



**DESIGN REVIEW BOARD
REGULAR MEETING
Agenda**

**Village Hall
21500 Three Oaks Parkway, Estero, FL**

**Wednesday, July 22, 2015
5:30 p.m.**

Design Review Board: Chairman – Albert O'Donnell; W. Scott Anderson; Barry Jones; Joe McHarris; William Prysi; Gerald Simons; Jim Tatooles; Patty Whitehead.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **BOARD BUSINESS**

Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. The public will have an opportunity to speak during each agenda item. Each individual has one opportunity to speak for three minutes per agenda item.

6. **ACTION ITEMS**

The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for three minutes per agenda item.

(A) Approval of June 24, 2015 Minutes

7. PUBLIC INFORMATION WORKSHOPS

The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for three minutes per agenda item.

- (A) Marsh Landing Tree Removal – US 41 Entrance
 - LDO2015-00328 Remove oaks and pine tree from front entry (trees were not required as part of County site plan approval)

- (B) McDonald’s Corkscrew SBS – Ben Hill Griffin Pkwy and Grand Oaks Shoppes Blvd.
 - UDO2015-00356 Convert existing single drive-thru to dual sided drive-thru and minor changes to comply with current Americans with Disabilities (ADA) code

8. PUBLIC INPUT – Each individual will be given three minutes to speak.

9. BOARD DISCUSSION

- (A) Change of November 11, 2015 meeting date due to Veteran’s Day Holiday

- (B) Draft Rules of Procedure

- (C) Topics for next agenda

10. ADJOURN

If you desire to address the Board, please complete a Public Comment Card located on the table in the lobby and return it to the Clerk. Citizens desiring to speak must step up to the podium, state their full name and address and/or whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Board meeting due to a disability or physical impairment, should contact Peter Lombardi, at 239-390-8000, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes:
“If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**VILLAGE OF ESTERO DESIGN REVIEW BOARD
MEETING OF JUNE 24, 2015**

The Village of Estero Design Review Board meeting was held on this date at the Estero Fire Rescue District Meeting Room, 21500 Three Oaks Parkway, Estero, Florida.

Present: Chairman Albert O'Donnell and Board Members Joe McHarris, William Prysi, and Patty Whitehead. Absent: Board Members Barry Jones and Gerald Simons.

Also present: Village Attorney Burt Saunders, Nancy Stroud, Esq., Community Development Director Mary Gibbs, and Village Clerk Kathy Hall.

1. CALL TO ORDER

Chairman O'Donnell called the meeting to order at 5:35 p.m.

2. PLEDGE OF ALLEGIANCE

Chairman O'Donnell led the Pledge of Allegiance.

3. ROLL CALL

Village Clerk Kathy Hall called the roll; Board Members Jones and Simons were absent.

4. APPROVAL OF AGENDA

Board Member Prysi moved approval of the agenda, seconded by Board Member McHarris, called and carried unanimously, with Board Members Jones and Simons absent.

5. BOARD BUSINESS

(A) Approval of May 6, 2015 Minutes

Board Member Prysi moved approval of the May 6, 2015 minutes, seconded by Board Member McHarris, called and carried unanimously, with Board Members Jones and Simons absent.

6. ACTION ITEMS

Community Development Director Mary Gibbs provided an explanation of the meeting format and introduced the first agenda item, noting that the public information meeting for this item was held at the June 10, 2015 Design Review Board meeting

**(A) Tidewater – DOS2014-00061 – University Highlands/Ben Hill Griffin
- Amendments to Development Order to re-route sanitary sewer line, re-grade roadway for NE portion of project, add lighting plan for community, revisions to amenity center, and master approval of front porch elevations**

Attorney Neale Montgomery stated they were appearing regarding the local development order and master approval of the front porch elevations.

Carl Barraco, Project Engineer, presented the approved site plan and amended site plan, noting that the amended site plan contained minor changes, including the addition of street lighting internal to the development; revision of finished floor elevations and regrading of northeast corner of the property; revision of sanitary sewer system; revision to the amenity center tract. Mr. Barraco described each of the revisions in detail. He spoke to the front porch elevations, indicating that they were requesting master approval for all proposed home models. Discussion followed regarding porches. There was not an elevation available that showed the depth of the porches; some were covered entries and others had sufficient space to place a chair.

Public Comment:

Doug Saxton, resident of The Reserve and BikeWalkLee representative, addressed safety concerns with the entrance to the development and asked for consideration of signage for runners and cyclists. Discussion ensued. Mr. Barraco stated signage was something they could consider but not commit to.

Discussion followed regarding street lights.

Attorney Nancy Stroud noted that, for any approvals, the Board would need to make findings that the criteria of Ordinance 15-01 have been met. Ms. Stroud read the criteria from Section 3-4 on page 13 for the record. Brief discussion followed.

Board Member Prysni moved for approval as submitted without conditions, seconded by Board Member McHarris. Discussion followed. Called and carried unanimously, with Board Members Jones and Simons absent.

**(B) Estero 4.2/Eich Group – DOS2015-00048 – US 41 just northeast of Breckenridge
- Ground clearing, Filling and Landscape Buffer**

Community Development Director Mary Gibbs made a brief introduction, noting that the public information meeting was held at the June 10, 2015 Design Review Board meeting. Chairman O'Donnell acknowledged receipt of a letter from Breckenridge.

Brian Smith, Ensite, stated that the DO request was to clear, grub, fill and stabilize the site, install landscape buffers, establish perimeter berm with an 8 ft. wall, and design and construct a right-in/right-out turn lane on US 41. Mr. Smith spoke to the administrative amendment process, environmental resource permit (water management district permit for the property), and development order, which was pending the outcome of tonight's DRB meeting. He added that the driveway drainage permit was currently under review. He noted that he had reached out to Milestones Learning Center as well as Linda Storm and Bob Cook from the Breckenridge HOA. Mr. Smith stated the HOA originally requested a 4 foot pedestrian access, connection from Breckenridge into the site; however, they no longer wanted the access. He noted that the access was a condition of the zoning resolution, a legal binding document; he contacted Lee County to find out what could be done to remove the condition from the resolution. Mr. Smith addressed further issues presented to him from Breckenridge, including connections to existing retail development; maintenance of the wall along the western property line; possible restaurant use; irrigation well; and the lack of public notice. He added that there were no wetlands on the site;

letters have been obtained from Army Corps of Engineers and the South Florida Water Management District; and described the landscape plan.

Board Member Whitehead stated that she walked the site today and observed a culvert and a body of water in a corner of the property. Mr. Smith responded that it was not jurisdictional wetlands; it was water that flows through US41 that leaches onto the property; it was not part of their water management system. Discussion ensued regarding the culvert. Mr. Smith reiterated that they met with Army Corps of Engineers, South Florida Water Management District, as well as FDOT Engineering Department and Drainage Department.

Board Member Prysi inquired about the percentage of exotic plants on the property. Mr. Smith responded 100%. Board Member Prysi addressed concern regarding negative impacts related to clearing a site and survival of the buffer without on-site management. Board discussion ensued regarding clearing the site to make it marketable to sell or attract tenants; the lighting concerns related to restaurant use; and the pedestrian and vehicle access referred to in the letter from Breckenridge.

Public Comment:

Carol Pikor, Breckenridge resident, addressed concern regarding the number of cleared properties just sitting for years.

Robert Cook, representing Breckenridge Master Association, stated that the Type C buffer was an issue; they would like to pursue, and would like the Village to support, changing the original document to remove the requirement to install any kind of access to the wall, as they do not want access; they understand connectivity philosophically but hoped that it could be tempered by common sense.

Garth Errington, Breckenridge resident, stated he lives 100 yards from the northwest corner of the subject property and addressed concern with the notice requirements and clearcutting the property; developers meeting the minimum requirements; and a natural fence should be constructed rather than a wall.

Jerry Koss, Breckenridge Master Association and ECCL member, agreed with Mr. Errington's comments regarding the fence; the existing greenery looks like a preserve, which was a good barrier between the property and Breckenridge. He also spoke regarding an approval that happened a number of years ago.

Joe Tudgek, Breckenridge resident, addressed concerns related to safety, along with the possibility of a restaurant being located there, due to many closed restaurants in the area.

Marlene Rodak, Meadowbrook resident, representing Florida Native Plant Society, addressed concern regarding the plants and heritage trees on the property, along with disturbing the soil; she would like to see plant diversity on the berm; wondered what authority was available if the buffer failed; and removing the exotics was best.

Board discussion followed, including comments made regarding minimum code; evasive plants; property rights; being sensitive to resident's comments; destroying a number of native species; speculative property; clear cutting land; the grading and changes on the site and the difficulty of saving trees.

Board Member Prysi moved for approval with conditions:

1. Applicant to submit an annual management report to the DRB that warrants the health, condition and maintenance of the buffers in place. Annual reports will be in force until such time as facilities are built and on-site management is in place.
2. The Applicant must demonstrate that the installed buffer is designed and appropriate with the proposed future vertical development. The Applicant or future developer must be willing to remove and reinstall a buffer if the installed material is not compatible with the future development.

Motion seconded by Board Member McHarris, called and carried with Board Members Prysi, McHarris, and Chairman O'Donnell voting aye; Board Member Whitehead voting nay; Board Members Jones and Simons absent.

The meeting went into recess at 6:55 p.m. and reconvened at 7:02 p.m.

