VILLAGE OF ESTERO
ZONING
STAFF REPORT

CASE TYPE: ADMINISTRATIVE AMENDMENT
CASE NUMBER: ADD2015-E003
CASE NAME: COCONUT RETAIL CENTER
PLANNING & ZONING BOARD DATE: DECEMBER 15, 2015

REQUEST AND STAFF RECOMMENDATION

The applicant is requesting three (3) deviations that include a monument sign setback reduction, 10% parking reduction and a parking stall depth reduction at the Coconut Retail Center (Tract D) located on the corner of Bulb Lane and US 41. For the reasons outlined in this report, staff recommends approval with conditions for a monument sign setback request, parking reduction and parking stall depth reduction.

APPLICATION SUMMARY

Applicant: BW 41Bulb, LLC

Request: There are 3 deviations requested - one for monument sign setback, one for an 8 space parking reduction and one for a parking stall depth reduction.

- Deviation for a reduced setback for a monument sign of ten feet (10') rather than the required fifteen feet (15') defined by Land Development Code (LDC) Section 33-385 (a) (3).

- Deviation for a non-residential parking requirement reduction of 10% to allow 73 parking spaces rather than 81 parking spaces as defined by LDC Section 34-2020 (c).

- Deviation for reduced parking stall depth of sixteen feet (16') rather than the required eighteen (18') as defined by LDC 34-2016 (1) (b).

Location: The property is located at 22900 Lyden Drive. The applicant indicates the STRAP number is 04-47-25-E3-5100D.0000.

PUBLIC INFORMATION MEETING

A Public information meeting was held at the Planning and Zoning Board on September 22, 2015. A Public Information Meeting was held at the Design Review Board on September 23, 2015. The Design Review Board approved the site plan at its October 28, 2015 public hearing.

PROJECT HISTORY

The property is identified as Tract D (See Attachment B) within a 13.47 acre property (known as Coconut Trace). It was first re-zoned from Agricultural (AG-2) to Commercial Planned Development (CPD) on March 20, 2000 (Zoning Resolution Z-00-010). The zoning for tracts A through F permit an overall gross floor area of 130,500 sf with no more than 30,000 sf devoted to

uses that meet the Lee Plan Commercial Site Location Standards. The maximum permitted building height for these tracts is 45 feet. The site is currently vacant and the Development Order for the site is DOS2015-00089.

STAFF ANALYSIS

The applicant is proposing a retail use on the 1.34 acre site. The following deviations are requested and include the reduction of the monument sign setback located on the southbound and westerly side of US 41, reduction of the parking requirement by 10% and reduction of the parking stall depth.

Monument Sign Setback Request:

The applicant requested a deviation from LDC Section 33-385 (a) (3). This section requires a monument sign setback of 15 feet whereas the applicant has requested a 10 foot setback. The applicant had indicated that the minutes from previous Design Review Board (DRB) public meetings expressed preference for monument signs to be located close to the property line to ensure visibility from landscaping features. The DRB expressed no objection to this request.

Staff believes the proposed setback of ten feet (10') rather than 15 feet required by the LDC will not impact surrounding properties, pedestrian access or vehicular traffic. The monument sign complies with all other aspects for the requirements of LDC sections 30 and 33 as approved by the DRB. Staff does not object to granting of the deviation.

Parking Reduction

LDC Section 34-2020 allows a maximum reduction of 10% for parking spaces, when an applicant complies with one or more of the conditions listed in LDC Section 34-2020 (c) (1 through 7). A total of 81 parking spaces are required and the applicant provides 73 parking spaces. The proposed plan shows pedestrian and bicycle access and proper access is provided for all pedestrian/bicycle traffic from US 41 and satisfies the condition listed per LDC Section 34-2020 (c) (3). Bike lanes adjacent to the subject site are depicted on Comprehensive Plan Map 3D-2 which satisfies the condition listed per LDC Section 34-2020 (c) (3). A transit stop is also located within 500 feet of the site and in front of the Autumn Leaves Memory Care Facility. Staff believes the applicant has met three of the requirements listed per LDC Section 34-2020 (c) (3) and does not object to the granting of the deviation.

Parking Stall Depth Reduction:

The applicant requested a deviation from Section 34-2016 (1) (b) of the LDC. This section of the LDC requires a 90 degree parking stall depth of 18 feet whereas the applicant proposes 16 feet. The DRB requested the applicant to provide additional landscape planters between the parking area and buildings. As per the DRB's request, the applicant proposes to preserve the existing western buffer landscaping and shade trees. In order to comply with the DRB's request, the applicant proposes to reduce the parking stall depth to 16 feet along the western perimeter of the parking area. A total of 16 parking spaces will be impacted by this request. Staff believes a parking stall depth reduction from 18 feet to 16 feet will not impair vehicles from safely entering and exiting the parking area and does not object to the granting of the deviation.

RECOMMENDATION

Staff recommends the approval of the monument sign setback distance of 10 feet rather than 15 feet required by the LDC Section 33-385 (a) (3), a parking lot requirement reduction of 10% which satisfies the condition listed per LDC Section 34-2020 (c) (3), and a parking stall depth of 16 feet rather than 18 feet required by LDC Section 34-2016 for sixteen (16) parking spaces as depicted on the Site Plan Sheet C-5. If the Planning and Zoning Board wishes to approve the request, staff recommends the conditions in the attached draft Resolution.

