnum	<i>Viburnum obovatum</i>	FLN, Full Sun/part shade, Evg., mosit sites
<i>Shrubs</i> (locate along inside banks of the swale, towards the lower half,not quite the bottom, in groups of 3, 5, and 7)		
Galberry or Inkberry	<i>Ilex glabra</i>	FLN, Full Sun/part shade, wet areas
Virginia Sweetspire	<i>Itea virginica</i>	FLN, Shade, wet areas
<i>Perennials</i> (locate along "inside" banks of the swale, but towards the lower half, not quite the bottom)		
Swamp/Narrowleaf Sunflower	<i>Helianthus angustifolius</i>	FLN, Full Sun, Adaptive/Drought Tol.
Virginia/Blue Flag Iris	<i>Iris virginica</i>	FLN, Part Sun, Adapt/Drought Tol., Spreads Rapidly
<i>Wildflowers</i> (locate along inside banks of the swale, towards the top)		
Yellow Colicroot	<i>Aletis lutea</i>	FLN, perennial, high light, moist sites, roadsides
Atamasco/Rain/Zephyr Lily	<i>Zephyranthes atamasco</i>	FLN, perennial, high light, moist sites, roadsides
Maryland/Pale Meadow Beauty	<i>Rhexia mariana</i>	FLN, perennial, high light, moist & sandy sites
Bluestar, Blue Dogsbane	<i>Amsonia ciliata</i>	FLN, perennial, high light, sandy sites

NOTE: As mentioned in the Vegetated Swales text at the front of the landscape guidelines, at some point it may become necessary to replace materials within the swale. If you believe that might be the case, please consult the Architectural Review Board before doing any clearing or removal. Once you have received their approval to proceed, use the list of plants immediately above to make your selection of replacement plants.



Elliott's Lovegrass



Purple Lovegrass



Shining /Winged Sumac



Virginia Sweetspire

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

ROADWAY SWALE SELECTIONS

Section A (Swale bound by 5' Path)

Quantity/Common Name/Size and Spacing provided as noted*

TREES

- 1- Florida Sugar Maple, 8" caliper min.
- 2- Redbud, 4" caliper min.
- 2- Swamp Cyrilla, 15 Gal. as shown
- 2- Sweet Viburnum, 15 Gal. as shown

ORNAMENTAL GRASSES, PALMS & SHRUBS

- 7- Heavy Metal Panicum, 3 Gal. at 3' O.C.
- 11 - Muhly Grass, 3 Gal. at 2' O.C.
- 5 - Dwarf Palmetto, 3 Gal. at 5' O.C.
- 3 - Beautyberry, 5-7 Gal. at 6' O.C.
- 7- Dwarf Walter's Viburnum, 5-7 Gal. at 4' O.C.

WILDFLOWER MIX - Approximately 300 SF shown (This is optional. Plant quantities **NOT** provided for this area)

- Yellow Colicroot, 1 Gal. at 12" O.C.
- Bluestar, 1 Gal. at 18" O.C.
- Wild Ageratum, 1 Gal. at 18" O.C.
- Lanceleaf Coreopsis, 1 Gal. at 12" O.C.
- Swamp Sunflower, 1 Gal. at 3' O.C.
- Maryland Beauty, 1 Gal. at 12" O.C.
- Orange Coneflower, 1 Gal. at 18" O.C.
- Grassleaf Coneflower, 1 Gal. at 12" O.C.
- Whitetop Sedge, 1 Gal. at 8" O.C.
- Eastern Blue-eyed Grass, 1 Gal. at 8" O.C.
- Spring Ladies' Tresses, 1 Gal. at 12" O.C.
- Atamasco Lily, 1 Gal. at 18" O.C.

* Minimum Crane Island Plant sizes must always be met. Plant spacing recommendations, based on average mature plant sizes, are provided for Roadside Swale Conceptual Landscape Design plant installation only.