(C) Bella Terra – LDO2015-00278 – Corkscrew Road - Type B LDO for Internal Sidewalks and Signage

Community Development Director Mary Gibbs provided a brief introduction, noting that the public information meeting was held at the June 10, 2015 Design Review Board meeting and there were no issues.

Mark Novitski, Chair, Habitat Community Development District, was introduced. Board Member Whitehead spoke to safety concerns regarding cyclists and the possibility of signage. Mr. Novitski responded that they were hoping to get a traffic signal in the distant future; there is no bike path in front of the development; the width of the right-of-way prohibits placing a sign closer than approximately 60 feet from the road; for a sign to be effective it would have to be installed by Lee County.

Chairman O'Donnell called for public comment and no one came forward.

Board Member Prysi moved for approval, seconded by Board Member Whitehead, called and carried unanimously, with Board Members Jones and Simons absent.

(D) Spring Run Bocce Courts – LDO2015-00196 – Spring Run/Brooks - Minor deviation for setback

Community Development Director Mary Gibbs provided a brief introduction, noting that the public information meeting was held at the June 10, 2015 Design Review Board meeting; the Bocce courts were a little close to the side setback.

Bill Callahan, Spring Run resident, stated the courts are already in place; not too close to the road; approximately 350 residents participate on a daily basis; and everyone was happy with it.

Chairman O'Donnell called for further public comment and no one came forward.

Board Member Prysi moved for approval, seconded by Board Member McHarris, called and carried unanimously, with Board Members Jones and Simons absent.

(E) First Watch Restaurant – COM2014-00733 – US 41 across from Coconut Point - Revision to building plans for parapet to obscure rooftop equipment

Community Development Director Mary Gibbs provided a brief introduction, noting that the restaurant was already constructed; this was a minor revision to shield the rooftop equipment.

Zeden Jones provided plans along with options considered to obscure the rooftop equipment; mock parapet wall, trellis treatments, and lattice work. Discussion followed regarding possible options for the front of the building.

Chairman O'Donnell called for public comment and no one came forward.

Board Member McHarris moved to disapprove the parapet, approve the trellis and back treatment, and to come back to the next meeting with a better solution for the front of the building. Motion seconded by Board Member Prysi, called and carried unanimously, with Board Members Jones and Simons absent.

(F) Walmart – US 41- Approval of two monument signs

Community Development Director Mary Gibbs provided a brief introduction.

Mary Nellie, BRR Architecture, stated that Walmart wanted to open the store with all of the signs in place for contract completion; the two monument sign locations would be along US 41 and Estero Parkway. Ms. Nellie noted that the signs were the same in appearance as discussed in 2012 – 2013 and were internally illuminated.

Public Comment:

Jane Moran, Belle Lago resident, addressed concern regarding sign lighting and would prefer that the sign be illuminated by flood lights. Discussion followed and it was noted that the proposed lighting was less intrusive than flood lighting, which was also contradictory to Village code. Further discussion ensued.

Chairman O'Donnell called for further public comment and no one came forward.

Board Member McHarris moved to approve the signs as presented and to request that Walmart consider keeping the lumen content on the Estero Parkway sign reasonably minimal, seconded

by Board Member Whitehead, called and carried unanimously, with Board Members Jones and Simons absent.

7. PUBLIC INFORMATION WORKSHOPS

Note: Agenda item A was addressed immediately following agenda item B.

**(A) Highland Oaks Drive Development Order – DOS2015-00047
- Proposed roadway between Miromar Outlet Drive and Everblades Parkway South**

Community Development Director Mary Gibbs provided a brief introduction.

David Hurst, Peninsula Engineering, stated that the roadway is located north of Miromar Outlet Drive and just south of Everblades Parkway South, for interconnectivity. Brief discussion followed regarding the roadway; cross sections; landscape plan; and clearing as part of the roadway. Mr. Hurst noted that the roadway was consistent with the MCP and there was an existing development order for the lake expansion.

Discussion followed regarding the proposed planting plan and the location of the lift station.

Chairman O'Donnell called for public comment and no one came forward.

(B) Discovery Day Academy – North Commons Drive – Next to Elks Club - Project sign

Community Development Director Mary Gibbs provided a brief introduction.

Elizabeth Garcia, President, Discovery Day Academy, presented the proposed sign design; the sign will be internally illuminated and will be placed at the entry to the property rather than the exit. Discussion ensued.

Chairman O'Donnell called for public comment and no one came forward.

At the conclusion of the above presentation, Nancy Stroud made the observation that a number of the applications had not been submitted digitally, as required. Mary Gibbs noted that the Village had computer issues this morning and she had asked that presenters provide copies for tonight's meeting. Chairman O'Donnell stated that sometimes it was more practical to have handouts; however, if someone brought handouts, an adequate number of copies would be needed to be provided to the Board and the public. Brief discussion ensued.

(C) CVS at Stoneybrook – LDO2015-002248 – Corkscrew Road - Upgrade parking lot for ADA standards and pedestrian access

Community Development Director Mary Gibbs provided a brief introduction.

Susan Bradley, Senior Project Manager, Robert Reid Wedding Architects and Planners, explained that the upgrades to the CVS site were part of an ADA remediation project, analyzing the existing conditions for compliance with current code; the scope of work at this site would be a pedestrian sidewalk that connects the front door directly with the public sidewalk. The CVS policy is to build raised sidewalks. In order to accomplish this, the existing landscape island in the center would be reduced to install a new sidewalk and curb ramps; a parking space would be utilized to create another raised curb; a serpentine sidewalk connection was proposed. Ms. Bradley noted that the project had been reviewed by Lee County.

Board Member Mc Harris inquired about parking calculations. Ms. Bradley responded that the number of parking spaces were going from 69 to 67, which still met requirements. She also mentioned that, due to putting the sidewalk in the island, two Oak trees would be removed; however, the trees would be replaced; one Sabal Palm would be removed as well.

Chairman O'Donnell noted that the island would be half the size of the existing island and perhaps at the next meeting they could discuss a tree that might be more appropriate than a full size Oak tree. Ms. Bradley responded that she would recommend Cyprus.

Chairman O'Donnell called for public comment and no one came forward.

8. PUBLIC INPUT

Zeden Jones stated that he had been working on the First Watch project with Estero Design Review Committee off and on for a year and a half. He appreciated the collaboration, and in the spirit of that collaboration, he asked to work with Board Member McHarris regarding his motion for approval as option A and an option B with a mock-up requirement because he wanted to finalize the project. Board Member McHarris responded that Mr. Jones could send him an email; however, he would not be allowed to pass along information to other Board Members due to Sunshine Law. Discussion ensued regarding Mr. Jones speaking to one board member at a time. Mr. Jones inquired whether he could provide a sketch tonight.

Mr. Jones proposed that the Board make a motion to reconsider. Attorney Nancy Stroud responded that since the agenda item had closed, no further action could take place without re-noticing and putting it on another agenda; however, the Board could discuss conceptually. Discussion ensued and Mr. Jones agreed to appear at the next meeting.

9. BOARD DISCUSSION

(A) Meeting Packets

Chairman O'Donnell stated that he wanted "Topics for next agenda" as a standard item on all agendas.

Village Clerk Kathy Hall inquired whether all Board Members would like to receive paper packets. Discussion followed and consensus was for the Clerk to provide paper packets.

Brief discussion ensued regarding the Statement of Financial Interests, which would be due to the Supervisor of Elections office by July 1, 2015.

Board Member Prysi inquired regarding procedures of public information meetings along with the requirement for the process. Vice Mayor Levitan responded that this was a procedure where the Board would ultimately have to make a decision based on the ordinance. Board Members need to keep an open mind during the public information meeting until the actual hearing, which occurs in the second step of the process. In order to keep an open mind, Board Members should not make comments, but could ask questions to help gain knowledge; comments about opinions are allowed during the public hearing only; it is a question of due process, not necessarily trying to place restrictions.

Attorney Nancy Stroud agreed and said that some of the questions posed tonight were appropriate. Discussion ensued.

Vice Mayor Levitan added that the ordinance provides the Board power; however, with that power, they need to have the element of fairness and due process.

Chairman O'Donnell inquired regarding a public presentation that developers could come to voluntarily early in the process when they are in the design stage, to make an informal presentation on the concept. Currently, developers are required to come before the Board with final drawings. If they could come before the Board on a conceptual basis, it would allow the Board to talk with developers about options. Vice Mayor Levitan responded that he saw no issue with someone coming before the Board informally and that a workshop could be held on any topic.

Attorney Nancy Stroud stated that the Board could hold conceptual discussion at a workshop, but could not draw conclusions. Mayor Batos noted that each Board Member could meet with developers individually. Ms. Stroud added that, perhaps in developing the Board's rules of procedure, this could be addressed as a preference to be part of the process. Discussion ensued regarding language on the application, holding workshops similar to pre-application meetings, developing guidelines, and due process.

10. ADJOURN

Board Member McHarris moved to adjourn, seconded by Board Member Prysi, called and carried unanimously, with Board Members Jones and Simons absent. Chairman O'Donnell adjourned the meeting at 8:33 p.m.

Respectfully submitted,

Kathy Hall, MMC
Village Clerk

To: Estero Design Review Board

From: Marsh Landing Community Association of Estero, Inc.

