



# APPLICATION FOR DEVELOPMENT ORDER IN UNINCORPORATED AREAS ONLY

**Project Name:** Estero 4.2

**Project Description:** Clear and fill approximately 4.24 acres of the subject property for future development. This includes required landscape buffers as necessary and a right turn lane per FDOT.

**Project Type:**       Small DO\*       Large DO\*       CIP Project

*\*A project becomes a large DO if it is over 10 acres in size or has 2 acres or more of impervious cover.*

**This application will be processed electronically. I acknowledge that final plans and documents will only be available through Lee County's [ePlan](#) system.**

1. **Name of Applicant:** Eich Properties of Estero Parkway LLC (Todd Eichelberger)  
Address: 203 East Pitt St., Ste: 105  
City, State, Zip: Bedford, PA 15522  
Phone Number: (814) 624-3242      E-mail: eichgroup@eichgroup.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form. [10-107; 10-153(1); 10-153(2)]**  
 Applicant is the sole owner of the property.  
 Applicant has been authorized by the owner(s) to represent them for this action.

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [10-153(2)]**  
a. **Company Name:** Ensite, Inc.  
Contact Person: Brian R. Smith  
Address: 2401 First Street, Suite 201  
City, State, Zip: Fort Myers, FL 33901  
Phone Number: (239) 226-0024      E-mail: BrianS@en-site.com

b. **Professional Consultants Information:** If professional assistance was used in preparing the application or submittal items, attach the Professional Consultants Information Exhibit. **[10-153(2)f.]**

4. **STRAP Number(s):** [Attach extra sheets if additional space is needed.] **[10-153(3)a.]**  
21-46-25-E4-U1817.2582      PRIOR: 21-46-25-00-00001.2000

5. **Street Address of Property:** 19950 S Tamiami Trl, Estero, FL 33928

6. **Planning Community or Community Plan Area\*:** Estero

\*Note: Additional requirements may apply. See LDC Chapter 33 for additional information.

8. **Improvements in County Rights-of-Way.** Is the proposed development solely for improvements within County owned rights-of-way?  
 **YES** – If **YES**, application items #9 through 16, 17, 18 & 19 do not apply.  
 **NO**

9. **Legal Description: [10-154(1)]**  
 Legal description (8½"x11") and sealed sketch of the legal description  
**OR**  
 The property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County.
10. **Boundary Survey: [10-154(3)]**  
 A Boundary survey, tied to the state plane coordinate system.  
**OR**  
 A copy of the subdivision plat if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County
11. **Use(s) of Property:**  
a. Current uses of property are: Vacant  
b. Intended uses of property are: Vacant – clear and fill site for future development
12. **Lee Plan (Future Land Use) Designation:** Urban Community
13. **Current Zoning of Property:** CPD
14. **Property Dimensions [10-153(3)(c)]:**  
a. Width (average if irregular parcel): ± 541.34 Feet  
b. Depth (average if irregular parcel): ± 367.25 Feet  
c. Total area: ± 4.24 Acres
15. **Zoning Approval(s).** List the case number or resolution number of any variance, special exception, rezoning, or other zoning actions that have been granted or requested on the property. **[10-153(4)]**  
ADD2014-00178, DCI2005-00088
16. **DO/LDO Approval(s).** List the case number of any development order or development standards exemptions that have been approved or filed on the property. **[10-153(4)]**  
N/A
17. **Commercial Building Design.** Is the proposed development within a commercial zoning district? **[10-600]**  
 **YES** – If **YES**, Commercial Architectural Design Standards apply (see LDC Section 10-600)  
 **NO** – If **NO**, application items #18 and 19 do not apply.
18. **Commercial Architectural Design Applicability:** Which category best describes the proposed development? If the answer is anything other than "None of the above," then Commercial Architectural Compliance is required (see architectural review requirements in LDC Section 10-600, et al.). **[10-602]**  
 New Building  
 Building Addition (>50% of sq ft of existing building)  
 Renovation (>50% of sq ft of existing building)  
 Redevelopment (>50% of sq ft of existing building)  
 Discontinuance (use of building was discontinued for one year or more)  
 None of the above (If none of the above, application item #20 does not apply)
19. **Architectural Design Style:** Indicate the architectural design style proposed for this project. {Note: If the proposed development is within an individual Planning Community/Community Plan area (see application item #7), then refer to the specific Architectural style requirements outlined in LDC Chapter 33.}  
 Mediterranean  
 Old Florida  
 Modern International  
 Main Street  
 Key West  
 Colonial  
 Contemporary  
 Caribbean  
 Spanish  
 Vernacular  
 Florida Vernacular  
 Other N/A

## SUBMITTAL REQUIREMENTS

*Clearly label all submittal documents with the document name indicated below.*

**One copy of all submittal items may be submitted electronically through [ePlan](#) or at the Permitting Lobby unless otherwise noted.**

### SUBMITTAL ITEMS

Completed application [10-153]

Filing Fee - [10-108(a)]

### PLAN SETS

Existing Conditions Drawings [10-154(6)]

Area Location Map [10-154(6)(a)]

Site Plan [10-154(7)]

Utility Plans [10-154(6)(h); 10-154(7)(j)]

Drainage Plans [10-154(7)(k)]