ATTACHMENTS

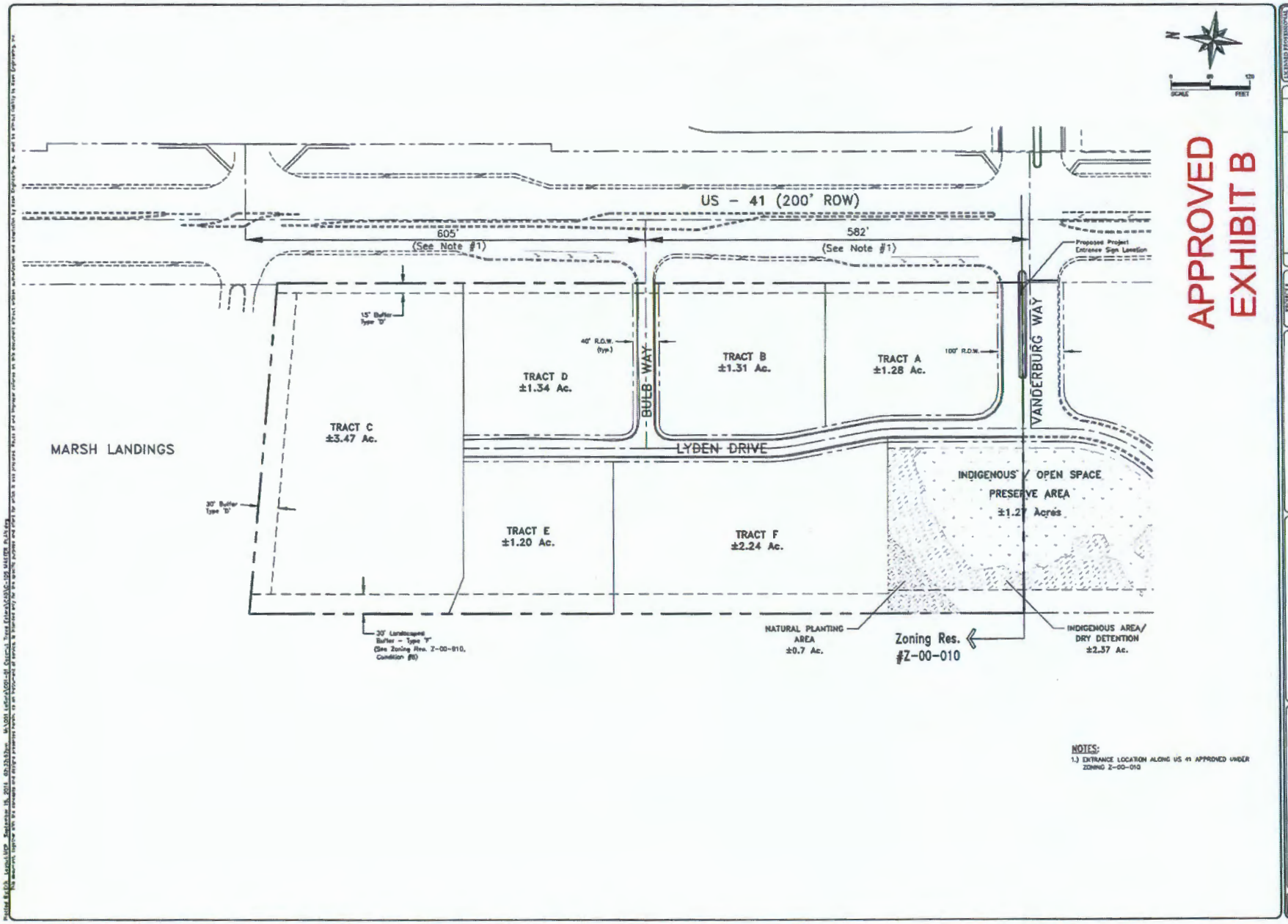
A. Legal Description
B. Master Concept Plan
C. Site Layout (Sheet C-5)
D. Planting Plan

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF OUTPARCEL C-D AND A PORTION OF OUTPARCEL E, BLOCK "A", COCONUT TRACE, A SUBDIVISION, LOCATED IN SECTION 09, RANGE 47 EAST, TOWNSHIP 25 SOUTH, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED AS INSTRUMENT NUMBER 2006000423660, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

STRAP NO
04-47-25-35-0000A.00C0
04-47-25-35-0000A.00E0



ADD2014-00138 Lee County ePlan

SITE DATA:

PARCEL ID / STRAP NUMBER	04-47-25-E3-[illegible]
SITE ADDRESS	NORTHEAST CORNER OF LYDEN DRIVE & BULB LANE ESTERO, FL 33928
TOTAL SITE AREA	[illegible] SF (1.34 AC)
EXISTING BUILDING AREA	0 SF
EXISTING VUA	0 SF
EXISTING GREEN SPACE	58,232 SF (1.34 AC)
EXISTING IMPERVIOUS AREA	2,345 SF (0.05 AC)
PROPOSED BUILDING AREA	11,610 SF (0.27 AC)
PROPOSED VUA	23,376 SF (0.53 AC)
PROPOSED GREEN SPACE	25,257 SF (0.58 AC) - 46.3%
PROPOSED IMPERVIOUS AREA	30,323 SF (0.69 AC) - 57.5%
OPEN WATER	0 SF
REQUIRED PARKING SPACES	RESTAURANT: 4,729 S.F. / 125 SPACES / 1,000 S.F. = 59 SPACES RETAIL: 7,467 S.F. / 1 SPACE / 250 S.F. = 30 SPACES
TOTAL	89 SPACES (PARKING VARIANCE WILL BE SUBMITTED TO REDUCE TOTAL NUMBER OF STALLS BY 18%, REDUCING REQUIRED SPACES TO 73)
PROVIDED TYPICAL PARKING SPACES	70 SPACES
PROVIDED ADA SPACES	3 SPACES
TOTAL PROVIDED PARKING SPACES	73 SPACES
REQUIRED BICYCLE PARKING	(5% OF REQUIRED PARKING) = 4 SPACES
PROVIDED BICYCLE PARKING	6 SPACES
TYPICAL PARKING STALL SIZE	9' X 18' (12' X 18' ADA)
JURISDICTION	LEE COUNTY
EXISTING ZONING	CPD - COMMERCIAL PLANNED
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
BUILDING SETBACK REQUIREMENTS	
NORTH	15 FT
EAST (US 41)	25 FT
SOUTH (BULB LANE)	15 FT
WEST (LYDEN DRIVE)	25 FT
LANDSCAPE BUFFER REQUIREMENTS	
NORTH	5 FT
EAST (US 41)	15 FT
SOUTH (BULB LANE)	5 FT
WEST (LYDEN DRIVE)	15 FT
REQUIRED FOUNDATION LANDSCAPING	10% OF GROSS BUILDING AREA = (0.10 X 12,183 SF) = 1,217 SF
PROPOSED FOUNDATION LANDSCAPING	1,739 SF
REQUIRED INTERIOR LANDSCAPING	2,439 SF
PROVIDED INTERIOR LANDSCAPING	2,945 SF
MAXIMUM BUILDING HEIGHT	35 FEET
PROPOSED BUILDING HEIGHT	30.5 FEET