MARSH LANDING ENTRANCE ANALYSIS

Marsh Landing is requesting permission to remove 13 trees from the entrance (9 Oak, 2 diseased Cassia, 1 Tabebuia, 1 Pine). The permit was submitted as required by the county and reviewed by Aaron Martin of Lee County Division of Environmental Sciences, who has no problem with the request. He has, however, requested that Estero sign off first before he issues the permit.

I have attached the following paperwork as submitted.

I also include below the points of analysis which were the genesis of the request.

1. The original developer has planted more trees than was intended in the development plan. This has resulted in the tree canopies becoming intertwined which presents a risk of multiple trees coming down in high winds.
2. When a tree topples the roots could impact the water, sewer and electrical service.
3. If multiple trees would fall it would present an access problem in an emergency.
4. There are a total of 104 trees planted along the driveway. This includes 23 oak trees.
5. In discussions with Aaron Martin of Lee County Environmental Sciences, he stated that the total count of trees was not a county requirement to meet a county standard, but did state a permit is required to remove them.
6. In a walkthrough with Gerald from Gerald's tree service, he made a recommendation that some of the oaks should be thinned out. He suggested that a rough number be every other tree or in some cases the weak and small trees should be removed.
7. It should also be noted that the Mahogany trees planted along the north side of Autumn Leaves are a fast growing trees which are quickly growing into our canopy concern. That will eventually add to the wind sail of all the trees.

As part of the study a count of trees along the entryway was established. The following is a current count.

South Side	Center Island	North Side
11 Oaks	2 Olive	12 Oaks
12 Sabal	2 Fox Tails	6 Sabal
3 Royals	3 Sable	0 Pines
12 Pines	2 Cassia	1 Tabebuia
1 Tabebuia	5 Pines	3 Royals

To: Aaron Martin
Lee County Division of Environmental Sciences

Re: Marsh Landing tree removal
Development plan (95-09-090.00D)

Enclosed please find:

- an Application for Vegetation Removal
- a type A Limited Review Order
- a letter of authorization
- affidavit of authorization
- topographical view with trees marked

We are asking for a permit to remove 13 trees (9 oak, 2 Cassia, 1 Tabebuia, 1Pipe) from our front entry. These have been identified by two certified arborists as excessive in our front entrance. We are experiencing woven canopies which as you know, prevent much, if any air passage. You identified in an email to Betty Weegman, our Landscape Chairperson (enclosed) that these plantings were not required in the development plan.

Should you have any further questions, I can be reached either by phone at 239 223 2096, or email, mansfieldcj@aol.com.

Thank you in advance for your assistance

Connie Mansfield
President, Marsh Landing Community Association of Estero, Inc.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

aka Conchetta Mansfield

Esterro

I, Connie Mansfield (name), as President (owner/title) of Marsh Landing Community Ass. of (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Connie Mansfield
Signature

6-4-15
Date

aka Conchetta Mansfield

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public



LEE COUNTY
SOUTHWEST FLORIDA

**LETTER OF AUTHORIZATION
VEGETATION REMOVAL PERMIT**

(This form is only required if person other than owner of property making application)

TO: LEE COUNTY DIVISION OF ENVIRONMENTAL SCIENCES

Property Owners Name: marsh landing Community Association of Estero, Inc

Property Address: 22901 Marsh Landing BLVD, Estero FL 33928
(This is the address where the work is to be done)

Name of Authorized Agent: Connie Mansfield, President, MLCA

If the property is under a common element, list the common element strap number.

Strap #: 09-47-25-E1-2200F, 01CE
04-47-25-E4-2200A, 00CE

The Agent listed above is authorized to make application on my behalf for a Vegetation Removal Permit.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Connie Mansfield
Property Owners Signature

Connie Mansfield
President, MLCA

10. **Current Zoning of Property:** _____

11. **Property Dimensions [10-153(3)(c)]:**
 a. Width (average if irregular parcel): _____ Feet
 b. Depth (average if irregular parcel): _____ Feet
 c. Total area: _____ Acres or square feet

12. **Site Plan.** Submit a site plan on 36"x24" paper, to scale, illustrating at a minimum: existing and proposed lot lines; buildings and uses; streets; accessways; off-street parking; water management facilities; buffering; open space; and any structures on adjacent property which may be affected by the requested development. [10-175(2)]

13. **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 #14 through 16 do not apply.

14. **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 square footage of existing building)
 Renovation (>50% of square footage of existing building)
 Redevelopment (>50% of square footage of existing building)
 Discontinuance (use of building was discontinued for one year or more)
 None of the above (If none of the above, application items #15 & 16 do not apply)

15. **Architect Name:** _____ **Phone #:** _____

16. **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 Key West Spanish
 Old Florida Colonial Vernacular
 Modern International Contemporary Florida Vernacular
 Main Street Caribbean Other _____

17. **Other documentation:** Other relevant documentation such as copies of permit applications or other approvals applicable to the requested development. [10-175(7)]

SUBMITTAL REQUIREMENTS	
<i>Clearly label your attachments as noted in bold below.</i>	
SUBMITTAL ITEMS	
<input checked="" type="checkbox"/>	Completed application [10-175(1)]
<input type="checkbox"/>	Filing Fee - [10-108(a)]
<input checked="" type="checkbox"/>	Affidavit of Authorization [10-153] <i>Prior to approval, one signed & notarized original must be submitted</i>
<input type="checkbox"/>	Additional Agents [10-153(2)(f)]
<input type="checkbox"/>	List of STRAP Numbers (if additional sheet is required) [10-153(3)a]
<input type="checkbox"/>	Exotic Vegetation Removal Plan [10-154(18)] (if applicable)
<input type="checkbox"/>	State/Federal Permit Applications [10-154(22)] (if applicable)
<input type="checkbox"/>	Cost Opinion [10-154(25)] (if applicable)
<input type="checkbox"/>	Surety/Cash Bond [10-154(26)] (if applicable)
PLAN SETS	
<input type="checkbox"/>	Site Plan [10-175(2)]
<input type="checkbox"/>	Landscaping Plans [10-154(7)(l)] (if applicable)
<input type="checkbox"/>	Exterior Lighting Plan [10-154(8)] (if applicable)
<input type="checkbox"/>	Architectural Elevations [10-604] (if applicable)



APPLICATION FOR A TYPE A LIMITED REVIEW DEVELOPMENT ORDER IN UNINCORPORATED AREAS ONLY

Project Name: Marsh Landing Community Association of Estero, Inc
Request: Front Entrance - removal of 13 Trees - (9 oak,
2 Cassia, 1 Tabebuia, 1 Pine



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: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ E-mail: _____

2. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form [10-107; 10-153(1)]:
 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(a); 10-153(2)]

a. Company Name: MARSH LANDING COMMUNITY ASSOCIATION OF ESTERO, INC.
Contact Person: Connie Mansfield
Address: 22901 Marsh Landing BL
City, State, Zip: Estero FL 33928
Phone Number: 239 223 2096 E-mail: mansfieldcj@aol.com

b. Additional Agent(s): Provide the names and contact information of other agents that the County may contact concerning this application. [10-153(2)f.]

4. Single owner (if different than applicant): [10-153(2)d.]
Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ E-mail: _____

5. STRAP Number(s): [Attach extra sheets if additional space is needed.] [10-153(3)a.]
09-47-25-E1-2200 F. OICE 04-47-25-E4-2200 A. OOCE

6. Street Address of Property: 22901 Marsh Landing BLVD, Estero

7. Planning Community or Community Plan Area*: _____
*Note: Additional requirements may apply. See LDC Chapter 33 for additional information.

8. Current Use(s) of Property: Housing Development

9. Lee Plan (Future Land Use) Designation: _____

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585



LEE COUNTY

SOUTHWEST FLORIDA

Application for Vegetation Removal

Lee County Environmental Sciences (239)533-8389

Review the *Submittal Requirements* document prior to completing this application. If the permit applicant is not the owner of the property, a letter of authorization must be submitted with the application.

Indicate Request Type:

EXOTIC REMOVAL*

INDIGENOUS MAINTENANCE Fee: \$30.

SOIL BORING

NOTICE OF CLEARING (Ag only)

SINGLE TREE** (Common elements) Fee: \$30 plus \$1 per tree, fees are doubled for after the fact permits.

VEGETATION PERMIT (DO# _____) No fee unless work was done without a permit.

SINGLE FAMILY (Lots 5 or more acres, 2 or more acres on Pine Island or any lot on a Barrier island) Fee: \$30 or \$25 per acre, fees are double for after the fact permits.

Notice of Intent is required for projects which are greater than one acre.

Description: Removal of excess trees on entrance driveway into Marsh Landing, 22901 Marsh Landing BL, Estero, FL (clubhouse strap is 04-47-25-E4-2200A, DOCE; entrance can be seen on that in map)

*If application is for exotic removal, include the type of vegetation to be removed and the proposed method of removal.
**If application is for single tree removal in a common element include the tree species, quantity and location on property.