Landscaping Plans [10-154(7)(l)]

FLUCCS Map [10-154(6)(f)] (if applicable - required if DO is a large project)

Exterior Lighting Plan [10-154(8)] (if applicable – required if exterior lighting is to be provided)

Architectural Elevations [10-604] (if applicable)

### ADDITIONAL SUBMITTAL ITEMS

Affidavit of Authorization [10-153(1)] *Prior to DO approval, one signed & notarized original must be submitted*

Professional Consultants Information [10-153(2)(f)]

Legal description and sealed sketch of legal description or copy of plat [10-154(1)] (if applicable)

Boundary Survey or plat [10-154(3)] (if applicable)

Title Certification [10-154(2)] (if applicable)

List of STRAP Numbers (if additional sheet is required) [10-153(3)a]

Community Meeting Notes [Chapter 33] (if applicable)

Stormwater Pollution Prevention Plan (SWP3) [14-477]

Traffic Impact Statement [10-154(10)]

Protected Species Survey [10-154(14)] (if applicable)

Protected Species Management Plan [10-154(15)] (if applicable)

Certificate to Dig [10-154(16)] (if applicable)

Historical Impact Assessment [10-154(17)] (if applicable)

Exotic Vegetation Removal Plan [10-154(18)] (if applicable)

Hazardous Materials Plan [10-154(12)] (if applicable – private port facilities only)

Port Facility Permits (i.e. Tall Structures Permit) [10-154(13)] (if applicable)

Fire Protection Plan [10-154(20)] (if applicable)

Emergency Preparedness Plan [10-154(21)] (if applicable)

State/Federal Permit Applications [10-154(22)] (if applicable)

Operation & Maintenance Covenants [10-154(23)] (if applicable)

Assignment of Maintenance [10-154(24)] (if applicable)

Cost Opinion [10-154(25)] (if applicable)

Surety/Cash Bond [10-154(26)] (if applicable)

Lee Plan Consistency [10-154(27)]

Drainage Discharge Agreement [10-154(28)] (if applicable)

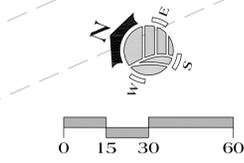
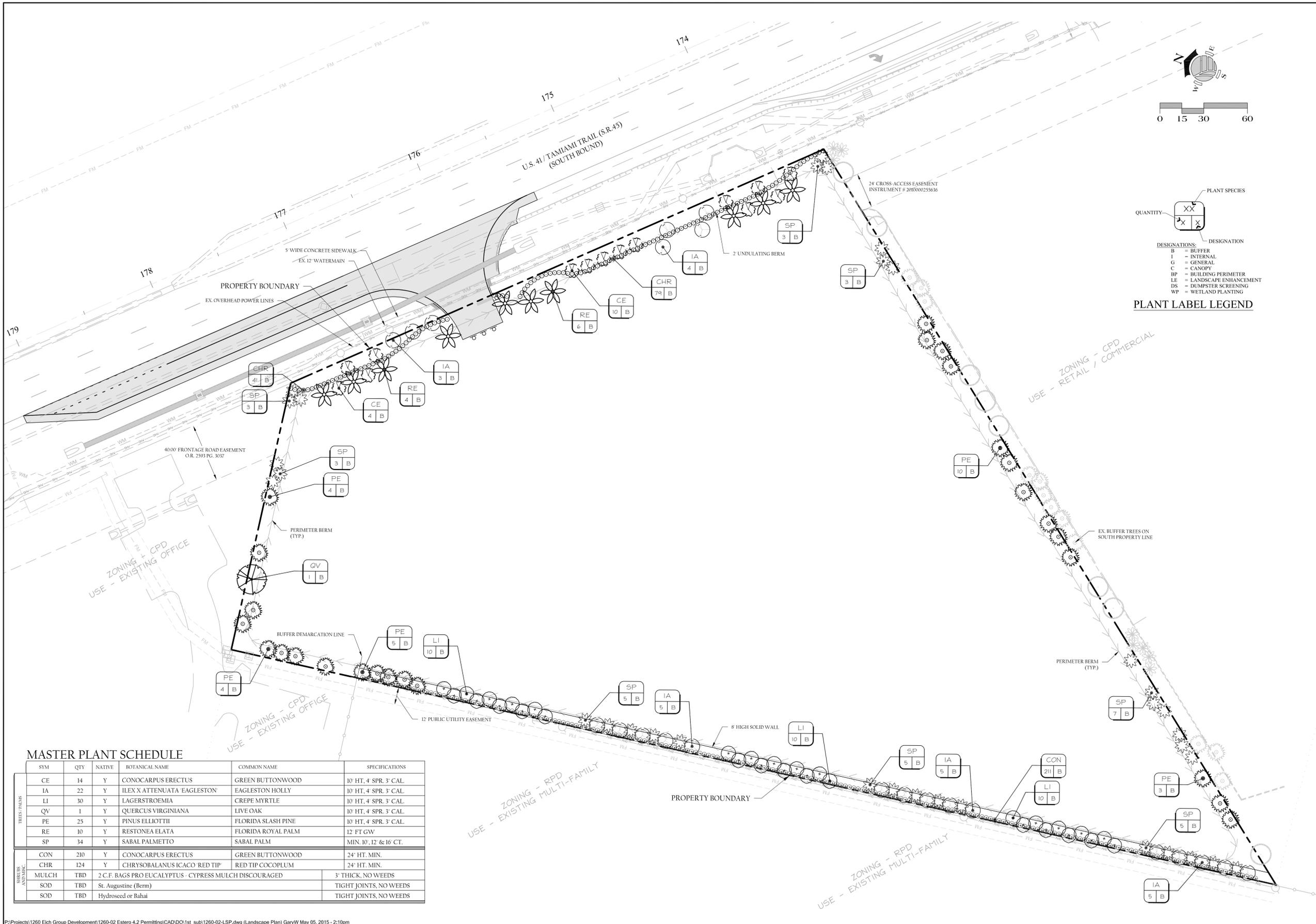
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NO.	DATE	DESCRIPTION

