

# Attachment F

## Public Information Meeting Minutes

- Planning and Zoning Board August 15, 2017
- Design Review Board November 8, 2017
- Design Review Board January 24, 2018

This Final Action Agenda/Minutes is supplemented by electronic recordings of the meeting, which may be reviewed upon request to the Village Clerk. Village Design Review Board meetings from June 30, 2016 forward can be viewed online at <http://estero-fl.gov/council/watch-meetings-online/>. Staff reports, resolutions, ordinances, and other documents related to this meeting are available at <https://estero-fl.gov/agendas/> at the corresponding agenda date.

**APPROVED BY THE BOARD  
FEBRUARY 14, 2018**

## **FINAL ACTION AGENDA/MINUTES**

### **Design Review Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
January 24, 2018 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman McHarris
3. **ROLL CALL:**

Present: Chairman Joe McHarris and Board Members W. Scott Anderson, William Glass, Barry Jones, Anu Lacis, Albert O'Donnell, William Prysi, and Patty Whitehead.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Development Review Manager Walter McCarthy, Principal Planner Matthew Noble, Senior Planner Mark Muraczewski, and Recording Secretary Michelle Radcliffe

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

**(a) Consent Agenda**

- (1) Approval of May 24, June 14, and July 12, 2017 Minutes

A motion to approve the Consent Agenda was made and duly passed.

**(b) Public Hearings**

Staff and audience members presenting testimony for all hearings were sworn in.

- (1) Park Place of Estero (DOS2017-E002) (District 5) 9400 Block Lane, north of Williams Road and west of River Ranch Road. Development Order application is for 16-unit single family residential subdivision. Council approved the zoning amendment on October 25, 2017. Public Informational Meetings were held December 14, 2016 and March 22, 2017. The applicant is requesting that the Board approve the Development Order.

There were no disclosures of ex parte communication or conflicts of interest. Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Kristina Johnson, P.E., J.R. Evans Engineering; Scott Windham, RLA, Windham Studio, Inc.

Ms. Johnson provided an overview of the proposed site plan, landscape plan, sidewalk connectivity, and responded to comments made from the Board at the March 22, 2017 Public Information meeting.

**Board Questions or Comments:** Questions were asked and discussion was held on the location of the heritage trees. Comments were made that the entry gates needed more detail.

**Public Comment:** None.

**Motion:** Move to approve the Development Order with a request to bring signage/entry gate back to the Board for approval at a later meeting.

**Motion by:** Board Member Prysi

**Seconded by:** Board Member Lacis

**Action:** Approved the Development Order with a request to bring signage/entry gate back to the Board for approval at a later meeting.

**Vote:**

Aye: Board Members Anderson, Glass, Jones, Lacis, O'Donnell, Prysi, and Chairman McHarris

Nay: Board Member Whitehead

Abstentions:

- (2) Estero Ridge Shopping Plaza (District 4) 20041 S. Tamiami Trail, located on the southeast corner of Estero Parkway and US 41. Review the painting of Estero Ridge Shopping Plaza building exteriors for conformance with Chapter 33-334 and Design Review Board Ordinance 2015-01. The applicant requests that the Estero Ridge Shopping Plaza building exterior paint colors be approved.

There were no disclosures of ex parte communication or conflicts of interest. Community Development Director Gibbs provided a brief introduction.

**Presentation/Information by:** Paula Wormuth, Owners Agency, LLC; Chad Commers, Estero Ridge.

Ms. Wormuth explained that she was provided conflicting information regarding requirements needed for repainting the exterior of buildings and repainted the building without obtaining the necessary approvals. She provided paint samples and pictures of the building to the Board and requested that the Board approve the building exterior colors.

**Board Questions or Comments:** Questions were asked and comments were made on the white color used on the building and suggested that each tenant's portion of the building be broken out by a different color. Brief discussion was held on the noncompliance of the landscape buffer and sign.

**Public Comment:** None.

**Motion:** Move to approve the building exterior paint colors with the condition that a minimum of four of the recessed areas have a change in the color tone and the applicant demonstrate compliance with signage and landscape buffer.

**Motion by:** Board Member Prysi

**Seconded by:** Board Member Glass

**Action:** Approved the building exterior paint colors with the condition that a minimum of four of the recessed areas have a change in the color tone and the applicant demonstrate compliance with signage and landscape buffer.

**Vote:**

Aye: Unanimous

Nay:

Abstentions:

**(c) Workshops:**

- (1) Marriott Springhill Suites Hotel (DOS2017-E013) (District 4) 10370 Corkscrew Common Drive, located in Estero Interstate Commerce Park, Lot 11R, adjacent to Embassy Suites by Hilton. Applicant is proposing a 5-story 100 room hotel on a 2.5± acre site. Public Information Meeting was held December 13, 2017. The

applicant is requesting the Board review the revisions to the architectural elements based on the staff's and Board's comments.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Dana Hume, Johnson Engineering, Inc., Rick Muniz, AIA, NCARB, Base 4.

Mr. Hume provided an overview of the modifications to the site plan as suggested by the Board at the December 13, 2017 Public Information meeting.

Mr. Muniz provided an overview of the modifications to the architectural design as suggested by the Board at the December 13, 2017 Public Information meeting.

**Board Questions or Comments:** Questions were asked and comments were made to have offset palm trees at the stairwell façade; raise the center of the roof line; show rafter tails on the roof; consider an elliptical arch to keep consistency throughout the building; and provide color chips with submittals.

**Public Comment:** None.

- (2) University Self-Storage (District 5) University Highlands: Parcel 6, Tract 1, located on the west side of Ben Hill Griffin Parkway and south of Estero Parkway. Proposal is to develop a self-storage facility. Public Information Meeting was held November 7, 2017.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Charles Basinait, Esq., Henderson, Franklin, Starnes, and Holt; Rick Brylanski, Hole Montes; Gretchen Weaver, AIA, SAAarchitects; and Greg Diserio, RLA, David M. Jones, Jr. and Associates.

Mr. Basinait provided a brief introduction of the project and the team.

Mr. Brylanski presented the modifications made to the site plan per staff review and as suggested by the Board at the November 8, 2017 Public Information meeting. He also presented the site lighting plan to the Board.

Ms. Weaver presented the modifications made to the architectural design of the building as suggested by the Board at the November 8, 2017 Public Information meeting.

Mr. Diserio presented the landscape plan of the project. He explained that there may not be as many plantings in the southwest corner of the property because of utility easement requirements.

Mr. Basinait questioned the 45 feet maximum height on the roof and discussion was held on interpretation of the code language in regards to the maximum height. Staff suggested

that the applicant submit a deviation for going over the 45 feet maximum to prevent delay in the process.

**Board Questions or Comments:** Questions were asked and comments were made on the roofline; the areas between the three towers needs more detail; add depth to the faux windows/fixed shutters; create depth with the horizontal line between the second and third floors; provide detail on eaves and awnings; and have palm trees on the buffer clear the adjacent tree lines.

**Public Comment:**

Myrna Goldman, Tidewater, spoke against the proposed project.

Carolyn Loesch, Tidewater, stated she would like to maintain the integrity of the area where the project is proposed to be built and stated that the location is not appropriate for a self-storage facility.

Mitch Goldman, Tidewater, stated that the physical size of the building is out of place of the neighborhood.

Lorraine and Robert Fisher, Tidewater, described the entry points to the Tidewater Community and stated that there is only one entrance into the self-storage facility which will have traffic impacts to the Tidewater Community.

6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:**

(a) **Next meeting February 14, 2018**

The Board recommended to have discussion on zoning code interpretation regarding the 45 foot roofline placed on the next agenda as a Business Item.

A motion to adjourn was made and duly passed.

8. **ADJOURNMENT:** 7:43 p.m.



Michelle Radcliffe, CMC  
Recording Secretary

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**APPROVED BY THE BOARD  
FEBRUARY 20, 2018**

**FINAL ACTION AGENDA/MINUTES**

**Planning and Zoning Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
August 15, 2017 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood.
3. **ROLL CALL:**  
Chairman Scotty Wood and Board Members William Campos, Anthony Gargano, Robert King and James Tatoes. Absent: Board Members Marlene Naratil and John Yarbrough.

Also present: Village Land Use Attorney Nancy Stroud, Community Development Director Mary Gibbs and Development Review Manager Walter McCarthy.

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

(a) **Consent Agenda**

- (1) Approval of April 6, 2017 Minutes

A motion to approve the Consent Agenda was made and duly passed.

**(b) Public Hearings:**

- (1) Dunkin Donuts Administrative Amendment (ADD2017-E003) (District 7) 20301 Grande Oak Shoppes Blvd., Shoppes of Grand Oaks at Corkscrew Road and Ben Hill Griffin Parkway

*Application withdrawn*

- (2) Park Place of Estero (DCI2017-E002) (District 5) 9400 Block Lane, north of Williams Road and west of River Ranch Road. Request to amend a Residential Planned Development to reduce the single-family lots from 26 to 16, and reconfigure the Master Concept Plan. Public Information Meeting was held December 13, 2016 and March 22, 2017.

Chairman Wood provided information related to Board business and quasi-judicial proceedings. Staff and audience members providing testimony were sworn in by Village Land Use Attorney Stroud. Chairman Wood asked for Board Member declarations of ex parte communications and conflicts of interest, and whether written communications had been received; there were none.

Mark Muraczewski, Village of Estero Planner, provided a brief introduction regarding the request to amend a Residential Planned Development to reduce the single-family lots from 26 to 16, and reconfigure the Master Concept Plan. He noted that staff recommended approval with conditions.

**Presentation/Information by:**

Kristina Johnson, Civil Engineer, JR Evans Engineering  
Scott Windham, Windham Studio

**Summary of presentation/information:** Surrounding uses; Master Concept Plan prior approval; proposed site plan is more compatible with the surrounding communities with a cul-de-sac design; 16 single family lots; pedestrian connection to the existing sidewalk on the north side of Block Lane which also extends into the Estero Community Park; maintaining 4 existing heritage trees on-site and a row of existing oak trees along Block Lane. Requested deviations: location of the entrance gate, the pavement width for the internal private road, lake setback to the eastern property line, street setback for the lots and maximum lot coverage of 55% for the 16 lots. In order to provide some physical barrier between the lake and the adjacent property to the east, there is a proposal for a 4' high black chain link fence that will replace an existing cattle fence along the eastern property line. Landscape Plan and Site Features: Type A and D buffers; heritage trees; lake; shaded plaza; and gated entry. Items brought up at the December 13, 2016 Planning and Zoning Board meeting were discussed regarding ownership and maintenance of Block Lane, including drainage; Fire District approval of one access; price points; and heritage trees that will be saved.

**Board Questions or Comments:** Stormwater management system; lack of sidewalks within the community; safety concerns; access for first responders; setbacks; and lot coverage.



Community Development Director Gibbs explained that staff recommended approval because the revised site plan was much better than what the County had initially approved with small lots. Staff felt that the applicant did a good job with the revisions, including saving some heritage trees, meeting the density requirements of the Comprehensive Plan. Staff did not agree with the requested deviation for side entry garages as well as the lot coverage deviation; however, they told the applicant that if they provide 40% common open space on the project, they do not have to provide individual open space on each lot.

Board discussion followed regarding the deviations for setbacks, lot coverage, safety concerns, and lack of sidewalks.

**Public Comment:** None.

**Motion:** Move to recommend approval of the application with conditions, deny deviation #4, and approval of deviation #5 with a 50% maximum lot coverage unless it is found that the open space allows them to conform to 45%.

**Motion by:** Board Member Campos  
**Seconded by:** Board Member Gargano

**Action:** Recommended approval of the application with conditions, deny deviation #4, and approval of deviation #5 with a 50% maximum lot coverage unless it is found that the open space allows them to conform to 45%.

**Vote:**

Aye: Unanimous (Board Members Naratil and Yarbrough absent)

Nay:

Abstentions:

**(c) Public Information Meetings:**

- (1) Coconut Point Mixed Planned Development, Tract 1D-3 (District 6)  
Located East of US 41 and north of Coconut Point Mall, at the southwest corner of Via Villagio and Sweetwater Ranch Boulevard adjacent to the fire station and Rapallo. The applicant proposes to develop a hotel with a maximum height of 55 feet on the 2 acre site.