Site Address: 22901 Marsh Landing BL, Estero

Strap Number(s): 09-47-25-E1-2200F, DOCE

Property Owner: MARSH LANDING COMMUNITY ASSOCIATION OF ESTERO, INC

Applicant: Connie Mansfield (Board President)
If other than the owner a letter of Authorization must be submitted

Phone Number: 239 223 2096

Email for correspondence: mansfieldcj@aol.com

Signature Connie Mansfield



Google

Imagery Date: 3/31/2014 26°24'27.90" N 81°48'45.07" W elev. 14 ft



BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

July 09, 2015

Writer's Direct Dial Number: (239) 533-8892

JOSHUA LOCKHART
CPH ENGINEERS, INC.
2216 ALTAMONT AVE
FORT MYERS, FL 33901

RE: MCDONALD'S CORKSCREW SBS
LDO2015-00356 - Type A Limited Review
APPL A (trnsmtl, pond-RES/AG)

Dear JOSHUA LOCKHART :

The above-referenced project plans have been reviewed and cannot be approved at this time for the following reason(s):

See review comments attached.

In accordance with Section 10-110 of the Land Development Code, you may redraft and submit the required documents (showing the corrections for specified deficiencies) to the Director of the Development Services Division within six (6) months of the date hereon or the application will be deemed withdrawn, and a new application along with appropriate fees will be required; or you have thirty (30) calendar days from the date hereon to file an appeal of this decision to the Hearing Examiner's office. Applications are available from the Development Services Division.

PLEASE INDICATE THE ABOVE DEVELOPMENT ORDER NUMBER ON ANY FUTURE CORRESPONDENCE.

PLEASE RESUBMIT 1 COMPLETE SET OF REVISED PLANS ALONG WITH APPLICABLE RESUBMITTAL FEES. IF THIS APPLICATION WAS SUBMITTED DIRECTLY THROUGH EPLAN, NOTIFY EPLAN@LEEGOV.COM WHEN YOU ARE READY TO RESUBMIT SO WE MAY OPEN THE PROJECT FOR YOUR UPLOAD. REMEMBER TO KEEP THE ORDER AND NUMBER OF DOCUMENTS THE SAME IN EACH FILE. THE FILE NAME MUST BE THE SAME AS THE FILE IT IS REPLACING.

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Electronically signed on 7/9/2015 by
Rebecca Whitney, Development Review
Representative
Department of Community Development

LC Limited Review DO Type A, B, C & D Checklist (Ord. 12-01)

2b1) Estero Planning Community. [10-7(d)(1); 33-54(a)&(b); Lee Plan Policy 19.5.3]

Please contact Mary Gibbs, Director of Community Development
gibbs@estero-fl.gov at the Village of Estero for approval of the proposed
improvements.

*17) Contact. The reviewer may be contacted for additional information regarding
this LC LDO Checklist.*

Becky Whitney 239-533- 8892 or RWhitney@leegov.com

LC LDO Landscaping & Buffering Checklist (Ord. 12-01)

51) Miscellaneous Items.

Please state what the species of trees/palms are that will be removed or
relocated. Some trees/palms do not relocate very well and for the benefit of
the project may need to be replaced.

ES staff cannot approve this project until the Villages of Estero have reviewed
and provided comment. If changes are made at the Villages of Estero
meeting, please provide those changes on the plan and provide
documentation of minutes from the meeting.

STIP: Prior to the issuance of any site work or a Building Permit, a vegetation
removal permit must be obtained from ES staff at 239.533.8389.

*52) Contact. The reviewer may be contacted for additional information regarding
this LC LDO Landscaping & Buffering Checklist.*

STIP: Please contact Beth Workman via e-mail at EWorkman@leegov.com
with questions concerning environmental review.



BOUNDARY & TOPOGRAPHIC SURVEY FOR **McDonald's** L/C 009-1957 AT 20310 GRANDE OAK SHOPPES BLVD LYING IN SECTION 25-TOWNSHIP 46 SOUTH-RANGE 25 EAST LEE COUNTY, FLORIDA



Legal Description: (GENERAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3643, PG 3946 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA)

LOT 4 OF THE SHOPPES OF GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68, AT PAGE(S) 31-34, LEE COUNTY, FLORIDA.

F/K/A: A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 89°28'17" W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 2625.10 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE RUN S 89°28'07" W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 2624.90 FEET TO THE NORTHWEST CORNER OF SAID SECTION 25; THENCE RUN N 89°44'39" W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, FOR A DISTANCE OF 501.54 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF TREDLINE DRIVE, A 150.00 FOOT RIGHT-OF-WAY, AS THE SAME IS RECORDED IN OFFICIAL RECORDS BOOK 2745 AT PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 00°14'58" W, ALONG SAID EASTERN RIGHT-OF-WAY LINE, FOR A DISTANCE OF 860.51 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY, THENCE RUN SOUTHERLY, ALONG SAID EASTERN RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1835.00 FEET, THROUGH A CENTRAL ANGLE OF 30°59'37", SUBTENDED BY A CHORD OF 880.57 FEET AT A BEARING OF S 15°14'50" E, FOR A DISTANCE OF 992.63 FEET TO THE END OF SAID CURVE; THENCE RUN S 30°44'38" E, ALONG SAID EASTERN RIGHT-OF-WAY LINE, FOR A DISTANCE OF 854.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, THENCE RUN SOUTHERLY, ALONG SAID EASTERN RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1685.00 FEET, THROUGH A CENTRAL ANGLE OF 19°01'31", SUBTENDED BY A CHORD OF 656.11 FEET AT A BEARING OF S 21°13'53" E, FOR A DISTANCE OF 656.11 FEET TO A POINT; THENCE CONTINUE SOUTHERLY, ALONG SAID EASTERN RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1985.00 FEET, THROUGH A CENTRAL ANGLE OF 04°58'29", SUBTENDED BY A CHORD OF 172.29 FEET AT A BEARING OF S 08°13'33" E, FOR A DISTANCE OF 172.29 FEET TO THE END OF SAID CURVE; THENCE RUN S 06°44'39" E, ALONG SAID EASTERN RIGHT-OF-WAY LINE, FOR A DISTANCE OF 390.46 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY, THENCE RUN SOUTHERLY, ALONG SAID EASTERN RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1835.00 FEET, THROUGH A CENTRAL ANGLE OF 10°34'36", SUBTENDED BY A CHORD OF 338.26 FEET AT A BEARING OF S 12°01'57" E, FOR A DISTANCE OF 338.26 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF LOT 4 OF THE SHOPPES AT GRANDE OAK, A PROPOSED PLAT IN LEE COUNTY, FLORIDA, NOT RECORDED AS OF MARCH 8, 2001, THE FOLLOWING TWO (2) COURSES BEING ALONG THE EXTERIOR BOUNDARY OF SAID LOT 4: 1) THENCE CONTINUE SOUTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1835.00 FEET, THROUGH A CENTRAL ANGLE OF 07°08'16", SUBTENDED BY A CHORD OF 244.44 FEET AT A BEARING OF S 21°08'23" E, FOR A DISTANCE OF 244.42 FEET; 2) THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, N 51°25'10" E, FOR A DISTANCE OF 211.33 FEET TO A POINT ON THE WESTERLY LINE OF TRACT R, AS SHOWN ON SAID PROPOSED PLAT OF THE SHOPPES AT GRANDE OAK, A 40.00 FOOT WIDE PRIVATE ROADWAY, SAID POINT BEING ON A NON-TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND WHOSE RADIUS POINT BEARS N 51°25'09" E, THE FOLLOWING FIVE (5) COURSES BEING ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PROPOSED TRACT R AND SAID EXTERIOR BOUNDARY OF LOT 4: 1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 16°34'28", SUBTENDED BY A CHORD OF 34.56 FEET AT A BEARING OF N 30°17'37" W, FOR A DISTANCE OF 34.71 FEET TO A POINT OF COMPOUND CURVATURE; 2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1635.00 FEET, THROUGH A CENTRAL ANGLE OF 04°09'24", SUBTENDED BY A CHORD OF 118.58 FEET AT A BEARING OF N 18°55'11" W, FOR A DISTANCE OF 118.62 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 37.00 FEET, THROUGH A CENTRAL ANGLE OF 88°02'47", SUBTENDED BY A CHORD OF 51.43 FEET AT A BEARING OF N 81°22'23" W, FOR A DISTANCE OF 56.86 FEET TO THE END OF SAID CURVE; 4) THENCE RUN S 74°06'14" W, FOR 138.41 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; 5) THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°25'28", SUBTENDED BY A CHORD OF 33.79 FEET AT A BEARING OF S 28°23'29" W, FOR A DISTANCE OF 39.89 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND.

TOGETHER WITH THE EASEMENTS SET FORTH IN THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3447, AT PAGE 1012, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 3552, AT PAGE 3855; AND TOGETHER WITH THE EASEMENTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SURFACE WATER MANAGEMENT RECORDED IN OFFICIAL RECORDS BOOK 2800, AT PAGE 3946.