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED (NC INDICATES DIMENSION IS TO BACK OF CURB).
2. ALL RADII DIMENSIONS ARE 5' TO FACE OF CURB UNLESS OTHERWISE NOTED
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION.
4. THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120124, PANEL NUMBER [illegible], EFFECTIVE DATE 8-28-2008.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY

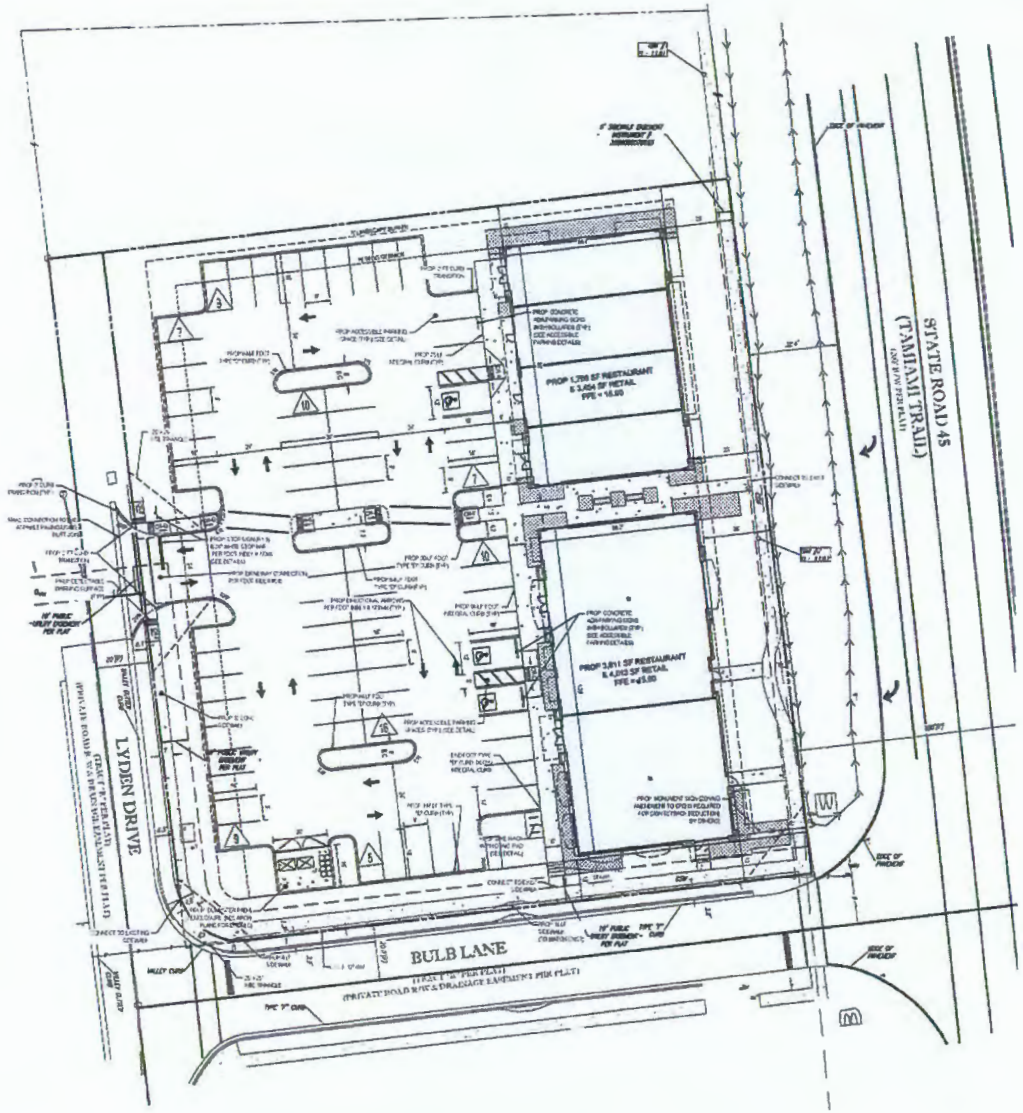
ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MINIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE R/W OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST

SOLID WASTE DISPOSAL:

BUILDING 10-001 - 25,000 SF

REQUIRED	129 SF (GARBAGE COLLECTION)
REQUIRED	34 SF (RECYCLABLE COLLECTION)
PROVIDED	300 SF



LEGEND:

- EXIST PROPERTY LINE
- EXIST EASEMENT LINE
- PROP EASEMENT/SETBACK LINE
- PROP BUILDING SETBACK
- PROP BUILDING
- PROP CONCRETE PAVEMENT
- PROP PARKING PAVEMENT/LANDSCAPING
- PROP PARKING SPACE COUNT
- PROP CURB/CURB RAMP
- PROP CURB RAMP WITH DETECTABLE WARNING

BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY

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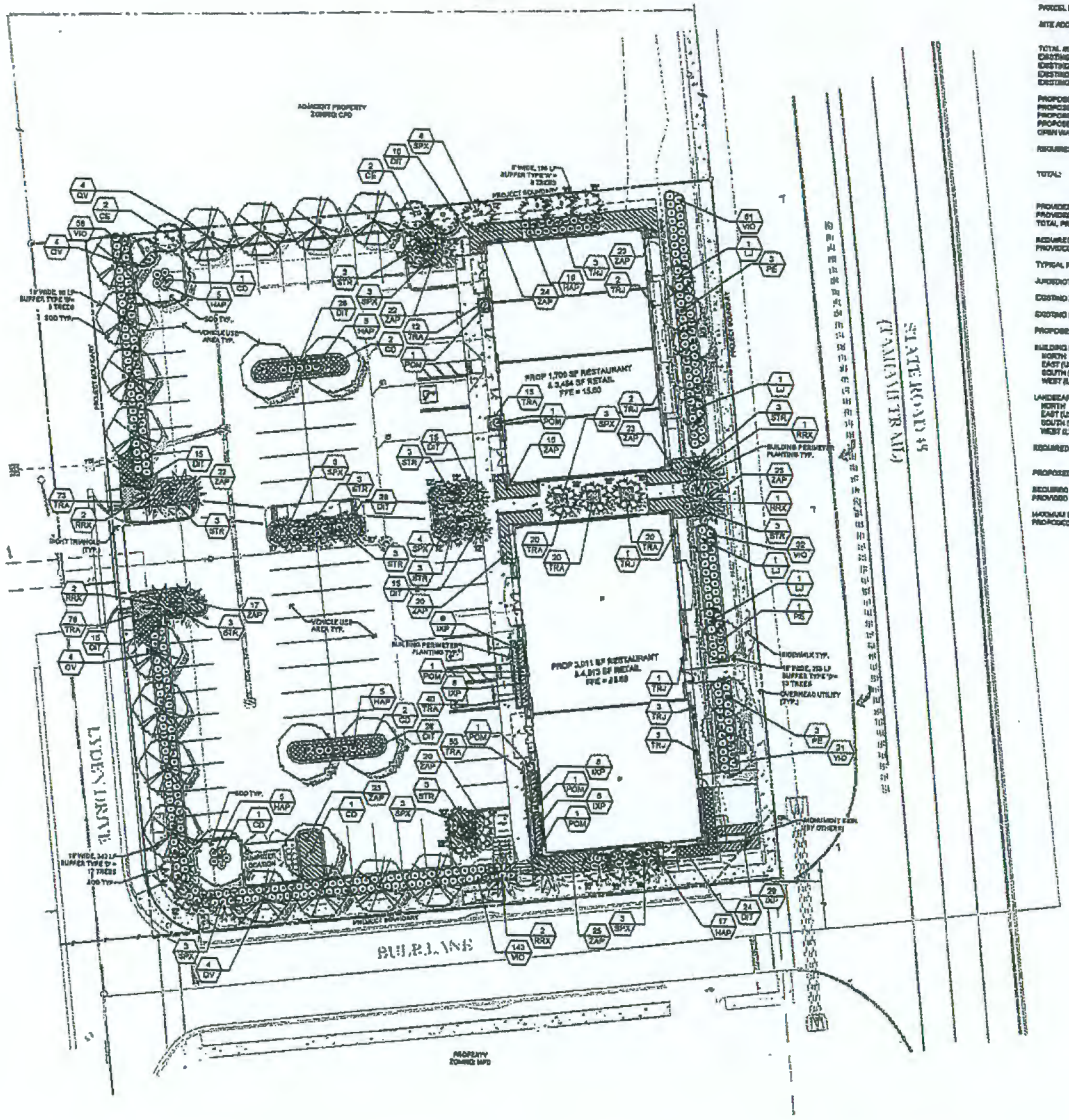
PROJECT SITE CONSTRUCTION DRAWINGS FOR BRIGHTWORK REAL ESTATE

LOCATION OF SITE: NWC OF US 41 & BULB LANE ESTERO, FL

BOHLER ENGINEERING
3820 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone (813) 633-4100
Fax (813) 972-9151
FLORIDA BUSINESS CERT OF AUTH No. 30767

SHEET TITLE: SITE LAYOUT PLAN

SHEET NUMBER: C-5



SITE DATA:

PARCEL ID / STRAP NUMBER	04-47-24-E3-03BBA.0020
SITE ADDRESS	NORTHEAST CORNER OF LYDIA DRIVE & BULB LANE ESTERO, FL 33928
TOTAL SITE AREA	69,996 SF (1.24 AC)
EXISTING BUILDING AREA	0 SF
EXISTING VUA	0 SF
EXISTING GREEN SPACE	69,993 SF (1.29 AC)
EXISTING IMPERVIOUS AREA	3,348 SF (0.08 AC)
PROPOSED BUILDING AREA	11,416 SF (0.27 AC)
PROPOSED VUA	23,374 SF (0.54 AC)
PROPOSED GREEN SPACE	35,267 SF (0.80 AC) = 50.9%
PROPOSED IMPERVIOUS AREA	35,223 SF (0.80 AC) = 50.6%
GREY WATER	0 SF
REQUIRED PARKING SPACES	RESTAURANT: 4,778 S.F. (32.5 SPACES / 1,000 S.F.) = 56 SPACES RETAIL: 7,487 S.F. (1 SPACE / 300 S.F.) = 22 SPACES
TOTAL:	81 SPACES (PARKING VARIANCE WILL BE SUBMITTED TO REDUCE TOTAL NUMBER OF STALLS BY 10%, REDUCING REQUIRED SPACES TO 72)
PROVIDED TYPICAL PARKING SPACES	70 SPACES
PROVIDED ADA SPACES	3 SPACES
TOTAL PROVIDED PARKING SPACES	73 SPACES
REQUIRED BICYCLE PARKING	5% OF REQUIRED PARKING = 4 SPACES
PROVIDED BICYCLE PARKING	8 SPACES
TYPICAL PARKING STALL SIZE	9' X 18' (17' X 18' ADA)
JURISDICTION	LEE COUNTY
EXISTING ZONING	CPD - COMMERCIAL PLANNED
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
BUILDING SETBACK REQUIREMENTS	
NORTH	15 FT
EAST (US 41)	25 FT
SOUTH (BULB LANE)	15 FT
WEST (LYDIA DRIVE)	25 FT
LANDSCAPE BUFFER REQUIREMENTS	
NORTH	5 FT
EAST (US 41)	15 FT
SOUTH (BULB LANE)	5 FT
WEST (LYDIA DRIVE)	15 FT
REQUIRED FOUNDATION LANDSCAPING	10% OF GROSS BUILDING AREA = (0.10 X 12,163 SF) = 1,217 SF
PROPOSED FOUNDATION LANDSCAPING	1,778 SF
REQUIRED INTERIOR LANDSCAPING	2,466 SF
PROVIDED INTERIOR LANDSCAPING	2,966 SF
MAXIMUM BUILDING HEIGHT	35 FEET
PROPOSED BUILDING HEIGHT	35.5 FEET