Muhly Grass



Swamp Sunflower



Atamasco Lily



Swamp Cyrilla

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

ROADWAY SWALE SELECTIONS

Section B (Swale bound by Berm Zone)

Quantity/Common Name/Size and Spacing provided as noted*

TREES

- 1- Black Gum, 8" caliper min.
- 1- Red Bay, 6" caliper min.
- 1- Swamp Cyrilla, 15 Gal. as shown
- 2- Tensaw Dahoon Holly, 30 Gal./8' height
- 1- Weeping Yaupon Holly, 35 Gal./10' height
- 5 - Sweet Viburnum, 15 Gal. as shown

ORNAMENTAL GRASSES, PALMS & SHRUBS

- 8 - Heavy Metal Panicum, 3 Gal. at 3' O.C.
- 15 - Muhly Grass, 3 Gal. at 2' O.C.
- 21 - Virginia Sweetspire, 3-5 Gal. at 3' O.C.
- 3 - Galberry, 5-7 Gal. at 5' O.C.
- 9 - Shinning Sumac, 7 Gal. as shown
- 3 - Dwarf Walter's Viburnum, 5-7 Gal. at 4' O.C.

WILDFLOWER MIX - Approximately 550 SF shown (This is optional. Plant quantities **NOT** provided for this area)

- Yellow Colicroot, 1 Gal. at 12" O.C.
- Bluestar, 1 Gal. at 18" O.C.
- Wild Ageratum, 1 Gal. at 18" O.C.
- Lanceleaf Coreopsis, 1 Gal. at 12" O.C.
- Swamp Sunflower, 1 Gal. at 3' O.C.
- Maryland Beauty, 1 Gal. at 12" O.C.
- Orange Coneflower, 1 Gal. at 18" O.C.
- Grassleaf Coneflower, 1 Gal. at 12" O.C.
- Whitetop Sedge, 1 Gal. at 8" O.C.
- Eastern Blue-eyed Grass, 1 Gal. at 8" O.C.
- Spring Ladies' Tresses, 1 Gal. at 12" O.C.
- Atamasco Lily, 1 Gal. at 18" O.C.

* Minimum Crane Island Plant sizes must always be met. Plant spacing recommendations, based on average mature plant sizes, are provided for Roadside Swale Conceptual Landscape Design plant installation only.



Heavy Metal Panicum



Bluestar



Yellow Colicroot



Sweet Viburnum

LANDSCAPE GUIDELINES

Crane Island Plant List

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

ABBREVIATIONS used in the Notes section of the Plant List:

FLN indicates a Florida Native Plant.

Adapt/Drought Tol. indicates a plant is adaptable and has some and/or medium drought tolerance.

MINIMUM PLANT SPECIFICATIONS:

The plant sizing guide below is based on generally accepted horticultural standards and materials in these sizes are easily obtained through a licensed landscape contractor or a local nursery.

Type of Plant Material	Minimum Requirements
Canopy/Large Trees	5" caliper, 14-16' min. height, 8-10' min. crown spread, 100 Gal., Florida No. 1 grade or better
Medium Trees	3 ½" caliper, 9-11' min. height, 5-6' min. crown spread, 65 Gal., Florida No. 1 grade or better
Small/Understory Trees	
<i>Single trunk</i>	2" caliper, 6-8' min. height, 42-54" min. crown spread, 25 Gal., Florida No. 1 grade or better
<i>Multi-trunked</i>	2" caliper, 6' min. height, 30" min. crown spread, 25 Gal., Florida No. 1 grade or better
Large Shrubs	7-15 Gallon, FL Grade No. 1
Small Shrubs	3-5 Gallon, FL Grade No. 1
Groundcovers & Vines	1 Gallon, full, FL Grade No. 1
Palms & Palm-like Plants	
<i>Pindo Palm</i>	6-9' Hgt., FL Grade No. 1 (Min. Leaf Count & Root Ball Measure)
<i>Cabbage/Sabal Palm</i>	3' Hgt, FL Grade No. 1 (Min. Leaf Count & Root Ball Measure)
<i>Coontie, Florida Arrowroot/Zamia</i>	3' Hgt, FL Grade No. 1 (Min. Leaf Count & Root Ball Measure)
<i>Saw Palmetto</i>	6-9' Hgt., FL Grade No. 1 (Min. Leaf Count & Root Ball Measure)
Annuals, Perennials, & Wildflowers	1 Gallon, full, FL Grade No. 1
Ornamental Grasses	1 Gallon, full, FL Grade No. 1
Native Grasses	As available