Abbreviation Legend:

(A) - ACTUAL	MBX - MAILBOX
A/C - AIR CONDITIONER	MES - MITERED END SECTION
ACS - AMERICAN CONGRESS ON SURVEYING & MAPPING	MH - MANHOLE
ADA - AMERICANS WITH DISABILITIES ACT	MLP - METAL LIGHT POLE
ALTA - AMERICAN LAND TITLE ASSOCIATION	MPH - MILES PER HOUR
APPROX - APPROXIMATE	MPP - METAL POWER POLE
ARV - AIR RELEASE VALVE	N/A - NOT APPLICABLE
AVE - AVENUE	NAVD - NORTH AMERICAN VERTICAL DATUM
AVG - AVERAGE	NAD - NORTH AMERICAN DATUM
(B) - BEARING BASIS	NG - NATURAL GROUND
BFP - BACK FLOW PREVENTER	NGS - NATIONAL GEODETIC SURVEY
BLK - BLOCK	NOVD - NATIONAL GEODETIC VERTICAL DATUM
BLDG - BUILDING	N & D - NAIL AND DISK
BLVD - BOULEVARD	NO - NUMBER
BM - BENCH MARK	NR - NON-RADIAL
BNDY - BOUNDARY	NSPS - NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOC - BACK OF CURB	NT - NOT TO SCALE
BS - BUILDING SETBACK LINE	NTS - NOT TO SCALE
BWF - BARBED WIRE FENCE	OD - OUTSIDE DIAMETER
C-X - DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	ORB - OFFICIAL RECORDS BOOK
(C) - CHORD	OR - OFFICIAL RECORDS
CATV - CABLE TELEVISION RISER	OUL - OVERHEAD UTILITY LINES
CB - CHORD BEARING	OTL - OVERHEAD TRAFFIC LINES
CBS - CONCRETE BLOCK STRUCTURE	(P) - PLAT
C.C.R. - CERTIFIED CORNER RECORD	PIB - PLAT BOOK
C&G - CURB & GUTTER	PC - POINT OF CURVATURE
CI - CATCH INLET	PCC - POINT OF COMPOUND CURVATURE
C/L - CENTERLINE	PF - PROPOSED FINISHED FLOOR
CLF - CHAIN LINK FENCE	PG - PAGE
CM - CONCRETE MONUMENT	PI - POINT OF INTERSECTION
CMP - CORRUGATED METAL PIPE	PK - PARKER KAYLON
CO - CLEANOUT	POB - POINT OF BEGINNING
COOR - CONCRETE	POC - POINT OF COMMENCEMENT
CRPP - CORRUGATED PLASTIC PIPE	POL - POINT ON LINE
CUE - COUNTY UTILITY EASEMENT	PPC - POWER POLE
CWS - CROSSWALK SIGNAL	PRC - POINT OF REVERSE CURVATURE
(D) - DESCRIPTION	PRM - PERMANENT REFERENCE MONUMENT
DEED BOOK	PSM - PROFESSIONAL SURVEYOR & MAPPER
DBH - DIAMETER AT BREAST HEIGHT IN INCHES	PT - POINT OF TANGENCY
DE - DRAINAGE EASEMENT	PUE - PUBLIC UTILITY EASEMENT
DEPT - DEPARTMENT	PVC - POLYVINYL CHLORIDE PIPE
DIP - DUCTILE IRON PIPE	PVMT - PAVEMENT
DR - DRIVE	R25E - RANGE 25 EAST
D/U - DRAINAGE AND UTILITY EASEMENT	R - RADIUS
(E) - ENGINEERING PLAN	RAD - RADIAL
E.B. - ELECTRIC JUNCTION BOX	RCP - REINFORCED CONCRETE PIPE
EL - UNDERGROUND ELECTRICAL LINES	REC - RECOVERED
ELEC - ELECTRIC	REV - REVISION
ELEV - ELEVATION	RF - RADIUS POINT
ELLIP - ELLIPTICAL	R/W - RIGHT-OF-WAY
EQ - END OF INFORMATION	RLS - REGISTERED LAND SURVEYOR
EOP - END OF PAVEMENT	RP - RADIUS POINT
ESMT - EASEMENT	RWL - UNDERGROUND RECLAIM WATER LINE
FB - FIELD BOOK	RWM - RECLAIMED WATER METER
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	SE - SPECIAL EASEMENT
FF - FINISH FLOOR	SEC 25 - SECTION 25
FGI - FLAT GRATE INLET	SMH - SANITARY SEWER MANHOLE
FGLP - FIBERGLASS LIGHT POLE	(SP) - STATE PLANE
FHYD - FIRE HYDRANT	SQ - SQUARE
FM - FORCE MAIN	SQ FT - SQUARE FEET
FND - FOUND	ST - STREET
FP&L - FLORIDA POWER AND LIGHT	STMH - STORM DRAINAGE MANHOLE
(G) - GRID (STATE PLANE)	S/W - SIDEWALK
GR - UNDERGROUND GAS LINES	TB - TANGENT BEARING
GOVT - GOVERNMENT	T&S - TOWNSHIP 46 SOUTH
GPR - GROUND PENETRATING RADAR	TEL - TELEPHONE
GTHM - GREASE TRAP MANHOLE	TOB - TOP OF BANK
HDP - HIGH DENSITY POLYETHYLENE PIPE	TOE - TOE OF SLOPE
HWF - HOG WIRE FENCE	TR - TELEPHONE RISER
ID - IDENTIFICATION	TRANS - TRANSFORMER PAD
ICV - IRRIGATION CONTROL VALVE	TSB - TRAFFIC SIGNAL BOX
INFO - INFORMATION	TSSP - TRAFFIC SIGNAL SUPPORT POLE
INST - INSTRUMENT	TVL - UNDERGROUND CABLE TV LINES
INT - INTERSECTION	(TYP) - TYPICAL
IP - IRON PIPE	UE - UTILITY EASEMENT
IP&C - IRON PIPE & CAP	UNK - UNKNOWN
IR - IRON ROD	UTL - UNDERGROUND TELEPHONE LINES
IR&C - IRON REBAR & CAP	UTL - UTILITY
IRR - IRRIGATION	WL - UNDERGROUND WATER LINE
LB# - ARC LENGTH	WLP - WOOD LIGHT POLE
LP - LICENSED BUSINESS NUMBER	WM - WATER
(M) - MEASURED	WP - WORK PROGRAM
MB - MAP BOOK	WPF - WOOD POST FENCE
	WPP - WOOD POWER POLE
	WV - WATER VALVE

Line Legend:

NOT TO SCALE

--- ---	= 1 FOOT CONTOURS
--- ---	= 5 FOOT CONTOURS
---	= ADJOINER PROPERTY LINES
---	= BARBED WIRE FENCE
---	= BROKEN LINE
---	= BURIED CABLE
---	= BURIED CABLE TELEVISION
---	= BURIED ELECTRIC
---	= BURIED FIBER OPTICS
---	= BURIED GAS
---	= BURIED RECLAIMED WATER LINE
---	= BURIED SANITARY LINES
---	= BURIED SANITARY SEWER FORCE MAIN LINE
---	= BURIED TRAFFIC CONTROL
---	= BURIED TELEPHONE LINE
---	= BURIED WATER LINES
---	= CENTER LINE R/W
---	= CHAIN LINK FENCE
---	= EASEMENT LINES (EXISTING)
---	= EASEMENT LINES (PROPOSED)
---	= EDGE OF WATER LINES
---	= EXISTING DRAINAGE PIPES
---	= EXISTING DRAINAGE PIPES (OUTFALL NOT LOCATED)
---	= FIRE WATER MAIN LINES
---	= HOT WATER SUPPLY LINES
---	= IRRIGATION LINES
---	= OVERHEAD TRAFFIC LINES
---	= OVERHEAD UTILITY LINES
---	= RAILROAD TRACKS
---	= RIGHT-OF-WAY LINES
---	= SECTION LINES
---	= STONE WALL LINES
---	= TOE OF BANK LINES
---	= TOE OF SLOPE LINES
---	= TREE LINES
---	= TRAVERSE LINES
---	= UNKNOWN BURIED LINES
---	= VINYL FENCE
---	= WOOD FENCE
---	= WETLAND LINE

Symbol Legend:

NOT TO SCALE

⊗	= AIR RELEASE VALVE
⊗	= BORING HOLE LOCATION
⊗	= BRICK PAVERS
⊗	= CABLE TV RISER
⊗	= CENTRAL ANGLE
⊗	= CONCRETE
⊗	= CLEAN OUT
⊗	= CONCRETE MITERED END SECTION
⊗	= CONCRETE RIP RAP
⊗	= CONCRETE UTILITY POLE
⊗	= COUNTY ROAD SYMBOL
⊗	= DUAL SUPPORT SIGN
⊗	= ELECTRICAL MANHOLE
⊗	= ELECTRICAL JUNCTION BOX
⊗	= ELECTRIC OUTLET
⊗	= ELECTRIC RISER
⊗	= FIRE HYDRANT
⊗	= FLOOD LIGHT
⊗	= FOUND CONCRETE MONUMENT (AS NOTED)
⊗	= FOUND IRON PIPE (AS NOTED)
⊗	= FOUND IRON REBAR (AS NOTED)
⊗	= FOUND/SET NAIL (AS NOTED)
⊗	= GARBAGE CAN
⊗	= GAS VALVE
⊗	= GOPHER TORTOISE HOLE
⊗	= GRATE INLET
⊗	= GREASE TRAP MANHOLE
⊗	= GUY ANCHOR
⊗	= HANDICAP PARKING SPACE
⊗	= INTERSTATE SYMBOL
⊗	= IRRIGATION CONTROL VALVE
⊗	= CONCRETE LIGHT POLE
⊗	= LIGHT POLE
⊗	= LIGHT POLE (DUAL)
⊗	= LIGHT POLE (TRIPLE)
⊗	= LIGHT POLE (QUAD)
⊗	= CONCRETE LIGHT POLE (QUAD)
⊗	= UNKNOWN RISER
⊗	= MAILBOX
⊗	= MONITOR WELLS
⊗	= NAIL & DISC (AS NOTED)
⊗	= PULL BOX (AS NOTED)
⊗	= PARKING SPACES (2)
⊗	= REVISION NUMBER (3)
⊗	= RECLAIMED WATER METER
⊗	= RECLAIMED WATER VALVE
⊗	= ROOF DRAIN
⊗	= SANITARY SEWER MANHOLE
⊗	= SANITARY SEWER VALVE
⊗	= SCHEDULE B ITEM NUMBER (8)
⊗	= GROUND LIGHT
⊗	= SECTION CORNER
⊗	= 4" X 4" CM LB #7143
⊗	= 5/8" IR&C LB #7143
⊗	= SIGN
⊗	= SITE BENCH MARK
⊗	= STORM SEWER MANHOLE
⊗	= STRIPING (DIRECTIONAL)
⊗	= TELEPHONE CABLE RISER
⊗	= TELEPHONE MANHOLE
⊗	= TELEPHONE JUNCTION BOX
⊗	= TEST HOLE
⊗	= NO DUMPING SIGN
⊗	= NO LEFT TURN SIGN (R3-2)
⊗	= NO LITTERING SIGN
⊗	= NO PARKING SIGN
⊗	= NO PARKING FIRE LANE SIGN
⊗	= NO RIGHT TURN SIGN (R3-1)
⊗	= NO TRUCKS (R5-2)
⊗	= NO PARKING SIGN
⊗	= ONE WAY SIGN (R6-2)
⊗	= PEDESTRIAN CROSSING SIGN
⊗	= RIGHT TURN ONLY
⊗	= SPEED LIMIT SIGN
⊗	= STOP SIGN (R1-1)
⊗	= STREET SIGN
⊗	= TOW AWAY ZONE SIGN
⊗	= TRUCK ENTRANCE SIGN
⊗	= UNKNOWN SIGN
⊗	= WEIGHT LIMIT SIGN
⊗	= WRONG WAY SIGN
⊗	= YIELD SIGN

Sign Legend:

NOT TO SCALE

(R1)	= ROW NUMBER SIGN
(B)	= BUS STOP SIGN
(DE)	= DEAD END SIGN
(DNE)	= DO NOT ENTER SIGN (R5-1)
(HC)	= HANDICAP SIGN
(KR)	= KEEP RIGHT SIGN
(LTO)	= LEFT TURN ONLY
(ME)	= MEDIAN SIGN
(ND)	= NO DUMPING SIGN
(NL)	= NO LEFT TURN SIGN (R3-2)
(NU)	= NO LITTERING SIGN
(FL)	= NO PARKING FIRE LANE SIGN
(NOR)	= NO RIGHT TURN SIGN (R3-1)
(NOT)	= NO TRUCKS (R5-2)
(NP)	= NO PARKING SIGN
(1W)	= ONE WAY SIGN (R6-2)
(PE)	= PEDESTRIAN CROSSING SIGN
(RTO)	= RIGHT TURN ONLY
(SL)	= SPEED LIMIT SIGN
(ST)	= STOP SIGN (R1-1)
(SS)	= STREET SIGN
(T2)	= TOW AWAY ZONE SIGN
(TE)	= TRUCK ENTRANCE SIGN
(U)	= UNKNOWN SIGN
(WL)	= WEIGHT LIMIT SIGN
(WW)	= WRONG WAY SIGN
(Y)	= YIELD SIGN

Parking Table

STANDARD SPACES =	41
ACCESSIBLE HANDICAP SPACES =	3
TOTAL SPACES =	44

Reference Material

- GENERAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3643, PAGE 3946 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- THE SHOPPES AT GRANDE OAK, PLAT BOOK 68, PAGES 31 THROUGH 34, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY FORTIN, LEAVY, SKILES INC., JOB# 010336, DATED 3/6/01.

Index of Sheets

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY

Surveyor's Certification:

Certified to: McDonald's Restaurants of Florida, a Florida Corporation

I hereby certify to McDonald's Corporation that this plan has been compiled from a survey actually made on the ground under my supervision on April 21, 2015, that it is correct and complies with the modified requirements provided by McDonald's Corporation.

I hereby certify that the attached "Boundary & Topographic Survey" of the herein described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on April 21, 2015. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

www.cphcorp.com
A Full Service A & E Firm

Architects
Engineers
Landscape Architects
M/E/P
Planners
Structural Surveyors
Traffic / Transportation Development Coordination

Offices in:
• Florida
• Puerto Rico
• Connecticut
• Maryland
• Texas

Field Crew:	E.H./M.R.	J.T.F./A.B.	R.L.R.	P.J.K.	N/A	4/21/15	MZ951	© 2015	By
Drawn by:									
Checked by:									
Approved by:									
Scale:									
Date:									
Job No.:									
File:									

Survey Prepared By:
CPH, Inc.