Community Development Director Gibbs provided a brief introduction.

**Presentation/Information by:**

Ned Dewhirst, Oakbrook Properties

Mike Concilla, Equity Inc. and Paula McMichael, Hole Montes

**Summary of presentation/information:** Tract 1D-3 is part of the overall Coconut Point DRI/MPD; Master Plan was approved in 2002; the tract has existing improvements, has been platted, filled, and has existing accesses; there is an existing Development Order for office space; they are requesting to add hotel use and increase the maximum height from 45 ft. to 55 ft. It was explained that Tract 1C allows for those criteria, however, Mr. Dewhirst believed Tract 1D would be a better site for a hotel. Deviations requested:

height at 55 ft. and decorative elements. Nearest site is Rapallo; they have met with Rapallo representatives.

**Board Questions or Comments:** Access shared with the Fire Department; southbound access on to US 41; traffic light; line of sight to Rapallo; potential for a hotel on Tract 1C; flow-ways.

**Public Comment:**

Frank Moser, Rapallo, preference of hotel being located on Tract 1D in lieu of Tract 1C, not in addition to it. He also read a statement into the record from Dan Carey, the closest homeowner to Tract 1D, asking for landscaping to be as high as possible to screen his view of the building.

Mark Novitski, Bella Terra, requested that a north arrow be indicated on the depiction of the hotel; inquired about signage, number of stories and rooms; and traffic signal.

Community Development Director Gibbs spoke to an email from a Rapallo resident, David Mascioli, which was provided to her by Don Eslick, ECCL. Mr. Mascioli addressed concern regarding traffic, negative impacts, and whether there was a need for an additional hotel in the area.

Betty Heller (no address provided) addressed concern regarding the 55-foot structure overlooking Rapallo residences and inquired whether the hotel could be faced away from Rapallo. Ned Dewhirst responded that the bulk of the building would be facing south into the flow-way, the north side of the building would be facing across the parking lot toward the intersection; most of the units in Rapallo were inward-facing; he believed if most of the units were facing south into the flow-way, would be the least intrusive.

- (2) University Highlands: Parcel 6, Tract 1 (District 5) Located on the west side of Ben Hill Griffin Parkway. Request to amend the Mixed Use Planned Development to allow for the conversion of residential to commercial based vehicle trips to develop a storage facility on the site.

Community Development Director Gibbs provided a brief introduction.

**Presentation/Information by:** Neale Montgomery, Esq., Pavese Law Firm; and Mark Gilles, David Plummer and Associates.

Ms. Montgomery provided an overview of the amendment to the Mixed Use Planned Development and explained that the applicant is requesting for the conversation of residential to commercial based vehicle trips to develop a storage facility. Mr. Gillis explained the conversation table of converting retail/office square footage to a self-storage facility and explained that the vehicular traffic generated with a self-storage facility would be the same or minimized as it would with a retail/office facility.

**Board Questions or Comments:** Questions were asked and comments were made on providing design guidelines to the Board at the Public Hearing.

**Public Comment:**

Mark Novitski, Bella Terra

**Summary of Public Comment:** Roads and traffic for this project need to be mapped out.

**6. PUBLIC INPUT:**

**7. BOARD COMMUNICATIONS:**

(a) Next meeting August 29, 2017 - Review of Comprehensive Plan Amendments

A motion to adjourn was made and duly passed.

**8. ADJOURNMENT:** 7:20 p.m.



Michelle Radcliffe, CMC  
Recording Secretary

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**APPROVED BY THE BOARD  
FEBRUARY 14, 2018**

**FINAL ACTION AGENDA/MINUTES**

**Design Review Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
November 8, 2017 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman McHarris
3. **ROLL CALL:**

Present: Chairman Joe McHarris and Board Members W. Scott Anderson, William Glass, Barry Jones, Anu Lacis, Albert O'Donnell (arrived at approximately 5:35 pm), William Pysi, and Patty Whitehead.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Development Review Manager Walter McCarthy.

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

**(a) Consent Agenda**

- (1) Approval of April 26, 2017 Meeting Minutes

A motion to approve the Consent Agenda was made and duly passed.

**(b) Public Information Meetings**

- (1) Miromar Playground (LDO2017-E042) (District 5) 10801 Corkscrew Road, Miromar Outlet Mall “Playland” located in the northwest corner of the mall adjacent to Building F and south of the lake. Relocation of existing play structure and addition of; interior climbing wall, outdoor seating, shade structure and decorative railing.

Redevelopment Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Michael Elgin, Director of Planning, Miromar Development Corp.

Mr. Elgin provided an overview of the proposed renovations of the play area.

**Board Questions or Comments:** Questions were asked and no comments were made.

**Public Comment:** None.

- (2) University Self-Storage (District 5) University Highlands: Parcel 6, Tract 1, located on the west side of Ben Hill Griffin Parkway and south of Estero Parkway. Proposal to develop a storage facility.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Charles Basinait, Esq., Legal Representation, Henderson, Franklin, Starnes and Holt; Rick Brylanski, Project Engineer, Hole Montes; Gretchen Weaver, AIA, Architect, SAA Architects; Greg Diserio, RLA, Landscape Architect, DMJA.

Mr. Basinait briefly introduced the project team to the Board, followed by an overview of the site plan, proposed development which includes pedestrian and bicycle connectivity, parking spaces, and open space. Ms. Weaver then provided an overview of the proposed project’s building elevation, signage, and floor plan. Mr. Diserio presented an overview of the proposed landscaping plan.

**Board Questions or Comments:** Questions were asked and comments were made that the pine trees that were removed on the site be replaced; add more undulation in the roof; add more vegetation to the east side of the building to mitigate visibility of vehicles parked along the building; determine if a monument sign will be displayed and if so, provide elevations to the Board; include brackets under the eaves; describe the fascia; add consistent detail to the awnings; landscaping against the building to soften the variable heights; make the windows and openings more proportional; add transition between vertical and soffit, and break up the horizontal of the building.

**Public Comment:** None.

- (3) Sunmart Convenience Store/Gas Station (LDO2017-E037) (District 5)  
21481 S. Tamiami Trail, located east of US 41, approximately 1,000 feet south of Corkscrew Road and US 41 intersection. Proposal to remove existing monument sign and install a code compliant monument sign (Code Compliance Case #17070019)

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Mark Brenchley, West Coast Permits.

Mr. Brenchley provided an overview of the proposed monument sign.

**Board Questions or Comments:** Questions were asked and comments were made that there needs to be more architectural design to the sign (i.e., cornice, columns, base, etc.) and no light emanating from the panels.

**Public Comment:** None.

**(b) Public Hearings:**

Staff and audience members presenting testimony on the public hearing were sworn in. Board Member Prysi reported he had communication with Ray Haddad about this agenda item. There were no disclosures of conflict of interests.

- (1) Miromar Design Center Monument Sign (District 5) 10800 Corkscrew Road, East of I-75 and south of Corkscrew Road and south of the Miromar Outlet Mall. Proposed construction of the Miromar Design Center Monument sign originally permitted by Lee County in 2015 but not constructed. The permit has expired and a new permit is required to construct the monument sign. Public Information Hearing held October 11, 2017. The Design Review Board requested some additional revisions to the sign.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Mike Elgin, Miramar Design Center.

Mr. Elgin provided an overview of the revised monument sign as suggested by the Board at the October 11, 2017 Public Information meeting.

**Board Questions or Comments:** Questions were asked and no comments were provided by the Board.

**Public Comment:** None.

**Motion:** Move to approve the monument sign.

**Motion by:** Board Member Prysi

**Seconded by:** Board Member Glass

**Action:** Approved the monument sign.

**Vote:**

Aye: Unanimous

Nay:

Abstentions:

**(d) Workshops**

- (1) ABC Fine Wine and Spirit Store (DOS2017-E003) (District 2)  
21700 S Tamiami Trail, west of US 41 and south of Pelican Sound Drive.  
One story 12,360 square foot building on a 1.3 acre outparcel at the Paradise Shoppes of Estero. This is a new location in the same plaza for the currently operating ABC store. The board previously reviewed this item at a Public Hearing on August 23 and at a Public Information Meeting held December 14, 2016.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Ross Galbraith, Project Manager; Phyllis Fitzpatrick, Construction Coordinator, ABC Fine Wine and Spirits.

Mr. Galbraith presented the proposed building with revisions provided by the Board at the August 23, 2017 Public Hearing. Ms. Fitzpatrick then presented the revisions made on the architecture and design details of the building and the monument sign.

**Board Questions or Comments:** Questions were asked and comments were made to minimize the cornices and columns; add trellises; accentuate the corner at US 41; add color to break up the massing surface of the building; and include the logo on the awnings if square footage allows it.

**Public Comment:** None.

- (2) Aldi at Estero Town Center (District 3) East of US 41 and directly north of the Walmart property. Proposed 21,982± square foot Aldi grocery store in the 3.68± acre Estero Town Center. The site has an existing Development Order for 26,775 square feet of retail. The board previously reviewed this item at Public Information Meetings held July 26 and January 10, 2017 and a Workshop held on October 26, 2016.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Stacy Hewitt, Banks Engineering; Greg Diserio, RLA, Landscape Architect, DMJA; Gabe Disbrow, ALDI; Jim Banks, JMB Transportation Engineering, Inc.

Ms. Hewitt provided an overview of the revisions to the proposed site plan based on the Board and Public Comment from the October 26, 2017 workshop. Next, Mr. Diserio provided an overview of the landscape plan. Mr. Disbrow then presented an overview of the architectural design on the proposed building and the monument sign. Lastly, Mr. Banks presented the traffic impact to the Board.

**Board Questions or Comments:** Questions were asked and comments were made on the landscaping around the building and the billboard; incorporating trees on the internal parking islands; and concern on the traffic flow coming in from US 41.

**Public Comment:**

Norm Berger, The Vines  
Barry Freedman, Estero Country Club, ECCL  
Garth Errington, Breckenridge  
Bill Carr, Riverwoods Plantation

**Summary of Public Comment:** Comments were made on traffic impacts, the connector road, storm water run-off, and add more handicapped parking spaces.

**(e) Ordinance 2017-11 – Information Item**

This ordinance amends Ordinance 15-01, the ordinance that established the Design Review Board and the Planning and Zoning Board. Amendments are proposed to revise sections relating to membership, quorums and ethics, and conflict of interest.

Community Development Director Gibbs reported that Ordinance 2017-11 will go to the Village Council for its second reading on November 15, 2017. She provided a brief overview of the amendments and requested that the Design Review Board provide comments to be submitted to the Village Council for consideration.

**Board Questions or Comments:** Questions were asked and extensive discussion was held on the proposed amendments being made to Ordinance 15-01. Board Member Prysi suggested that the following changes be made to the proposed amendments to Ordinance 2017-11: 1) keep the requirement that two members of the Design Review Board be state registered architects, one member be an engineer, and one member be a landscape architect; 2) include the following language: *For the purpose of quorum, any of the required professionals defined in section above that were previously registered by the State of Florida and are now retired or are professionals in their specific fields of expertise as defined with not less than a bachelors degree from an accredited program or have no less than 10 years of regional experience in their field will qualify.* A few Board Members expressed that they would tender their resignation if the amendments to Ordinance 05-01 passes.

**Motion:** Forward the Board’s recommended changes to the Village Council for consideration and strike out subsections #3 and #4.

**Motion by:** Board Member Prysi  
**Seconded by:** Board Member O’Donnell

**Action:** Forward recommended changes to the Village Council for consideration and strike out subsections #3 and #4.

**Vote:**  
Aye: Unanimous  
Nay:  
Abstentions:



6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:**

(a) Village Comprehensive Plan – Board Member Pysi request  
There was no discussion on this item.

(b) Review 2018 Meeting Calendar  
There was no discussion on this item.

(c) Next meeting December 13, 2017

A motion to adjourn was made and duly passed.

8. **ADJOURNMENT:** 9:20 p.m.