DATE:	5-1-15
PROJECT NO.:	1260-02
FILE NO.:	1260-02-LSP.dwg
SCALE:	AS SHOWN

LANDSCAPE  
 PLAN

LA-01



**PLANT LABEL LEGEND**

DESIGNATION:  
 B = BUFFER  
 I = INTERNAL  
 C = GENERAL  
 G = CANOPY  
 BP = BUILDING PERIMETER  
 LE = LANDSCAPE ENHANCEMENT  
 DS = DUMPSTER SCREENING  
 WP = WETLAND PLANTING

QUANTITY: XX  
 X X  
 X X

DESIGNATION: [Symbol]

**MASTER PLANT SCHEDULE**

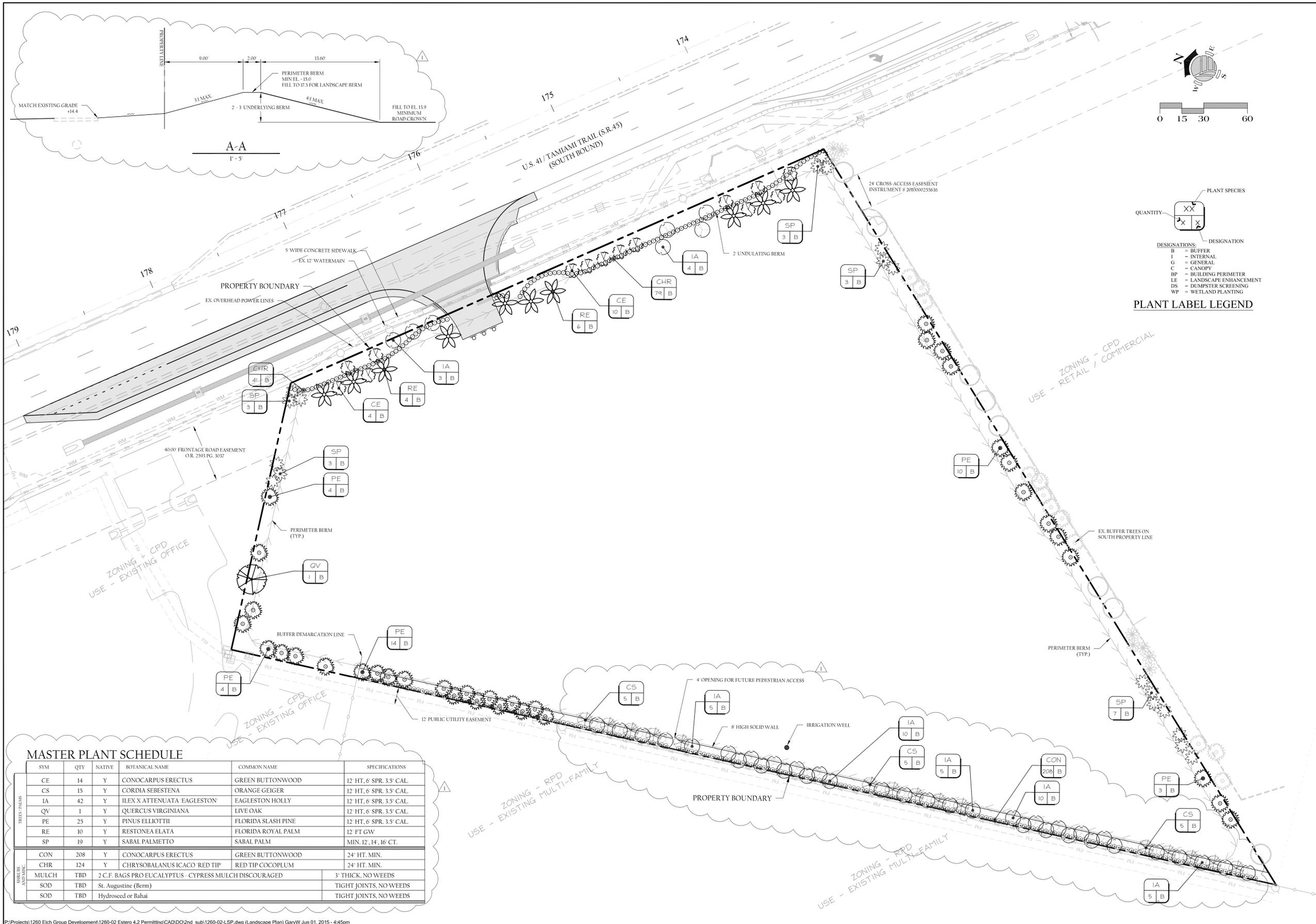
SYM	QTY	NATIVE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
CE	14	Y	CONOCARPUS ERECTUS	GREEN BUTTWOOD	10' HT, 4' SPR, 3' CAL.
IA	22	Y	ILEX X ATTENUATA EAGLESTON	EAGLESTON HOLLY	10' HT, 4' SPR, 3' CAL.
LI	30	Y	LAGERSTROEMIA	CREPE MYRTLE	10' HT, 4' SPR, 3' CAL.
QV	1	Y	QUERCUS VIRGINIANA	LIVE OAK	10' HT, 4' SPR, 3' CAL.
PE	25	Y	PINUS ELLIOTTII	FLORIDA SLASH PINE	10' HT, 4' SPR, 3' CAL.
RE	10	Y	RESTONEA ELATA	FLORIDA ROYAL PALM	12' FT GW
SP	34	Y	SABAL PALMETTO	SABAL PALM	MIN. 10', 12' & 16' CT.
CON	210	Y	CONOCARPUS ERECTUS	GREEN BUTTWOOD	24' HT. MIN.
CHR	124	Y	CHRYSOBALANUS ICACO RED TIP	RED TIP COCOPLUM	24' HT. MIN.
MULCH	TBD		2 C.F. BAGS PRO EUCALYPTUS - CYPRESS MULCH DISCOURAGED		3" THICK, NO WEEDS
SOD	TBD		St. Augustine (Berm)		TIGHT JOINTS, NO WEEDS
SOD	TBD		Hydroseed or Bahai		TIGHT JOINTS, NO WEEDS

