

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
SEPTEMBER 27, 2022, 04:30 PM

www.Estero-fl.gov

The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

September 27, 2022, 04:30 pm

MEETING CANCELLED
DUE TO HURRICANE IAN THE PLANNING ZONING AND DESIGN BOARD MEETING HAS BEEN CANCELLED.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **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 meeting will adjourn no later than 9:00 P.M. unless extended by the Board.

6. **PUBLIC HEARING (Quasi-Judicial)**

The public will have an opportunity to speak for five minutes per agenda item.

a. Zoning Amendment - Pelican Sound River Club (DCI2021-E003) (District 2) 4561 Pelican Sound Boulevard, located west of US 41 and north of Williams Road.

Continued from September 13, 2022 meeting to determine the appropriate process for the two requests. The applicant is revising the application to proceed with the pickleball courts only at this time.

- See attached Revised Staff Conditions.

- Planning Zoning and Design Board will make a recommendation to Council.

Attachment: 1. REVISED - Conditions of Approval.pdf

7. PUBLIC INFORMATION MEETING (No votes are taken at Public Information Meetings)

The public will have an opportunity to speak for three minutes per agenda item.

a. Development Order - Corkscrew Pines, Convenience Store/Gas Station (DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive

Applicant is proposing a 4,667 s.f. convenience store, with ±1,000 s.f. carwash.

Attachment: 1. Corkscrew Pines PIM Request DRB.pdf
Attachment: 2. Corkscrew Pines Master Concept Plan Resolution Z-08-053.pdf
Attachment: 3. Corkscrew Pines Master Site Plan.pdf
Attachment: 4. Corkscrew Pines Self Storage Master Site Plan.pdf
Attachment: 5. Corkscrew Pines Convenience Store Gas Station Site Plan.pdf
Attachment: 6. Corkscrew Pines Convenience Store Gas Station Color Elevations.pdf
Attachment: 7. Corkscrew Pines Convenience Store Gas Station Landscape Plans.pdf
Attachment: 8. Corkscrew Pines Self Storage B_W Elevations.pdf
Attachment: 9. Corkscrew Pines Self Storage Colored Elevations.pdf
Attachment: 10. Corkscrew Pines Self Storage Landscape Plans.pdf
Attachment: 11. Corkscrew Pines Final.pdf

b. Development Order - Corkscrew Self Storage (DOS2022-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and directly west of Firehouse Lane.

Applicant is proposing a 3-building 150,000± s.f. self-storage facility.

Attachment: 1. Staff Report Estero Crossing Duncan Donuts DOS2022-E004.pdf

8. PUBLIC HEARINGS (Quasi-Judicial)

The public will have an opportunity to speak for five minutes per agenda item.

a. Development Order - Dunkin Donuts Estero Crossing Commercial Building #1 (DOS2022-E004) (District 5) 10500 Corkscrew Road, east of Puente Lane.

Applicant is proposing a ±4,700 square foot building consisting of 2 retail spaces with 1 drive thru.

- Public Information Meeting was held April 12, 2022.

- See Staff Report

- Planning Zoning and Design Board will make a decision on this Development Order.

Attachment: 1. Staff Report Estero Crossing Bldg 1 Duncan Donuts DOS2022-E004.pdf
Attachment: 2. Estero Crossing Bldg 1 Dunkin Donuts Civil Site Plans.pdf
Attachment: 3. Estero Crossing Bldg 1 Dunkin Donuts Architectural Plans.pdf
Attachment: 4. Estero Crossing Bldg 1 Dunkin Donuts Landscape Plans.pdf
Attachment: 5. Estero Crossing Bldg1 Dunkin Final PZDB Presentation.pdf

b. Land Development Code Amendment -- Lot Coverage (Ordinance 2022-12)

- See attached Summary Sheet

- Planning Zoning and Design Board will make a recommendation to Council.

Attachment: 1. PZDB Agenda Item Summary Sheet 9-27-2022 Ord 2022-12.pdf
Attachment: 2. Ordinance 2022-12 Lot Coverage.pdf

c. Land Development Code Amendment -- (Ordinance 2022-13) related to flood hazard reduction standards

- See attached Summary Sheet

- Planning Zoning and Design Board will make a recommendation to Council.

Attachment: 1. Agenda Item Summary Sheet PZDB Flood Hazard Reduction.pdf
Attachment: 2. Ordinance 2022-13 Flood Amendment.pdf

9. PUBLIC INPUT (Each individual will be given five minutes to speak)

10. BOARD COMMUNICATIONS

a. Next meeting - October 11, 2022

11. ADJOURN

General Attachments

- eComments

Remote Attachment:

eComments (https://estero-fl.gov/ecomment-cards/) (https://estero-fl.gov/ecomment-cards/)

Pelican Sound RPD Zoning Amendment

Revised Conditions
September 27, 2022

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1. Master Concept Plan

   Development of this project must be consistent with the Pelican Sound Golf & River Club, Inc. Master Concept Plan, received April 6, 2022.

2. Resolution Z-13-003 Amendments

   Zoning Resolution Z-13-003 remains in effect except as amended by this approval for Pickleball Facilities in the Golf Maintenance and Storage Area.

   The following conditions of approval are amended by ~~strikethrough~~ for deletions and underline for additions:

   Condition 4. Schedule of Uses
   Accessory Uses, buildings & structures:
   - Pickleball Facilities

   Condition 15.f.
   Recreational facilities, Private on-site to include Pickleball facilities, shall be allowed within the designated Golf Maintenance and Storage Area tract as depicted on the approved MCP. Specific to the Pickleball facility, specialized acoustic material shall be provided on the north and south sides of the fencing, and players shall utilize equipment designated as "quiet" or "Green Zone" approved.

3. The Pickleball Courts within the Golf Maintenance and Storage Area shall have an eight-foot tall fence and gates installed with 1/8 inch thick sound deadening black Acoustifence material to ensure that the sound generated by the pickleball facility does not exceed the maximum of 66 dBA. The black Acoustifence material will be made to meet the dimensional standards of the eight-foot fence associated with the pickleball courts. Each sound deadening curtain must be made of Industrial, UV resistant Acoustifence material.

4. Hours of operation for the pickleball courts within the Golf Maintenance and Storage Area are limited to 8 a.m. to dusk.

5. The pickleball paddles approved for use are on a "Green Zone" approved list and use of these paddles will be administered by the Pelican Sound Golf & River Club. Use of paddles that are not on the "Green Zone" approved list are prohibited.

6. The approved balls for pickleball play are limited to "Onix Fuze 2", or similar, to reduce noise.

7. Within 30 days of approval of the Zoning Amendment, the property owner (currently identified as Pelican Sound Golf & River Club, Inc.) must send a letter to every owner of record within 750 feet of the Pickleball Facility area. This letter must include a designated phone number to be used to register a complaint in the event they are disturbed by noise related to the pickleball play. If the contact information changes in the future, a new letter must be sent out in accordance with this condition. A copy of said letter will be provided to the Village of Estero Director of Community Development for inclusion in the official file for this case.

8. If excessive noise complaints are received regarding noise from pickleball play, the applicant shall have 30 days to submit a noise mitigation plan to the Village staff for review.

9. Lighting
No lighting of the Pickleball Facilities in the Golf Maintenance and Storage Area is permitted.

10. Deviation 19

Deviation from LDC Section 5-205.C.3 is approved to allow 16 paved golf cart spaces, with one space being handicap accessible, and a bicycle rack installed with a minimum of 16 bike spaces in lieu of vehicular parking at the pickleball facilities.

APPLICATION REQUEST FOR DESIGN REVIEW BOARD PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO

[LDC Section 33-54]

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant: Quattrone & Associates, Inc. – Al Quattrone, P.E.
2. Project Name: Corkscrew Pines
3. Address: Access Udetermined
4. Strap Number: 25-46-25-E3-3000B.0000
5. Application Number: _____

6. Type of Application (check appropriate type(s)):

- ☐ Monument Sign
- ☐ Limited Review Development Order
- ☐ Architecture
- ☒ Development Order
- ☐ Landscaping & Buffers
- ☐ Other _____ (Specify)

7. Project Description. (Brief description of project and reason for application.)

The proposed 4,667 sf convenient store, with ±1,000 sf carwash and backbone infrastructure.

The construction will consist of the buildings, backbone infrastructure, associated drainage, utilities and Landscaping.

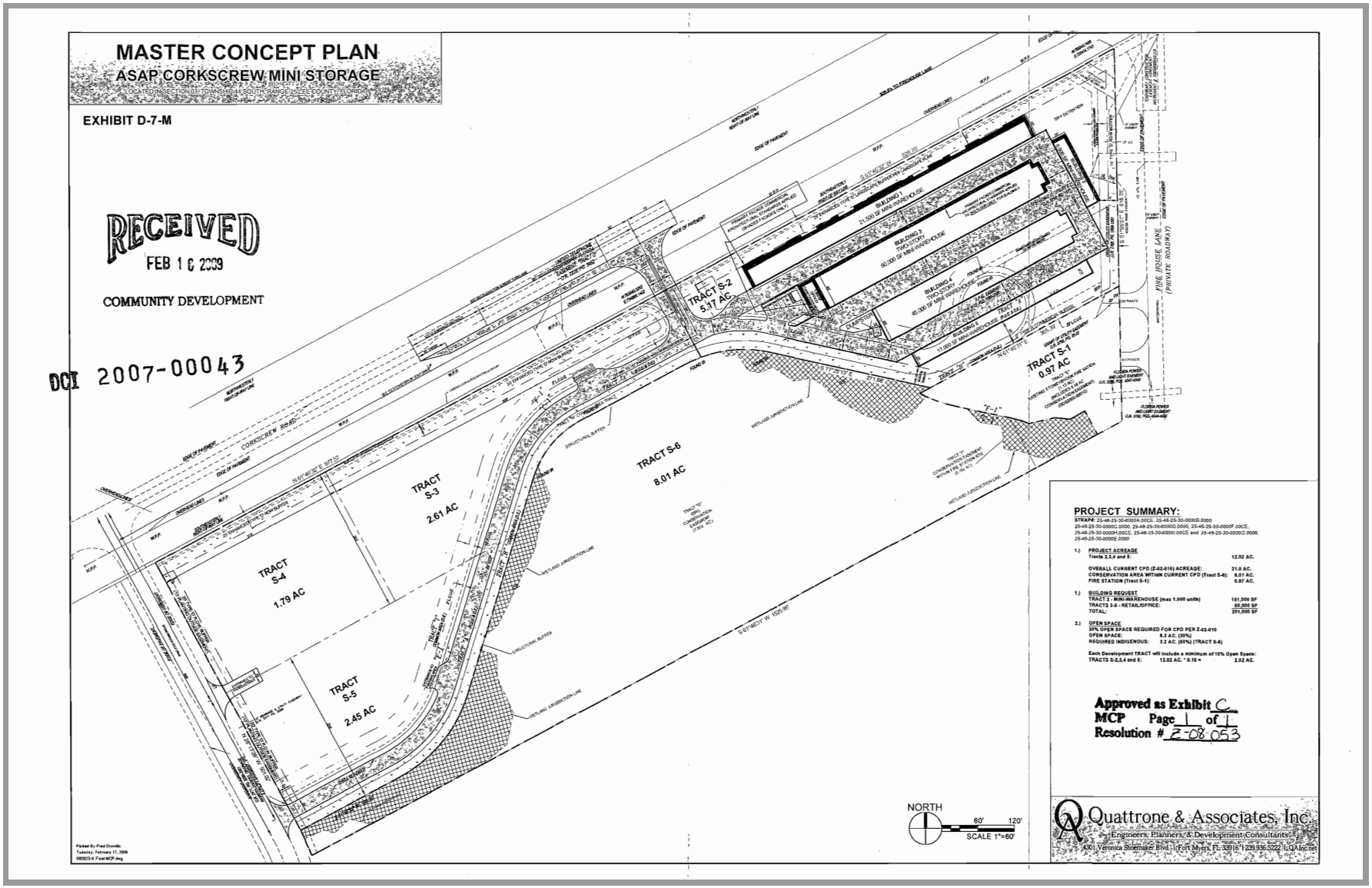
8. Application shall be accompanied by an electronic copy of the detail plans, illustrating the scope of the project including all four (4) sides of the building, easements, and landscape plans. The plans shall define what is being requested and the existing conditions. Pursuant to Ordinance 15-01, plans and specifications are to be prepared by a registered architect or registered engineer.

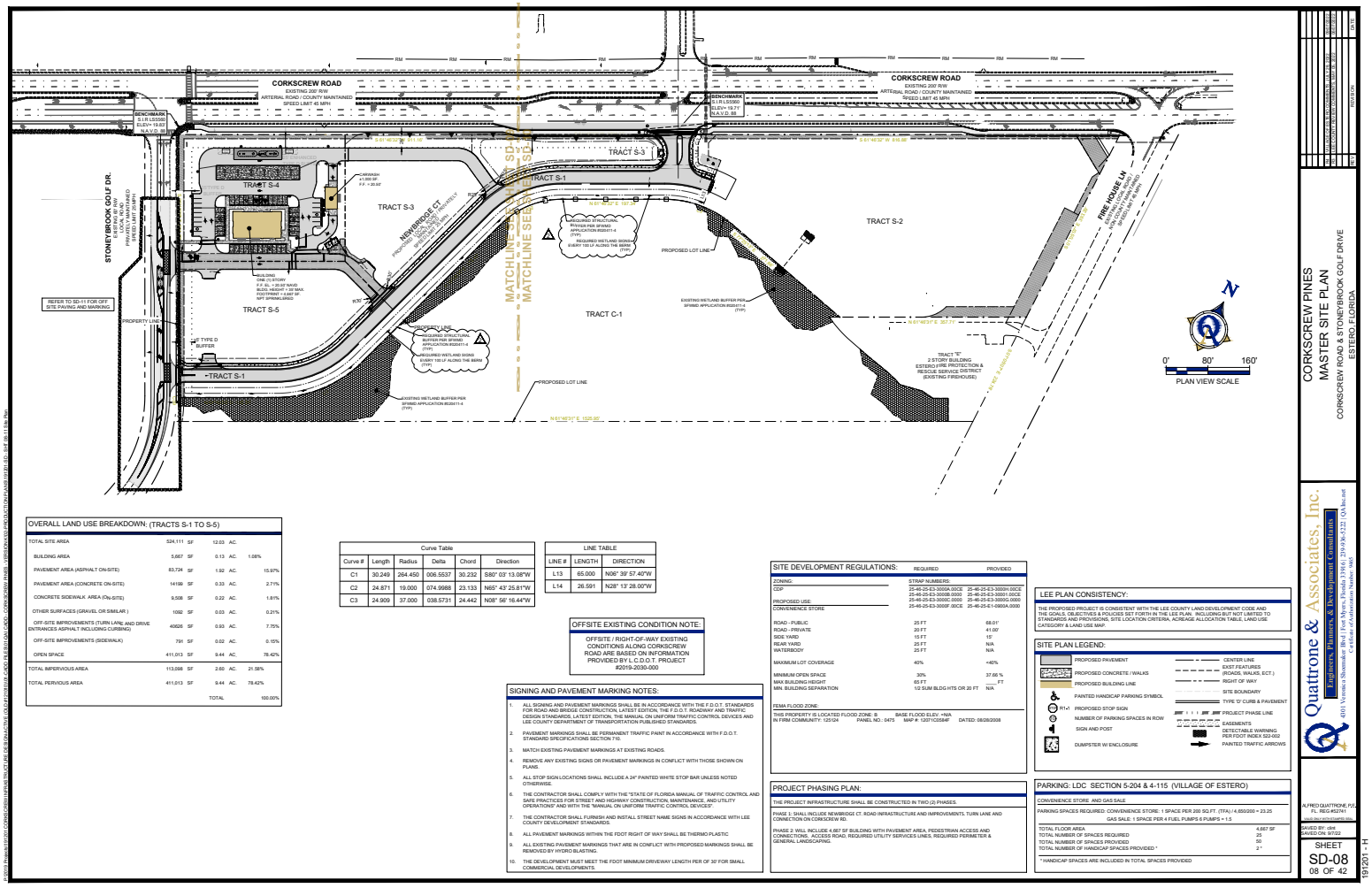
Signature **Date** 8/17/2022

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle
Estero, Florida 33928
PHONE (239) 221-5036

(Updated 11/2015 - thru Ord. 13-10) P:\WEBPage\...\ContinuanceDeferral.doc)

Page 1


MASTER CONCEPT PLAN
ASAP CORKSCREW MINI STORAGE
EXHIBIT D-7-M
RECEIVED
FEB 1 0 2009
COMMUNITY DEVELOPMENT
DCI 2007-00043
TRACT S-1
0.97 AC
TRACT S-2
5.17 AC
TRACT S-3
2.61 AC
TRACT S-4
1.79 AC
TRACT S-5
2.45 AC
TRACT S-6
8.01 AC
FIRE HOUSE LANE
(PRIVATE ROADWAY)
CORKSCREW ROAD
PROJECT SUMMARY:
Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-08 053
NORTH
SCALE 1"=60'
Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants



CORKSCREW PINES
MASTER SITE PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Midtown Blvd | Fort Myers, Florida 33916 | 239.936.1302 | Q-Net.net
Certificate of Authorization Number 1940

ALFRED QUATTRONE, PLS
FL. REG #5274

SAVED BY: dbd
SAVED ON: 9/7/22

SHEET
SD-08
08 OF 42

191201 - H

OVERALL LAND USE BREAKDOWN: (TRACTS S-1 TO S-5)

TOTAL SITE AREA	524,111	SF	12.03	AC.	
BUILDING AREA	5,667	SF	0.13	AC.	1.08%
PAVEMENT AREA (ASPHALT ON-SITE)	83,724	SF	1.92	AC.	15.97%
PAVEMENT AREA (CONCRETE ON-SITE)	14198	SF	0.33	AC.	2.71%
CONCRETE SIDEWALK AREA (On-SITE)	9,508	SF	0.22	AC.	1.81%
OTHER SURFACES (GRAVEL OR SIMILAR)	1092	SF	0.03	AC.	0.21%
OFF-SITE IMPROVEMENTS (TURN LANE AND DRIVE ENTRANCES ASPHALT INCLUDING CURBING)	40626	SF	0.93	AC.	7.75%
OFF-SITE IMPROVEMENTS (SIDEWALK)	791	SF	0.02	AC.	0.15%
OPEN SPACE	411,013	SF	9.44	AC.	78.42%
TOTAL IMPERVIOUS AREA	113,098	SF	2.60	AC.	21.58%
TOTAL PERVIOUS AREA	411,013	SF	9.44	AC.	78.42%
			TOTAL		100.00%

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C1	30.249	264.450	006.5537	30.232	S80° 03' 13.08"W
C2	24.871	19.000	074.9988	23.133	N65° 43' 25.81"W
C3	24.909	37.000	038.5731	24.442	N08° 56' 16.44"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	65.000	N06° 39' 57.40"W
L14	26.591	N28° 13' 28.00"W

OFFSITE EXISTING CONDITION NOTE:

OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
10. THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.