580 West Fulton St.
Sanford, FL 32711
Ph: 407-322-6841

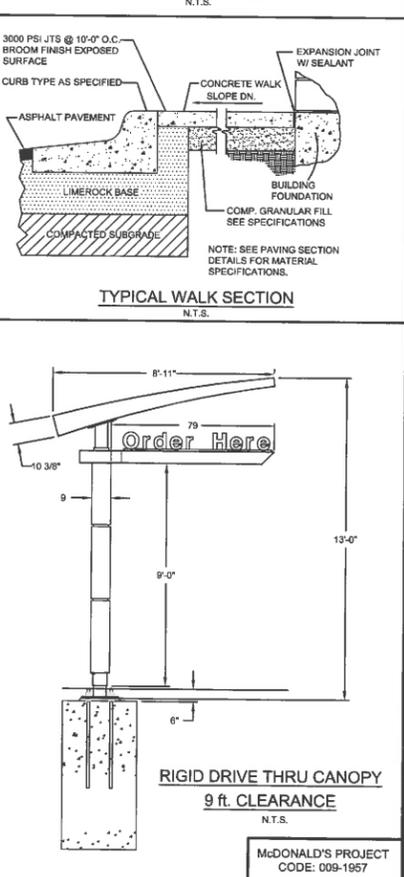
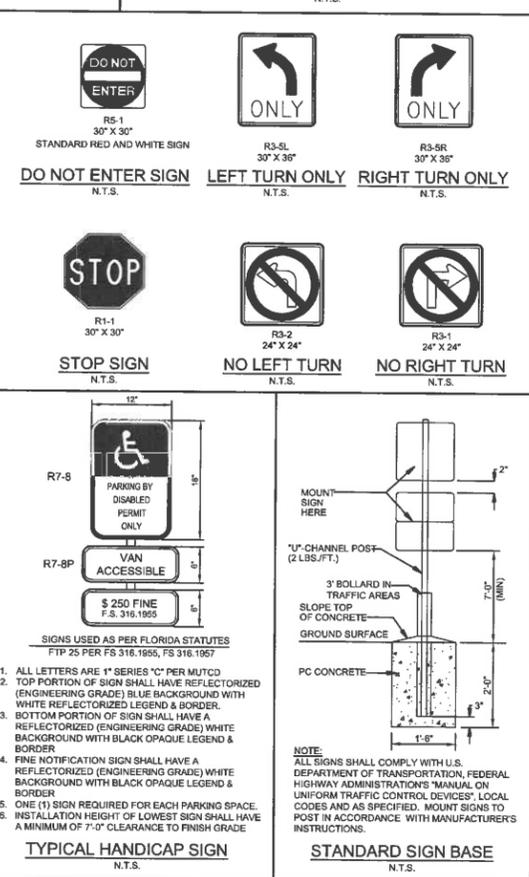
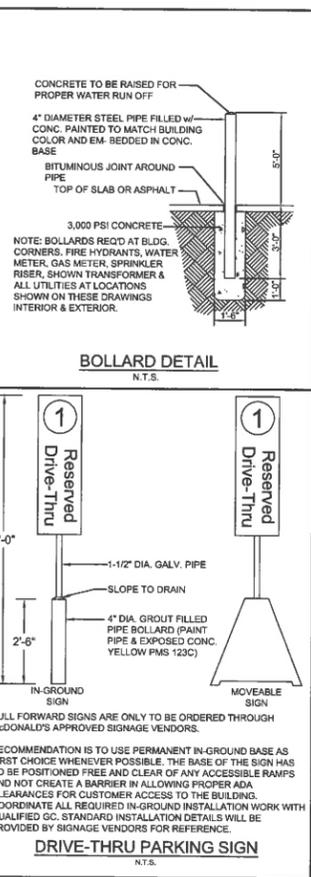
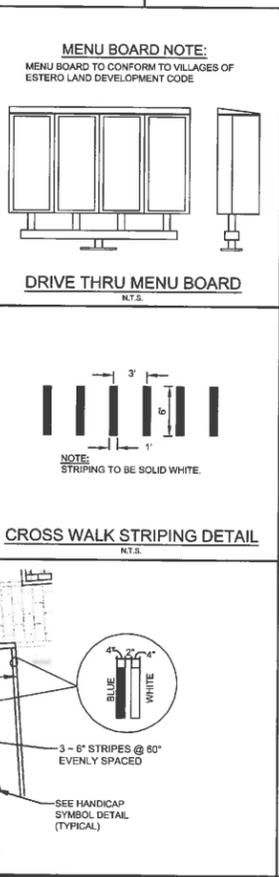
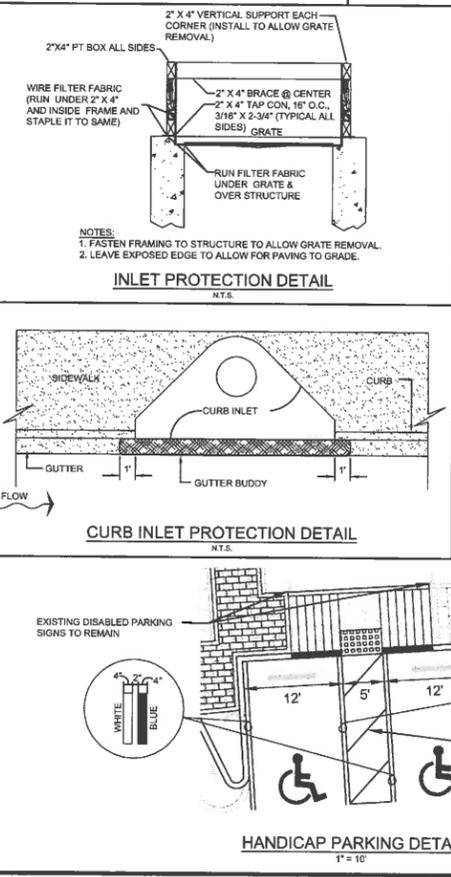
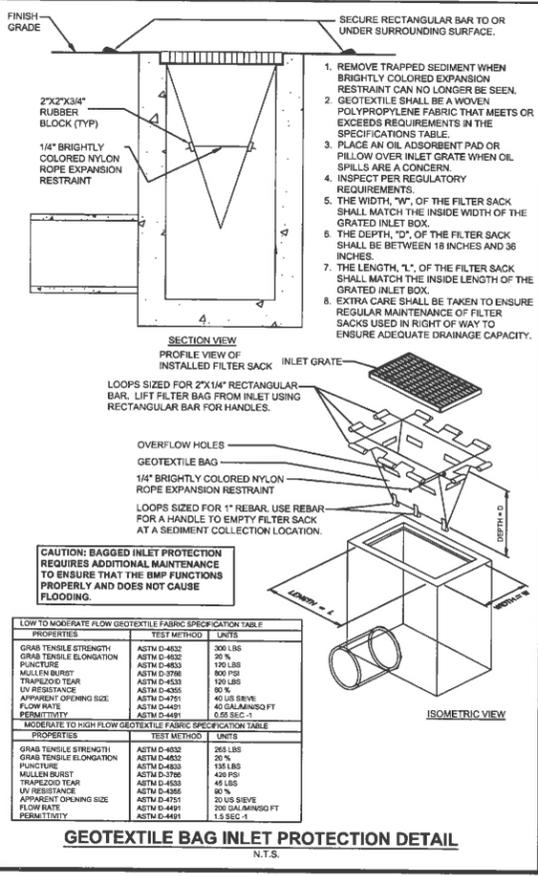
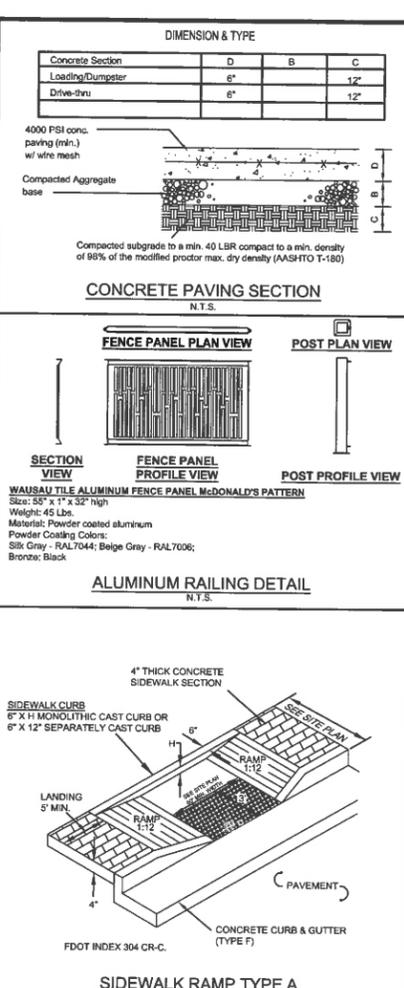
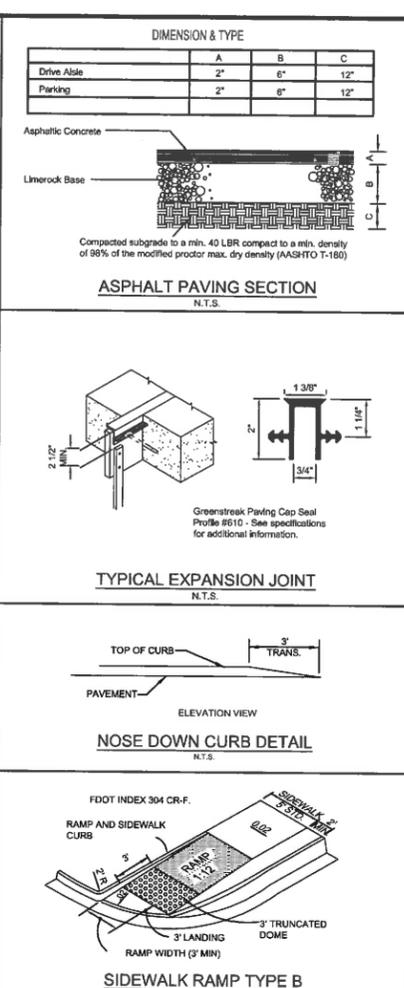
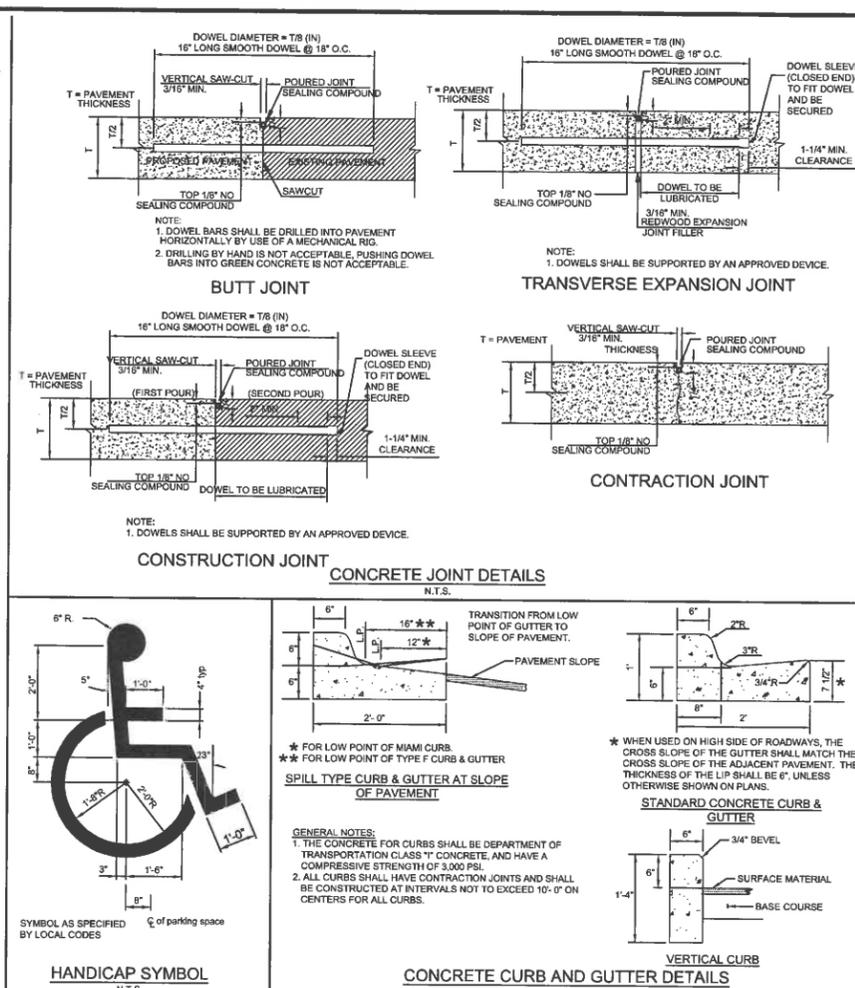
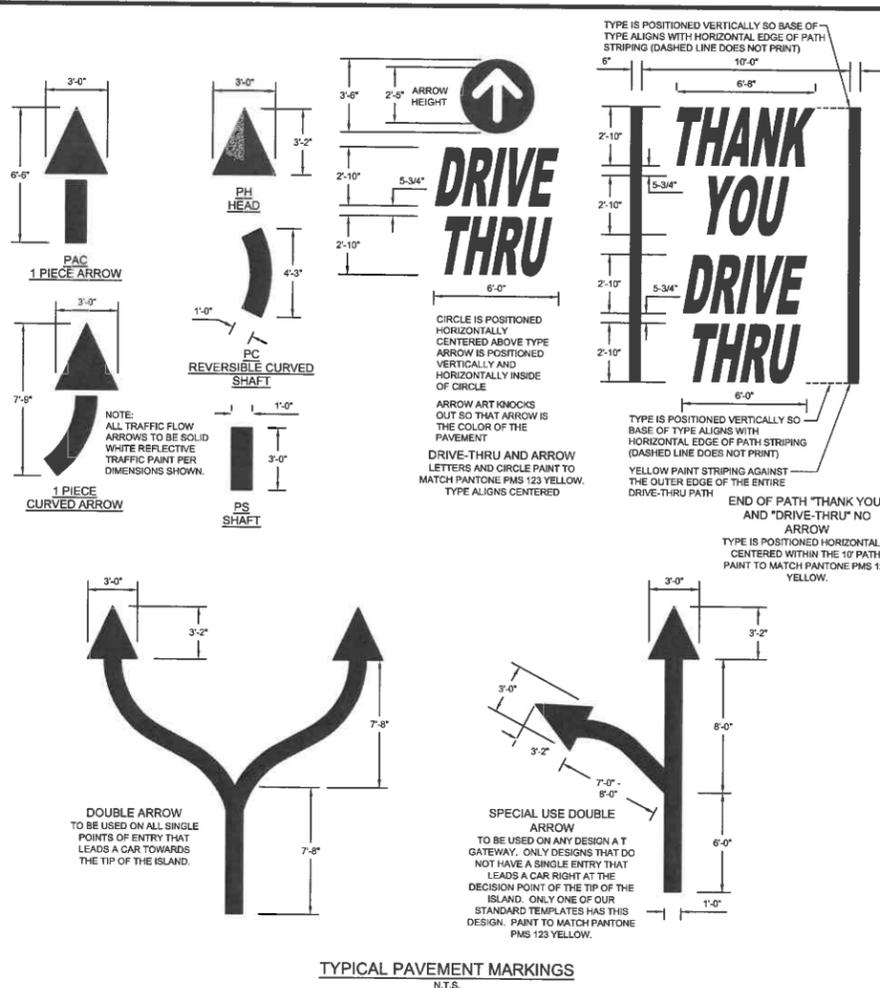
Licensee:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA080928
Landscape Lic. No. LC090028