PROHIBITED Plants (& Acceptable Alternatives)

Nassau County, Florida - USDA Cold Hardiness Zone 8b:

This list of **PROHIBITED PLANTS**: Category 1. Taken from the Florida Exotic Pest Plant Council's (FLEPPC) 2017 List of Invasive Plant Species. Includes invasive exotic plant species which are displacing native Florida species and thus altering the native plant community in Zone 8b by changing the plant community structure, or the ecological functions, and/or hybridizing with native plants. PLEASE NOTE: This definition of Invasive Exotic is not based on either economic severity, nor the geographic range of the problem, but rather on documented ecological damage caused to native plant communities by the plants listed below. For more information please consult <http://www.fleppc.org/>.

Common Name	Botanic Name
Mimosa, Silk Tree	Albizzia julibrissin
Coral Ardesia	Ardisia crenata/A. crenulata misapplied
Asparagus Fern	Asparagus aethiopicus/A. sprengeri misapplied
Australian Pine, Beach She Oak	Casuarina equisetifolia
Camphor Tree	Cinnamomum camphorum
Wild Taro	Colocasia esculenta
Japanese False Spleenwort	Deparia petersenii
Winged Yam	Dioscorea alata
Air-Potato	Dioscorea bulbifera
Water-Hyacinth	Eichhornia crassipes
Hydrilla	Hydrilla verticillata
Green Hygro	Hygrophila polysperma
West Indian Marsh Grass	Hymenachne amplexicaulis
Cogon Grass	Imperata cylindrica
Lantana, Shrub Verbena	Lantana camera (L. strigocamara)
Glossy Privet	Ligustrum lucidum
Chinese/Hedge Privet	Ligustrum sinensis
Japanese Honeysuckle	Lonicera japonica
Uruguay Waterprimrose	Ludwigia hexapetala
Peruvian Primrosewillow	Ludwigia peruviana
Japanese Climbing Fern	Lygodium japonicum
Old World Climbing Fern	Lygodium microphyllum
Catclawvine	Macfadyena unguis-cati (Dolichandra unguis-cati)
Natal Grass	Melinis repens (Rhynchelytrum repens)
Japanese Stiltgrass	Microstegium vimineum
Heavenly Bamboo/Nandina	Nandina domestica
Boston/Sword Fern	Nephrolepis cordifolia
Skunk Vine	Paederia foetida
Torpedo Grass	Panicum repens
Napier/Elephant Grass	Pennisetum purpureum
Water-Lettuce	Pistia stratiotes
Kudzu Vine	Puereria montana var. lobata
Mexican-Petunia	Ruellia simplex
Water Spangles	Salvinia minima
Popcorn/Chinese Tallow Tree	Sapium sebiferum/Triadica sebifera
Half-Flower/Beach Naupaka	Scaevola taccada (S. sericea, S. frutescens)
Brazilian-Pepper	Schinus terebinthifolius
Tropical Soda Apple	Solanum viarum
Arrowhead Vine	Syngonium podophyllum
Small-leaf Spiderwort	Tradescantia fluminensis
Caesar's Weed	Urena lobata
Para Grass	Urochloa mutica (Brachiaria mutica)
Beach Vitex	Vitex rotundifolia