BOHLER ENGINEERING

SITE CIVIL & CONSULTING ENGINEERS
PROJECT MANAGEMENT
PROJECT DEVELOPMENT

LANDSCAPE ARCHITECTS
TRANSPORTATION ENGINEERS

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT MGR: FLT BOONT
DRAWN BY: ESP
CHECKED BY: KPC
DATE: 08/20/2014
SCALE: 1" = 20'
DWG NO.: LP

PROJECT: SITE CONSTRUCTION DRAWINGS FOR BRIGHTWORK REAL ESTATE

LOCATION OF SITE
NWC OF US 41 & BULB LANE
ESTERO, FL

BOHLER ENGINEERING
3920 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 813-1530
Fax: (813) 813-1531

LICENSED LANDSCAPE ARCHITECT
LA 0666295
STATE OF FLORIDA

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP-1.01

GENERAL LANDSCAPE NOTES:

1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. SHEETS ARE FOR LANDSCAPE REFERENCE ONLY.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE OWNER'S REP.
3. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH EXISTING CODES AND APPLICABLE DEED RESTRICTIONS OR REQUIREMENTS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES PRIOR TO BIDDING. NOTIFY OWNER REP OF ANY QUANTITY DISCREPANCIES PRIOR TO CONSTRUCTION
5. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MUST APPROVED BY THE CERTIFIED OF ORIGINATOR.
6. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. OWNER'S REP SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS PLANS
7. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC AT 800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
8. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL SCOUTED LANDSCAPE MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER AFTER FINAL ACCEPTANCE.

GENERAL PLANTING NOTES:

1. INSURANCE, EXISTING PLANT SPECIES REMOVAL SHALL BE COMPLIED IN ACCORDANCE WITH SECTIONS OF THE MUNICIPAL REGULATIONS, ORDINANCES AND STANDARDS
2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, AS SET FORTH BY THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS.
3. PLANT MATERIAL SHALL BE LOCALLY GROWN FLORIDA NURSERY STOCK, GROWN IN CONDITIONS ENVIRONMENTS OF APPLICABLE. ALL COCONUT PALMS SHALL BE MAHAGON CERTIFIED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SOIL ANALYSES PRIOR TO INSTALLATION OF PLANT MATERIAL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY IMPROPER SOIL CONDITIONS (METHANE, MUCK, DEBRIS, ETC.) PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL AMENDMENTS AND/OR FERTILIZER REQUIRED TO PROMOTE HEALTHY, VIGOROUS PLANT GROWTH.
5. ALL PLANT MATERIAL NOTES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR PROJECT IMPROVEMENTS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANTINGS UNTIL FINAL ACCEPTANCE BY THE OWNER'S REP. THIS MAINTENANCE SHALL INCLUDE BUT MAY NOT BE LIMITED TO KEEPING SOIL FREE OF DEBRIS AND WEEDS, MANAGING ALL DISEASE OR INFESTATION, AND WATERING OF PLANT MATERIAL.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNERS REP.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND STAKE ALL UTILITIES. A MINIMUM OF SIX FEET SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREE PLANTINGS. IN ADDITION, ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOW LINE OF SWALES AND PROPOSED OR EXISTING STORMWATER INLETS.
9. NEW PLANT MATERIALS TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INCLUDE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. INDICATED, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR BETTERING IN ORDER TO INSTALL NEW PLANT MATERIAL.
10. ALL PLANT MATERIAL TO BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED. BAR GROWN PLANTS ARE NOT ACCEPTABLE.
11. THE TOPSOIL USED IN THE PLANTING OPERATION SHALL BE A NATURAL, FRIABLE, FINE LOAM SOIL. IT SHALL BE CERTIFIED TO BE FREE OF WEED SEEDS AND PATHOGENS. IT SHALL ALSO BE FREE OF LITTER, ROOT, CLAY, STONES, ROCKS AND STUMPS. IT SHALL HAVE A PH OF 6.5 TO 7.5
12. BED PREPARATION: LOOSEN SOIL TO A MINIMUM DEPTH OF TWELVE INCHES AND REMOVE ALL STONES. RE-GRADE THE BED TO ITS PRE-PLANTING ELEVATIONS. DIG PLANTING PITS AT 1.5 TIMES THE DIAMETER OF THE POT. FILL PLANT PITS WITH AMENDED PLANTING MIX AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE 1.5 DEPTH OF THE ROOT BALL ABOVE FINISH GRADE. SET PLANT AND FILL REMAINDER OF HOLE WITH THE PLANTING MIX. PERFORM EACH PLANT PER THE RECOMMENDED BASE BASED ON SOIL ANALYSIS AND RECOMMENDATION FOR ORNAMENTAL PLANTING. PLANTS IN THE NURSERY. SLANT ANY PLANTS THAT SETTLE TOO DEEP. REMOVE STONE, SOIL, AND BASE THE BED TO ITS FINISH GRADE. COVER ALL BED AREAS WITH A 3" DEPTH OF APPROVED ORGANIC MULCH. ENSURE MULCH OVER ROOT BALLS DOESNOT EXCEED A DEPTH OF ONE INCH. REMOVE ALL DEBRIS FROM THE MULCH. WATER BED THOROUGHLY.
13. ALL PLANTING SHALL RECEIVE A THREE INCH LAYER OF MULCH. ALL TREES NOT LOCATED WITHIN A PLANTING BED SHALL RECEIVE A FOUR FEET DIAMETER MULCH RING. SEE PLANT SCHEDULE FOR MULCH SPECIFICATIONS.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE FINE GRADING OF PLANTING AREAS TO SHEDDLEAT LEAST THREE PERCENT POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, POOLS, STREETS OR OTHER DRAINAGEWAYS. IN ADDITION, THE FINISH MULCH ELEVATION AT THE BUILDINGS SHALL REMAIN AT LEAST SIX INCHES BELOW FINISH FLOOR OF THE ADJACENT BUILDING. PARKING LOT ISLANDS SHALL SLOPE AT THREE PERCENT FROM CENTER. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND PLATWORK AT TWO INCHES BELOW THE PLATWORK.
15. SLOPES GREATER THAN 4:1 SHALL REQUIRE SODDING FOR STABILIZATION.
16. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL WITHIN A REASONABLE TIME FRAME, WITH NO DISTURBANCE, SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION PURPOSES. SODDING MAY BE REQUIRED IN AREAS OF EROSION PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 3:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE AND MAYBE UTILIZED AT THE OWNER'S DISCRETION.
17. IF ALTERNATIVE VEGETATION IS UTILIZED (I.E. MATCHING AND/OR EXTENDING EXISTING GRASS BED), THE INSTALLED MATERIAL MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO.1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. MATERIAL IF SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PLANS TO BE SUN GROWN.
18. ALL TREES SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF MUNICIPALITY ACCEPTANCE.
19. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
20. APPLY A THREE INCH LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUNDCOVER, AND VINE PLANTINGS. TREES NOT LOCATED WITHIN A SHRUB BED SHALL RECEIVE A FOUR FEET DIAMETER MULCH RING. SEE PLANT SCHEDULE FOR MULCH SPECIFICATION.
21. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRAINAGE, UTILITIES, LIGHTING, ETC.
22. ALL STREET TREE SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS. SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITIES OR WITHIN 25 FT. OF 90° FACE OF A STOP SIGN.
23. ALL STREET TREE PLANTINGS IN "COMMON AREAS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION
24. ALL TREES IN ENCROACHMENT OR A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A300 PRUNING STANDARDS.