BOUNDARY & TOPOGRAPHIC SURVEY

McDonald's

L/C 009-1957
20310 GRANDE OAK SHOPPES BLVD
SECTION 25-TOWNSHIP 46 SOUTH-RANGE 25 EAST
LEE COUNTY, FLORIDA

Sheet No.
1
of 2



cph
www.cphcorp.com
A Full Service A & E Firm

Architects
Engineers
Environmental
Landscape Architects
M / E / P
Planners
Structural
Surveyors
Traffic / Transportation

Offices In:
• Florida
• Puerto Rico
• Connecticut
• Maryland
• Texas

PAUL CASSIDY
LICENSED PROFESSIONAL ENGINEER
No. 67373
STATE OF FLORIDA

Designed by: BFC
Drawn by: PWR
Checked by: DLS
Approved by: BFC
Scale: AS SHOWN
Date: JUNE 2015
Job No.: M29951
© 2015

Plans Prepared By:
CPI, Inc.
5200 Barford Rd., Suite 229
Jacksonville, FL 32256
Ph: 904.332.0999

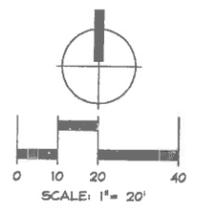
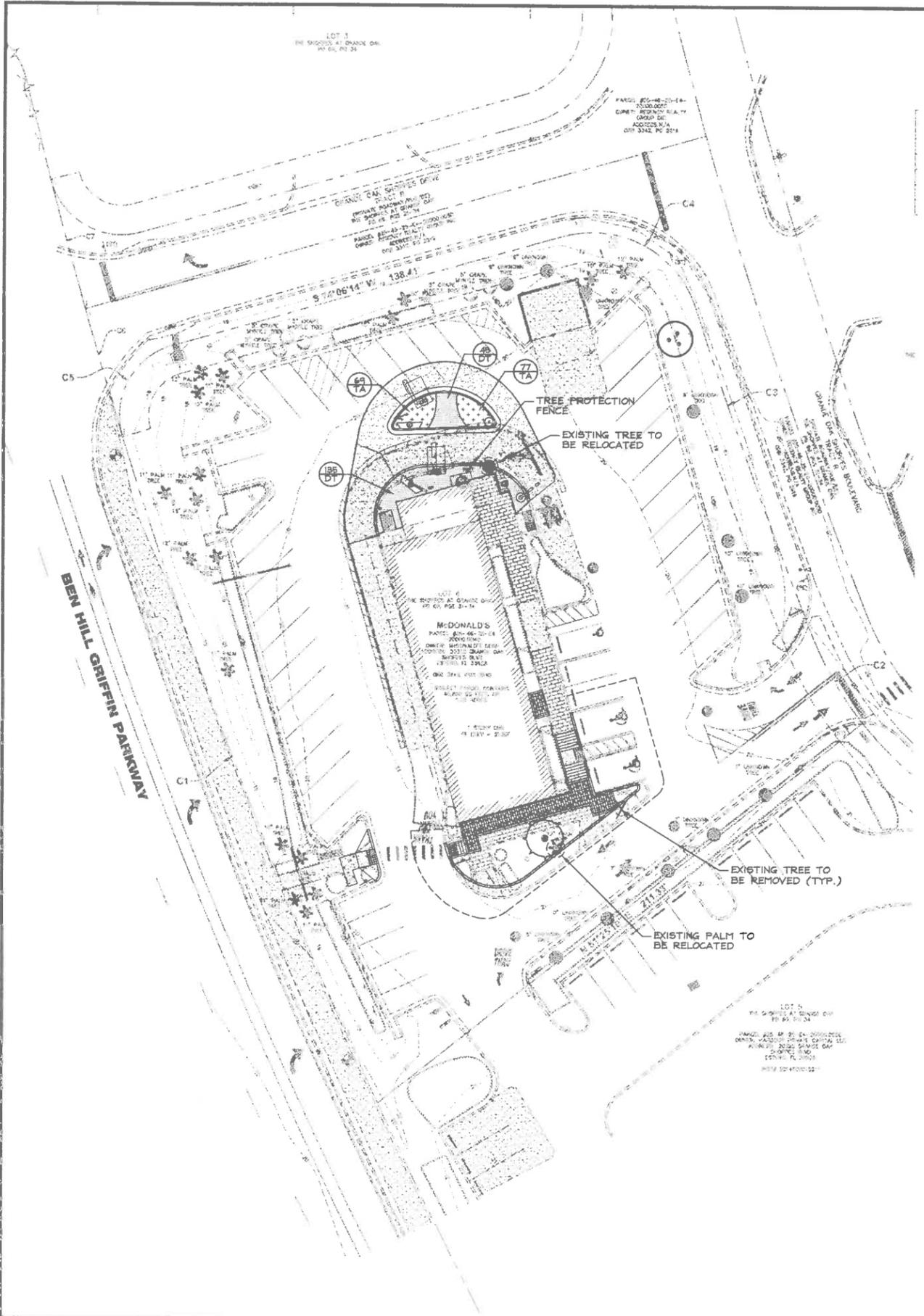
License:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0900298

McDonald's®
CORKSCREW SBS
VILLAGE OF ESTERO / FLORIDA

GENERAL DETAILS

Sheet No. **C-5**

McDONALD'S PROJECT CODE: 009-1957



PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
RT	RELOCATED TREE		4" DBH	1
SP	RELOCATED PALM		12" DBH	1
XR	EXISTING TREES TO BE RELOCATED		VARIES	2
XX	EXISTING TREE TO BE REMOVED		VARIES	1
ET	EXISTING TREES TO REMAIN		VARIES	1
GROUNDCOVER				
DT	VARIEGATED BLUEBERRY FLAX	DIANELLA TASMANICA	1 GAL., FULL, 18" O.C.	180
TA	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL., FULL, 12" O.C.	146
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY.	

NOTE:
 PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.

CONTRACTOR TO MODIFY EXISTING IRRIGATION SYSTEM TO INSURE ADEQUATE IRRIGATION FOR ALL NEW PLANT MATERIAL.

CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.



www.cphcorp.com
A Full Service A & E Firm

Architects
 Engineers
 Environmental
 Landscape Architects
 M / E / P
 Planners
 Structural
 Surveyors
 Traffic / Transportation

Offices In:
 • Florida
 • Puerto Rico
 • Connecticut
 • Maryland
 • Texas



Designed by:	Drawn by:	Checked by:	Approved by:	Scale:	Date:	Job No.:	© 2015	By	Revision	Date
JKW	RES	JKW	JKW	1" = 20'	JUNE 2015	M29951				

Plans Prepared By:
CPH, Inc.
 2216 Altamont Ave.
 Ft. Myers, FL 33901
 Ph: 239.332.5409
 License:
 Eng. C.O.A. No. 3215
 Survey L.S. No. 7143
 Arch. Lic. No. A43900028
 Landsc. Lic. No. LC0000286

LANDSCAPE PLAN
McDonald's
 CORKSCREW SBS
 VILLAGE OF ESTERO / FLORIDA

Sheet No.
L-1

McDONALD'S PROJECT
 CODE: 008-1957

J:\M29951\landscape\DWG\Plan\Plan\M29951-LSP.dwg, Jun 25, 2015, 10:08am north