SITE DEVELOPMENT REGULATIONS:

	REQUIRED	PROVIDED
ZONING:	STRAP NUMBERS:	
CDP	25-46-25-E3-3000A.0000 25-46-25-E3-30001.0000 25-46-25-E3-30008.0000 25-46-25-E3-30002.0000 25-46-25-E3-3000F.0000	25-46-25-E3-30001.0CCE 25-46-25-E3-30001.0CCE 25-46-25-E3-30002.0000 25-46-25-E1-0900A.0000
PROPOSED USE:		
CONVENIENCE STORE		
ROAD - PUBLIC	25 FT	68.01'
ROAD - PRIVATE	20 FT	41.00'
SIDE YARD	15 FT	15'
REAR YARD	25 FT	N/A
WATERBODY	25 FT	N/A
MAXIMUM LOT COVERAGE	40%	<40%
MINIMUM OPEN SPACE	30%	37.66 %
MAX BUILDING HEIGHT	65 FT	___ FT
MIN. BUILDING SEPARATION	1/2 SUM BLDG HTS OR 20 FT	N/A

FEMA FLOOD ZONE:
THIS PROPERTY IS LOCATED FLOOD ZONE: B BASE FLOOD ELEV: +N/A
IN FIRM COMMUNITY: 125124 PANEL NO.: 0475 MAP #: 12071C0584F DATED: 08/28/2008

PROJECT PHASING PLAN:

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN TWO (2) PHASES.

PHASE 1: SHALL INCLUDE NEWBRIDGE CT. ROAD INFRASTRUCTURE AND IMPROVEMENTS, TURN LANE AND CONNECTION ON CORKSCREW RD.

PHASE 2: WILL INCLUDE 4,667 SF BUILDING WITH PAVEMENT AREA, PEDESTRIAN ACCESS AND CONNECTIONS, ACCESS ROAD, REQUIRED UTILITY SERVICES LINES, REQUIRED PERIMETER & GENERAL LANDSCAPING.

LEE PLAN CONSISTENCY:

THE PROPOSED PROJECT IS CONSISTENT WITH THE LEE COUNTY LAND DEVELOPMENT CODE AND THE GOALS, OBJECTIVES & POLICIES SET FORTH IN THE LEE PLAN. INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP.

SITE PLAN LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCRETE / WALKS
- PROPOSED BUILDING LINE
- PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STOP SIGN
- NUMBER OF PARKING SPACES IN ROW
- SIGN AND POST
- DUMPSTER W/ ENCLOSURE
- CENTER LINE
- EXIST.FEATURES (ROADS, WALKS, ECT.)
- RIGHT OF WAY
- SITE BOUNDARY
- TYPE 'D' CURB & PAVEMENT
- PROJECT PHASE LINE
- EASEMENTS
- DETECTABLE WARNING PER FOOT INDEX 522-002
- PAINTED TRAFFIC ARROWS

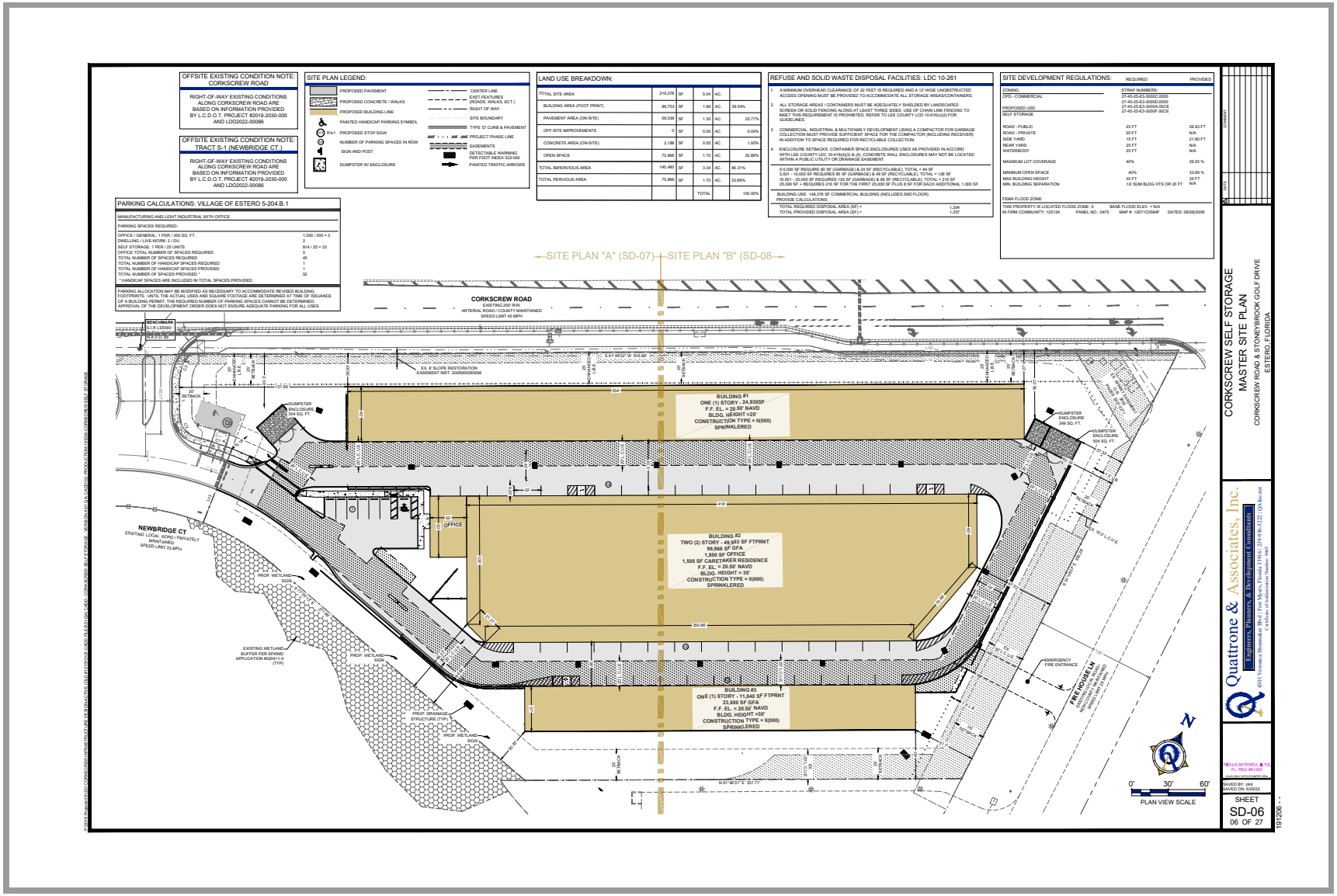
PARKING: LDC SECTION 5-204 & 4-115 (VILLAGE OF ESTERO)

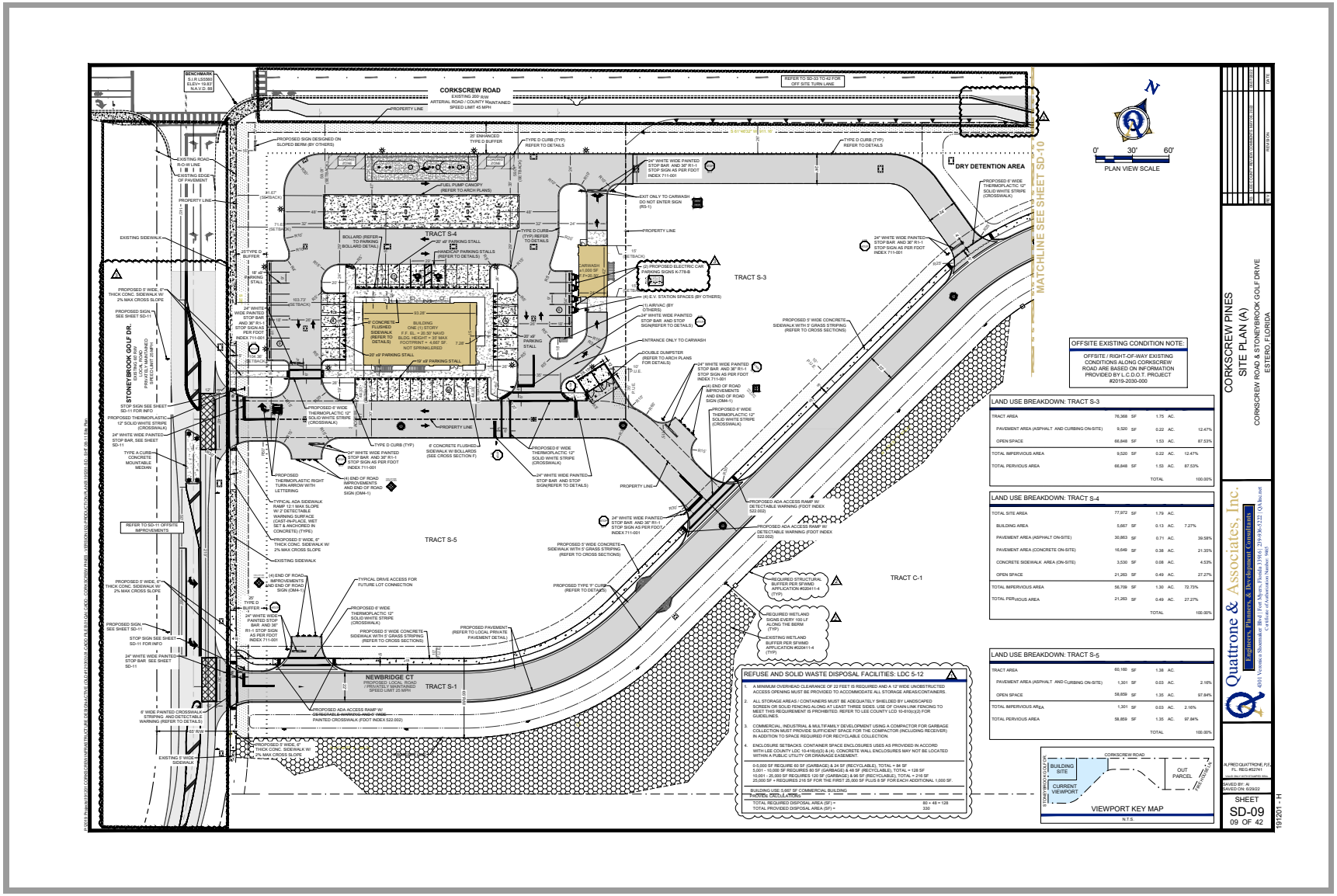
CONVENIENCE STORE AND GAS SALE

PARKING SPACES REQUIRED: CONVENIENCE STORE: 1 SPACE PER 200 SQ.FT. (TFA) / 4.667/200 = 23.25
GAS SALE: 1 SPACE PER 4 FUEL PUMPS 6 PUMPS = 1.5

TOTAL FLOOR AREA	4,667 SF
TOTAL NUMBER OF SPACES REQUIRED	25
TOTAL NUMBER OF SPACES PROVIDED	50
TOTAL NUMBER OF HANDICAP SPACES PROVIDED *	2 *

* HANDICAP SPACES ARE INCLUDED IN TOTAL SPACES PROVIDED


OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
SITE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE / WALKS
PROPOSED BUILDING LINE
PAINTED HANDICAP PARKING SYMBOL
PROPOSED STOP SIGN
NUMBER OF PARKING SPACES IN ROW
SIGN AND POST
DUMPSTER W/ ENCLOSURE
CENTER LINE
EXIST FEATURES (ROADS, WALKS, ECT.)
RIGHT OF WAY
SITE BOUNDARY
TYPE 'D' CURB & PAVEMENT
PROJECT PHASE LINE
EASEMENTS
DETECTABLE WARNING PER FDOT INDEX 522-002
PAINTED TRAFFIC ARROWS
LAND USE BREAKDOWN:
TOTAL SITE AREA 219,378 SF 5.04 AC.
BUILDING AREA (FOOT PRINT) 86,753 SF 1.99 AC. 39.54%
PAVEMENT AREA (ON-SITE) 56,539 SF 1.30 AC. 25.77%
OFF-SITE IMPROVEMENTS 0 SF 0.00 AC. 0.00%
CONCRETE AREA (ON-SITE) 2,188 SF 0.05 AC. 1.00%
OPEN SPACE 73,898 SF 1.70 AC. 33.69%
TOTAL IMPERVIOUS AREA 145,480 SF 3.34 AC. 66.31%
TOTAL PERVIOUS AREA 73,898 SF 1.70 AC. 33.69%
TOTAL 100.00%
REFUSE AND SOLID WASTE DISPOSAL FACILITIES: LDC 10-261
1. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED AND A 12' WIDE UNOBSTRUCTED ACCESS OPENING MUST BE PROVIDED TO ACCOMMODATE ALL STORAGE AREAS/CONTAINERS.
2. ALL STORAGE AREAS / CONTAINERS MUST BE ADEQUATELY SHIELDED BY LANDSCAPED SCREEN OR SOLID FENCING ALONG AT LEAST THREE SIDES. USE OF CHAIN LINK FENCING TO MEET THIS REQUIREMENT IS PROHIBITED. REFER TO LEE COUNTY LDO 10-261(c)(2) FOR GUIDELINES.
3. COMMERCIAL, INDUSTRIAL & MULTIFAMILY DEVELOPMENT USING A COMPACTOR FOR GARBAGE COLLECTION MUST PROVIDE SUFFICIENT SPACE FOR THE COMPACTOR (INCLUDING RECEIVER) IN ADDITION TO SPACE REQUIRED FOR RECYCLABLE COLLECTION.
4. ENCLOSURE SETBACKS. CONTAINER SPACE ENCLOSURES USES AS PROVIDED IN ACCORD WITH LEE COUNTY LDC 10-418(d)(3) & (4). CONCRETE WALL ENCLOSURES MAY NOT BE LOCATED WITHIN A PUBLIC UTILITY OR DRAINAGE EASEMENT.
0-5,000 SF REQUIRE 60 SF (GARBAGE) & 24 SF (RECYCLABLE); TOTAL = 84 SF
5,001 - 10,000 SF REQUIRES 80 SF (GARBAGE) & 48 SF (RECYCLABLE); TOTAL = 128 SF
10,001 - 25,000 SF REQUIRES 120 SF (GARBAGE) & 96 SF (RECYCLABLE); TOTAL = 216 SF
25,000 SF + REQUIRES 216 SF FOR THE FIRST 25,000 SF PLUS 8 SF FOR EACH ADDITIONAL 1,000 SF.
BUILDING USE: 146,376 SF COMMERCIAL BUILDING (INCLUDES 2ND FLOOR)
PROVIDE CALCULATIONS
TOTAL REQUIRED DISPOSAL AREA (SF) = 1,204
TOTAL PROVIDED DISPOSAL AREA (SF) = 1,257
SITE DEVELOPMENT REGULATIONS:
REQUIRED
PROVIDED
ZONING:
CPD / COMMERCIAL
PROPOSED USE:
SELF STORAGE
STRAP NUMBERS:
27-45-25-E3-3000C.0000
27-45-25-E3-3000D.0000
27-45-25-E3-3000A.0ICE
27-45-25-E3-3000F.0ICE
ROAD - PUBLIC 25 FT 26.93 FT
ROAD - PRIVATE 20 FT N/A
SIDE YARD 15 FT 21.80 FT
REAR YARD 25 FT N/A
WATERBODY 25 FT N/A
MAXIMUM LOT COVERAGE 40% 39.55 %
MINIMUM OPEN SPACE 40% 33.69 %
MAX BUILDING HEIGHT 35 FT 35 FT
MIN. BUILDING SEPARATION 1/2 SUM BLDG HTS OR 20 FT N/A
FEMA FLOOD ZONE:
THIS PROPERTY IS LOCATED FLOOD ZONE: X BASE FLOOD ELEV. = N/A
IN FIRM COMMUNITY: 125124 PANEL NO.: 0475 MAP #: 12071C0584F DATED: 08/28/2008
PARKING CALCULATIONS: VILLAGE OF ESTERO 5-204.B.1
MANUFACTURING AND LIGHT INDUSTRIAL WITH OFFICE
PARKING SPACES REQUIRED:
OFFICE / GENERAL - 1 PER / 300 SQ. FT. 1,500 / 300 = 5
DWELLING / LIVE-WORK: 2 / DU 2
SELF STORAGE - 1 PER / 25 UNITS 814 / 25 = 33
OFFICE TOTAL NUMBER OF SPACES REQUIRED 5
TOTAL NUMBER OF SPACES REQUIRED 45
TOTAL NUMBER OF HANDICAP SPACES REQUIRED 1
TOTAL NUMBER OF HANDICAP SPACES PROVIDED 1
TOTAL NUMBER OF SPACES PROVIDED * 52
* HANDICAP SPACES ARE INCLUDED IN TOTAL SPACES PROVIDED
PARKING ALLOCATION MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE REVISED BUILDING FOOTPRINTS. UNTIL THE ACTUAL USES AND SQUARE FOOTAGE ARE DETERMINED AT TIME OF ISSUANCE OF A BUILDING PERMIT, THE REQUIRED NUMBER OF PARKING SPACES CANNOT BE DETERMINED. APPROVAL OF THE DEVELOPMENT ORDER DOES NOT ENSURE ADEQUATE PARKING FOR ALL USES.
SITE PLAN "A" (SD-07)
SITE PLAN "B" (SD-08)
CORKSCREW ROAD
EXISTING 240' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
BENCHMARK
ELEV. 15.66
NAVD 88
EX. 8' SLOPE RESTORATION EASEMENT INST. 2006000065096
BUILDING #1
ONE (1) STORY - 24,930SF
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
DUMPSTER ENCLOSURE 504 SQ. FT.
DUMPSTER ENCLOSURE 246 SQ. FT.
BUILDING #2
TWO (2) STORY - 49,913 SF FTPRNT
99,966 SF GFA
1,500 SF OFFICE
1,500 SF CARETAKER RESIDENCE
F.F. EL. = 28.50' NAVD
BLDG. HEIGHT = 35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
OFFICE
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
PROP. WETLAND SIGN
EXISTING WETLAND BUFFER PER SFWMD APPLICATION #220411-4 (TYP)
PROP. DRAINAGE STRUCTURE (TYP.)
BUILDING #3
ONE (1) STORY - 11,940 SF FTPRNT
23,680 SF GFA
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
EMERGENCY FIRE ENTRANCE
PRE-EMPTION LOOP
N 61°46'21" E 30.77'
0' 30' 60'
PLAN VIEW SCALE
CORKSCREW SELF STORAGE
MASTER SITE PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3722 | QAInc.net
CERTIFICATE OF AUTHORIZATION NUMBER: 5665
NICHOLAS WATERWELL, P.E.
FL. REG #81235
SAVED BY: dbf
SAVED ON: 6/29/22
SHEET
SD-06
06 OF 27
19126