REVISIONS		DATE
NO.	DESCRIPTION <td>DATE</td>	DATE
R1	PER COUNTY COMMENTS DATED 5/27/15	5/29/15
R2		
R3		
R4		
R5		
R6		

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LANDSCAPE PLAN

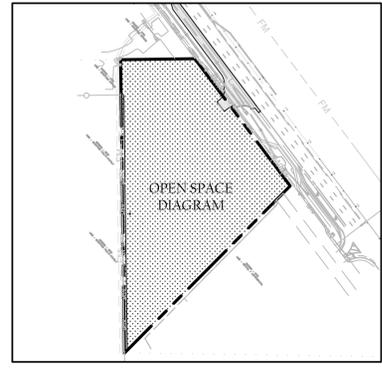
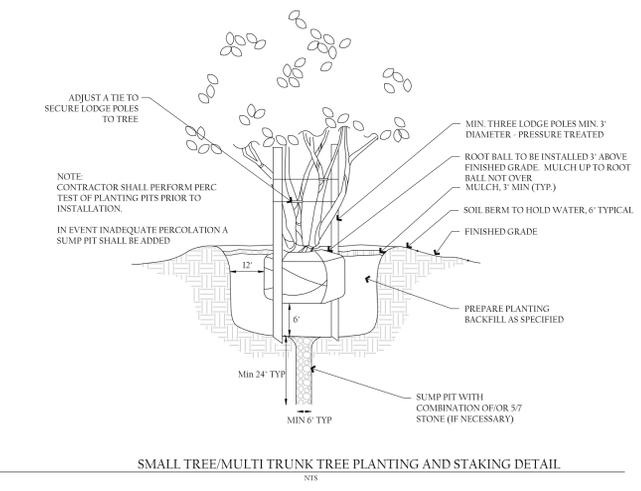
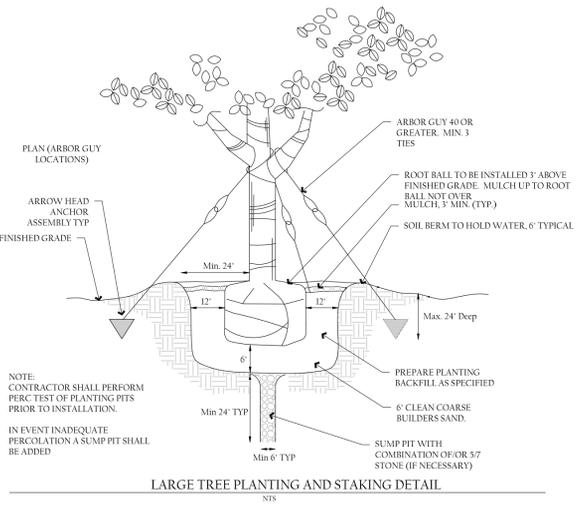
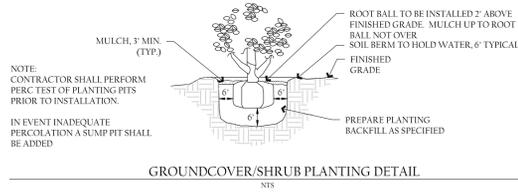
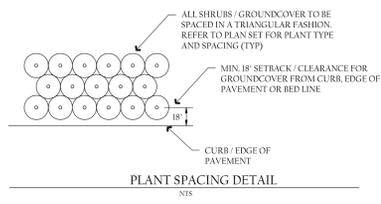
LA-01