LANDSCAPE GUIDELINES

Crane Island Plant List

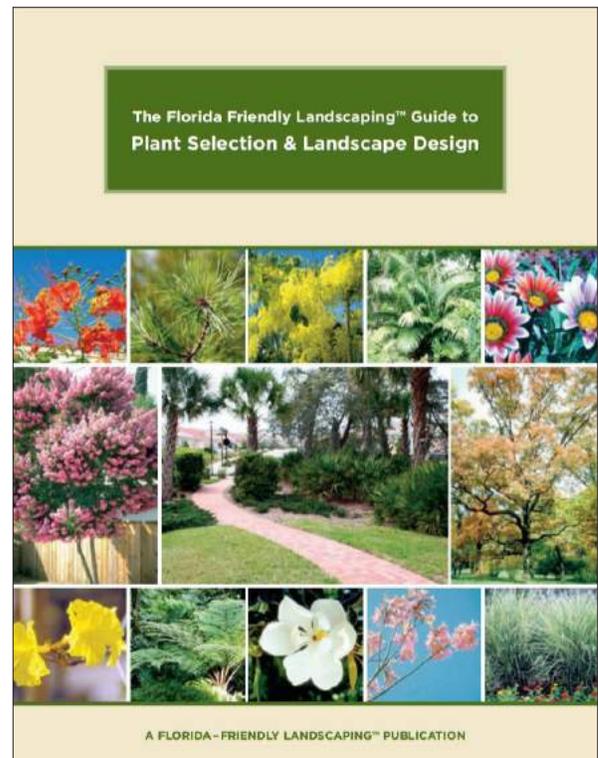
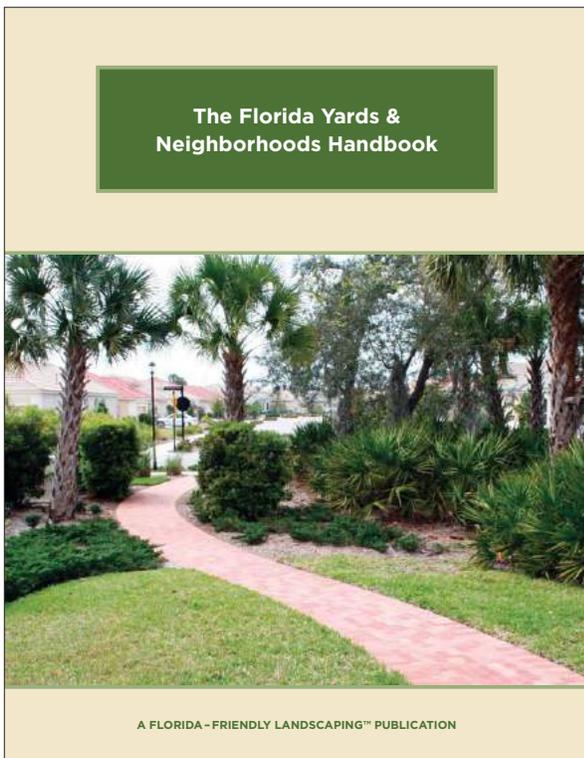
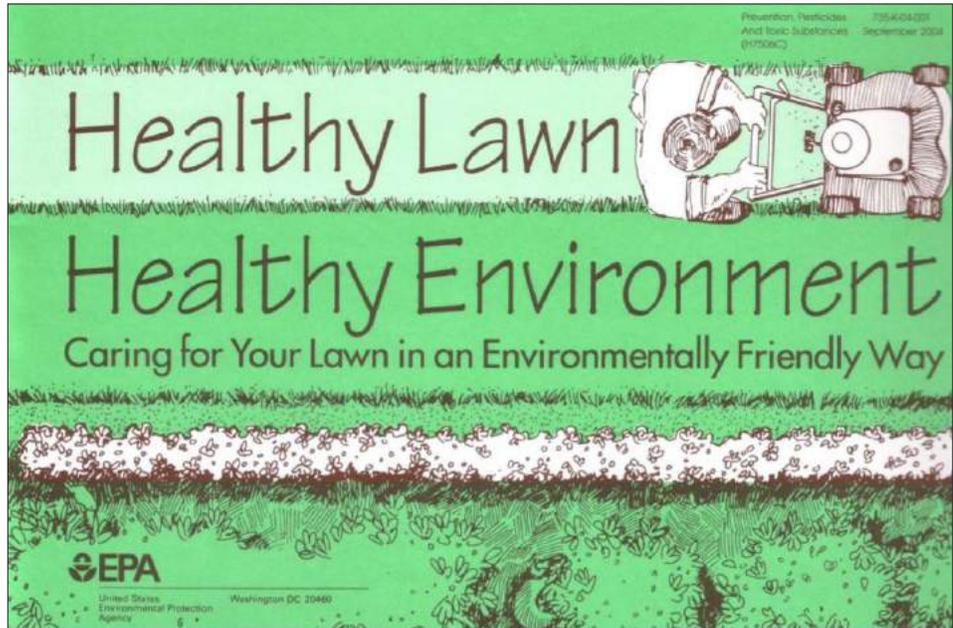
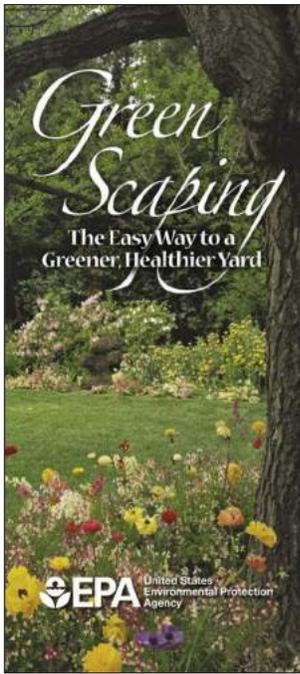
Nassau County, Florida - USDA Cold Hardiness Zone 8b:

ACCEPTABLE ALTERNATIVES to INVASIVE EXOTIC Plants: The plants immediately below may be used in place of a specific species on the Crane Island PROHIBITED PLANTS list.

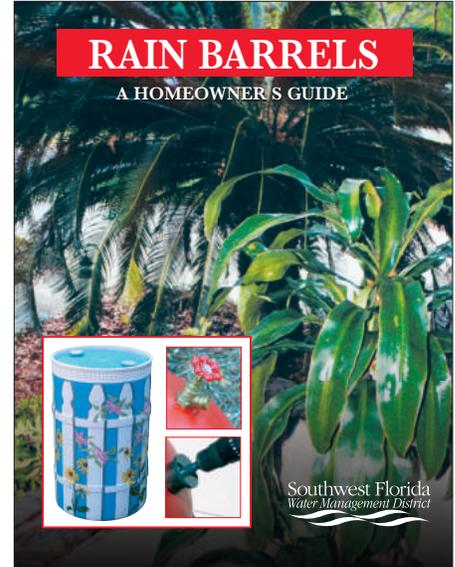
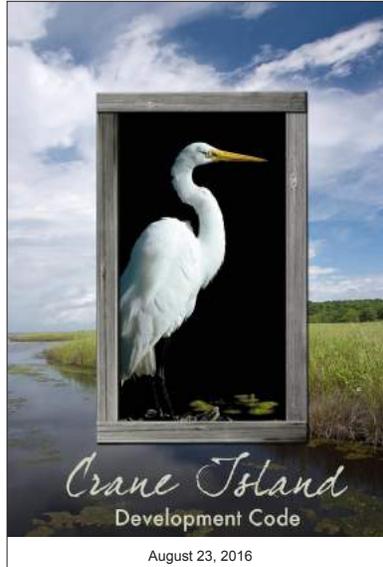
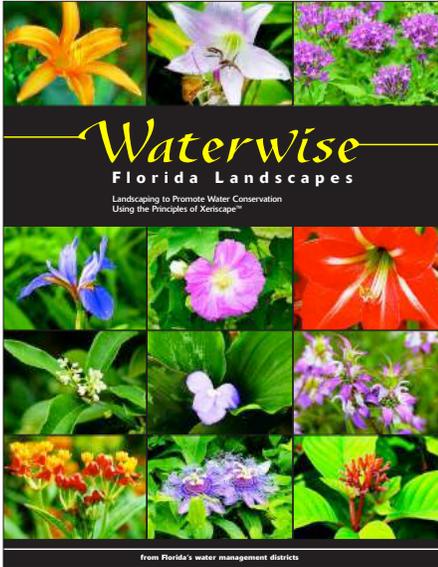
Use these as a Substitutes	Replaces PROHIBITED Plant (Common Name)
Redbud, <i>Cercis canadensis</i>	NOT Mimosa, Silk Tree
Fringe Tree, <i>Chionanthus virginicus</i>	
Crapemyrtle, <i>Lagerstroemia indica</i>	
Oakleaf Hydrangea, <i>Hydrangea quercifolia</i>	NOT Coral Ardesia
'Schellings' Yaupon Holly, <i>Ilex vomitoria</i> 'Schellings'	
Chinese Holly, <i>Ilex cornuta</i>	
Dahoon Holly, <i>Ilex cassine</i> var. <i>cassine</i>	NOT Camphor Tree
'Little Gem' Southern Magnolia, <i>Magnolia grandiflora</i>	
Live Oak, <i>Quercus virginiana</i>	
Red Bay/Bay Oak (Canopy Tree), <i>Persea borbonia</i>	
Moonflower, <i>Ipomoea alba</i>	NOT Air-Potato
Maypop/Passion Vine spp. (native species ONLY), <i>Passiflora incarnata</i>	
Florida Anise, <i>Illicium floridanum</i>	NOT Chinese/Hedge Privet
Virginia Sweetspire, <i>Itea virginica</i>	
Chinese Holly, <i>Ilex cornuta</i>	
Sweet Viburnum, <i>Viburnum odoratissimum</i>	
Coral/Trumpet Honeysuckle, <i>Lonicera sempervirens</i>	NOT Japanese Honeysuckle
Fortune's/Chinese Mahonia, Holly Grape, <i>Mahonia fortunei</i>	NOT Heavenly Bamboo/Nandina
Blue Plumbago, <i>Plumbago auriculata</i>	NOT Mexican Petunia
Redbud, <i>Cercis canadensis</i>	NOT Popcorn Tree
Crapemyrtle, <i>Lagerstroemia indica</i>	
Tupelo/Black Gum (Canopy Tree), <i>Nyssa sylvatica</i>	
Yaupon Holly, <i>Ilex vomitoria</i>	NOT Brazilian-Pepper

Landscape Guideline Resources
Primary References and Online Publications