CORKSCREW ROAD
DRY DETENTION AREA
TRACT S-4
TRACT S-3
TRACT S-5
TRACT C-1
NEWBRIDGE CT
STONEYBROOK GOLF DR
MATCHLINE SEE SHEET SD-10
PLAN VIEW SCALE
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
LAND USE BREAKDOWN: TRACT S-3
LAND USE BREAKDOWN: TRACT S-4
LAND USE BREAKDOWN: TRACT S-5
REFUSE AND SOLID WASTE DISPOSAL FACILITIES: LDC 5-12
VIEWPORT KEY MAP
CORKSCREW PINES
SITE PLAN (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
SHEET
SD-09
09 OF 42
191201 - H



EXTERIOR ELEVATION NORTHWEST (FRONT)



EXTERIOR ELEVATION SOUTHWEST (RIGHT)

SW 7036
ACCESSIBLE BEIGE

BORAL ROOF TILE
CHARCOAL BROWN BLEND

SW 7675
SEAL SKIN

SW 7006
EXTRA WHITE

SW 7037
BALANCED BEIGE

GENERAL DISTRICT REGULATIONS

PER CHAPTER 5 OF THE VILLAGE OF ESTERO, FL LAND DEVELOPMENT CODE:

SECTION 5-705 – BUILDING DESIGN STANDARDS:

(C) BUILDING ENTRIES AND FACADES
(5) BLANK WALLS SHALL BE INTERRUPTED WITH ONE OR MORE OF THE FOLLOWING:

- A CLEARLY DEFINED ENTRYWAYS
- B VARYING ROOFLINES, PITCHES, AND SHAPES
- D TRANSPARENT WINDOW OR DOOR AREAS
- E OVERHANGS OR AWNINGS
- F BUILDING ORNAMENTATION

(6) HORIZONTAL PLANE OFFSETS
(A) FOR BUILDINGS LESS THAT 10,000 GROSS SQUARE FEET: HORIZONTAL WALL PLANES SHALL BE INTERRUPTED WITH AN OFFSET DIMENSION OF A LEAST 8" EVERY 40 LINEAR FEET FOR FACADES FACING ROADWAYS OR WITH PRIMARY ENTRANCES (EVERY 75 LINEAR FEET FOR ALL OTHER FACADES).

(F) ROOF TREATMENTS
(1) THE ROOF EDGE AND/OR PARAPET SHALL HAVE A VERTICAL CHANGE FROM THE DOMINANT ROOF CONDITION, IN TWO LOCATIONS

(2) ROOFS SHALL BE DESIGNED TO ALSO MEET THREE OR MORE OF THE FOLLOWING REQUIREMENTS:

- A PARAPETS USED TO CONCEAL ROOFTOP EQUIPMENT
- C SLOPING ROOFS THAT HAVE AN AVERAGE SLOPE EQUAL TO OR GREATER THAN 4:12, BUT NOT GREATER THAN 12:12
- D VERTICAL ROOF CHANGES WITH A MIN. CHANGE IN ELEVATION OF 2'
- E THREE-DIMENSIONAL CORNICE TREATMENTS

SECTION 5-707 – SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIC USES

(D) AUTOMOBILE SERVICE STATION AND CONVENIENCE FOOD AND BEVERAGE STORES
(6) CANOPIES.
(A) FLAT ROOF CANOPIES ARE PROHIBITED. ROOFS SHALL HAVE AT LEAST TWO SLOPES ON THE LONG SIDES AND A ROOF DETAIL CHANGE A MINIMUM OF EVERY 50 FEET.

(B) CANOPIES SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN AND FEATURES OF THE PRINCIPAL STRUCTURE.

PROPOSED EXTERIOR ELEVATIONS

CORKSCREW RD & STONEYBROOK GOLF DR

ESTERO, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN

INTERPLAN NO 2020.0699
06-29-2022



EXTERIOR ELEVATION SOUTHEAST (REAR)



EXTERIOR ELEVATION NORTHEAST (LEFT)

SW 7036
ACCESSIBLE BEIGE

BORAL ROOF TILE
CHARCOAL BROWN BLEND

SW 7675
SEAL SKIN

SW 7006
EXTRA WHITE

SW 7037
BALANCED BEIGE

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PROPOSED EXTERIOR ELEVATIONS

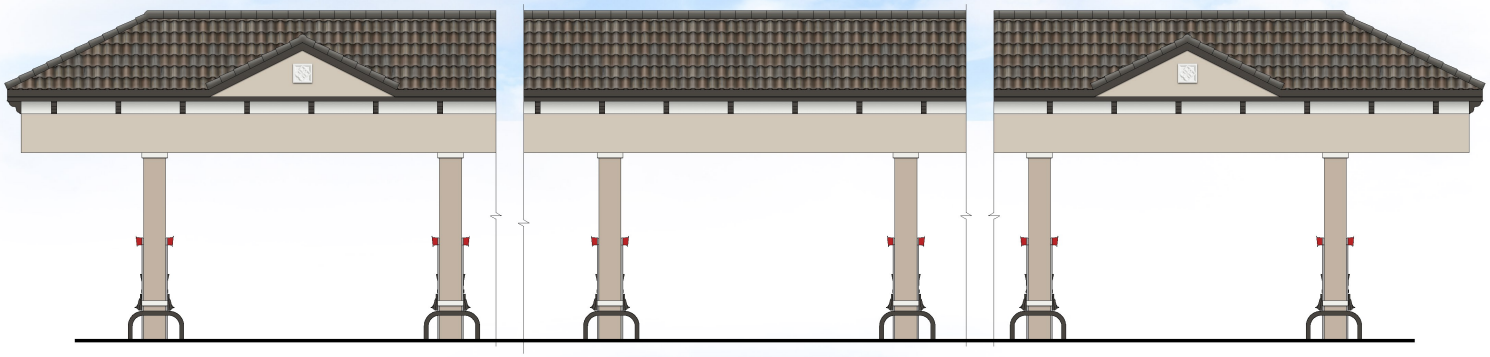
CORKSCREW RD & STONEYBROOK GOLF DR

ESTERO, FL

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INTERPLAN

INTERPLAN NO 2020.0699
06-29-2022



FUEL CANOPY ELEVATION NORTHWEST/SOUTHEAST (FRONT/REAR)

SW 7036
ACCESSIBLE BEIGE

BORAL ROOF TILE
CHARCOAL BROWN BLEND

SW 7675
SEAL SKIN

SW 7006
EXTRA WHITE

SW 7037
BALANCED BEIGE



FUEL CANOPY ELEVATION SOUTHWEST/NORTHEAST (SIDE)

GENERAL DISTRICT REGULATIONS

PER CHAPTER 5 OF THE VILLAGE OF ESTERO, FL LAND DEVELOPMENT CODE:

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PROPOSED EXTERIOR ELEVATIONS

CORKSCREW RD & STONEYBROOK GOLF DR

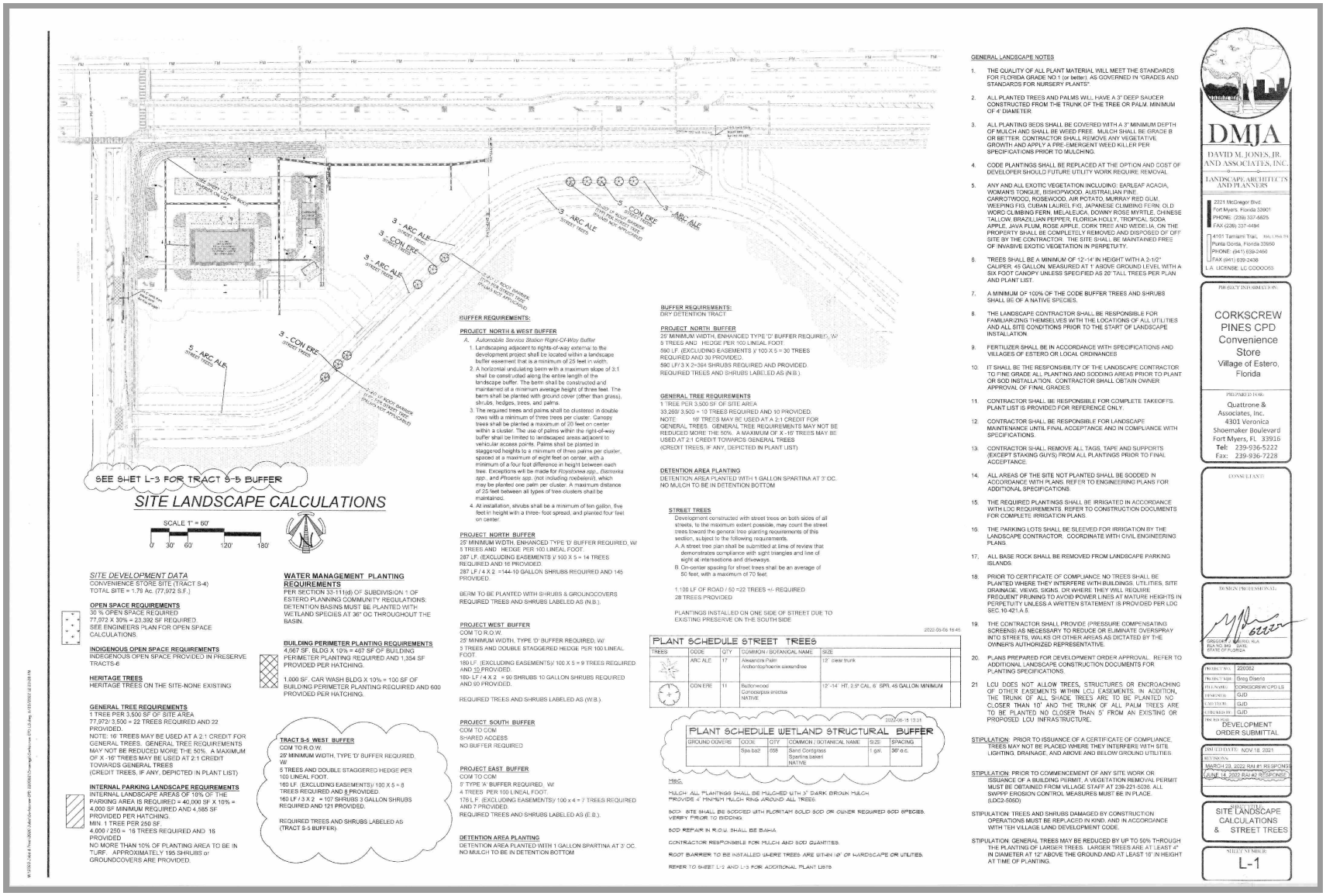
ESTERO, FL

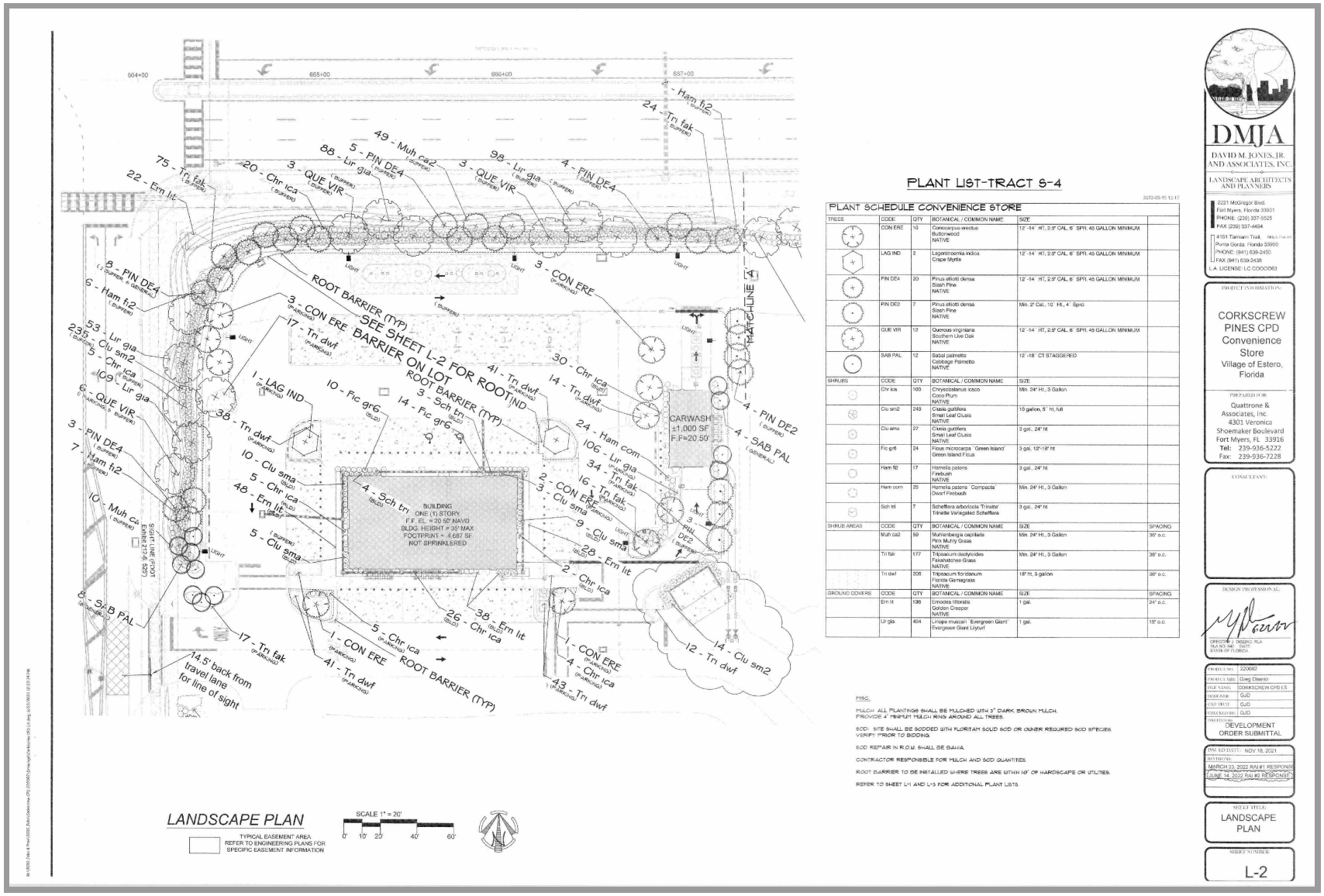
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INTERPLAN

INTERPLAN NO 2020.0699
03-08-2022


GENERAL DISTRICT REGULATIONS
OPEN
EXTERIOR ELEVATION SOUTHEAST (FRONT)
EXTERIOR ELEVATION NORTHEAST (RIGHT)
SW 7036
ACCESSIBLE BEIGE
BORAL ROOF TILE
CHARCOAL BROWN BLEND
SW 7675
SEAL SKIN
SW 7006
EXTRA WHITE
SW 7037
BALANCED BEIGE
OPEN
EXTERIOR ELEVATION NORTHWEST (REAR)
EXTERIOR ELEVATION SOUTHWEST (LEFT)
PROPOSED EXTERIOR ELEVATIONS
CORKSCREW RD & STONEYBROOK GOLF DR
ESTERO, FL
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INTERPLAN
INTERPLAN NO 2020.0699
06-29-2022