**MASTER PLANT SCHEDULE**

SYM	QTY	NATIVE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
CE	14	Y	CONOCARPUS ERECTUS	GREEN BUTTWOOD	12' HT, 6' SPR, 3.5' CAL.
CS	15	Y	CORDIA SEBESTENA	ORANGE GEIGER	12' HT, 6' SPR, 3.5' CAL.
IA	42	Y	ILEX X ATTENUATA EAGLESTON	EAGLESTON HOLLY	12' HT, 6' SPR, 3.5' CAL.
QV	1	Y	QUERCUS VIRGINIANA	LIVE OAK	12' HT, 6' SPR, 3.5' CAL.
PE	25	Y	PINUS ELLIOTTII	FLORIDA SLASH PINE	12' HT, 6' SPR, 3.5' CAL.
RE	10	Y	RESTONEA ELATA	FLORIDA ROYAL PALM	12' FT GW
SP	19	Y	SABAL PALMETTO	SABAL PALM	MIN. 12', 14', 16' CT.
CON	208	Y	CONOCARPUS ERECTUS	GREEN BUTTWOOD	24' HT. MIN.
CHR	124	Y	CHRYSOBALANUS ICACO RED TIP	RED TIP COCOPLUM	24' HT. MIN.
MULCH	TBD		2 C.F. BAGS PRO EUCALYPTUS - CYPRESS MULCH DISCOURAGED		3" THICK, NO WEEDS
SOD	TBD		St. Augustine (Berm)		TIGHT JOINTS, NO WEEDS
SOD	TBD		Hydroseed or Bahai		TIGHT JOINTS, NO WEEDS

P:\Projects\1260 Eich Group Development\1260-02 Estero 4.2 Permitting\CADD\2nd\_sub\1260-02-LSP.dwg (Landscape Plan) GaryW Jun 01, 2015 - 4:45pm



**LEE COUNTY DEVELOPMENT ORDER LANDSCAPING CALCULATIONS:**

**1. OPEN SPACE CALCULATIONS:**  
 Per Section 33-1522  
 Required: 4.24 ac. x 35% = 1.48 AC.  
 Provided: = ±4.22 AC. (99%)

**2. SITE LANDSCAPING BUFFER REQUIREMENTS:**  
 Per Section 33-351 & Administrative Amendment 2014-00178

Adjacent Use / zoning	Buffer req'd
North Existing Commercial	Type A
East U.S. 41 / Tamiami Trail	Type E
South Existing Commercial	Type A
West Existing Commercial	Type A
West Existing RPD	Type C

Buffer landscaping required: NORTH Property Line (± 190 linear feet)  
 5' in width required.  
 4 trees per 100 l.f. = 1.9 x 4 = 8 Trees required  
**8 TREES PROVIDED**

Buffer landscaping required: EAST Property Line (± 364 linear feet)  
 30' in width with a 2'-3' berm required.  
 10 trees per 100 l.f. = 3.6 x 10 = 36 Trees required  
 30 shrubs per 100 l.f. = 3.6 x 30 = 108 Shrubs required  
**30' WIDTH PROVIDED**  
**2'-3' BERM PROVIDED**  
**36 TREES PROVIDED**  
**108 SHRUBS PROVIDED**

Buffer landscaping required: SOUTH Property Line (± 566 linear feet)  
 5' in width required.  
 4 trees per 100 l.f. = 5.7 x 4 = 23 Trees required  
**5' WIDTH PROVIDED**  
**23 TREES PROVIDED**

Buffer landscaping required: WEST Property Line (± 84 linear feet)  
 5' in width required.  
 4 trees per 100 l.f. = .84 x 4 = 4 Trees required  
**5' WIDTH PROVIDED**  
**4 TREES PROVIDED**

Buffer landscaping required: WEST Property Line (± 639 linear feet)  
 15' in width required.  
 10 trees per 100 l.f. = 6.4 x 10 = 64 Trees required  
 30 shrubs per 100 l.f. = 6.4 x 30 = 192 Shrubs required  
**15' WIDTH PROVIDED**  
**8' WALL required**  
**64 TREES PROVIDED**  
**192 SHRUBS PROVIDED**  
**8' WALL PROVIDED**

**3. GENERAL SITE LANDSCAPING REQUIREMENTS:**  
 Per Section 10-416(a)(5), 1 tree per 3,500 sq. ft. of development area  
 General landscaping required:  
 184,764 s.f. / 3,500 s.f. = 53 trees required\*  
 \* Due to the nature of the project all general trees will be designed in future phases.