TREE PLANTING NOTES:

1. ALL TREES MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL TREES SHALL BE #1 FULL AND STRICT ACCORDANCE TO FLORIDA NO.1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. TREES IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PLANS TO BE SUN GROWN.
2. ALL TREES SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF MUNICIPALITY ACCEPTANCE.
3. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
4. APPLY A THREE INCH LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUNDCOVER, AND VINE PLANTINGS. TREES NOT LOCATED WITHIN A SHRUB BED SHALL RECEIVE A FOUR FEET DIAMETER MULCH RING. SEE PLANT SCHEDULE FOR MULCH SPECIFICATION.
5. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRAINAGE, UTILITIES, LIGHTING, ETC.
6. ALL STREET TREE SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS. SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITIES OR WITHIN 25 FT. OF 90° FACE OF A STOP SIGN.
7. ALL STREET TREE PLANTINGS IN "COMMON AREAS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION
8. ALL TREES IN ENCROACHMENT OR A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A300 PRUNING STANDARDS.

CODE COMPLIANCE DATA

1. GENERAL TREE PLANTING
   LANDSCAPING FOR ALL NEW DEVELOPMENTS, EXCEPT COMMUNITY AND REGIONAL PARKS AS DEFINED IN THE LDC PART, MUST INCLUDE AT A MINIMUM THE FOLLOWING NUMBER OF TREES IN ADDITION TO THE LANDSCAPING REQUIRED FOR PARKING AND VEHICLE USE AREAS AND BUFFERS. FOR COMMERCIAL DEVELOPMENT, ONE TREE MUST BE PROVIDED PER EACH 1,000 SQUARE FEET OF DEVELOPMENT AREA.

   [illegible]
   1 - Palm Trees
   2 - Shrubs/Palms
   4 - Open Underwood Trees
2. ALLEE EDGE PROPERTY BUFFERING
   A BUFFERING AREA IS REQUIRED ALONG THE ENTIRE PERIMETER OF THE PROPOSED DEVELOPMENT WHENEVER THE PROPOSED DEVELOPMENT ABUTS A DIFFERENT USE. THE EXISTING USE OR, WHERE VACANT, THE PERMITTED USE OF THE ADJOINING PROPERTY WILL DETERMINE THE TYPE OF BUFFERING AREA REQUIRED. FOR THE PROPOSED DEVELOPMENT, BUFFER AREAS MAY NOT BE LOCATED ON ANY PORTION OF AN EXISTING OR DEDICATED STREET RIGHT-OF-WAY OR ROADWAY EASEMENT EXCEPT THAT BUFFERS MAY BE LOCATED WITHIN SLOPE EASEMENTS AS LONG AS APPROPRIATE PLANTING SOIL IS PROVIDED IN THE SLOPE.

   [illegible]
   THE TREE IS WITH WITH 4 TREES EVERY 100 LINEAR FOOT

   [illegible]
   4 - Live Oaks
   4 - Sabal Palms

   [illegible]
   INTERIOR TREE IS WITH WITH 3 TREES EVERY 100 LINEAR FEET WITH A SHRUB NOMINIMUM TO REACH 24" HT. WITH IN ONE YEAR OF PLANTING

   [illegible]
   12 - Live Oaks
   7 - Shrub/Palms
   5 - Aligator Palms
   7 - Sabal Palms
   4 - Aligator Trees
3. BUILDING PERIMETER PLANTINGS
   ALL NEW DEVELOPMENT IN COMMERCIAL, ZONING DISTRICTS AND COMMERCIAL COMPONENTS OF PLANNED DEVELOPMENT DISTRICTS AND DRIS MUST PROVIDE BUILDING PERIMETER PLANTINGS EQUAL TO TEN PERCENT OF THE PROPOSED BUILDING GROSS GROUND LEVEL FLOOR AREA. THESE PLANTINGS AREAS MUST BE LOCATED ABUTTING THOSE SIDES OF THE BUILDING WITH EXPOSURE ON THE GROUND MOST VISIBLE TO THE PUBLIC, NOT INCLUDING THE LOADING AREA. THE PERIMETER PLANTING AREAS MUST CONSIST OF LANDSCAPE AREAS, RAISED PLANTERS OR PLANTER BOXES THAT ARE A MINIMUM OF FIVE FEET WIDE. THESE LANDSCAPE AREAS MUST INCLUDE SHRUBS AND GROUND COVER PLANTS WITH A MINIMUM OF 50 PERCENT COVERAGE OF THE LANDSCAPE AREA AT THE TIME OF PLANTING.