SEE SHET L-3 FOR TRACT S-5 BUFFER
SITE LANDSCAPE CALCULATIONS
SCALE 1" = 60'
0' 30' 60' 120' 180'
SITE DEVELOPMENT DATA
CONVENIENCE STORE SITE (TRACT S-4)
TOTAL SITE = 1.79 Ac. (77,972 S.F.)
OPEN SPACE REQUIREMENTS
30 % OPEN SPACE REQUIRED
77,972 X 30% = 23,392 SF REQUIRED.
SEE ENGINEERS PLAN FOR OPEN SPACE CALCULATIONS.
INDIGENOUS OPEN SPACE REQUIREMENTS
INDIGENOUS OPEN SPACE PROVIDED IN PRESERVE TRACTS-6
HERITAGE TREES
HERITAGE TREES ON THE SITE-NONE EXISTING
GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
77,972/ 3,500 = 22 TREES REQUIRED AND 22 PROVIDED.
NOTE: 16 TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF X -16" TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)
INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 40,000 SF X 10% = 4,000 SF MINIMUM REQUIRED AND 4,585 SF PROVIDED PER HATCHING.
MIN. 1 TREE PER 250 SF.
4,000 / 250 = 16 TREES REQUIRED AND 16 PROVIDED
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 195 SHRUBS or GROUNDCOVERS ARE PROVIDED.
WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111(d) OF SUBDIVISION.1 OF ESTERO PLANNING COMMUNITY REGULATIONS: DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.
BUILDING PERIMETER PLANTING REQUIREMENTS
4,067 SF. BLDG X 10% = 407 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,354 SF PROVIDED PER HATCHING.
1,000 SF. CAR WASH BLDG X 10% = 100 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 600 PROVIDED PER HATCHING.
TRACT S-5 WEST BUFFER
COM TO R.O.W.
25' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED. W
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
160 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 8 TREES REQUIRED AND 8 PROVIDED.
160 LF / 3 X 2 = 107 SHRUBS 3 GALLON SHRUBS REQUIRED AND 121 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (TRACT S-5 BUFFER).
BUFFER REQUIREMENTS:
PROJECT NORTH & WEST BUFFER
A. Automobile Service Station Right-Of-Way Buffer
1. Landscaping adjacent to rights-of-way external to the development project shall be located within a landscape buffer easement that is a minimum of 25 feet in width.
2. A horizontal undulating berm with a maximum slope of 3:1 shall be constructed along the entire length of the landscape buffer. The berm shall be constructed and maintained at a minimum average height of three feet. The berm shall be planted with ground cover (other than grass), shrubs, hedges, trees, and palms.
3. The required trees and palms shall be clustered in double rows with a minimum of three trees per cluster. Canopy trees shall be planted a maximum of 20 feet on center within a cluster. The use of palms within the right-of-way buffer shall be limited to landscaped areas adjacent to vehicular access points. Palms shall be planted in staggered heights to a minimum of three palms per cluster, spaced at a maximum of eight feet on center, with a minimum of a four foot difference in height between each tree. Exceptions will be made for Roystonea spp., Elaeonoka spp., and Phoenix spp. (not including roebelenii), which may be planted one palm per cluster. A maximum distance of 25 feet between all types of tree clusters shall be maintained.
4. At installation, shrubs shall be a minimum of ten gallon, five feet in height with a three- foot spread, and planted four feet on center.
PROJECT NORTH BUFFER
25' MINIMUM WIDTH, ENHANCED TYPE 'D' BUFFER REQUIRED, W
5 TREES AND HEDGE PER 100 LINEAL FOOT.
287 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 14 TREES REQUIRED AND 16 PROVIDED.
287 LF / 4 X 2 =144-10 GALLON SHRUBS REQUIRED AND 145 PROVIDED.
BERM TO BE PLANTED WITH SHRUBS & GROUNDCOVERS
REQUIRED TREES AND SHRUBS LABELED AS (N.B.).
PROJECT WEST BUFFER
COM TO R.O.W.
25' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
180 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 9 TREES REQUIRED AND 10 PROVIDED.
180- LF / 4 X 2 = 90 SHRUBS 10 GALLON SHRUBS REQUIRED AND 90 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (W.B.).
PROJECT SOUTH BUFFER
COM TO COM
SHARED ACCESS
NO BUFFER REQUIRED
PROJECT EAST BUFFER
COM TO COM
5' TYPE 'A' BUFFER REQUIRED. W
4 TREES PER 100 LINEAL FOOT.
175 L.F. (EXCLUDING EASEMENTS)/ 100 x 4 = 7 TREES REQUIRED AND 7 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).
DETENTION AREA PLANTING
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC.
NO MULCH TO BE IN DETENTION BOTTOM
BUFFER REQUIREMENTS:
DRY DETENTION TRACT
PROJECT NORTH BUFFER
25' MINIMUM WIDTH, ENHANCED TYPE 'D' BUFFER REQUIRED, W
5 TREES AND HEDGE PER 100 LINEAL FOOT.
590 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 30 TREES REQUIRED AND 30 PROVIDED.
590 LF/ 3 X 2=394 SHRUBS REQUIRED AND PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (N.B.).
GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
33,260/ 3,500 = 10 TREES REQUIRED AND 10 PROVIDED.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF X -16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)
DETENTION AREA PLANTING
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC.
NO MULCH TO BE IN DETENTION BOTTOM
STREET TREES
Development constructed with street trees on both sides of all streets, to the maximum extent possible, may count the street trees toward the general tree planting requirements of this section, subject to the following requirements.
A. A street tree plan shall be submitted at time of review that demonstrates compliance with sight triangles and line of sight at intersections and driveways.
B. On-center spacing for street trees shall be an average of 50 feet, with a maximum of 70 feet.
1,100 LF OF ROAD / 50 =22 TREES +/- REQUIRED
28 TREES PROVIDED
PLANTINGS INSTALLED ON ONE SIDE OF STREET DUE TO EXISTING PRESERVE ON THE SOUTH SIDE
2022-05-06 19:45
PLANT SCHEDULE STREET TREES
TREES | CODE | QTY | COMMON / BOTANICAL NAME | SIZE
ARC ALE | 17 | Alexandra Palm Archontophoenix alexandrae | 12' clear trunk
CON ERE | 11 | Bulnewood Conocarpus erectus NATIVE | 12'-14' HT. 2.5" CAL. 6' SPR. 45 GALLON MINIMUM
2022-06-15 13:51
PLANT SCHEDULE WETLAND STRUCTURAL BUFFER
GROUND COVERS | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | SPACING
Spa baZ | 668 | Sand Cordgrass Spartina bakeri NATIVE | 1 gal. | 36" o.c.
MISC.
MULCH: ALL PLANTINGS SHALL BE MULCHED WITH 3" DARK BROWN MULCH PROVIDE 4' MINIMUM MULCH RING AROUND ALL TREES.
SOD: SITE SHALL BE SODDED WITH FLORITAM SOLID SOD OR OWNER REQUIRED SOD SPECIES. VERIFY PRIOR TO BIDDING.
SOD REPAIR IN R.O.W. SHALL BE BAHIA
CONTRACTOR RESPONSIBLE FOR MULCH AND SOD QUANTITIES.
ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 10' OF HARDSCAPE OR UTILITIES.
REFER TO SHEET L-2 AND L-3 FOR ADDITIONAL PLANT LISTS
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 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. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL
5. 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, BRAZILIAN 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.
6. "TREES SHALL BE A MINIMUM OF 12'-14" IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
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 VILLAGES OF ESTERO OR 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 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 NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
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. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
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. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21 LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.
STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE. TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.
STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-506D)
STIPULATION: TREES AND SHRUBS DAMAGED BY CONSTRUCTION OPERATIONS MUST BE REPLACED IN KIND, AND IN ACCORDANCE WITH TEH VILLAGE LAND DEVELOPMENT CODE.
STIPULATION: GENERAL TREES MAY BE REDUCED BY UP TO 50% THROUGH THE PLANTING OF LARGER TREES. LARGER TREES ARE AT LEAST 4" IN DIAMETER AT 12" ABOVE THE GROUND AND AT LEAST 16' IN HEIGHT AT TIME OF PLANTING.
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5825
FAX (239) 337-4494
4181 Tamiami Trail, Unit C, Port Charlotte, FL 33952
Punta Gorda, Florida 33950
PHONE: (941) 639-2460
FAX (941) 639-2436
L.A. LICENSE: LC 0000035
PROJECT INFORMATION:
CORKSCREW PINES CPD Convenience Store
Village of Estero, Florida
PREPARED FOR:
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228
CONSULTANT
DESIGN PROFESSIONAL
DAVID M. JONES, JR. FLA. REG. NO. 843 DATE
STATE OF FLORIDA
PROJECT NO. 220302
PROJECT MGR. Greg Diserio
FILENAME CORKSCREW CPD LS
DRAWN BY GJD
CHECKED BY GJD
DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV. 18, 2021
REVISIONS
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE
SITE LANDSCAPE CALCULATIONS & STREET TREES
SHEET NUMBER
L-1



PLANT LIST-TRACT S-4

2022-05-15 12:17

PLANT SCHEDULE CONVENIENCE STORE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CON ERE	10	Conocarpus erectus Buttonwood NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	LAG IND	2	Lagerstroemia indica Crape Myrtle	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	PIN DE4	20	Pinus elliotti densa Slash Pine NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	PIN DE3	7	Pinus elliotti densa Slash Pine NATIVE	Min. 2" Cal., 10' Ht., 4' Sprd.	
	QUE VIR	13	Quercus virginiana Southern Live Oak NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	SAB PAL	12	Sabal palmetto Cabbage Palmetto NATIVE	12'-18' CT STAGGERED	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	Chr ica	100	Chrysobalanus icaco Coco Plum NATIVE	Min. 24" Ht., 3 Gallon	
	Clu sm2	249	Clusia guttifera Small Leaf Clusia NATIVE	10 gallon, 5' ht, full	
	Clu sma	27	Clusia guttifera Small Leaf Clusia NATIVE	3 gal., 24" ht	
	Fic gr6	24	Ficus microcarpa `Green Island` Green Island Ficus	3 gal, 12"-18" ht	
	Ham fi2	17	Hamelia patens Firebush NATIVE	3 gal., 24" ht	
	Ham com	25	Hamelia patens `Compacta` Dwarf Firebush	Min. 24" Ht., 3 Gallon	
	Sch tri	7	Schefflera arboricola `Trinette` Trinette Variegated Schefflera	3 gal., 24" ht	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Muh ca2	59	Muhlenbergia capillaris Pink Muhly Grass NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Tri fak	177	Tripsacum dactyloides Fakahatchee Grass NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Tri dwf	205	Tripsacum floridanum Florida Gamagrass NATIVE	18" ht, 3 gallon	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Ern lit	136	Emodes littoralis Golden Creeper NATIVE	1 gal.	24" o.c.
	Lir gla	464	Liriope muscari `Evergreen Giant` Evergreen Giant Lilyturf	1 gal.	18" o.c.

MISC.

MULCH: ALL PLANTING SHALL BE MULCHED WITH 3" DARK BROWN MULCH. PROVIDE 4" MINIMUM MULCH RING AROUND ALL TREES.

SOD: SITE SHALL BE SODDED WITH FLORITAM SOLID SOD OR OTHER REQUIRED SOD SPECIES. VERIFY PRIOR TO BIDDING.

SOD REPAIR IN R.O.W. SHALL BE BAHIA.

CONTRACTOR RESPONSIBLE FOR MULCH AND SOD QUANTITIES.

ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 10' OF HARDSCAPE OR UTILITIES.

REFER TO SHEET L-1 AND L-3 FOR ADDITIONAL PLANT LISTS.

DMJA
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L.A. LICENSE: LC C000063

PROJECT INFORMATION:
CORKSCREW PINES CPD
Convenience Store
Village of Estero, Florida

PREPARED FOR:
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228

CONSULTANTS:

DESIGN PROFESSIONAL:
GREGORY J. DISIERO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA

PROJECT NO.	220082
PROJECT MGR.	Greg Disiero
DES. MGR.	CORKSCREW CPD LS
DESIGNER	GJD
DRAFTED	GJD
CHECKED BY	GJD

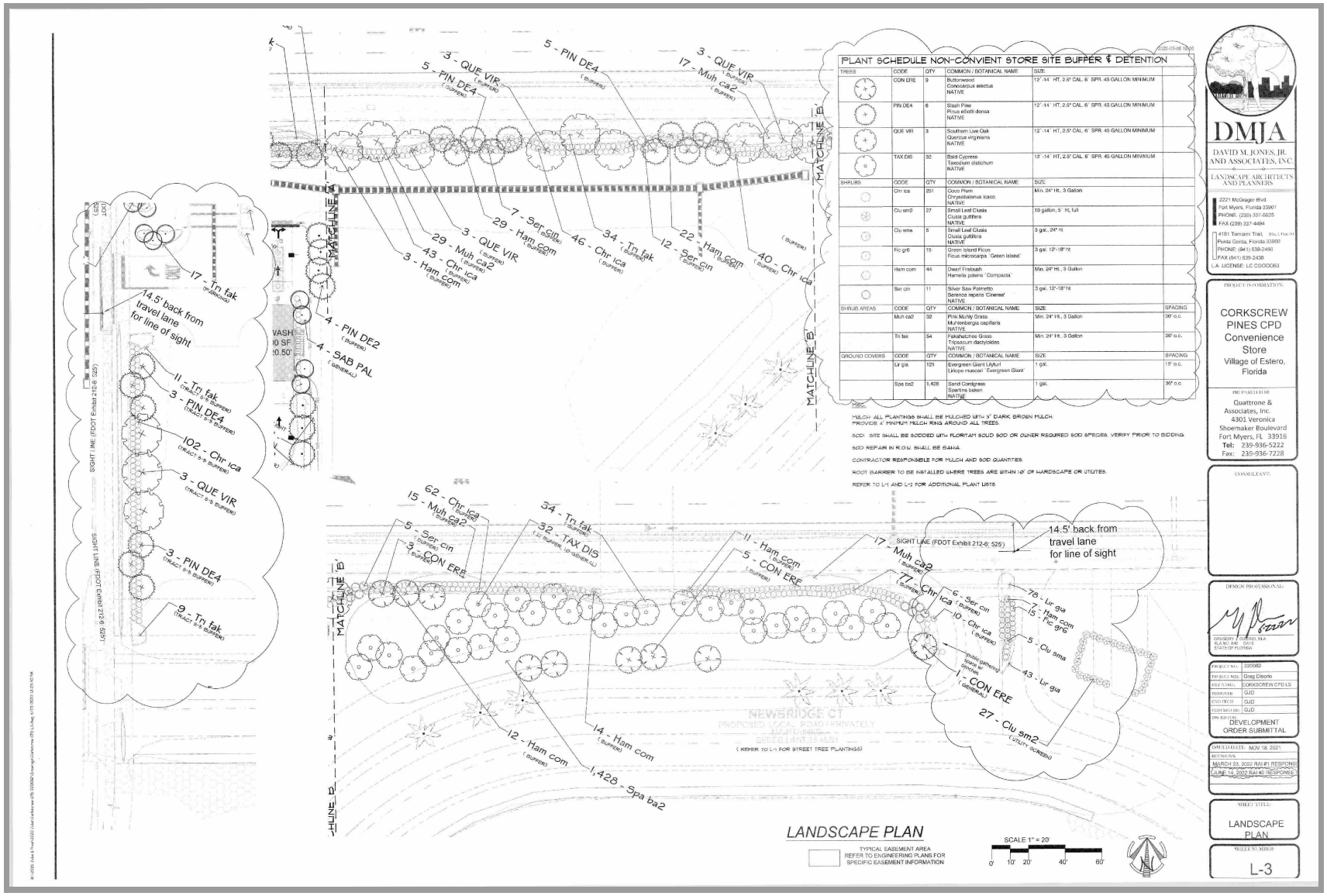
SUBMITTED FOR:
DEVELOPMENT ORDER SUBMITTAL

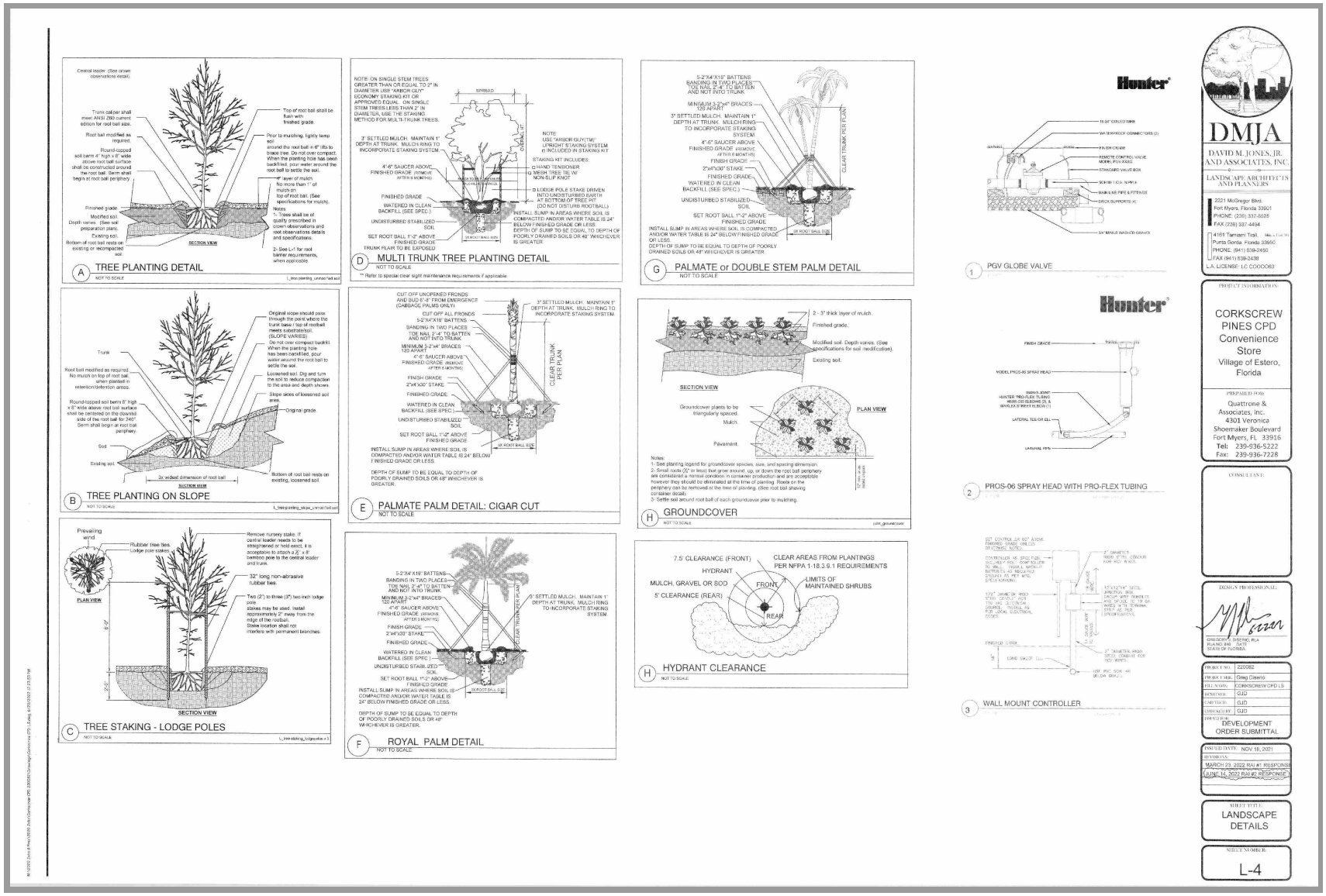
DMJA ED DATE: NOV 18, 2021

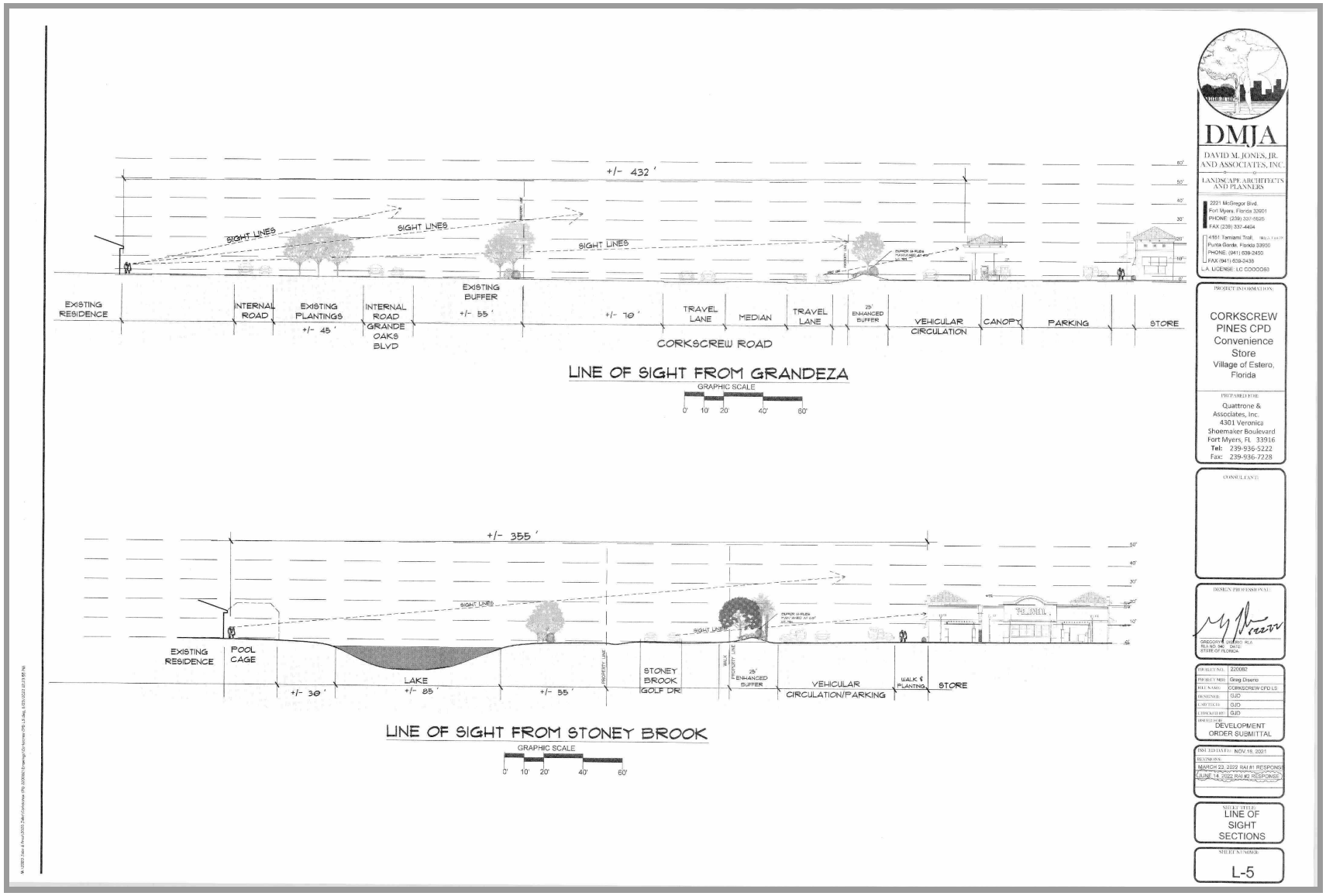
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE

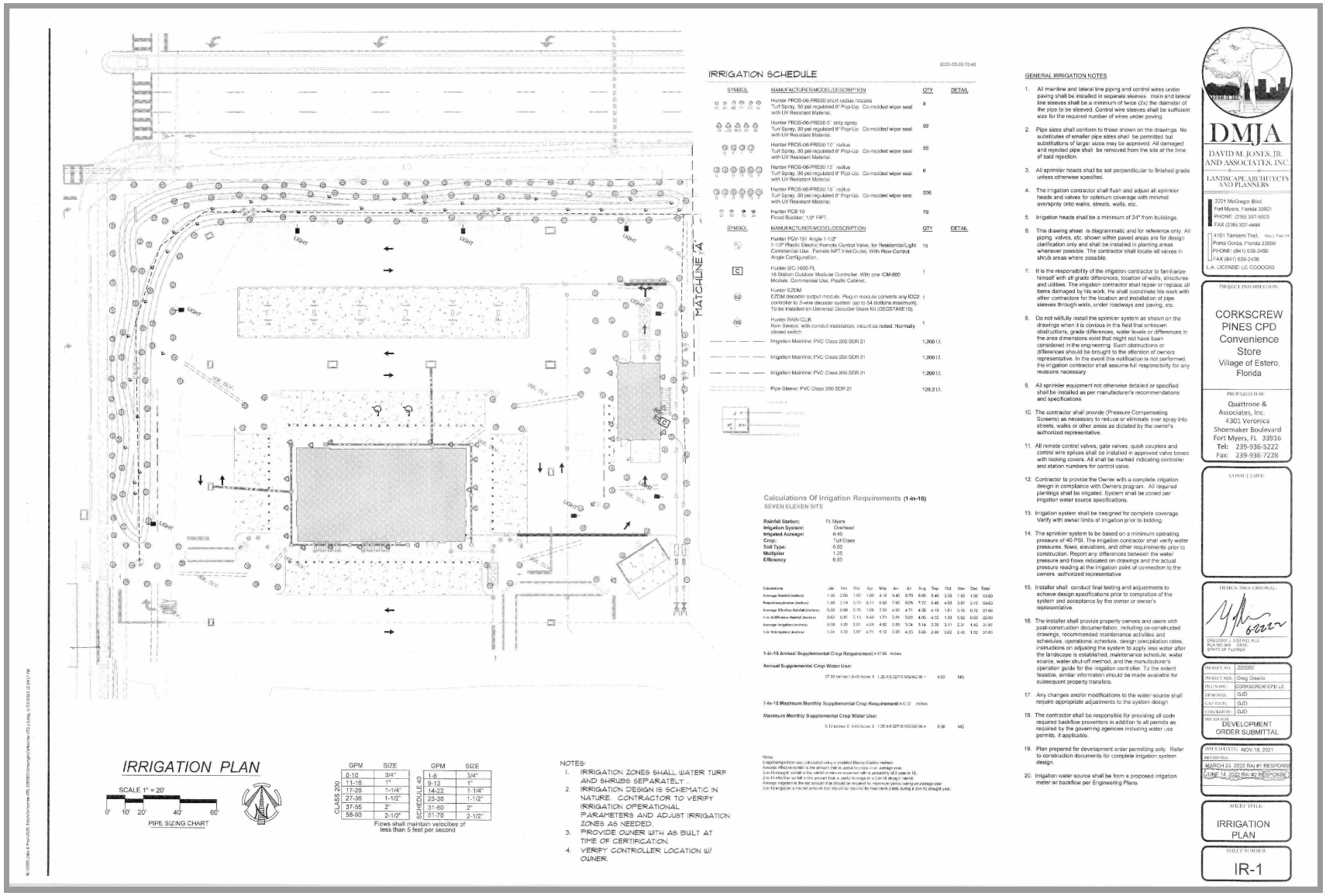
SHEET TITLE:
LANDSCAPE PLAN

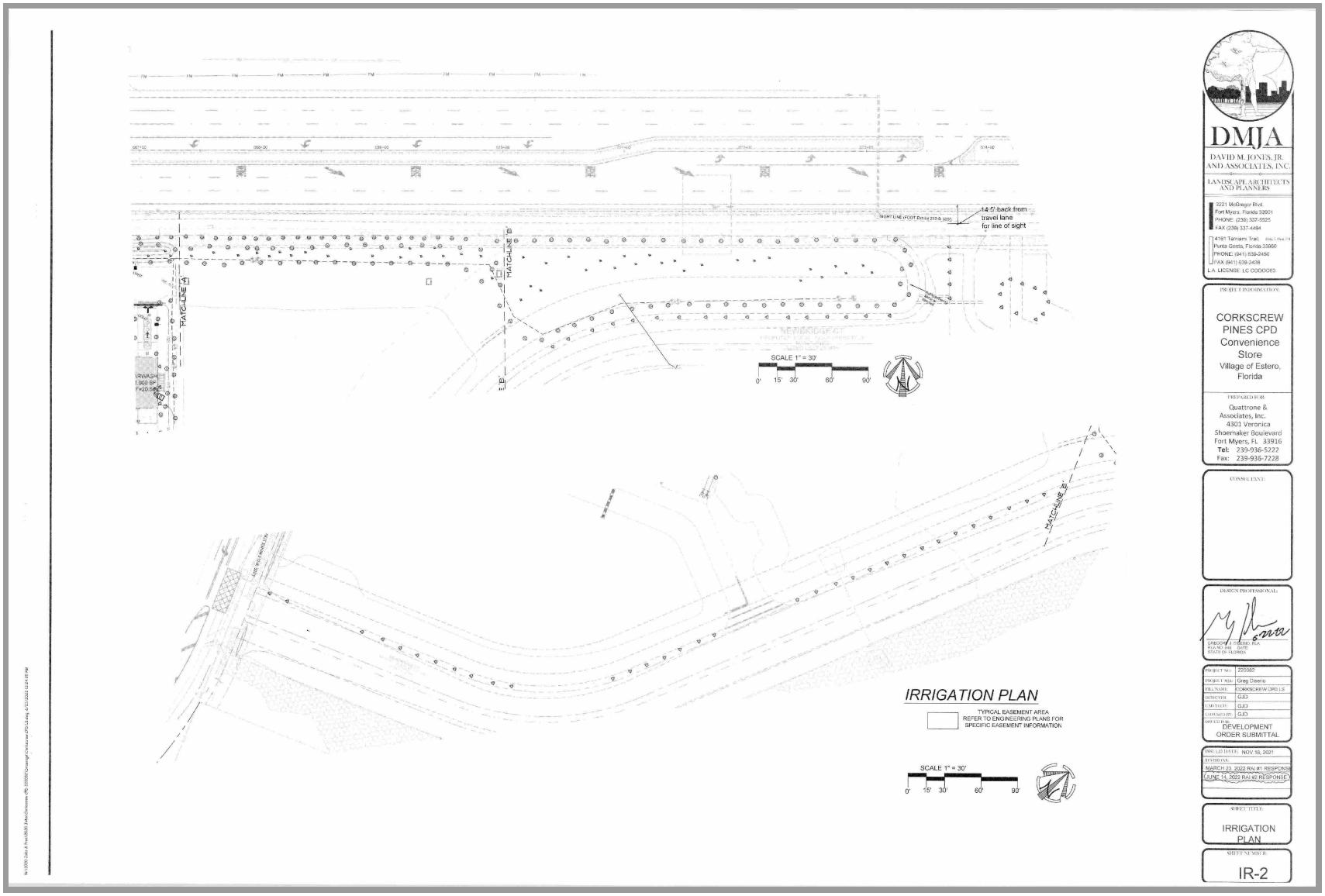
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L-2

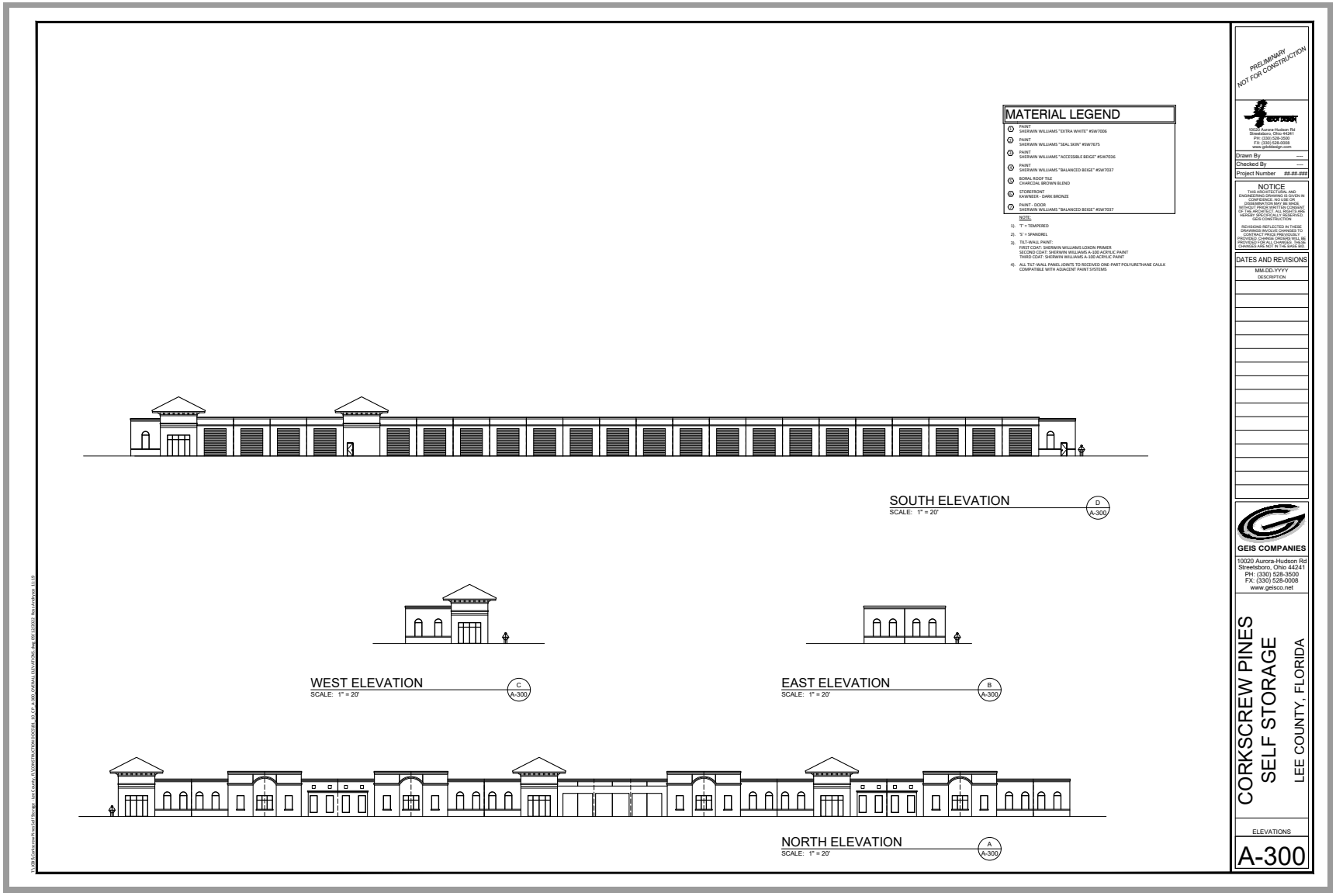

PLANT SCHEDULE NON-CONVIENT STORE SITE BUFFER & DETENTION
TREES
CODE
QTY
COMMON / BOTANICAL NAME
SIZE
CON ERE 9 Buttonwood Conocarpus erectus NATIVE 12' -14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM
PIN DE4 6 Slash Pine Pinus elliotti densa NATIVE 12' -14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM
QUE VIR 3 Southern Live Oak Quercus virginiana NATIVE 12' -14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM
TAX DIS 32 Bald Cypress Taxodium distichum NATIVE 12' -14' HT, 2.5" CAL. 8' SPR. 45 GALLON MINIMUM
SHRUBS
CODE
QTY
COMMON / BOTANICAL NAME
SIZE
Chr ica 251 Coco Plum Chrysobalanus icaco NATIVE Min. 24" Ht., 3 Gallon
Clu sm2 27 Small Leaf Clusia Clusia guttifera NATIVE 10 gallon, 5 ' Ht, full
Clu sma 5 Small Leaf Clusia Clusia guttifera NATIVE 3 gal., 24" Ht
Fic gr6 15 Green Island Ficus Ficus microcarpa 'Green Island' 3 gal. 12'-18" ht
Ham com 44 Dwarf Firebush Hamelia patens 'Compacta' Min. 24" Ht., 3 Gallon
Ser cin 11 Silver Saw Palmetto Serenoa repens 'Cinerea' NATIVE 3 gal. 12'-18" ht
SHRUB AREAS
CODE
QTY
COMMON / BOTANICAL NAME
SIZE
SPACING
Muh ca2 32 Pink Muhly Grass Muhlenbergia capillaris NATIVE Min. 24" Ht., 3 Gallon 36" o.c.
Tri fak 54 Fakahatchee Grass Tripsacum dactyloides NATIVE Min. 24" Ht., 3 Gallon 36" o.c.
GROUND COVERS
CODE
QTY
COMMON / BOTANICAL NAME
SIZE
SPACING
Lir gia 123 Evergreen Giant Lilyturf Liriope muscari 'Evergreen Giant' 1 gal. 15" o.c.
Spa ba2 1,428 Sand Cordgrass Spartina bakeri NATIVE 1 gal. 36" o.c.
MULCH: ALL PLANTINGS SHALL BE MULCHED WITH 3" DARK BROWN MULCH. PROVIDE 4' MINIMUM MULCH RING AROUND ALL TREES.
SOD: SITE SHALL BE SODDED WITH FLORITAM SOLID SOD OR OTHER REQUIRED SOD SPECIES. VERIFY PRIOR TO BIDDING.
SOD REPAIR IN R.O.W. SHALL BE BAHIA.
CONTRACTOR RESPONSIBLE FOR MULCH AND SOD QUANTITIES.
ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 10' OF HARDSCAPE OR UTILITIES.
REFER TO L-1 AND L-2 FOR ADDITIONAL PLANT LISTS
3 - QUE VIR
5 - PIN DE4
29 - Muh ca2
43 - Chr ica
3 - Ham com
7 - Ser cin
29 - Ham com
46 - Chr ica
34 - Tri fak
12 - Ser cin
22 - Ham com
40 - Chr ica
17 - Muh ca2
4 - PIN DE2
4 - SAB PAL
17 - Tri fak
14.5' back from travel lane for line of sight
11 - Tri fak
3 - PIN DE4
102 - Chr ica
3 - QUE VIR
3 - PIN DE4
9 - Tri fak
62 - Chr ica
15 - Muh ca2
5 - Ser cin
3 - CON ERE
34 - Tri fak
32 - TAX DIS
11 - Ham com
5 - CON ERE
17 - Muh ca2
77 - Chr ica
6 - Ser cin
10 - Chr ica
78 - Lir gia
7 - Ham com
15 - Fic gr6
5 - Clu sma
43 - Lir gia
1 - CON ERE
27 - Clu sm2
12 - Ham com
14 - Ham com
1,428 - Spa ba2
NEWSBRIDGE CT
PROPOSED LOCAL ROAD / PRIVATELY OWNED / PUBLIC ACCESS EASEMENT
(REFER TO L-1 FOR STREET TREE PLANTINGS)
MATCHLINE 'B'
SIGHT LINE (FDOT Exhibit 212-6: 525)
LANDSCAPE PLAN
TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR SPECIFIC EASEMENT INFORMATION
SCALE 1" = 20'
0' 10' 20' 40' 60'
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PROJECT INFORMATION:
CORKSCREW PINES CPD Convenience Store
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PREPARED FOR:
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CONSULTANTS:
DESIGN PROFESSIONAL:
GREGORY J. JONES, RLA
REG. NO. 6666
STATE OF FLORIDA
PROJECT NO.: 220082
PROJECT MGR.: Greg Disorio
FILE NAME: CORKSCREW CPD LS
DESIGNED: GJD
DRAWN: GJD
CHECKED: GJD
SUBMITTED: DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV 18, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-3