**4. INTERNAL LANDSCAPING (CANOPY) REQUIREMENTS:**  
 Per Section 10-416(c)(2)(a), 1 tree per 250 sq. ft. of required internal landscaping area.  
 Site impervious surface area times 10% equals internal landscaping area required.  
 Internal landscaping (canopy) required:  
 N/A

**5. BUILDING PERIMETER LANDSCAPING REQUIREMENTS:**  
 Per Section 10-416(b), ten (10) percent of the proposed building gross ground floor area must be designated as landscaped areas.  
 Building Perimeter landscaping required:  
 N/A

**6. STORMWATER PONDS:**  
 Per Section 10-418, 25% of total linear footage of lake at control shall be planted with herbaceous wetland plants. For deep lakes one tree per 100' of shoreline is required.  
 N/A

**7. TOTAL LANDSCAPING REQUIREMENTS (THIS PHASE):**

Site landscaping totals required:	
Trees	135 Trees (75% native required = 102)
Shrubs	300 Shrubs (50% native required = 150)
Internal Landscaping	N/A
Building Perimeter Landscaping	N/A
Site landscaping totals provided:	
Trees	135 Trees (135 native provided)
Shrubs	300 Shrubs (300 native provided)
Internal Landscaping	N/A
Building Perimeter Landscaping	N/A

- Lee County General Landscape Notes:**
- Quality requirements - Plant materials used to meet the requirements of the LDC must meet the standards of Florida No. #1 or better as set out in Grades and Standards for Nursery Plants, Parts I and II, Department of Agriculture, State of Florida (as amended).
  - Native Varieties - At least 75 percent of the trees and 50 percent of the shrubs used to fulfill the LDC landscape requirements must be native Florida species.
  - Trees and Palms - For code required trees, 100 percent of the trees at the time of installation must be a minimum of 10 feet in height, have a two-inch caliper (at 12 inches above the ground) and a four-foot spread. Palms must have a minimum of ten feet of clear trunk at planting.
  - Shrubs and Hedges - Shrubs must be a minimum of 24 inches (48 inches for type F buffers) in height, above the on-site adjacent pavement surface required to be buffered and/or screened, when measured at the time of planting. They must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches (60 inches on type F buffers) in height within 12 months of the time of planting and maintained in perpetuity at a height of no less than 36 inches (60 inches for type F buffers) above the adjacent pavement required to be buffered and/or screened, except for visibility at intersections and where pedestrian access is provided. Required hedges must be planted in double staggered rows and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.
  - Mulch requirements - A three-inch minimum layer, after watering-in, of mulch or other recycled materials must be placed and maintained around all newly installed trees, shrubs and groundcover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. The use of cypress mulch is strongly discouraged.
  - Guying and Staking - Where trees are larger than eight (8) feet, guys and stays are to be provided and installed as shown in the attached tree staking details.
  - Landscape in Easements - Any trees and palms planted will not be counted towards landscape requirements of the LDC.
  - Overhead and Underground Utilities - All landscape material conflicts with overhead and/or underground utilities will be resolved prior to the issuance of a certificate of compliance.

- General Irrigation Notes:**
- Set drain and check valves as appropriate per manufacturer's recommendations.
  - Group (when practical) and locate valves boxes and controllers in an unobtrusive / accessible locations approved by Landscape Architect.
  - Head spacing, working pressure, and pipe sizes shall be in accordance with manufacturer's recommendations.
  - Use bubblers, drip, rotors, and spray heads when appropriate. Heads shall be installed to provide 100% head-to-head coverage to all landscaped areas. A moisture or rain sensor shall be installed per manufacturer's recommendations.
  - Heads shall be installed to minimize overspray to all impervious areas including: Sidewalks, roads, drives and other vehicle use areas. No overspray on walls, columns or other vertical architectural features shall be allowed.
  - All littoral planting areas, if irrigated, shall have independent zones to ensure the flexibility of reducing irrigation applications during extended periods of rainfall. Customization of the watering scheduling shall include daily, weekly, and monthly options.
  - Turfgrass areas and planting beds shall have separate zones and run independently from one another when practical.
  - Shop drawings of irrigation system must be submitted to the landscape architect of record for approval prior to installation.
  - 'As Built' drawings of irrigation system must be provided to the landscape architect of record upon complete installation.
  - Irrigation connection - Master Irrigation System within development.

- Exotic Vegetation Removal Plan:**  
 The following exotic species of plants as listed in the Florida exotic pest plant council's most current invasive plant list shall be removed and maintained from open spaces in perpetuity.
- Acacia Auriculiformis (Earleaf Acacia)
  - Albizia lebbek (Woman's Tongue)
  - Bischofia javanica (Bishopwood)
  - All Casuarina species (Australian pines)
  - Cupaniopsis anacardioides (Carrotwood)
  - Dalbergia sissoo (Rosewood)
  - Dioscorea alata (Air Potato)
  - Eucalyptus camaldulensis (Murray Red Gum)
  - Ficus spp. (Weeping fig)
  - Ficus microcarpa (Cuban Laurel Fig)
  - Lygodium japonicum (Japanese Climbing Fern)
  - Lygodium microphyllum (Old World Climbing Fern)
  - Melaleuca quinquenervia (Melaleuca, Paper Tree)
  - Rhodomyrtus tomentosa (Downy Rose Myrtle)
  - Sapling sebiferum (Chinese Tallow)
  - Schinus terebinthifolius (Brazilian Pepper, Florida Holly)
  - Solanum vilarum (Tropical Soda Apple)
  - Syzygium cumini (Java Plum)
  - Syzygium jambos (Rose Apple)
  - Thespesia populnea (Cork Tree)
  - Wedelia trilobata (Wedelia)



Eich Properties of  
 Estero, LLC  
 203 East Pitt Street  
 Ste. 105  
 Bedford, PA 15522