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Michelle Radcliffe, CMC  
Recording Secretary

# Attachment G - Conceptual Site Plan

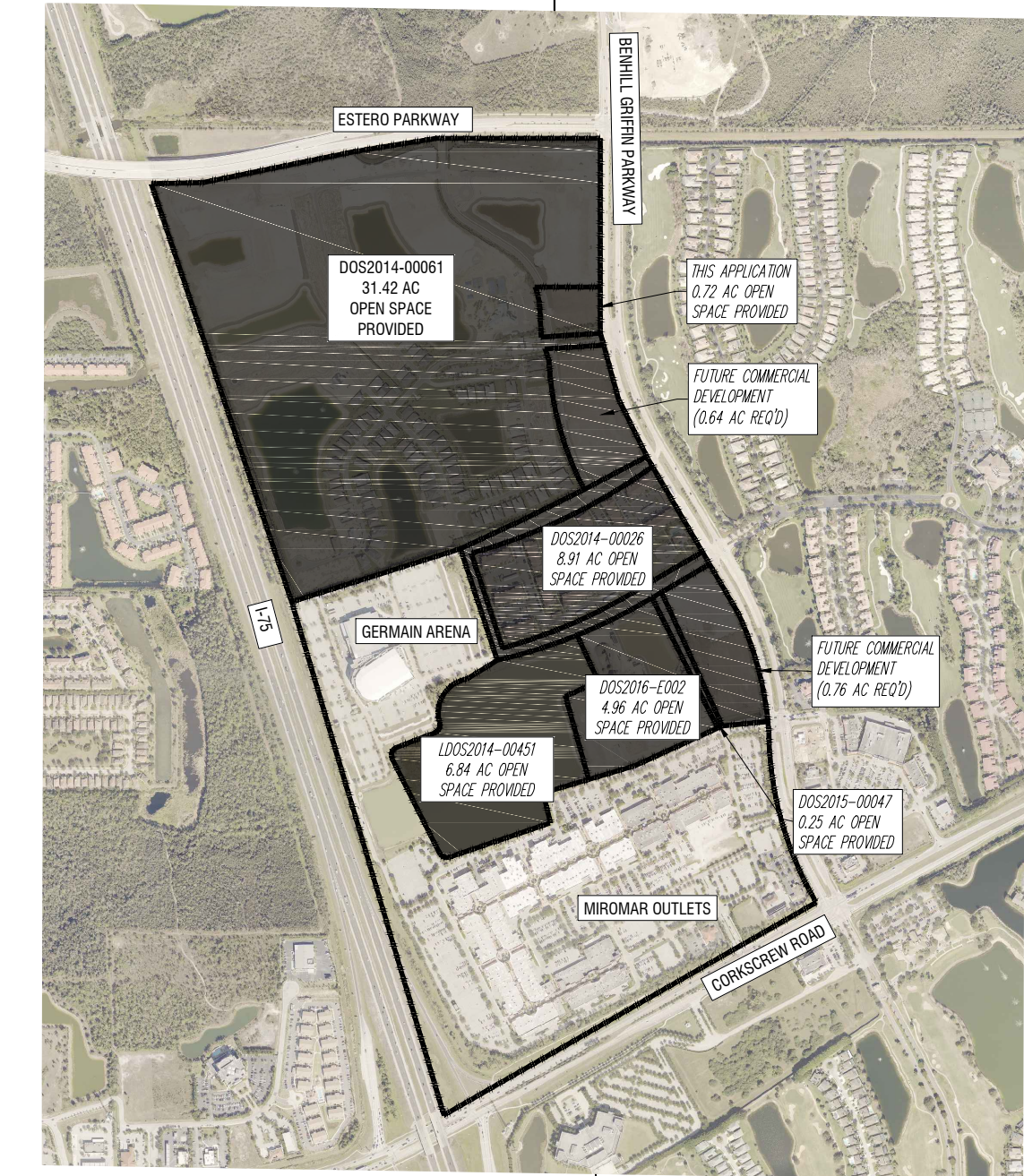
REFUSE AND SOLID WASTE DISPOSAL:  
 LDC 10-261(a)  
 SOLID WASTE / RECYCLE REQUIRED SF  
 FIRST 25,000 SF 216  
 TOTAL 216

PARKING CALCULATION:  
 LDC 34-2020(b) MINI-WAREHOUSE  
 1 SPACE PER 25 STORAGE UNITS WITH A MINIMUM OF 5 SPACES  
 581 UNITS / 25 = 23 SPACES  
 GENERAL OFFICE  
 1 SPACE PER 350 SF  
 700 SF / 350 = 2 SPACES  
 TOTAL REQUIRED = 25 SPACES  
 TOTAL PROVIDED = 31 SPACES (INCLUDES 2 H.C.)

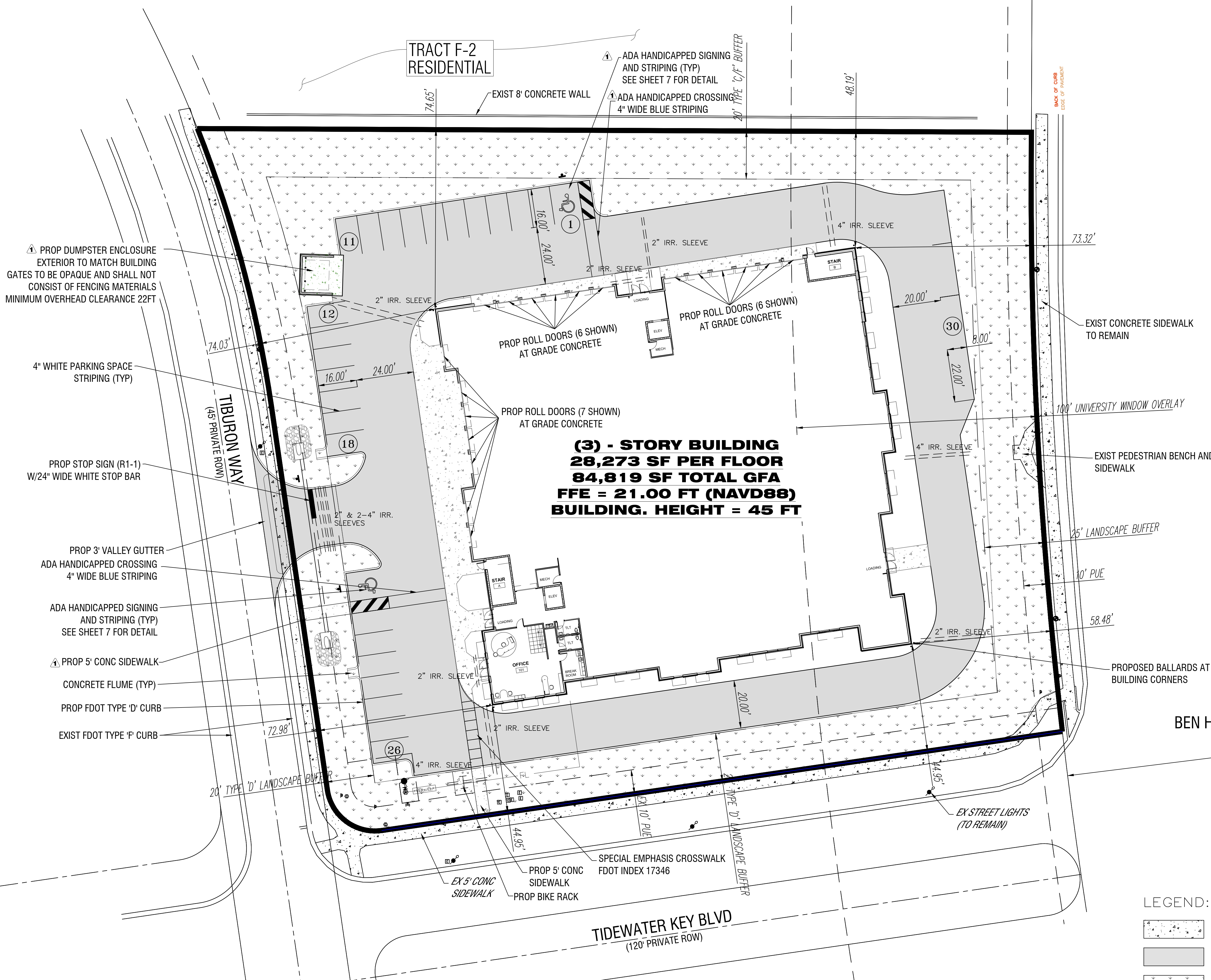
ZONING Z-10-031  
 AREA #2  
 MINIMUM SETBACKS:  
 STREET (PRIVATE, BLDG HGT 0'-65') 20'  
 STREET (PRIVATE, BLDG HGT 65'-95') 20' + 0.5' FOR EVERY 1' OVER 65'  
 STREET (PUBLIC, BLDG HGT 0'-65') 25'  
 STREET (PUBLIC, BLDG HGT 65'-95') 25' + 0.5' FOR EVERY 1' OVER 65'

SIDE SETBACK 15'  
 REAR SETBACK 25'  
 MAX BUILDING HEIGHT 45'

ADJACENT ZONING:  
 NORTH = MPD  
 SOUTH = ROW  
 EAST = ROW  
 WEST = ROW



REQUIRED OPEN SPACE:  
 DEVELOPMENT AREAS #1 AND #2 = 208.4 ACRES  
 PER Z-10-031 CONDITIONS #7D - 51.5 ACRES OF GENERAL OPEN SPACE IS REQUIRED TO BE PROVIDED.  
 NOTE: UP TO 25% (OR 12.87 ACRES) IF THIS REQUIREMENT MAY BE CLAIMED FROM THE LAKES  
 PER DOS2014-00026 -8.91 AC. OF OPEN SPACE PROVIDED (INCLUDES 2 AC. OF LAKES)  
 PER DOS2014-00061 -30.58 AC. OF OPEN SPACE PROVIDED RESIDENTIAL TRACTS ( INCLUDES 4 AC. OF LAKES)  
 PER DOS2014-00061 -0.84 AC. OF OPEN SPACE SHALL BE PROVIDED IN FUTURE COMMERCIAL TRACT D.O.  
 PER LDO2014-00451 -6.84 AC. OF OPEN SPACE PROVIDED (INCLUDES 6.7 AC. OF LAKE)  
 PER DOS2015-00047 -0.25 AC. OF OPEN SPACE PROVIDED (REMOVED OUTSIDE ROW)  
 PER DOS2016-E002 -4.96 AC. OF OPEN SPACE PROVIDED  
 THIS DO APPLICATION -0.72 AC. OF OPEN SPACE PROVIDED  
 FUTURE COMMERCIAL DEVELOPMENT -1.40 AC. (10% MINIMUM REQUIRED) FUTURE  
 54.50 AC. OPEN SPACE PROVIDED (INCLUDING FUTURE)  
 AMOUNT OF GENERAL OPEN SPACE 0 BE PROVIDED AT THE TIME OF FUTURE DEVELOPMENT: 0.76 ACRES (OF WHICH 0.00 ACRES MAY BE CLAIMED FROM LAKES). NOTE A MINIMUM 10% OPEN SPACE MUST BE PROVIDED WITHIN ALL COMMERCIAL OUTPARCELS.