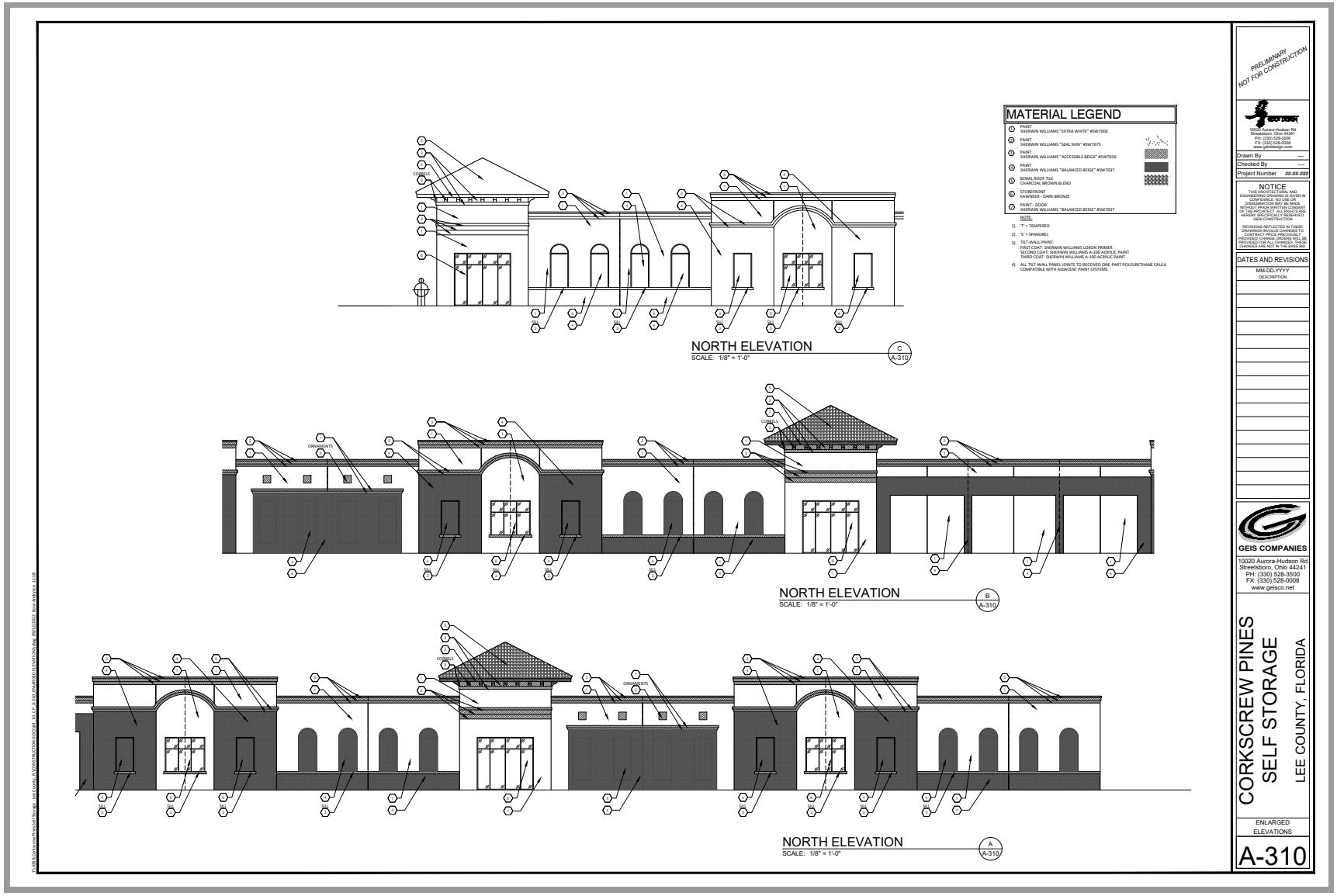

A TREE PLANTING DETAIL
NOT TO SCALE
D MULTI TRUNK TREE PLANTING DETAIL
NOT TO SCALE
G PALMATE or DOUBLE STEM PALM DETAIL
NOT TO SCALE
B TREE PLANTING ON SLOPE
NOT TO SCALE
E PALMATE PALM DETAIL: CIGAR CUT
NOT TO SCALE
H GROUNDCOVER
NOT TO SCALE
C TREE STAKING - LODGE POLES
NOT TO SCALE
F ROYAL PALM DETAIL
NOT TO SCALE
H HYDRANT CLEARANCE
NOT TO SCALE
1 PGV GLOBE VALVE
2 PROS-06 SPRAY HEAD WITH PRO-FLEX TUBING
3 WALL MOUNT CONTROLLER
DMJA
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PROJECT INFORMATION:
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Village of Estero, Florida
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CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY K. DISERIO, RLA
FLA.NO. 845 DATE
STATE OF FLORIDA
PROJECT NO. 220082
PROJECT DIR. Greg Diserio
DRAWN BY: GJD
CHECKED BY: GJD
ISSUED FOR:
DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV 16, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE:
LANDSCAPE DETAILS
SHEET NUMBER:
L-4

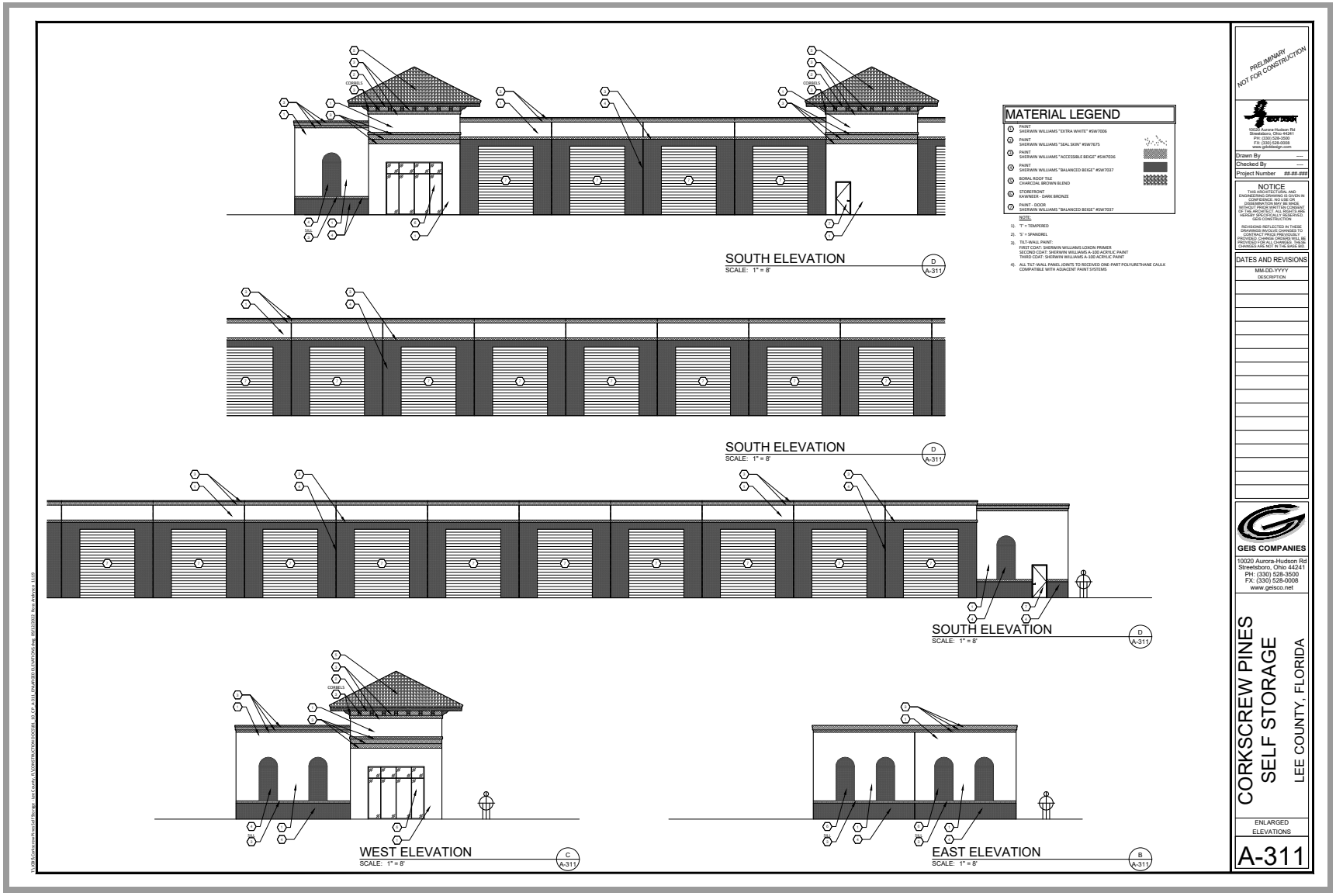

+/- 432 '
SIGHT LINES
SIGHT LINES
SIGHT LINES
EXISTING RESIDENCE
INTERNAL ROAD
EXISTING PLANTINGS
+/- 45 '
INTERNAL ROAD
GRANDE OAKS BLVD
EXISTING BUFFER
+/- 55 '
+/- 70 '
TRAVEL LANE
MEDIAN
TRAVEL LANE
25' ENHANCED BUFFER
VEHICULAR CIRCULATION
CANOPY
PARKING
STORE
CORKSCREW ROAD
LINE OF SIGHT FROM GRANDEZA
GRAPHIC SCALE
0' 10' 20' 40' 80'
+/- 355 '
SIGHT LINES
SIGHT LINES
EXISTING RESIDENCE
POOL CAGE
+/- 30 '
LAKE
+/- 85 '
+/- 55 '
PROPERTY LINE
STONEY BROOK GOLF DR
WALK
PROPERTY LINE
25' ENHANCED BUFFER
VEHICULAR CIRCULATION/PARKING
WALK & PLANTING
STORE
LINE OF SIGHT FROM STONEY BROOK
GRAPHIC SCALE
0' 10' 20' 40' 60'
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L.A. LICENSE: LC 0000093
PROJECT INFORMATION:
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Fax: 239-936-7228
CONSULTANTS:
DESIGN PROFESSIONAL:
GREGORY S. GUEST, PLA
REG. NO. 940 DATE:
STATE OF FLORIDA
PROJECT NO.: 220082
PROJECT MGR.: Greg Diserio
FILE NAME: CORKSCREW CPD LS
DRAWN BY: GJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER SUBMITTAL
DO NOT SCALE DRAWING
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE: LINE OF SIGHT SECTIONS
SHEET NUMBER: L-5