   [illegible] SF OF BUILDING GROUND FLOOR LEVEL= 1,217 SF OF PLANTING AREA REQUIRED AND 1,176 SF OF PLANTING AREA PROVIDED
4. VEHICLE USE AREA LANDSCAPING
   INTERIOR LANDSCAPING
   AT LEAST ONE CANOPY TREE OR A CLUSTER OF THREE SABAL PALMS MUST BE PLANTED OR RETAINED FOR EVERY ONE HUNDRED (100) SQUARE FEET OF REQUIRED INTERIOR PLANTING AREA. LANDSCAPED AREAS ON THE PARKING AREA PERIMETER OR INTERIOR ISLANDS MUST EQUAL OR EXCEED A MINIMUM OF TEN PERCENT OF THE TOTAL PARKING SURFACE AREA.

   PLAN SF OF VEHICLE USE AREA = 1,400 SF OF LANDSCAPE AREA REQUIRED AND PROVIDED
   [illegible] SF PARKING SPACES, AND 600 REQUIRED AND PROVIDED
   7 - Palms Palms
   3 - 20 Sabal Palms (5:1)
5. TOTAL TREE REQUIREMENT
   67 TREES REQUIRED PER ABOVE AND 72 PROVIDED

   30 - CANOPY TREES
   7 - UPPER CANOPY TREES
   30 - PALM TREES (3 SABAL PALMS @ 10:1)
   5 - ACCENT / UNDERSTORY TREES
6. NATIVE PLANT REQUIREMENTS
   75% OF ALL TREES PROVIDED ON SITE TO BE NATIVE
   [illegible] - 54 TREES REQUIRED AND 54 TREES PROVIDED

   [illegible] OF ALL SHRUBS (1,320) PROVIDED ON SITE TO BE NATIVE
   [illegible] - 1,19 SHRUBS REQUIRED AND 1,0 SHRUBS PROVIDED
7. OPEN SPACE REQUIREMENT
   SEE SITE PLAN FOR CALCULATIONS

PLANT SCHEDULE

Quantity	Symbol	Botanical Name	Common Name	Specification	Native	Drought Tolerance
Canopy Trees						
7	CD	Coccoloba diversifolia	Pigeon Plum	10' Ht. Min., 4" Spr. Min., 2" Cal Min., B&B, CC - As Shown	Yes	High
7	PE	Pinus elliotii	Slash Pine	22'-25'Ht. Min.,14" C.T.2X 6-10' Spr. Min., 6"-7" Cal., B&B, CC - As Shown	Yes	High
18	QV	Quercus virginiana	Live Oak	10' Ht. Min., 4" Spr. Min., 2" Cal Min., B&B, CC - As Shown	Yes	High
Palm Trees						
6	RRX	Roystonea regia	Florida Royal Palm	10' CW, Min., Specimen, CC - As Shown	Yes	Med.
28	SPX	Sabal palmetto	Sabal Palm	10'-14' CT. Min., Silvic, CC - As Shown	Yes	High
Accent / Understory Trees						
4	CE	Cassia spp. marsiana	Green Buttonwood	10' Ht. Min., 4" Spr. Min., Multi-Stem, B&B - As Shown	Yes	High
4	LJ	Ligustrum japonicum	Japanese Privet	10' Ht. Min., 5' Spr. Min., Multi-stem, B&B, CC - As Shown	No	Med.
Shrubs and Groundcover						
174	DT	Dianella tasmanica 'Variegata'	Variegated Flax lily	3 Gallon, 12" Ht. Min., Full, 36" OC	No	Med.
36	HAP	Hamelia patens	Firebush	3 Gallon, 24" Ht. Min., Full, 36" OC - As Shown	Yes	High
63	IKP	Ixora 'Petite'	Red Dwarf Ixora	3 Gallon, 18" Ht., Full, 24" OC	No	Med.
7	PDM	Podocarpus macrophylus	Podocarpus	10 Gallon, 6' Ht., Full - As Shown	No	High
36	STR	Strelitzia reginae	Orange Bird of Paradise	7 Gallon, 24" Ht. Min., Full, 36" OC - As Shown	No	High
331	TRA	Trachelospermum asiaticum 'Variegatum'	Variegated Asian Jasmine	1 Gallon, 8"-10" Ht. Min., Full, 12" OC - As Shown	No	High
18	TRJ	Trachelospermum jasminoides	Confederate Jasmine	3 Gallon, 24" Ht. Min. Trellised, CC - As Shown	No	Med.
316	VIO	Viburnum obovatum	Walter's Viburnum	3 Gallon, 24" Ht. Min., Full, 36" OC - As Shown	Yes	High
287	ZAP	Zamia pumila	Coontie	3 Gallon, 14"-18" Ht. Min., Full, 36" OC - As Shown	Yes	High
Miscellaneous						
TBD		Shredded Pine Bark		2" Min. Cover all Shrub/Groundcover Beds		
Sod						
TBD		Paspalum notatum	Bahia	Sod Bale, Sprigging, Plugging or Seeded	Yes	Low

BOHLER ENGINEERING

LAND DEVELOPMENT CIVIL ENGINEERS AND LANDSCAPE ARCHITECTS
LANDSCAPE ARCHITECTS TRANSPORTATION ENGINEERS

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT NO. P170130001
DRAWN BY: ZM
CHECKED BY: CPE
DATE: 04/26/2017
SCALE: 1" = 30'
QA/QC: CPE

PROJECT: SITE CONSTRUCTION DRAWINGS FOR BRIGHTWORK REAL ESTATE

LOCATION OF SITE
NWC OF US 41 & BULS LANE
ESTERO, FL

BOHLER ENGINEERING
2630 NORTHDALE BLVD., SUITE 200B
TAMPA, FLORIDA 33624
Phone: (813) 633-1200
Fax: (813) 912-0181
FLORIDA BUSINESS CODE OF AUTH No. 2656
LICENSED LANDSCAPE ARCHITECTURE BUSINESS

KYLE T. STEVE
LA 0000813
STATE OF FLORIDA

SHEET TITLE:
PLANTING NOTES & SCHEDULE

SHEET NUMBER:
LP-6.01

RESOLUTION NO. PZB 2015 - 12

ADMINISTRATIVE AMENDMENT (MPD) ADD2015-E003

ADMINISTRATIVE APPROVAL
VILLAGE OF ESTERO, FLORIDA

WHEREAS, BW 41 Bulb, LLC ("applicant") filed an application for an administrative amendment to a Commercial Planned Development (CPD) to add the following deviations:

- Deviation for a reduced setback for a monument sign of ten feet (10') rather than the required fifteen feet (15') defined by Land Development Code (LDC) Section 33-385 (a) (3).