**(3) - STORY BUILDING**  
**28,273 SF PER FLOOR**  
**84,819 SF TOTAL GFA**  
**FFE = 21.00 FT (NAVD88)**  
**BUILDING HEIGHT = 45 FT**

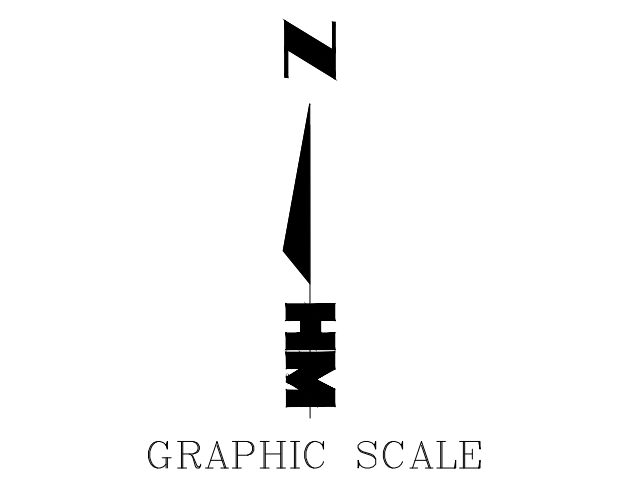
BEN HILL GRIFFIN PKWY  
 (150' PUBLIC ROW)

TIDEWATER KEY BLVD  
 (120' PRIVATE ROW)

LEGEND:

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED GREEN AREA

NUMBER	REVISIONS	DATE
1	REVISED PER VILLAGE OF ESTERO COMMENTS	1/23/18



RECEIVED  
 APR 05 2018  
 VILLAGE OF ESTERO

UNIVERSITY STORAGE  
 TRACT F-3  
 LEE COUNTY, FLORIDA

6200 Whiskey Creek Drive  
 Fort Myers, FL 33919  
 Phone: (239) 985-1200  
 Florida Certificate of  
 Authorization No. 1772

DESIGNED BY: DATE: NOVEMBER/2017  
 DRAWN BY: DATE: NOVEMBER/2017  
 CHECKED BY: DATE: NOVEMBER/2017  
 VERTICAL SCALE: N/A  
 HORIZONTAL SCALE: N/A

DATE: March 06, 2018  
 PROJECT NO.: 2017038B  
 SHEET NO.: 5

Attachment H - Proposed Landscape Plan



**DMJA**

DAVID M. JONES, JR.  
AND ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
AND PLANNERS

2221 McGregor Blvd.  
Fort Myers, Florida 33901  
PHONE: (239) 337-5525  
FAX (239) 337-4494  
4161 Tamiami Trail  
Bldg. #5, Unit 501  
Port Charlotte, FL 33952  
PHONE: (941) 232-2217  
L.A. LICENSE: LC 000063

PROJECT INFORMATION:

**UNIVERSITY**  
Self-Storage  
Ben Hill Griffin Parkway  
Estero, FL

INFORMATION

PREPARED FOR:



6200 Whiskey Creek  
Drive  
Ft Myers, FL 33919  
(239) 985-1200

CONSULTANT:



GREGORY J. DISERIO, RLA  
RLA NO. 840 DATE:  
STATE OF FLORIDA

DESIGN PROFESSIONAL:



GREGORY J. DISERIO, RLA  
RLA NO. 840 DATE:  
STATE OF FLORIDA

PROJECT NO. 217111

PROJECT MGR: GJD  
FILE NAME: University Self Storage  
DESIGNER: KM  
CAD TECH: KM  
CHECKED BY: GJD  
ISSUED FOR: DRB REVIEW & DEVELOPMENT ORDER

ISSUED DATE: Jan. 3, 2018

REVISIONS:  
Feb. 15, 2018 RAI Response  
March 2, 2018 Sections

SHEET TITLE:

**Landscape Calculations**

SHEET NUMBER:

**L-1**

TOTAL SITE = 86,978 SF (2 ACRES)

**OPEN SPACE REQUIREMENTS**  
OPEN SPACE REQUIRED = 86,978 SF X 10% = 8,697 SF  
REQUIRED AND 27,125 SF PROVIDED PER HATCHING  
(Refer to Open Space Tracking this sheet).

**BUILDING PERIMETER PLANTING REQUIREMENTS**  
28,875 SF. OF PROPOSED BLDG. AREA X 10% = 2,887 SF  
OF PROPOSED BUILDING PERIMETER PLANTING  
REQUIRED AND 3600SF PROVIDED PER HATCHING.  
COVERAGE REQUIRED AT 50% OF 2,887 SF = 160 SHRUBS  
REQUIRED AND PROVIDED, LABELED AS (Bldg)  
CODE PLANTINGS TO BE 100% NATIVE.  
(Additional plantings provided which are not subject to native  
requirements)

**INTERNAL PARKING LANDSCAPE REQUIREMENTS**  
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING  
AREA IS REQUIRED =  
23,648 SF X 10% = 2,365 SF MINIMUM REQUIRED AND  
3,908 SF PROVIDED, PER HATCHING  
1 TREE PER 250 SF. = 2,365 ÷ 250 = 10 TREES REQUIRED  
AND 10 PROVIDED, LABELED AS (Parking).  
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF.  
APPROXIMATELY 236 SHRUBS ARE PROVIDED.  
CODE PLANTINGS TO BE 100% NATIVE.

**GENERAL TREE REQUIREMENTS**  
1 TREE PER 3500 SF OF TOTAL SITE  
86,978 ÷ 3,500 = 25 TREES REQUIRED AND PROVIDED.

NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR  
GENERAL TREES. GENERAL TREE REQUIREMENTS MAY  
NOT BE REDUCED MORE THAN 50%. A MAXIMUM OF 12-18'  
TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL  
TREES (DEPICTED IN PLANT LIST).

25 General Trees required, 6 trees can be used @ 2:1.

CODE PLANTINGS TO BE 100% NATIVE.

**BUFFER REQUIREMENTS:**

ALL BUFFERS TO BE 100% NATIVE SPECIES PER VILLAGE OF  
ESTERO LDC REQUIREMENTS AND SPECIES TO BE FROM  
UNIVERSITY OVERLAY PLANT LIST.

**NORTH BUFFER** Com to SFR.  
A 20' WIDTH TYPE 'D' BUFFER.  
5 TREES PER 100 LF, DOUBLE HEDGEROW (100%  
Native)

347 LF ÷ 100 X 5 = 18 TREES REQUIRED AND  
PROVIDED.  
347 LF ÷ 100 X 66 = 230 SHRUBS REQUIRED, 230  
PROVIDED

**SOUTH BUFFER** COM to R.O.W. (existing)  
A 20' WIDTH TYPE 'D' BUFFER  
5 TREES AND DOUBLE HEDGEROW PER 100 LF.  
(100% Native)

285 LF ÷ 100 X 5 = 14 TREES REQUIRED. 6 Existing, 8  
proposed.  
285 LF ÷ 100 X 66 = 189 SHRUBS REQUIRED AND  
PROVIDED by existing buffer.  
Any damage to existing vegetation during construction  
shall be replaced.

**EAST BUFFER** COM TO R.O.W. 250 LF  
A 25' WIDTH TYPE 'D' BUFFER  
8 TREES, 66 SHRUBS AND 33 GROUNDCOVERS PER  
100 LF. (100% Native)

4 CANOPY TREES AND PALMS AT 1:1 CREDIT FOR  
BUFFER TREES PER ZONING RESOLUTION

250 LF ÷ 100 X 8 = 20 TREES REQUIRED AND  
PROVIDED THROUGH EXISTING AND PROPOSED.

250 LF ÷ 100 X 66 = 165 SHRUBS REQUIRED AND 165  
PROVIDED

250 LF ÷ 100 X 33 = 83 GROUNDCOVERS REQUIRED  
AND 83 PROVIDED

**WEST BUFFER** COM to R.O.W. 264 LF

A 20' WIDTH TYPE 'D' BUFFER  
5 TREES AND DOUBLE HEDGEROW PER 100 LF.  
(100% Native)

264 LF ÷ 100 X 5 = 14 TREES REQUIRED. 10 existing,  
4 PROVIDED.  
264 LF ÷ 100 X 66 = 175 SHRUBS REQUIRED, 178  
PROVIDED. Shrubs to be maintained at 4' (48") minimum

NOTE:  
Should any existing vegetation scheduled to remain be  
damaged or removed during construction, it shall be  
replaced prior to landscape certification.

**GENERAL LANDSCAPE NOTES**

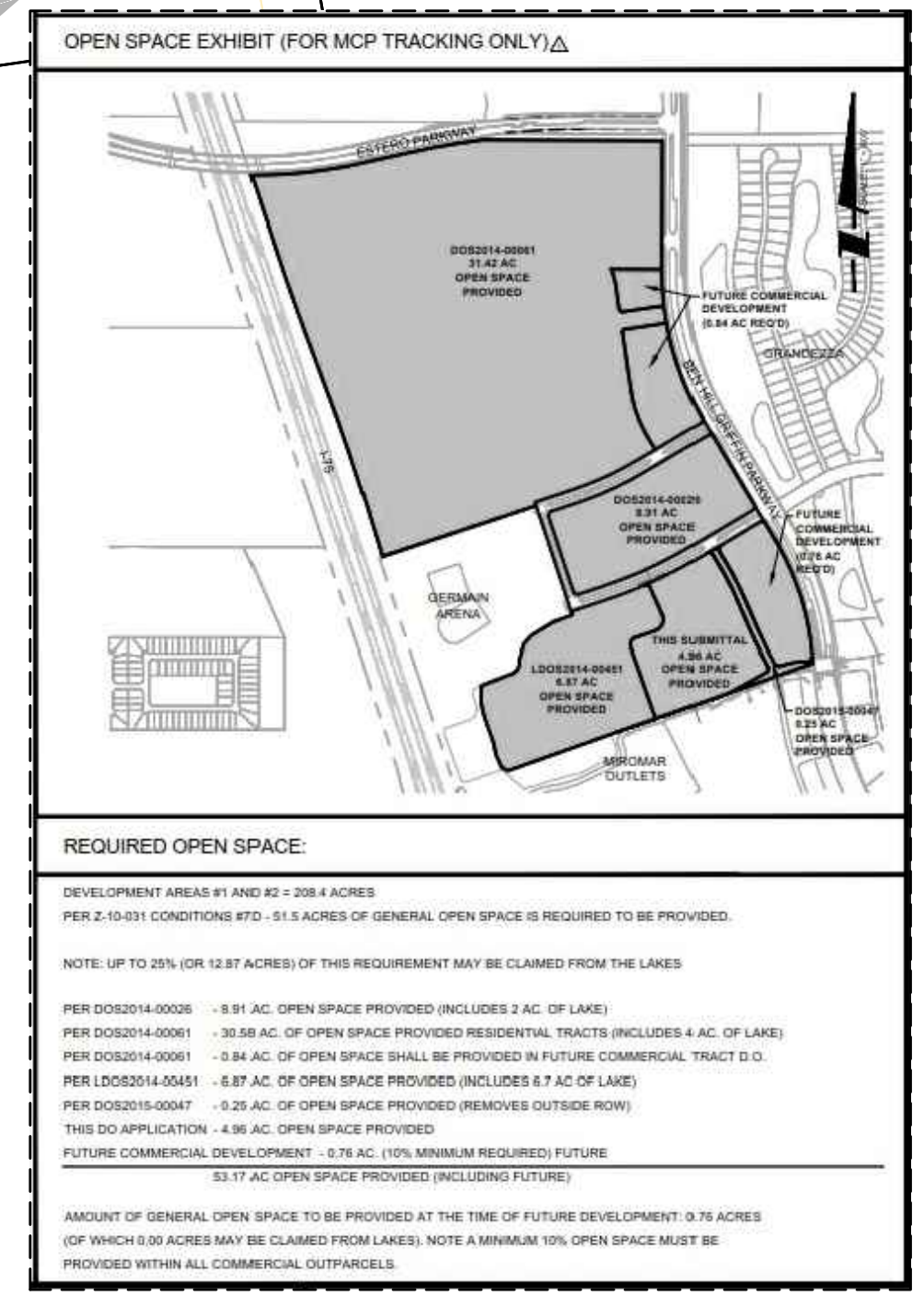
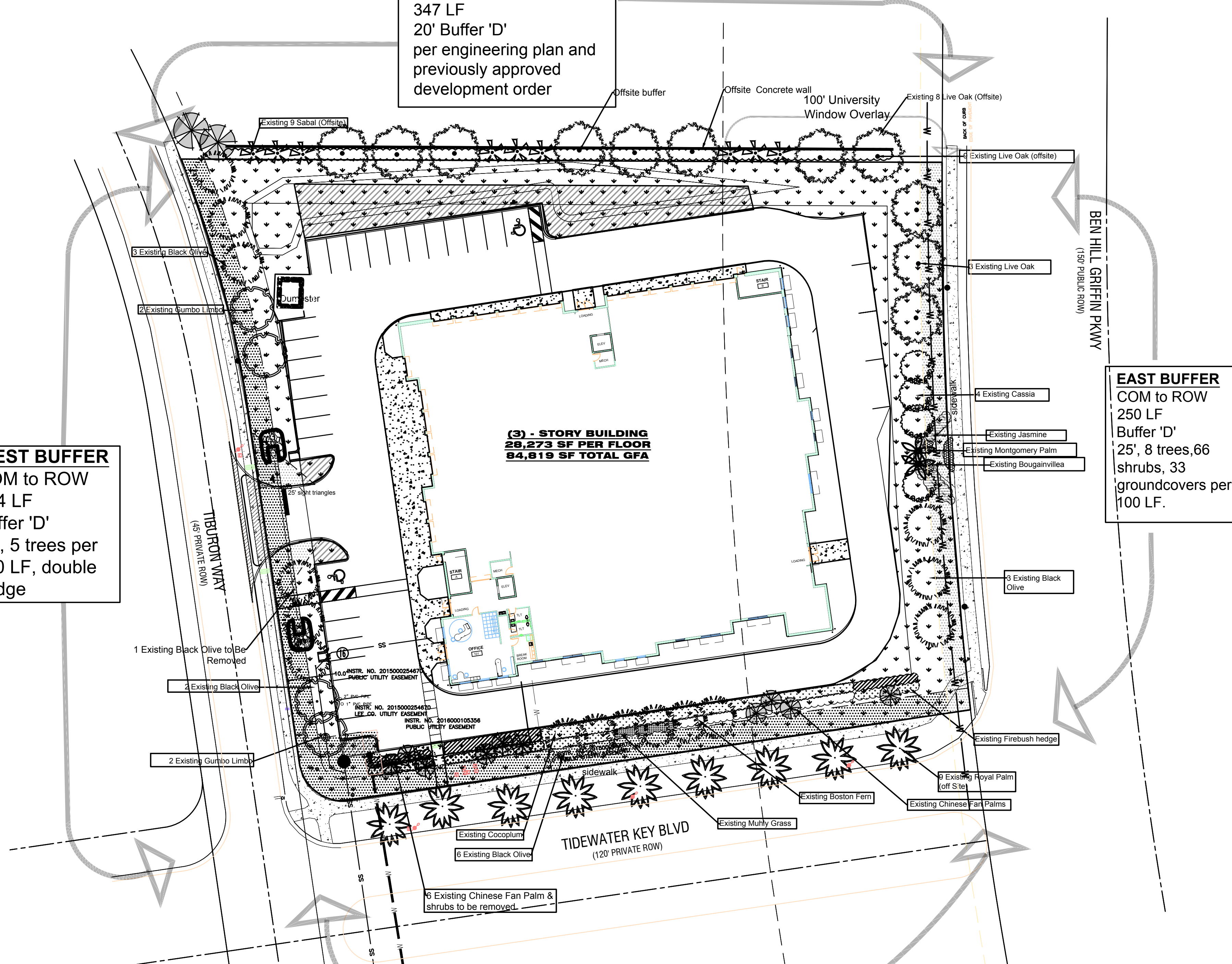
1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4" DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH (WITH EXCEPTION OF WATER MANAGEMENT AREAS) AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
5. TREES SHALL BE A MINIMUM OF 45 GALLON, 12'-14" IN HEIGHT WITH A 3-1/2" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY.
6. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.
7. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND WORK SHALL BE IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE SHALL BE SODDED OR SEEDING IN ACCORDANCE WITH PLANS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY REQUIREMENTS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. ALL CODE REQUIRED LANDSCAPING SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO INCLUDE A RAIN SWITCH SHUT OFF AND ALL BACKFLOW DEVICES AS REQUIRED BY LOCAL UTILITY PROVIDERS.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. THE PROPOSED PLAN WILL COMPLY WITH THE LANDSCAPING, BUFFERING, AND TREE PROTECTION REQUIREMENTS SET FORTH IN THE LDC.
21. THE LANDSCAPING PLANS HAVE BEEN COORDINATED WITH THE SITE LIGHTING AND ARCHITECTURAL PLANS.
22. LANDSCAPE MATERIALS MUST BE PLACED TO ALLOW A 2- FEET VEHICLE OVERHANG WHERE ABUTTING PARKING SPACES.
23. ALL OUTDOOR, GROUND MOUNTED EQUIPMENT MUST BE FULLY SHIELDED ALL OUTDOOR STORAGE, HEATING/AIR CONDITIONING AND OTHER SIMILAR MECHANICAL EQUIPMENT MUST BE FULLY SHIELDED FROM ADJACENT PROPERTIES AND STREET RIGHTS-OF-WAY WHEN VIEWED FROM GROUND LEVEL PER [10-610(2)]. ANY SHRUB PLANTINGS IN EASEMENTS SHALL BE REPLACED AT OWNERS EXPENSE SHOULD FUTURE UTILITY WORK BE REQUIRED.
24. THERE IS TO BE A MINIMUM OF TEN(10) FEET HORIZONTAL SEPARATION IS ALSO REQUIRED BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES, STRUCTURE(S), BUILDING(S), WALL(S), FOUNTAIN(S), FENCE(S) AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU AND THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE OR FACILITY.