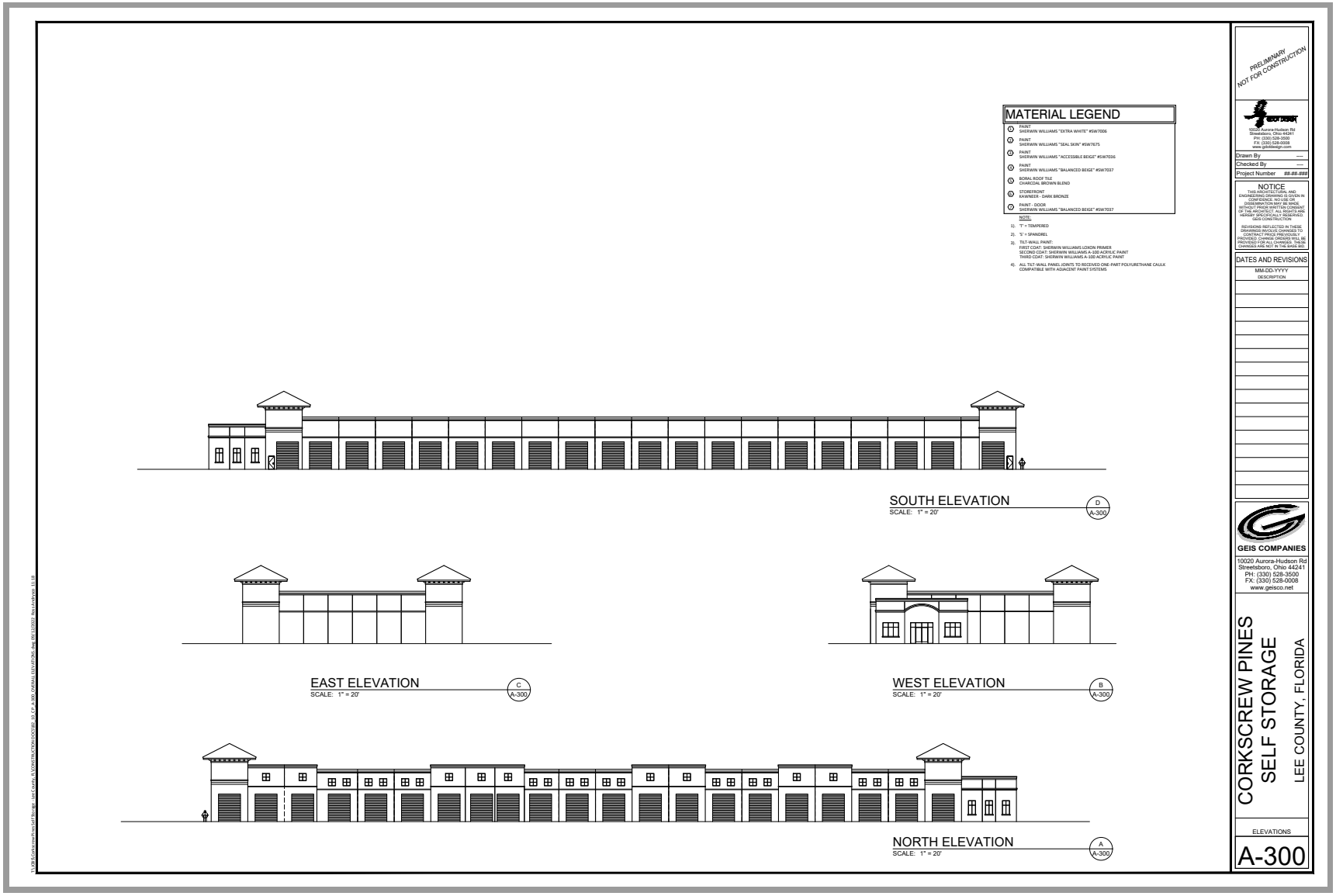

MATCHLINE A
IRRIGATION SCHEDULE
2022-03-09 13:43
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
QTY
DETAIL
Hunter PROS-06-PRS30 short radius nozzles
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
8
Hunter PROS-06-PRS30 S strip spray
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
99
Hunter PROS-06-PRS30 10' radius
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
55
Hunter PROS-06-PRS30 12' radius
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
6
Hunter PROS-06-PRS30 15' radius
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
226
Hunter PCB 10
Flood Bubbler, 1/2" FIPT.
79
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
QTY
DETAIL
Hunter PGV-151 Angle 1-1/2"
1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Angle Configuration.
15
Hunter I2C-1600-PL
16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Plastic Cabinet.
1
Hunter EZDM
EZDM decoder output module. Plug-in module converts any ICC2 controller to 2-wire decoder system (up to 54 stations maximum). To be installed on Universal Decoder Stake Kit (DECSTAKE10).
1
Hunter RAIN-CLIK
Rain Sensor, with conduit installation, mount as noted. Normally closed switch.
1
Irrigation Mainline: PVC Class 200 SDR 21
1,200 l.f.
Irrigation Mainline: PVC Class 200 SDR 21
1,200 l.f.
Irrigation Mainline: PVC Class 200 SDR 21
1,200 l.f.
Pipe Sleeve: PVC Class 200 SDR 21
128.2 l.f.
Calculations Of Irrigation Requirements (1-in-10)
SEVEN ELEVEN SITE
Rainfall Station: Ft.Myers
Irrigation System: Overhead
Irrigated Acreage: 0.49
Crop: Turf Grass
Soil Type: 0.80
Multiplier 1.25
Efficiency 0.85
Calculations
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Total
Average Rainfall (inches) 1.90 2.00 1.60 1.00 4.18 9.40 8.70 8.90 6.40 3.69 1.90 1.00 53.60
Evapotranspiration (inches) 1.89 2.14 3.70 5.11 6.83 7.80 8.05 7.72 6.48 4.52 3.97 2.15 59.62
Average Effective Rainfall (inches) 0.68 0.84 0.70 1.06 2.91 4.91 4.71 4.56 4.19 1.81 0.76 0.72 27.60
1-in-10 Effective Rainfall (inches) 0.62 0.81 0.13 0.40 1.71 3.61 3.65 4.05 4.72 1.33 0.62 0.63 22.00
Average Irrigation (inches) 0.95 1.20 2.91 4.05 4.52 2.85 3.34 3.14 2.26 3.11 2.31 1.45 31.97
1-in-10 Irrigation (inches) 1.34 1.33 3.57 4.71 5.12 3.65 4.23 3.66 2.46 3.62 2.45 1.52 37.65
1-in-10 Annual Supplemental Crop Requirement = 37.65 inches
Annual Supplemental Crop Water Use:
37.65 inches X 0.49 Acres X 1.25 X 0.0272 MG/AC-IN = 6.68 MG
1-in-10 Maximum Monthly Supplemental Crop Requirement = 6.12 inches
Maximum Monthly Supplemental Crop Water Use:
5.12 inches X 0.49 Acres X 1.25 X 0.0272 MG/AC-IN = 6.08 MG
Notes:
Evapotranspiration was calculated using a modified Blaney-Criddle method.
Average effective rainfall is the amount that is useful to crops in an average year.
1-in-10 drought rainfall is the rainfall minimum expected with a probability of 2 years in 10.
1-in-10 effective rainfall is the amount that is useful to crops in a 1-in-10 drought rainfall.
Average irrigation is the net amount that should be required for minimum yields during an average year.
1-in-10 irrigation is the net amount that should be required for maximum yields during a 1-in-10 drought year.
GENERAL IRRIGATION NOTES
1. 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.
2. 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.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 24" from buildings.
6. 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.
7. 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.
8. 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.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. 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.
11. 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.
12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated. System shall be zoned per irrigation water source specifications.
13. Irrigation system shall be designed for complete coverage. Verify with owner limits of irrigation prior to bidding.
14. The sprinkler system to be based on a minimum operating pressure of 40 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.
15. 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.
16. 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.
17. Any changes and/or modifications to the water source shall require appropriate adjustments to the system design
18. The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits, if applicable.
19. Plan prepared for development order permitting only. Refer to construction documents for complete irrigation system design.
20. Irrigation water source shall be from a proposed irrigation meter w/ backflow per Engineering Plans.
IRRIGATION PLAN
SCALE 1" = 20'
0' 10' 20' 40' 60'
PIPE SIZING CHART
CLASS 200
GPM SIZE
0-10 3/4"
11-16 1"
17-25 1-1/4"
26-36 1-1/2"
37-55 2"
56-80 2-1/2"
SCHEDULE 40
GPM SIZE
1-8 3/4"
9-13 1"
14-22 1-1/4"
23-30 1-1/2"
31-50 2"
51-70 2-1/2"
Flows shall maintain velocities of less than 5 feet per second
NOTES:
1. IRRIGATION ZONES SHALL WATER TURF AND SHRUBS SEPARATELY.
2. IRRIGATION DESIGN IS SCHEMATIC IN NATURE. CONTRACTOR TO VERIFY IRRIGATION OPERATIONAL PARAMETERS AND ADJUST IRRIGATION ZONES AS NEEDED.
3. PROVIDE OWNER WITH AS BUILT AT TIME OF CERTIFICATION.
4. VERIFY CONTROLLER LOCATION W/ OWNER.
DMJA
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Punta Gorda, Florida 33950
PHONE: (941) 639-2450
FAX (941) 639-2436
L.A. LICENSE: LC C000053
PROJECT INFORMATION:
CORKSCREW PINES CPD Convenience Store
Village of Estero, Florida
PREPARED FOR:
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISTEFANO, PLA
PLA NO. 6667 DATE:
STATE OF FLORIDA
PROJECT NO. 220052
PROJECT MGR. Greg Distefano
FILE NAME: CORKSCREW CPD LS
DESIGNED GJD
DRAWN BY GJD
CHECKED BY GJD
ISSUED FOR: DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV. 18, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE:
IRRIGATION PLAN
SHEET NUMBER:
IR-1

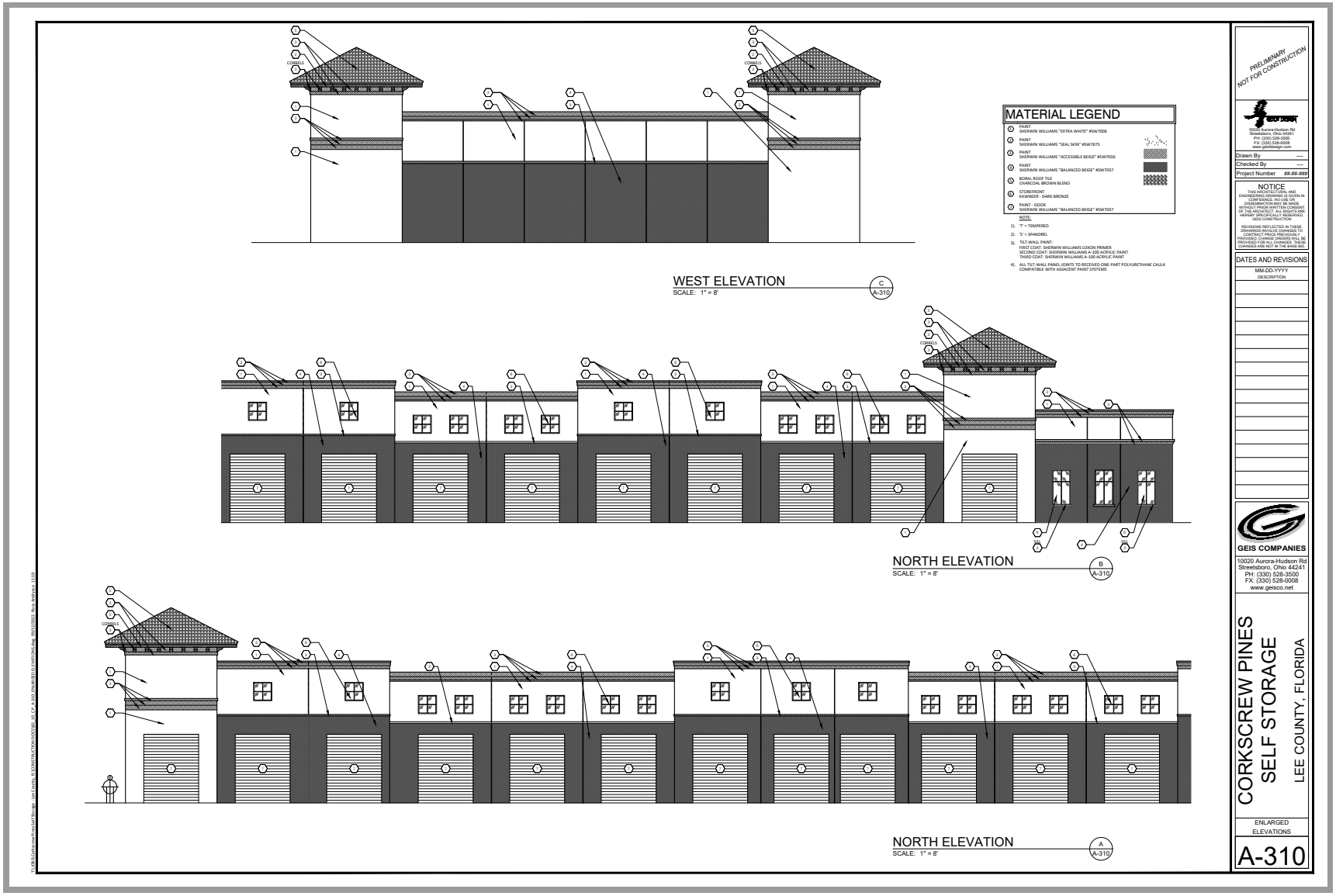

MATCHLINE A
MATCHLINE B
MATCHLINE B
14.5' back from travel lane for line of sight
SCALE 1" = 30'
0' 15' 30' 60' 90'
IRRIGATION PLAN
TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR SPECIFIC EASEMENT INFORMATION
SCALE 1" = 30'
0' 15' 30' 60' 90'
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX: (239) 337-4494
4181 Tamiami Trail
Punta Gorda, Florida 33950
PHONE: (941) 639-2450
FAX (941) 639-2408
L.A. LICENSE: LC 0000065
PROJECT INFORMATION:
CORKSCREW PINES CPD Convenience Store
Village of Estero, Florida
PREPARED FOR:
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
LICENSE NUMBER
STATE OF FLORIDA
PROJECT NO.: 220082
PROJECT MGR.: Greg Diserio
FILE NAME: CORKSCREW CPD LS
DESIGNED: GJD
DRAWN BY: GJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV 18, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE:
IRRIGATION PLAN
SHEET NUMBER:
IR-2

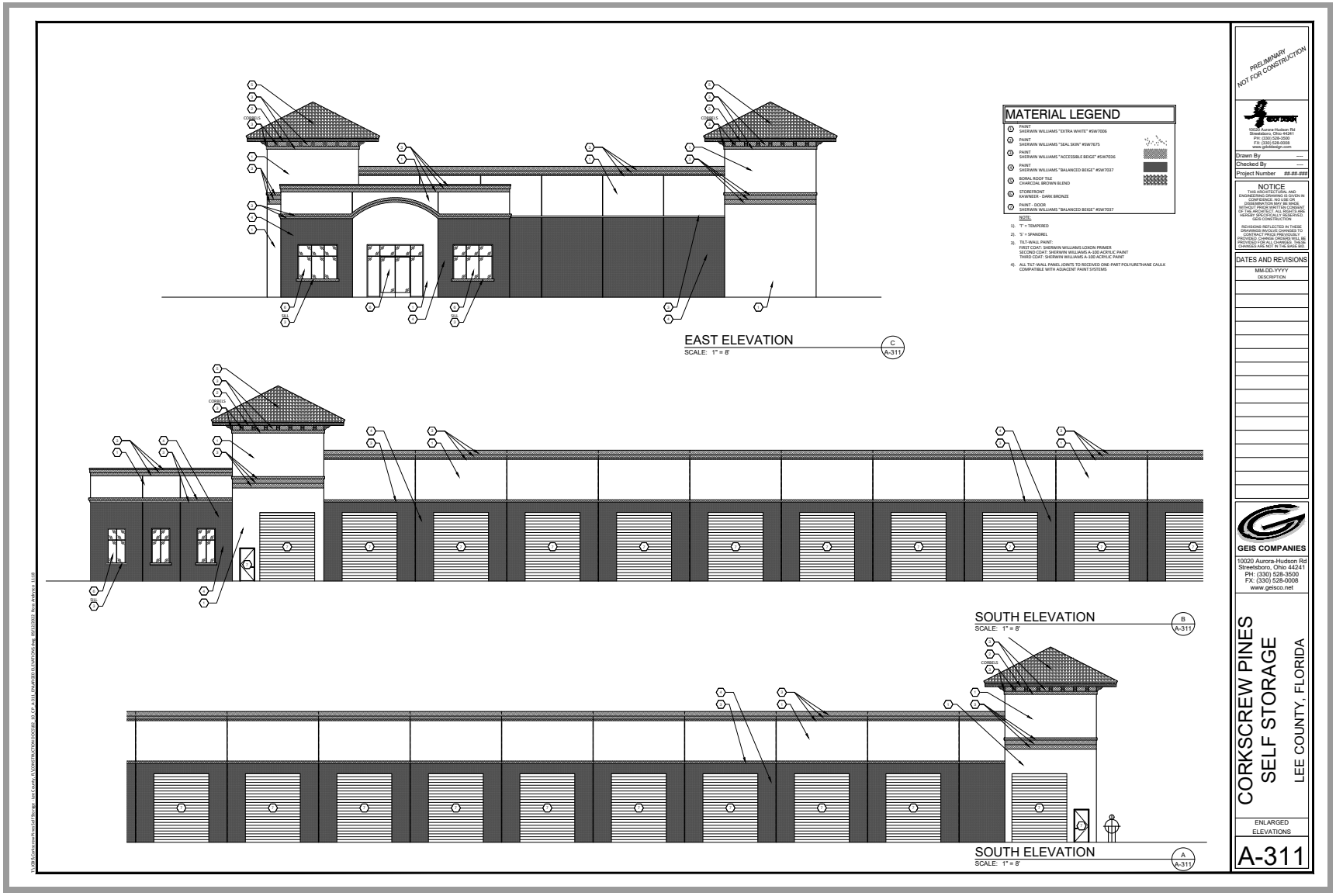

MATERIAL LEGEND
A PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
B PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
C PAINT
SHERWIN WILLIAMS "ACCESSIBLE BEIGE" #SW7036
D PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
E BORAL ROOF TILE
CHARCOAL BROWN BLEND
F STOREFRONT
KAWNEER - DARK BRONZE
G PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK
COMPATIBLE WITH ADJACENT PAINT SYSTEMS.
SOUTH ELEVATION
SCALE: 1" = 20'
D
A-300
WEST ELEVATION
SCALE: 1" = 20'
C
A-300
EAST ELEVATION
SCALE: 1" = 20'
B
A-300
NORTH ELEVATION
SCALE: 1" = 20'
A
A-300
PRELIMINARY
NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
Drawn By ---
Checked By ---
Project Number ##-##-####
NOTICE
DATES AND REVISIONS
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DESCRIPTION
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ELEVATIONS
A-300

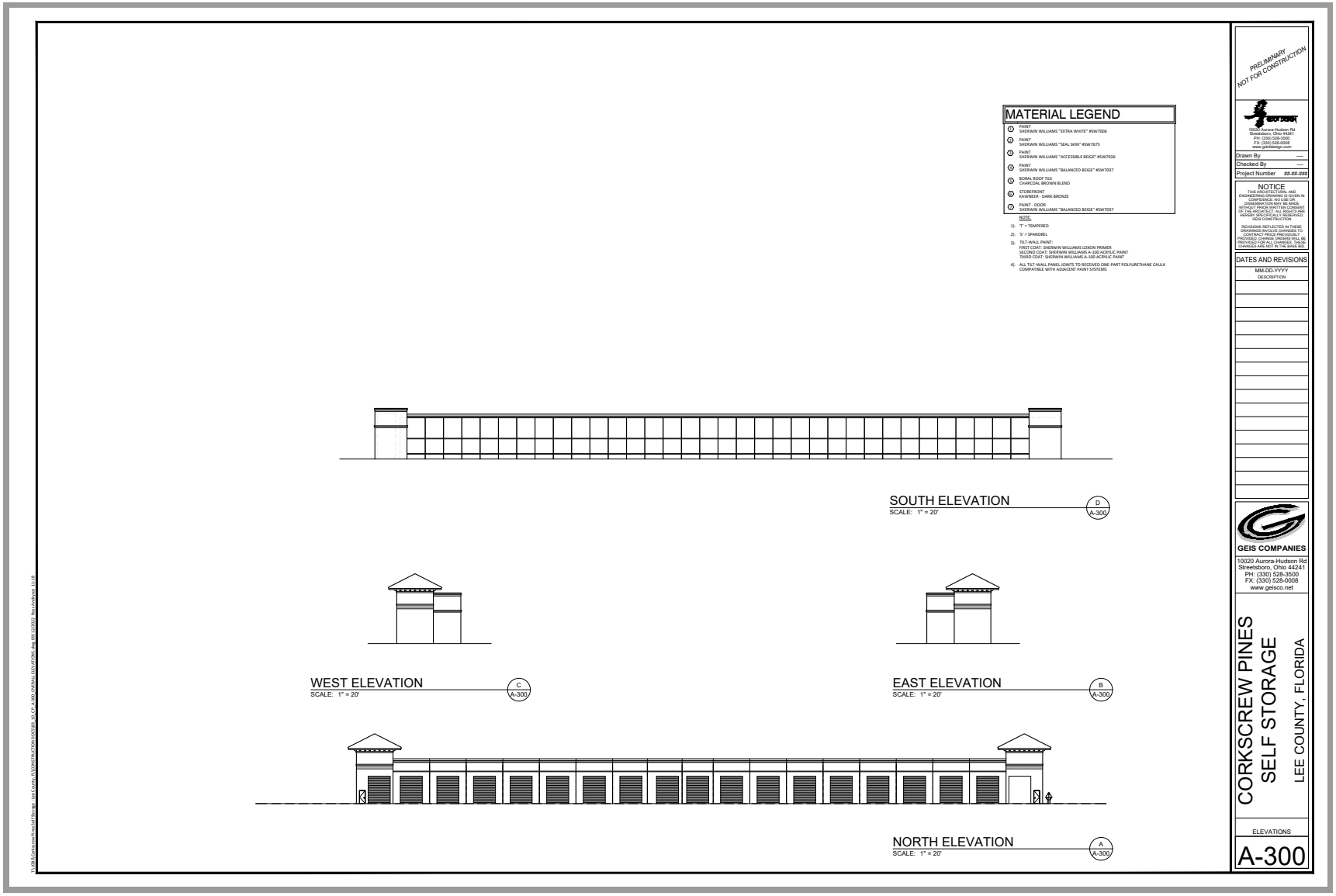

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4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK
COMPATIBLE WITH ADJACENT PAINT SYSTEMS
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
C
A-310
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
B
A-310
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
A
A-310
PRELIMINARY
NOT FOR CONSTRUCTION
ROOF DESIGN
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
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A-310