ESTERO 4.2  
 LEE COUNTY, FLORIDA

JONATHAN L. ROMINE  
 RLA NO. LA 66688H

NO.	REVISIONS DESCRIPTION	DATE
1	PER COUNTY COMMENTS DATED 5-27-15	5-29-15
2		
3		
4		
5		
6		

DATE: 5-1-15  
 PROJECT NO.: 1260-02  
 FILE NO.: 1260-02-LSP.dwg  
 SCALE: AS SHOWN

LANDSCAPE  
 DETAILS

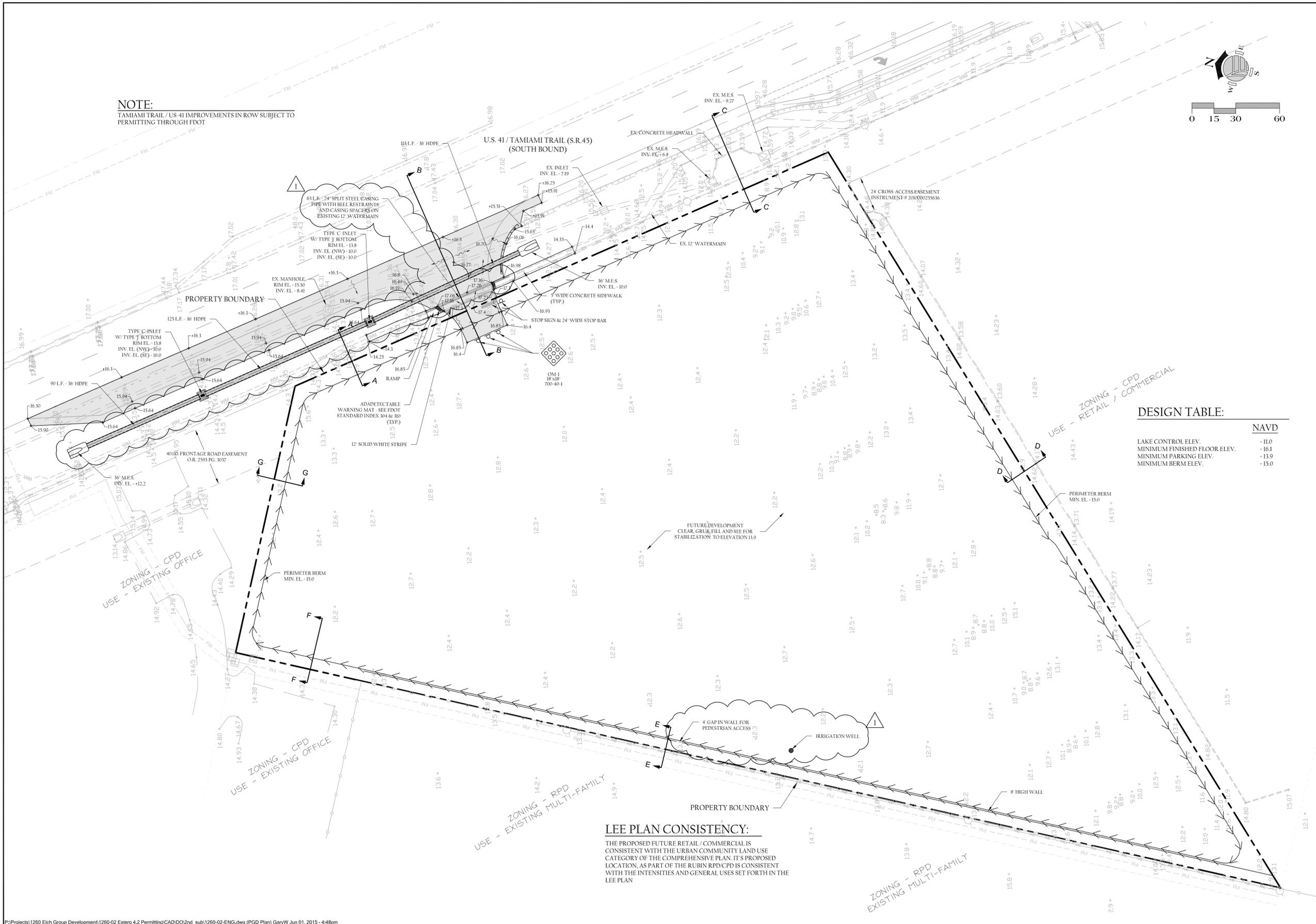
LA-02

REVISIONS		DATE
NO.	DESCRIPTION	
1	PER COUNTY COMMENTS DATED 3.27.15	5-29-15

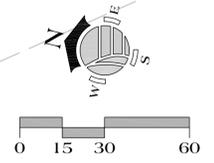
DATE:	5-1-15
PROJECT NO.:	1260-02
FILE NO.:	1260-02-PGD.dwg
SCALE:	AS SHOWN