**NORTH BUFFER**  
COM to SFR  
347 LF  
20' Buffer 'D'  
per engineering plan and  
previously approved  
development order

**EAST BUFFER**  
COM to ROW  
250 LF  
Buffer 'D'  
25', 8 trees, 66  
shrubs, 33  
groundcovers per  
100 LF.

**SOUTH BUFFER**  
COM to ROW  
285 LF  
Buffer 'D'  
20', 5 trees per 100 LF,  
double hedge

**WEST BUFFER**  
COM to ROW  
264 LF  
Buffer 'D'  
20', 5 trees per  
100 LF, double  
hedge



**LANDSCAPE CALCULATIONS**



TYPICAL EASEMENT AREA  
REFER TO ENGINEERING PLANS FOR  
SPECIFIC EASEMENT INFORMATION

RECEIVED  
APR 06 2018  
VILLAGE OF ESTERO

CALL 48 HOURS  
BEFORE YOU DIG  
811  
IT'S THE LAW  
DIAL 811  
Know what's BELOW.  
Call before you dig  
FLORIDA STATE ONE CALL OF FLORIDA, INC.



**DMJA**

DAVID M. JONES, JR.  
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS  
AND PLANNERS

2221 McGregor Blvd.  
Fort Myers, Florida 33901  
PHONE: (239) 337-5325  
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4161 Tamiami Trail  
Bldg. #5, Unit 501  
Port Charlotte, FL 33952  
PHONE: (941) 235-2217

L.A. LICENSE: LC 000063

PROJECT INFORMATION:

**UNIVERSITY**  
Self-Storage

Ben Hill Griffin Parkway  
Estero, FL

INFORMATION

PREPARED FOR:



6200 Whiskey Creek Drive  
Ft Myers, FL 33919  
(239) 985-1200

CONSULTANT:

GREGORY J. DISERIO, RLA  
FLA. NO. 840 DATE:  
STATE OF FLORIDA

DESIGN PROFESSIONAL:

PROJECT NO: 217111

PROJECT MGR: GJD

FILE NAME: University Self Storage

DESIGNER: KM

CAD TECH: KM

CHECKED BY: GJD

ISSUED FOR: DRB REVIEW & DEVELOPMENT ORDER

ISSUED DATE: Jan. 3, 2018

REVISIONS:

Feb. 15, 2018 RAI Response

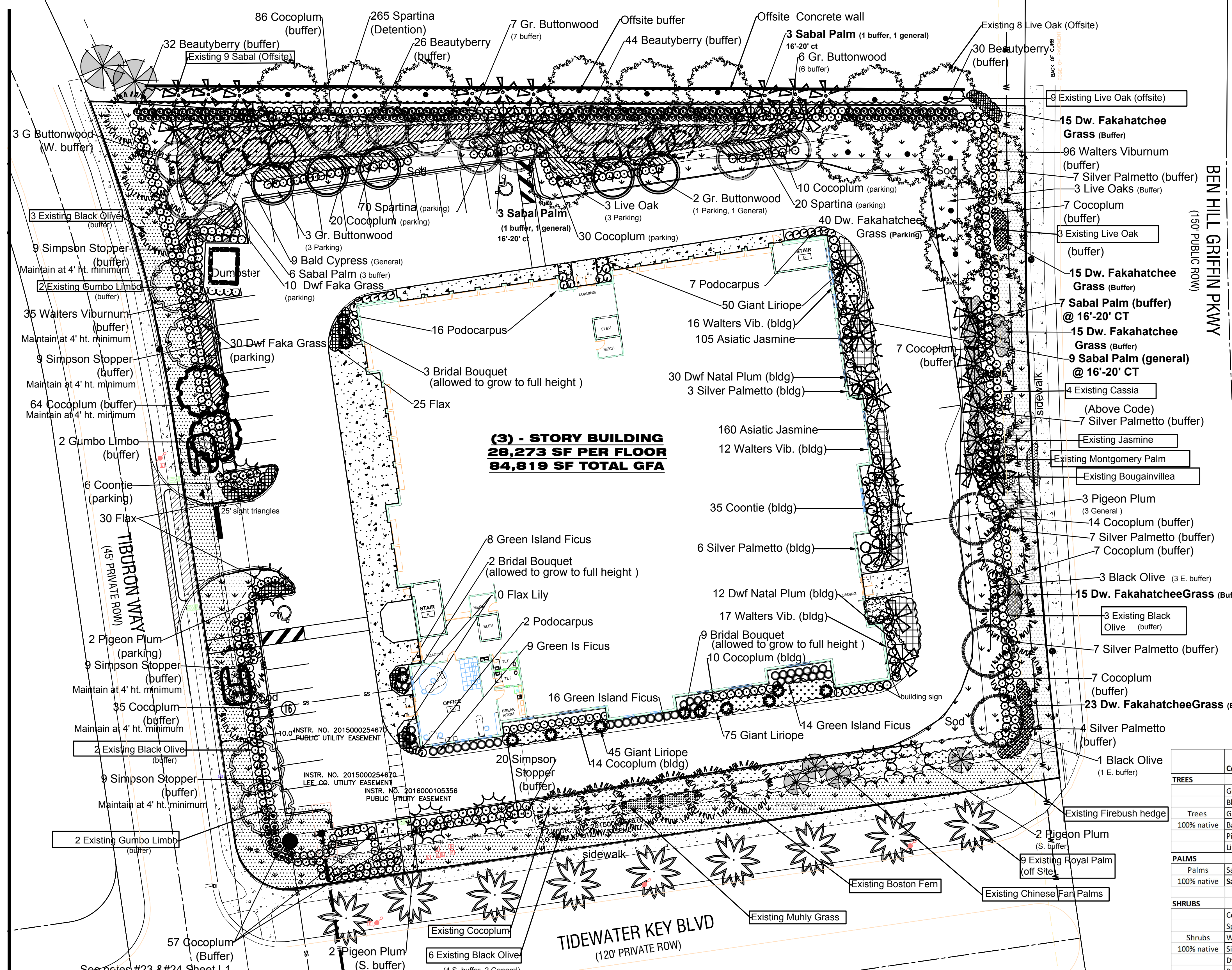
March 2, 2018 Sections

SHEET TITLE:

**Landscape Plan**

SHEET NUMBER:

**L-2**

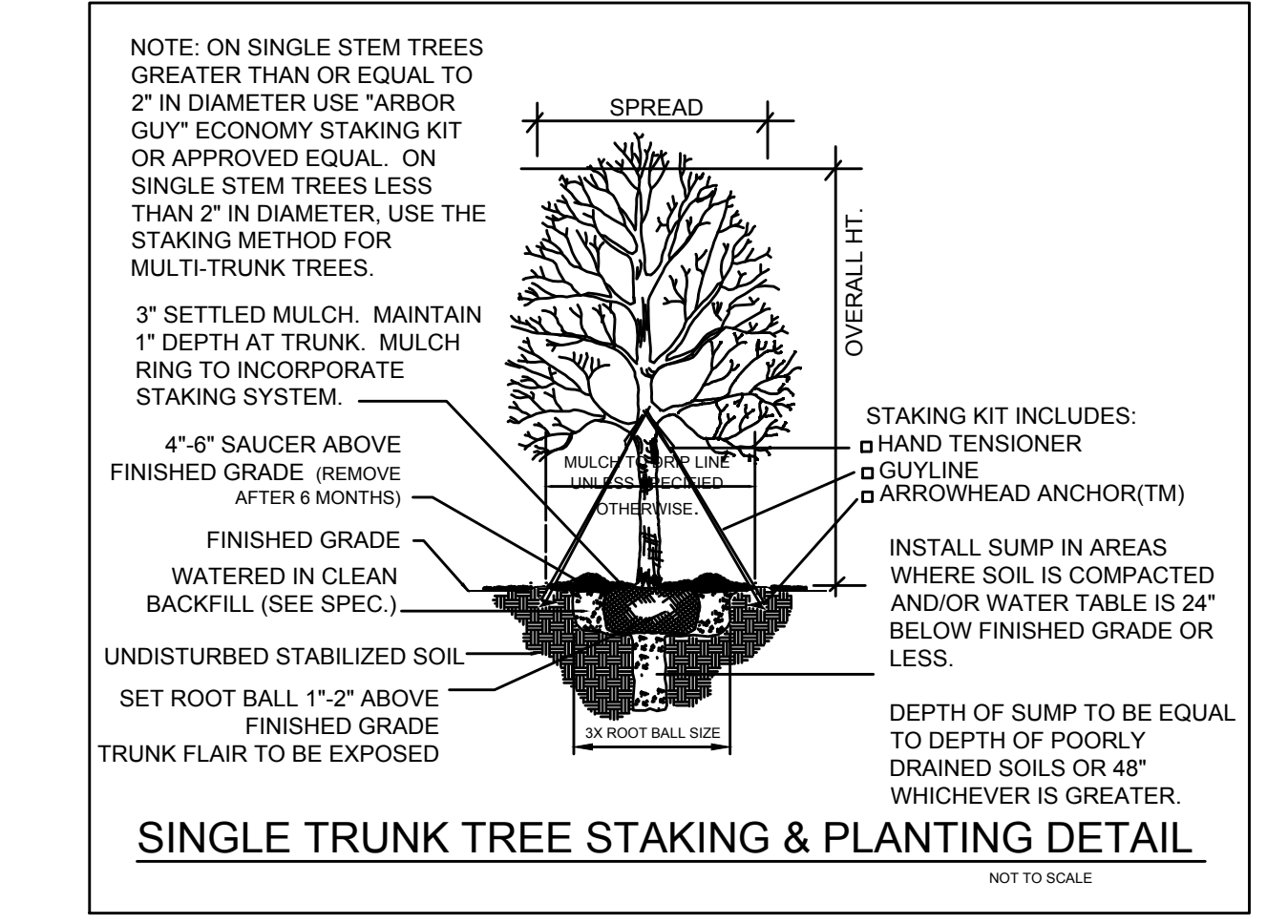
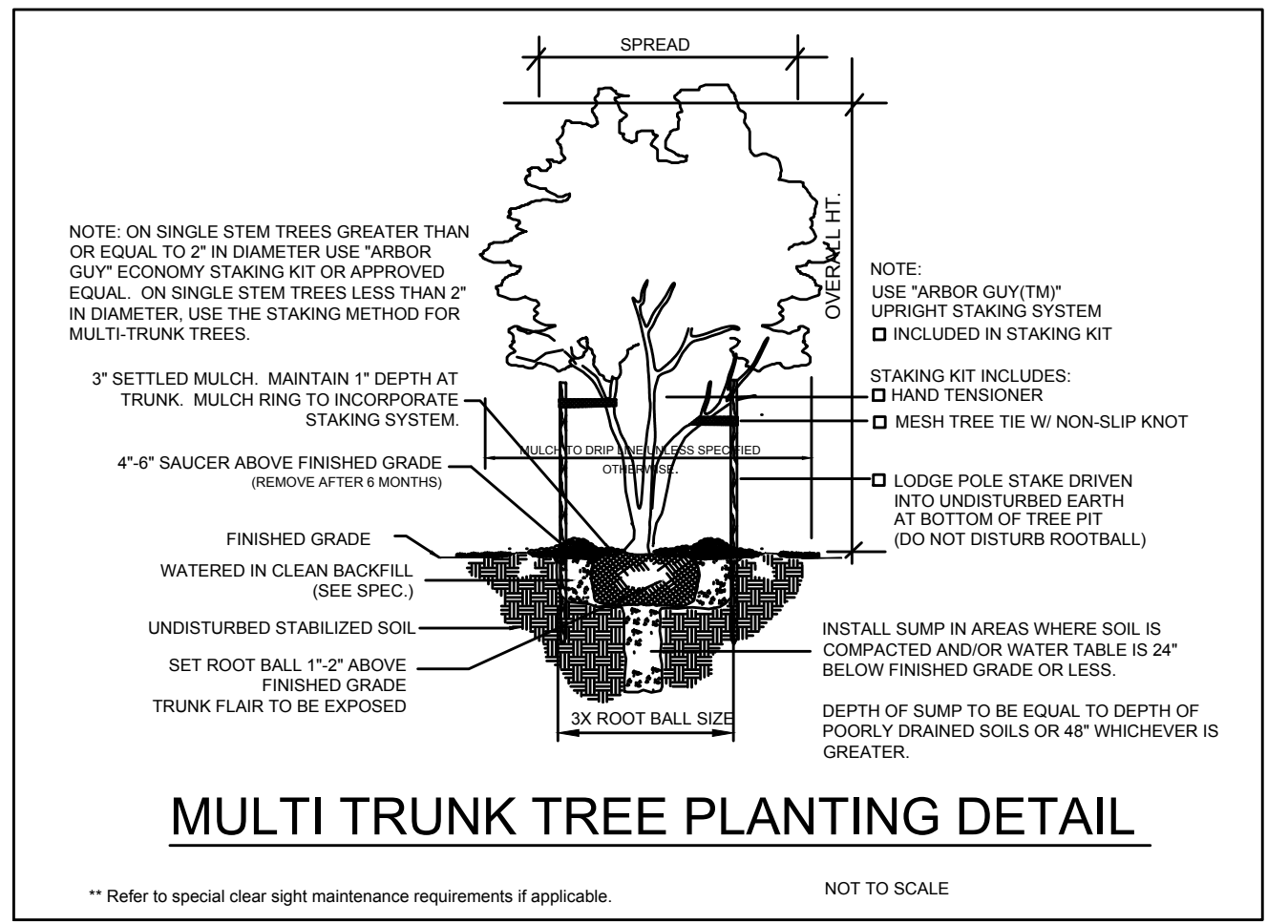


**(3) - STORY BUILDING**  
**28,273 SF PER FLOOR**  
**84,819 SF TOTAL GFA**

BEN HILL GRIFFIN PKWY  
(150' PUBLIC ROW)

TIBURON WAY  
(45' PRIVATE ROW)

TIDEWATER KEY BLVD  
(120' PRIVATE ROW)

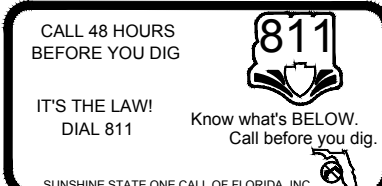
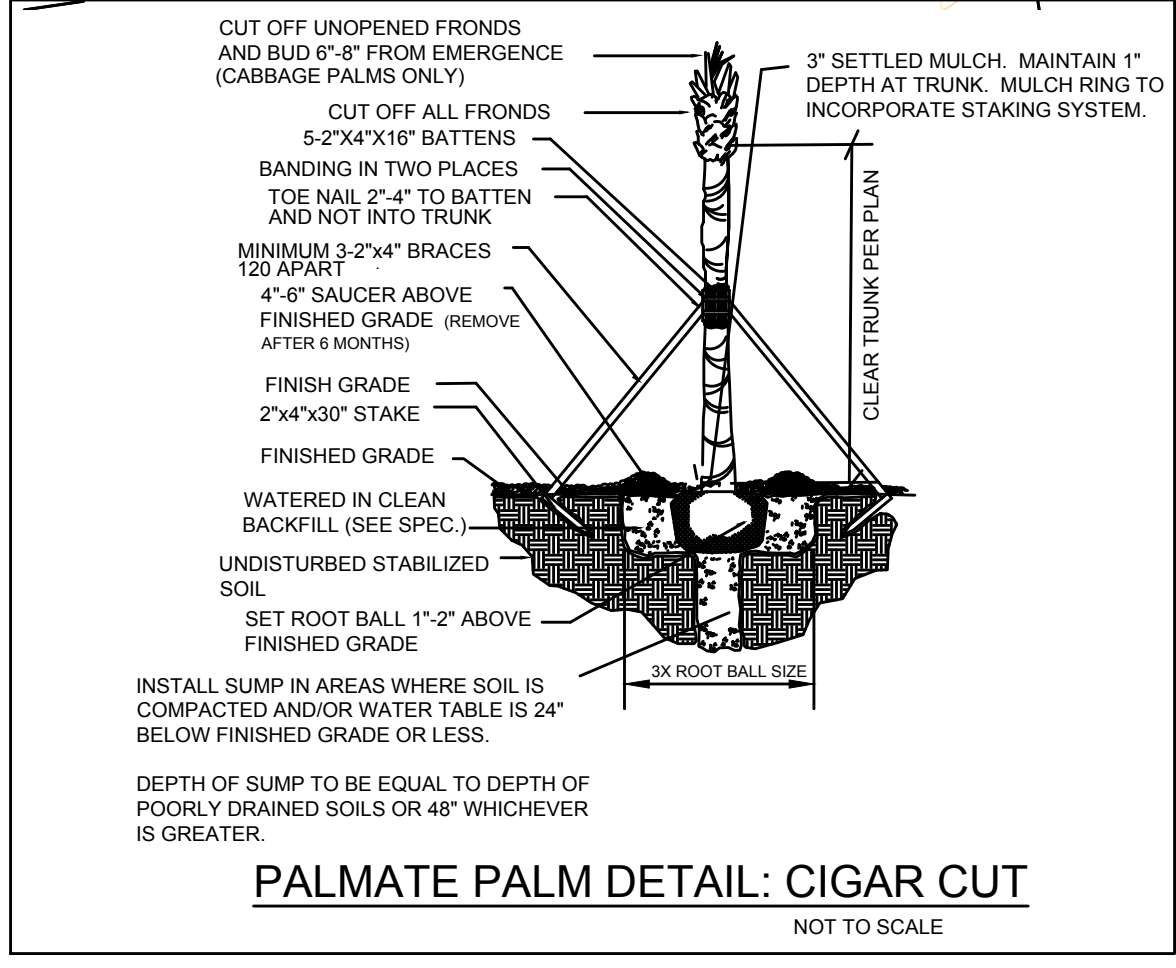
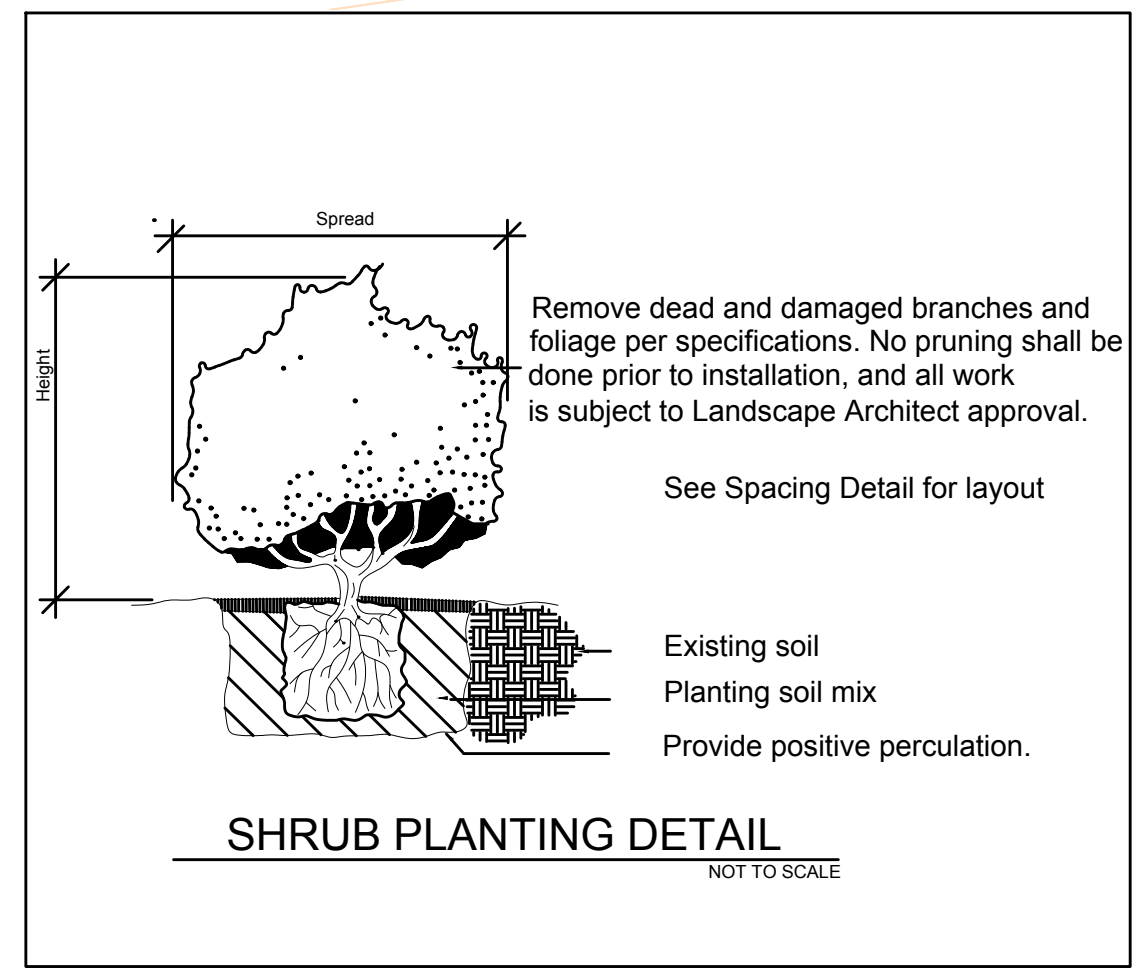
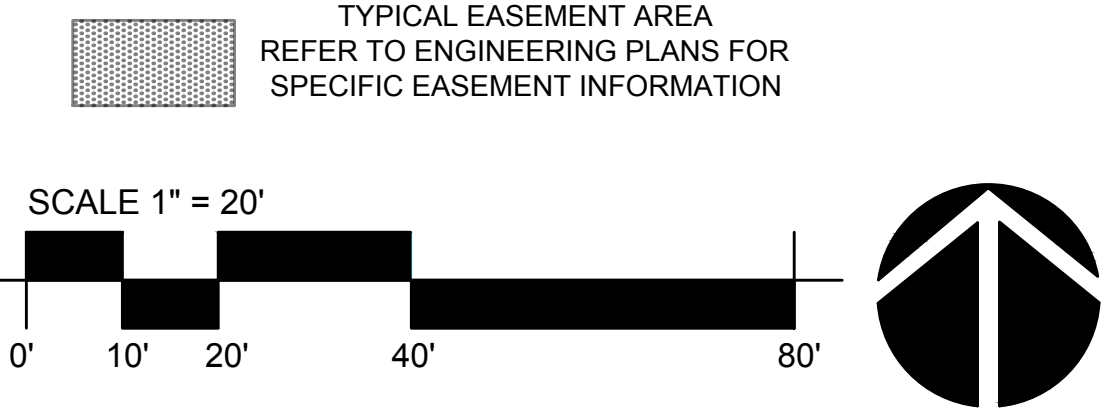