A number of useful websites and associated publications were consulted during the preparation of the Landscape Guidelines for Crane Island. These were mentioned at various points in this section of the Guidelines. They are also listed, or their front covers are shown here for ease of identification and access, as you may wish to consult these resources yourself as you begin the design of your landscape.



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Landscape Guideline Resources
Primary References and Online Publications



Florida-Friendly Landscaping™ (FFL) publications for further consultation:

- #1: *Right Plant, Right Place*
- #2: *Water Efficiently*
- #3: *Fertilize Appropriately*
- #4: *Mulch*
- #6: *Manage Yard Pests Responsibly*
- #7: *Recycle*
- #8: *Reduce Stormwater Runoff*

Websites to consult for additional information:

- www.darksky.org
- <https://www.epa.gov/safepestcontrol/lawn-and-garden>
- <http://www.fleppc.org/list/list.htm>
- <http://gardeningolutions.ifas.ufl.edu/>
- <http://gardeningolutions.ifas.ufl.edu/plants/edibles/vegetables/>
- <http://www.sjrwmd.com/waterwiselandscapes/>

Some of the sources referenced in the development of the Crane Island Plant List include:

- The Florida-Friendly Landscaping™ Guide to Plant Selection & Landscape Design*
- University of Florida IFAS Extension *Common Native Wildflowers of North Florida*
- University of Florida IFAS Extension *Drought Tolerant Plants for North and Central Florida*
- University of Florida IFAS Extension *Florida-Friendly Groundcovers for Baker County, Florida (Zone 8b)*
- °*Amelia Island Tree Protection Draft Amendments 11.15.2016*

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