**ENGINEERING PLAN**

**C-06**



**NOTE:**  
 TAMIAMI TRAIL / US-41 IMPROVEMENTS IN ROW SUBJECT TO PERMITTING THROUGH FDOT

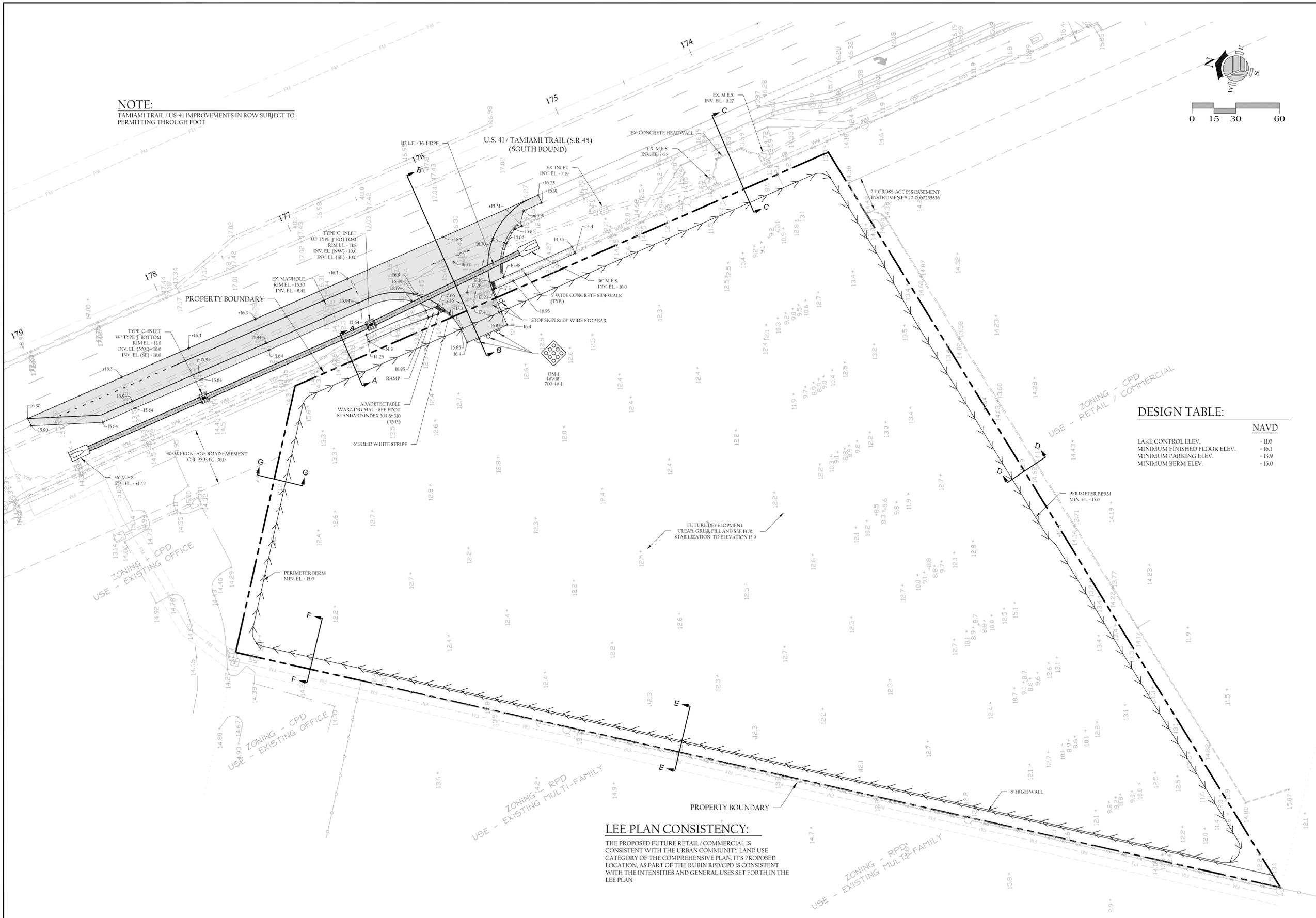
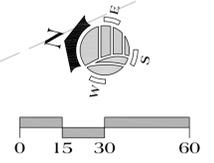


**DESIGN TABLE:**

	NAVD
LAKE CONTROL ELEV.	-11.0
MINIMUM FINISHED FLOOR ELEV.	-16.1
MINIMUM PARKING ELEV.	-13.9
MINIMUM BERM ELEV.	-15.0

**LEE PLAN CONSISTENCY:**  
 THE PROPOSED FUTURE RETAIL / COMMERCIAL IS CONSISTENT WITH THE URBAN COMMUNITY LAND USE CATEGORY OF THE COMPREHENSIVE PLAN. ITS PROPOSED LOCATION, AS PART OF THE RUBIN RPD/CPD IS CONSISTENT WITH THE INTENSITIES AND GENERAL USES SET FORTH IN THE LEE PLAN

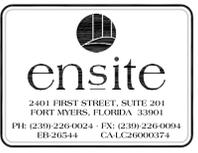
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Eich Properties of  
Estero, LLC  
203 East Pitt Street  
Stc. 105  
Bedford, PA 15522

ESTERO 4.2  
LEE COUNTY, FLORIDA

JASINE TOMASSETT  
FL License No. 66283

**REVISIONS**

NO.	DATE	DESCRIPTION
R1		
R2		
R3		
R4		
R5		
R6		

DATE: 5-1-15  
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PAVING,  
GRADING &  
DRAINAGE  
PLAN

C-06