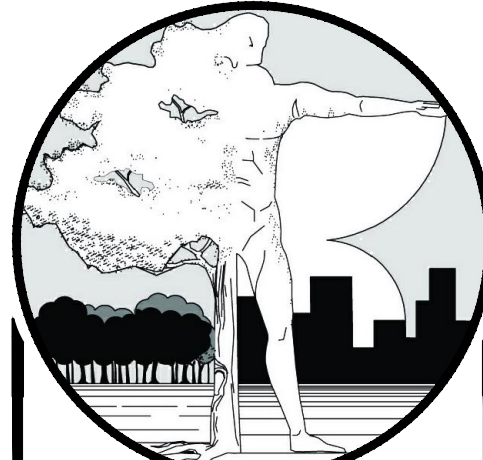
**PLANT LIST**

	Common Name	Botanical Name	Quantity	Native	Overlay Species	Size	
TREES	Gumbo Limbo	<i>Bursera simarouba</i>	2	Yes	Yes	12' HT, 3.5" cal., 6' spread, 45 Gal.	
	Black Olive	<i>Bucida buceri 'Shady Lady'</i>	4	Yes	Yes	12' HT, 3.5" cal., 6' spread, 45 Gal.	
	Green Buttonwood	<i>Conocarpus erectus</i>	21	Yes	Yes	12' HT, 3.5" cal., 6' spread, 45 Gal.	
	Bald Cypress	<i>Taxodium distichum</i>	9	No	Yes	12' HT, 3.5" cal., 6' spread, 45 Gal.	
	Pigeon Plum	<i>Coccoloba diversifolia</i>	9	Yes	Yes	12' HT, 3.5" cal., 6' spread, 45 Gal.	
	Live Oak	<i>Quercus virginiana</i>	6	Yes	Yes	12' HT, 3.5" cal., 6' spread, 45 Gal.	
	PALMS	Sabal Palm	<i>Sabal Palmetto</i>	6	Yes	Yes	12'-16' clear trunk
		Sabal Palm	<i>Sabal Palmetto</i>	22	Yes	Yes	16'-20' clear trunk
	<b>Total code required Trees/Palms:</b>			<b>79</b>			
	SHRUBS	Cocoplum	<i>Chrysobalanus icaco</i>	368	Yes	Yes	minimum 3 gal, 24"
Spartina		<i>Spartina bakeri</i>	355	Yes	Yes	minimum 3 gal, 24"	
Walters Viburnum		<i>Viburnum obovatum</i>	176	Yes	Yes	minimum 3 gal, 24"	
Silver Palmetto		<i>Serenoa repens 'Cinera'</i>	34	Yes	Yes	minimum 3 gal, 12"-16"	
Dwarf Fakahatchee Grass		<i>Tripsacum floridana</i>	163	Yes	Yes	minimum 3 gal, 24"	
Beautyberry		<i>Callicarpa americana</i>	132	Yes	Yes	minimum 3 gal, 24"	
Simpson Stopper		<i>Eugenia fragnans</i>	56	Yes	No	minimum 3 gal, 24"	
<b>Total code required shrubs:</b>			<b>1284</b>				
GROUND COVERS	Coontie	<i>Zamia integrifolia</i>	41	Yes	Yes	minimum 3 gal, 12", 16"	
	Dwf Natal Plum	<i>Carissa macrocarpa 'Emerald Blanket'</i>	42	Yes	Yes	1 gallon @ 2' o.c.	
	<b>Total code required groundcovers:</b>			<b>83</b>			
ABOVE CODE PLANTINGS	Podocarpus	<i>Podocarpus macrophyllus 'Maki'</i>	21	No	No	minimum 3 gal, 24"	
	Bridal Bouquet	<i>Plumeria pudica 'Bridal Bouquet'</i>	14	No	No	minimum 3 gal, 24"	
	Asiatic Jasmine	<i>Trachelospermum asiaticum</i>	265	No	No	1 gallon @ 2' o.c.	
	Variegated Flax Lily	<i>Dianella tasmanica 'Variegata'</i>	35	No	No	1 gallon @ 2' o.c.	
	Giant Liriope	<i>Liriope muscari 'Green Giant'</i>	170	Yes	Yes	1 gallon @ 2' o.c.	
	Green Island Ficus	<i>Ficus macrocarpa 'Green Island'</i>	47	No	No	minimum 3 gal, 12"-16"	
	<b>Total code required above code plantings:</b>			<b>693</b>			
Double cut wood Mulch	3" depth	Per Plan			cubic yards		
Bahia Sod	Per Plan				All disturbed areas including offsite		

RECEIVED  
APR 06 2018  
VILLAGE OF ESTERO

**LANDSCAPE PLAN**





**DMJA**  
DAVID M. JONES, JR.  
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS  
AND PLANNERS

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(239) 985-1200

CONSULTANT:

GREGORY J. DISERIO, R.L.A.  
R.L.A. NO. 840 DATE:  
STATE OF FLORIDA

DESIGN PROFESSIONAL:

PROJECT NO. 217111  
PROJECT MGR. GJD  
FILE NAME: University Self Storage

DESIGNER: KM  
CAD TECH: KM  
CHECKED BY: GJD  
ISSUED FOR: DRB REVIEW & DEVELOPMENT ORDER

ISSUED DATE: Jan. 3, 2018  
REVISIONS:  
Feb. 15, 2018 RAI Response  
March 2, 2018 Sections

SHEET TITLE:  
**IRRIGATION**  
MASTER PLAN

SHEET NUMBER:  
**IR-1**

**GENERAL IRRIGATION NOTES**

- All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- Irrigation heads shall be a minimum of 24" from buildings.
- This drawing sheet is diagrammatic and for reference only. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
- All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
- Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.
- Irrigation system shall be designed for complete coverage only. Verify with owner limits of irrigation prior to bidding.
- The sprinkler system to be based on a minimum operating pressure of 50 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
- Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
- The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.

**IRRIGATION LEGEND**

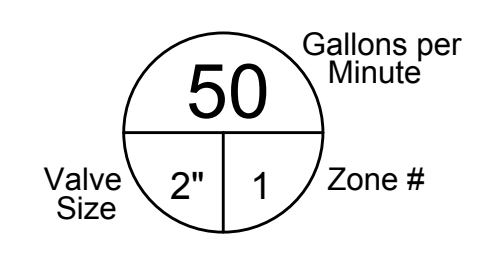
QTY	SYM	DESCRIPTION
	▼	Hunter PGP-ADV-LA Rotor 2.8 gpm W/ #6 noz.
	▼ F	Hunter PGP-36V-LA Rotor 5.6 gpm W/ #9 noz.
	■ B	Hunter MSBN-10F Bubbler 1.0 gpm
	● O	Hunter PROS-06-Q 6" pop up with 10' nozzle, .42 GPM
	● H	Hunter PROS-06-H 6" pop up with 10' nozzle, .88 GPM
	● A	Hunter PROS-06-Q 6" pop up with 15' nozzle, .97 GPM
	●	Hunter PROS-06-H 6" pop up with 15' nozzle, 1.86 GPM
	● F	Hunter PROS-06-F 6" pop up with 15' nozzle, 3.75 GPM
	■ E	Hunter PROS-06-RSC 515 6" pop up with specialty nozzle, .65 GPM
	■	Hunter PROS-06-SS918 6" pop up with specialty nozzle, 1.72 GPM
	⊕	Hunter ICV Electric Remote Control Valve w/ 2-wire decoders Size per plan.
	⊕	4" GATE VALVE
	GD	GROUNDING PER DETAILS
	C	Hunter 1 ZONE ICORE CONTROLLER w/ Hunter RCF Rain and Freeze Sensor
	P.O.C.	POINT OF CONNECTION TO IRRIGATION SUPPLY. COORDINATE LOCATION WITH SUPPLIER. INSTALL METERS AS REQUIRED BY SUPPLIER.
	---	Schedule 40 - Mainline Per Plan With PAIGE TWO WIRE PER MANUF. SPEC
	---	Lateral Lines
	---	Schedule 40 Sleeve
		Qty's are for reference only

SPECIAL NOTES:  
1. REFER TO SHEET L4 FOR DETAILS AND IRRIGATION NOTES.  
2. REFER TO ENGINEERING PLANS FOR EASEMENT AND UTILITY LOCATIONS.