- Deviation for a non-residential parking requirement reduction of 10% to allow 73 parking spaces rather than 81 parking spaces as defined by LDC Section 34-2020 (c).

- Deviation for reduced parking stall depth of sixteen feet (16') rather than the required eighteen feet (18') as defined by LDC 34-2016 (1) (b) for 16 parking spaces located in the westerly parking lot.

WHEREAS, the property is located at 22900 Lyden Drive, Village of Estero, described more particularly as:

LEGAL DESCRIPTION: A tract or parcel of land lying in Section 04 and 09, Township 47 South, Range 25 East Lee County, Florida.

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned with the adoption of Resolution Number Z-00-010 (with subsequent amendments in ADD2003-00002, ADD2004-00256, ADD2013-00104, ADD2013-00178, ADD2014-00037, and ADD2014-00079); and

WHEREAS, LDC Section 33-385 (a) (3) requires a monument sign setback of 15 feet; and

WHEREAS, LDC Section 34-2020 (c) allows for a 10% maximum reduction if the Applicant complies with one or more of the conditions listed in LDC Section 34-2020 (c) (1 through 7); and

WHEREAS, LDC Section 34-2016 (1) (b) requires a 90^0 parking stall depth of 18 feet; and

WHEREAS, the subject property is designated as Urban Community on the Future Land Use Map of the Village of Estero Comprehensive Plan; and

WHEREAS, The Village of Estero Transitional Land Development Code (LDC) provides for certain administrative changes to planned development master concept plans and planned unit development final development plans, and

WHEREAS, the applicant desires to allow one monument sign along US 41 to be set back 10 feet from the property line; and

WHEREAS, the applicant desires to provide 73 parking spaces; and

WHEREAS, the applicant desires to provide 16 parking stalls with a depth of 16 feet located in the westerly parking lot; and

WHEREAS, the applicant made a public presentation to the Planning and Zoning Board on September 22, 2015; and

WHEREAS, the applicant made a public presentation to the Design Review Board on September 23, 2015; and

WHEREAS, the Design Review Board approved the changes to the site plan on October 28, 2015 and recommended that the Planning Board and Zoning Board approve the requests; and

WHEREAS, under the provisions of Ordinance 2015-01 of the Village of Estero, the Planning and Zoning Board has been delegated the authority to make determinations with respect to all applications for administrative actions; and

WHEREAS, the following findings of fact are offered:

1. The monument sign complies with all aspects for the requirements of LDC Sections 30 and 33 as approved by the Design Review Board; and

2. The applicant has met three of the conditions listed per LDC 34-2020 (c) (3) for a maximum parking reduction of 10%; and

3. The parking stall depth reduction does not impair vehicles from safely entering and exiting the parking area; and

4. The proposed deviations comply with the requirements of Section 34-380 (b) of the LDC for amending a previously approved Master Concept Plan, as they do not decrease buffers or open space required by the Land Development Code, do not adversely impact surrounding land uses, do not result in substantial underutilization of public

resources and infrastructure committed to the support to the development, and do not decrease preservation areas.

5. The proposed parking deviations comply with the requirements of Section 34-2020 (d) (2) of the LDC for an administrative approval, as there is no apparent deleterious effect upon surrounding properties or the immediate neighborhood, they do not have an adverse impact on the public health, safety and welfare, the proposed use is not solely dependent on vehicular traffic and no part of a parking lot is intended to satisfy required parking requirements for another use unless the peak parking demands occur at different times.

6. The Planning and Zoning Board has taken this action at a duly constituted public hearing after due public notice.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for three deviations is APPROVED, subject to the following conditions:

1. The terms and conditions of the original Zoning Resolution (Z-02-009) remain in full force, except as modified herein.

2. The deviation for the monument sign setback of 10 feet is approved, provided the site layout is in substantial compliance with the attached Site Plan and Site Layout Plan Sheet No. C-5 stamped by the Engineer on 11/23/2015 marked as Exhibit B.

3. The deviation for a maximum parking space reduction of 10% is approved, provided the site layout is in substantial compliance with the attached Site Plan and Site Layout Plan Sheet No. C-5 stamped by the Engineer on 11/23/2015 marked as Exhibit B.

4. The deviation for a parking stall reduction for 16 parking spaces is approved, provided the site layout is in substantial compliance with the attached Site Plan and Site Layout Plan Sheet No. C-5 stamped by the Engineer on 11/23/2015 marked as Exhibit B.

5. If it is determined that inaccurate or misleading information was provided to staff or the Planning and Zoning Board or if this decision does not comply with the LDC when rendered, then, at any time, the Planning and Zoning Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

PASSED AND DULY ADOPTED this 15th day of December, 2015.

VILLAGE OF ESTERO, FLORIDA
PLANNING AND ZONING BOARD

_____
Roger Strelow, Chairman

Attest:

By: _____
Kathy Hall, MMC, Village Clerk

Reviewed for legal sufficiency

By:_____
Nancy Stroud, Esq.

Vote:

Roger Strelow	Yes___	No___
Ryan Binkowski	Yes___	No___
David Crawford	Yes___	No___
Ned Dewhirst	Yes___	No___
Marlene Naratil	Yes___	No___
Jeff Maas	Yes___	No___
Scotty Wood	Yes___	No___

Exhibit
A. Legal Description

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF OUTPARCEL C-D AND A PORTION OF OUTPARCEL E, BLOCK "A", COCONUT TRACE, A SUBDIVISION, LOCATED IN SECTION 09, RANGE 47 EAST, TOWNSHIP 25 SOUTH, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED AS INSTRUMENT NUMBER 2006000423660, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

STRAP NO
04-47-25-35-0000A.00C0
04-47-25-35-0000A.00E0