**PIPE SIZING CHART**

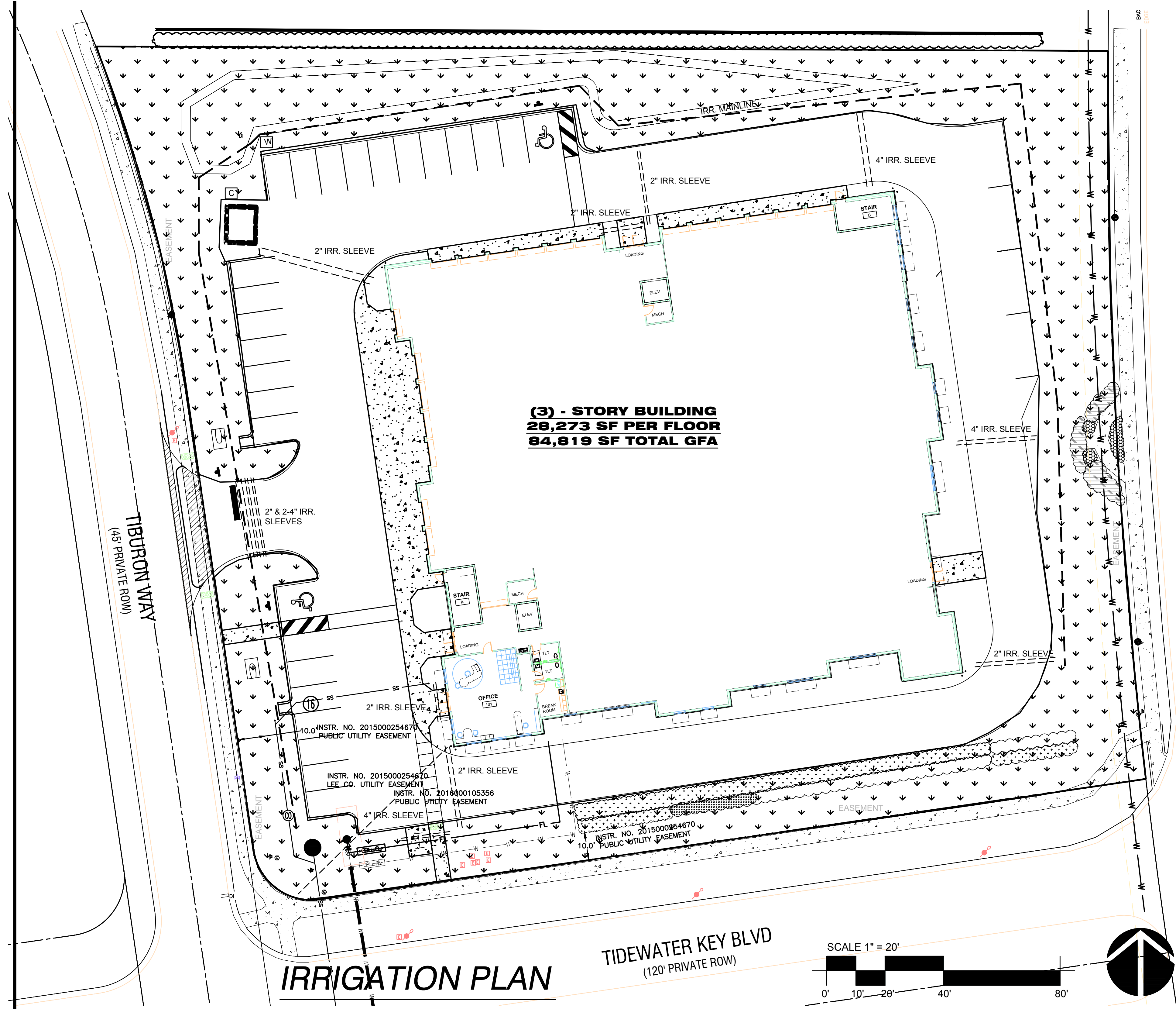
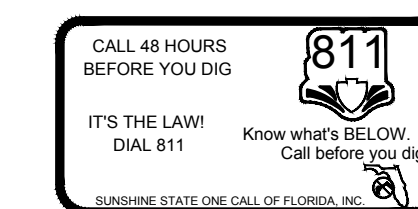
GPM	SIZE	GPM	SIZE
0-10	3/4"	1-8	3/4"
11-16	1"	9-13	1"
17-26	1-1/4"	14-22	1-1/4"
27-36	1-1/2"	23-30	1-1/2"
37-55	2"	31-50	2"
56-80	2-1/2"	51-70	2-1/2"

Flows shall maintain velocities of less than 5 feet per second

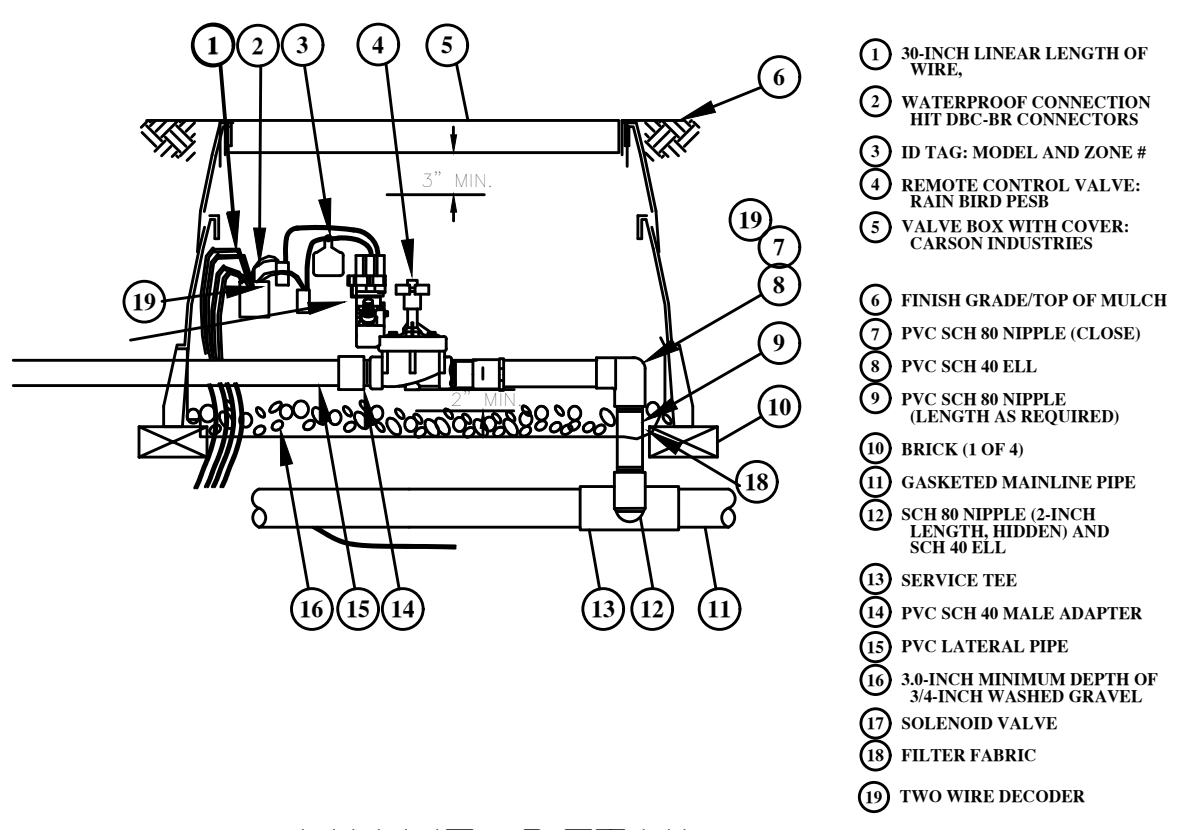


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**NOTE: PLAN PREPARED FOR PERMITTING ONLY. REFER TO CONSTRUCTION DOCUMENTS FOR FINAL IRRIGATION PLANS AND DETAILS.**



**IRRIGATION PLAN**



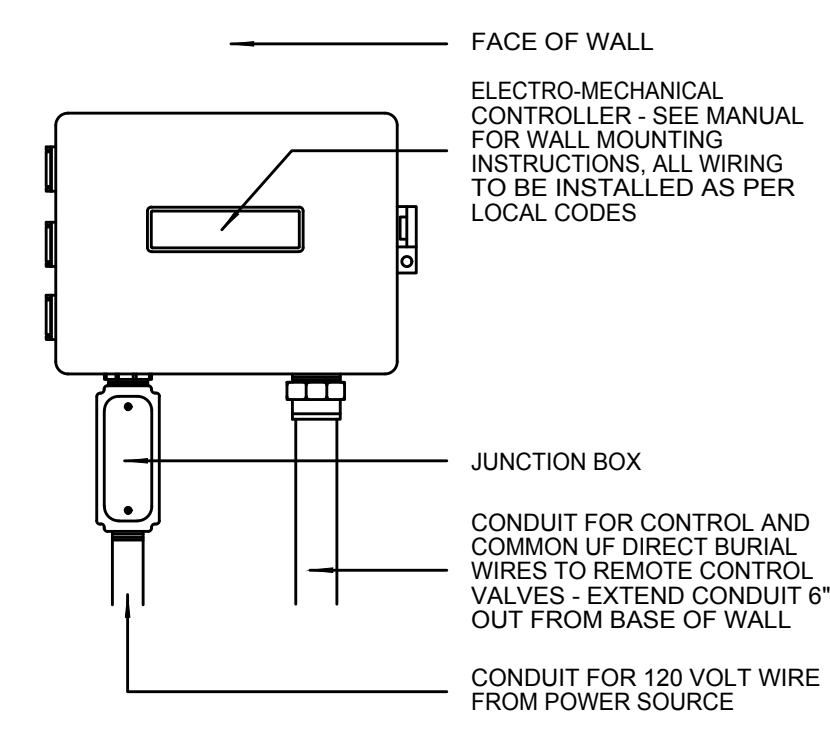
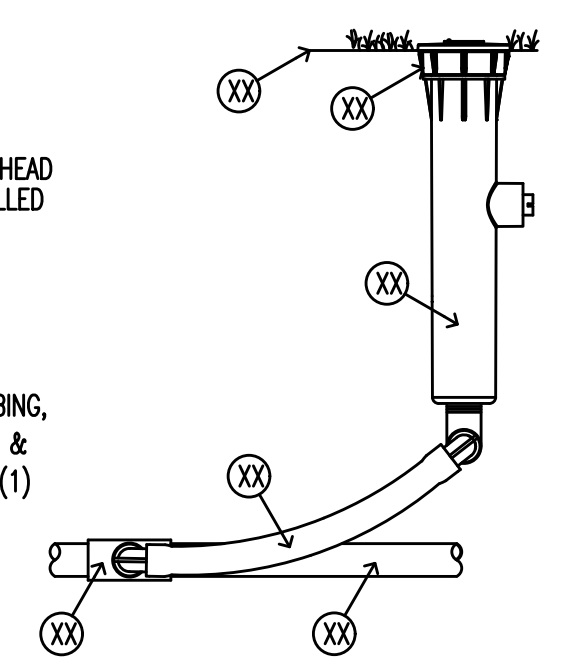
**VALVE DETAIL**

N.T.S.

- ① 38-INCH LINEAR LENGTH OF WIRE.
- ② WATERPROOF CONNECTION FIT DIRECT CONNECTORS
- ③ ID TAG: MODEL AND ZONE #
- ④ REMOTE CONTROL VALVE: RAIN/ICE/ FREEZE
- ⑤ VALVE BOX WITH COVER: CARSON INDUSTRIES
- ⑥ FINISH GRADE/TOP OF MULCH
- ⑦ PVC SCH 40 NIPPLE (CLOSE)
- ⑧ PVC SCH 40 ELL
- ⑨ PVC SCH 40 NIPPLE LENGTH AS REQUIRED
- ⑩ BRICK 1 OF 4
- ⑪ GASKETED MAINLINE PIPE
- ⑫ SCH 40 NIPPLE (2-INCH LENGTH HIDDEN) AND SCH 40 ELL
- ⑬ SERVICE TEE
- ⑭ PVC SCH 40 MALE ADAPTER
- ⑮ PVC LATERAL PIPE
- ⑯ MANCH MINIMUM DEPTH OF 6-INCH (1/2 WASH) OF GRAVEL
- ⑰ SOLENOID VALVE
- ⑱ FILTER FABRIC
- ⑳ TWO WIRE DECODER

- XX FINISH GRADE
- XX MODEL INST-06 SPRAY HEAD WITH "CV" OPTION INSTALLED
- XX LATERAL TEE OR ELL
- XX LATERAL PIPE
- SWING JOINT:
- XX HUNTER "PRO-FLEX" TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
- XX NON-POTABLE CAP, MODEL #45853X

**XX INST-06 SPRAY HEAD**  
SCALE: 3" = 1'-0" Irrigation Detail



**CONTROLLER - WALL MOUNT**  
N.T.S.