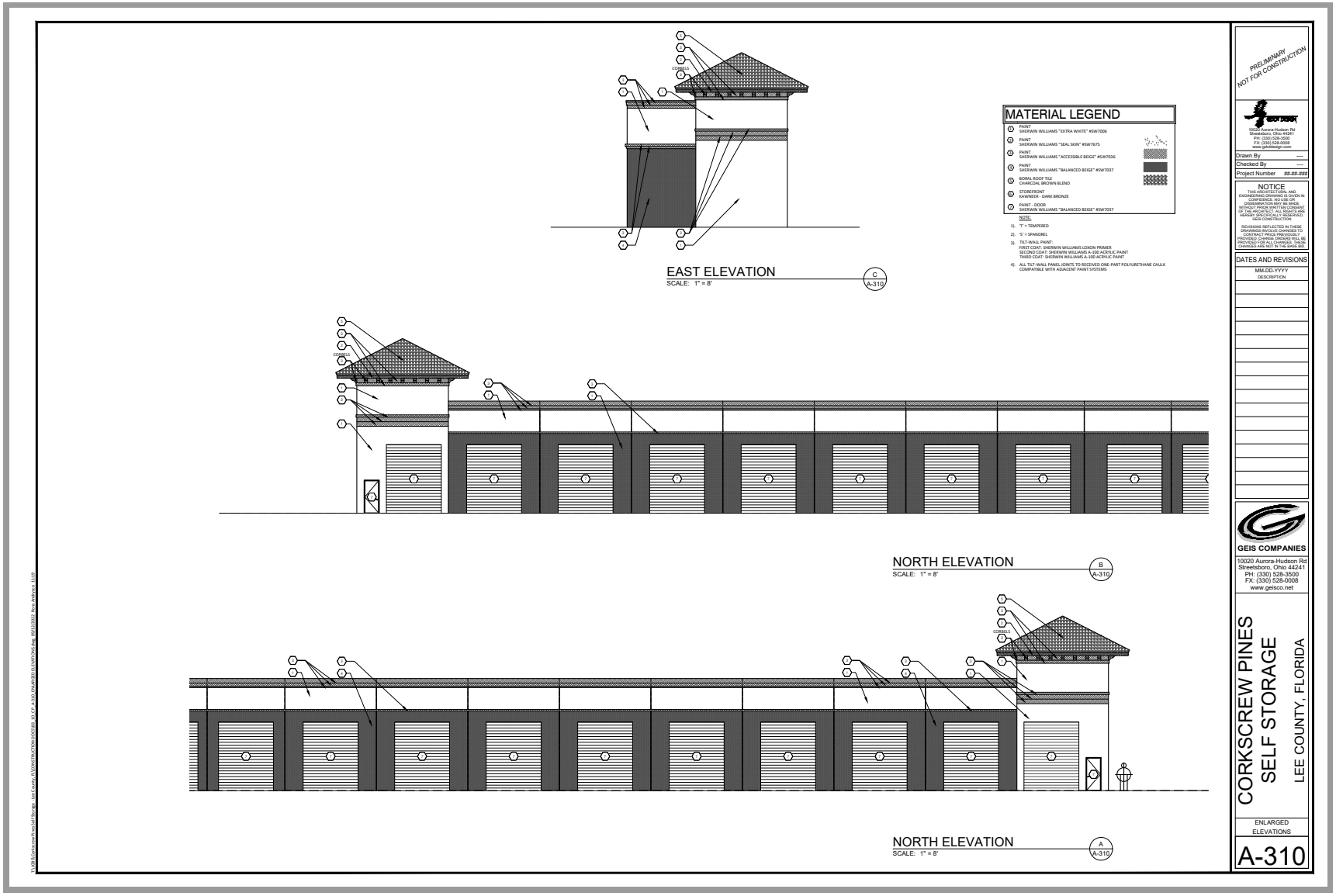

SOUTH ELEVATION
SCALE: 1" = 8'
D
A-311
SOUTH ELEVATION
SCALE: 1" = 8'
D
A-311
SOUTH ELEVATION
SCALE: 1" = 8'
D
A-311
WEST ELEVATION
SCALE: 1" = 8'
C
A-311
EAST ELEVATION
SCALE: 1" = 8'
B
A-311
MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "ACCESSIBLE BEIGE" #SW7036
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 BORAL ROOF TILE CHARCOAL BROWN BLEND
6 STOREFRONT KAWNEER - DARK BRONZE
7 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS.
PRELIMINARY
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CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ENLARGED
ELEVATIONS
A-311

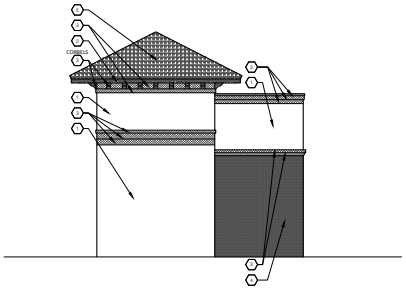

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SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
B PAINT
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4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK
COMPATIBLE WITH ADJACENT PAINT SYSTEMS.
SOUTH ELEVATION
SCALE: 1" = 20'
D
A-300
EAST ELEVATION
SCALE: 1" = 20'
C
A-300
WEST ELEVATION
SCALE: 1" = 20'
B
A-300
NORTH ELEVATION
SCALE: 1" = 20'
A
A-300
PRELIMINARY
NOT FOR CONSTRUCTION
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Checked By ---
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CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ELEVATIONS
A-300


MATERIAL LEGEND
1 PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
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6 STOREFRONT
KAWNEER - DARK BRONZE
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NOTE:
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THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS
WEST ELEVATION
SCALE: 1" = 8'
C
A-310
NORTH ELEVATION
SCALE: 1" = 8'
B
A-310
NORTH ELEVATION
SCALE: 1" = 8'
A
A-310
PRELIMINARY
NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
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FX: (330) 528-0008
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Drawn By
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DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ENLARGED
ELEVATIONS
A-310


MATERIAL LEGEND
A PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
B PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
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THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK
COMPATIBLE WITH ADJACENT PAINT SYSTEMS
EAST ELEVATION
SCALE: 1" = 8'
C
A-311
SOUTH ELEVATION
SCALE: 1" = 8'
B
A-311
SOUTH ELEVATION
SCALE: 1" = 8'
A
A-311
PRELIMINARY
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ROOF DESIGN
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
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GEIS COMPANIES
10020 Aurora-Hudson Rd
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CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ENLARGED
ELEVATIONS
A-311


MATERIAL LEGEND
A PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
B PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
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4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK
COMPATIBLE WITH ADJACENT PAINT SYSTEMS.
SOUTH ELEVATION
SCALE: 1" = 20'
D
A-300
WEST ELEVATION
SCALE: 1" = 20'
C
A-300
EAST ELEVATION
SCALE: 1" = 20'
B
A-300
NORTH ELEVATION
SCALE: 1" = 20'
A
A-300
PRELIMINARY
NOT FOR CONSTRUCTION
ROOF DESIGN
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Streetsboro, Ohio 44241
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CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ELEVATIONS
A-300


EAST ELEVATION
SCALE: 1" = 8'
C
A-310
MATERIAL LEGEND
1 PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
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NORTH ELEVATION
SCALE: 1" = 8'
B
A-310
NORTH ELEVATION
SCALE: 1" = 8'
A
A-310
PRELIMINARY
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ROOF DOCTOR
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CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ENLARGED
ELEVATIONS
A-310



MATERIAL LEGEND

A	PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
B	PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
C	PAINT SHERWIN WILLIAMS "ACCESSIBLE BEIGE" #SW7036
D	PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
E	BORAL ROOF TILE CHARCOAL BROWN BLEND
F	STOREFRONT KAWNEER - DARK BRONZE
G	PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

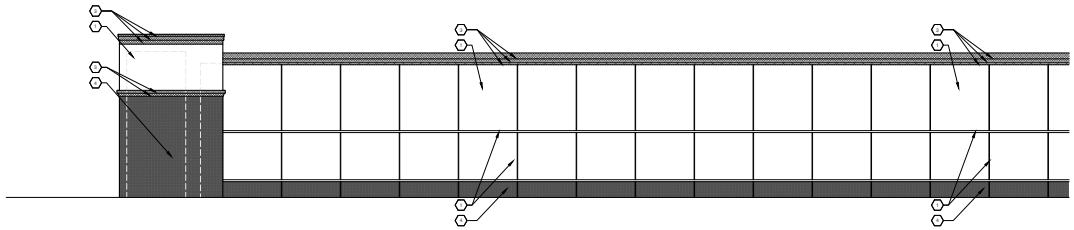
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2). "S" = SPANDREL

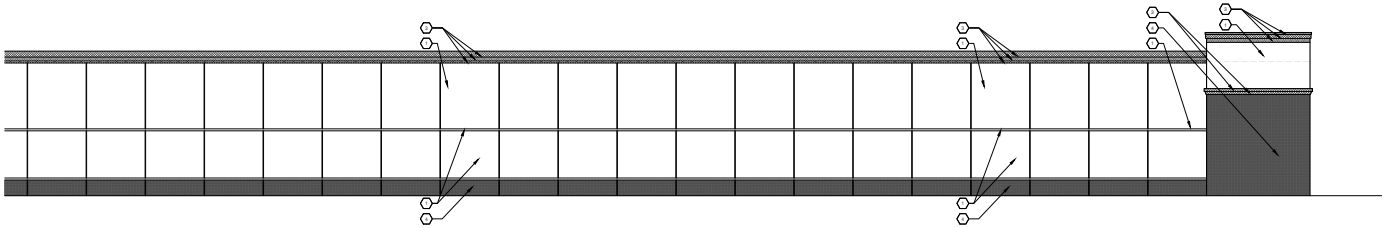
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A- 100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT

4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS.

WEST ELEVATION
SCALE: 1" = 8'
C
A-311



SOUTH ELEVATION
SCALE: 1" = 8'
B
A-311



SOUTH ELEVATION
SCALE: 1" = 8'
A
A-311

PRELIMINARY
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Drawn By ---
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DATES AND REVISIONS

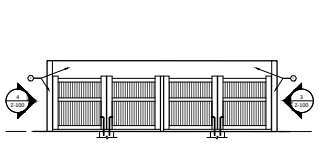
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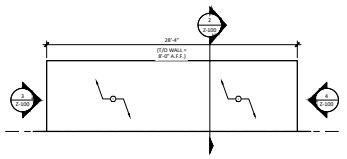
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA

ENLARGED ELEVATIONS

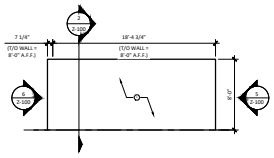
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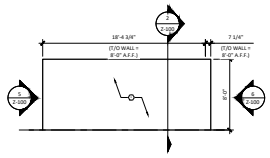
TRASH ENCLOSURE ELEV 6 Z-100
SCALE: 3/16" = 1'-0"



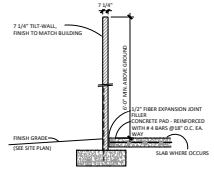
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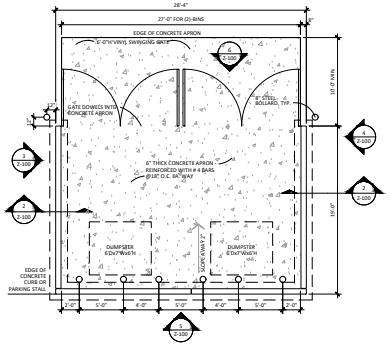
TRASH ENCLOSURE ELEV 4 Z-100
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE ELEV 3 Z-100
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE SECT 2 Z-100
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE PLAN 1 Z-100
SCALE: 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

Drawn By ---
Checked By ---
Project Number ##-##-####

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REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO THE SCOPE OF WORK AS ORIGINALLY PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BASE BID

DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION

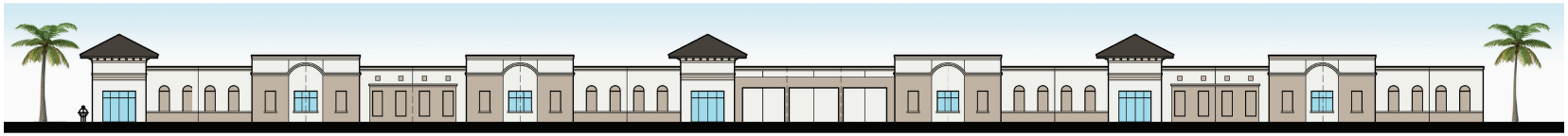
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA

BUILDING A
SITE ENCLOSURES

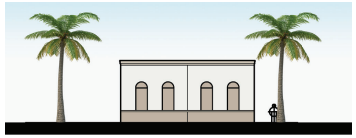
A-100



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



ACCENT PAINT
EXTRA WHITE
SW 7006

FIELD PAINT
ACCESSIBLE BEIGE
SW 7036

FIELD PAINT
BALANCED BEIGE
SW 7037

ACCENT PAINT
SEAL SKIN
SW 7675

ROOF MATERIAL
BORAL BARCELONA IMPACT
CHARCOAL BROWN BLEND

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE- BUILDING 1

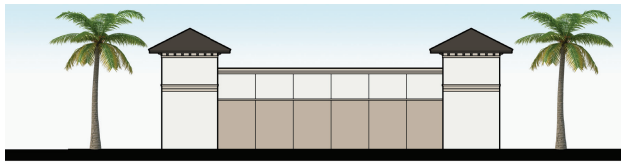
LEE COUNTY, FLORIDA



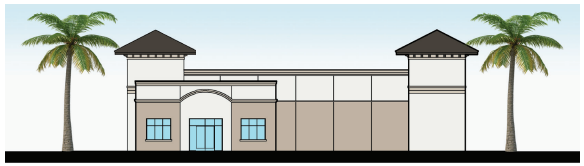
SOUTH ELEVATION



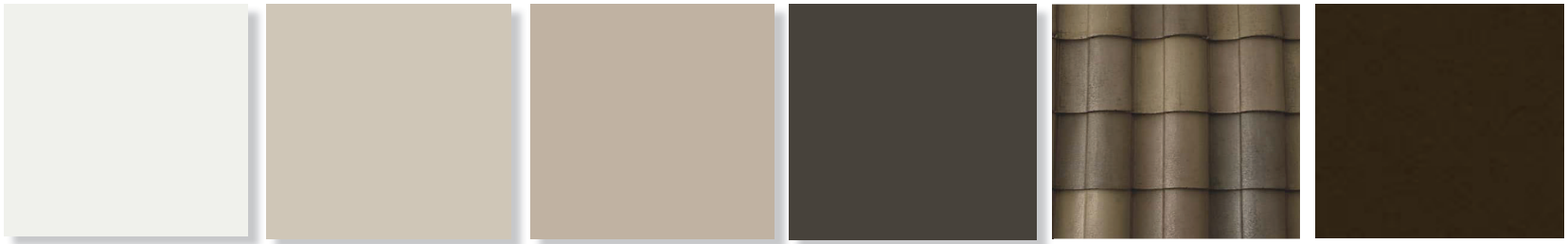
NORTH ELEVATION



EAST ELEVATION



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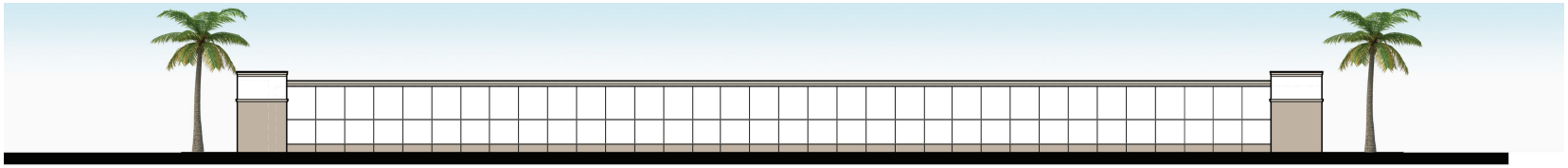
ROOF MATERIAL
BORAL BARCELONA IMPACT
CHARCOAL BROWN BLEND

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

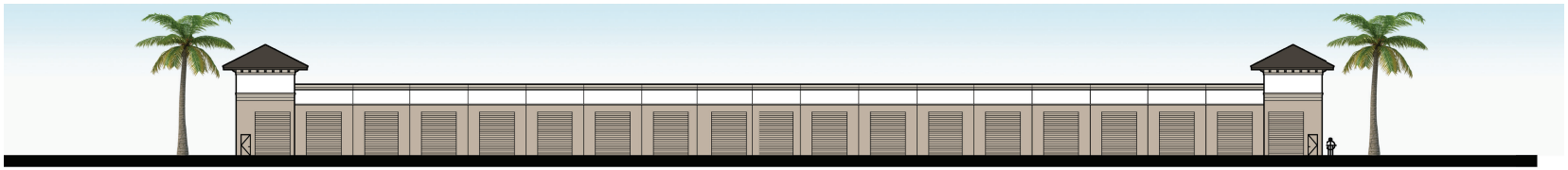
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 2

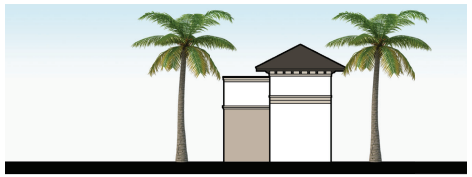
LEE COUNTY, FLORIDA



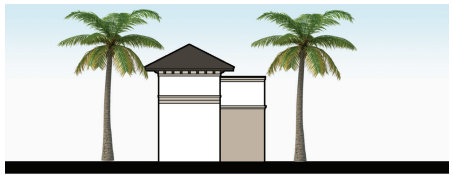
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



ACCENT PAINT
EXTRA WHITE
SW 7006

FIELD PAINT
ACCESSIBLE BEIGE
SW 7036

FIELD PAINT
BALANCED BEIGE
SW 7037

ACCENT PAINT
SEAL SKIN
SW 7675

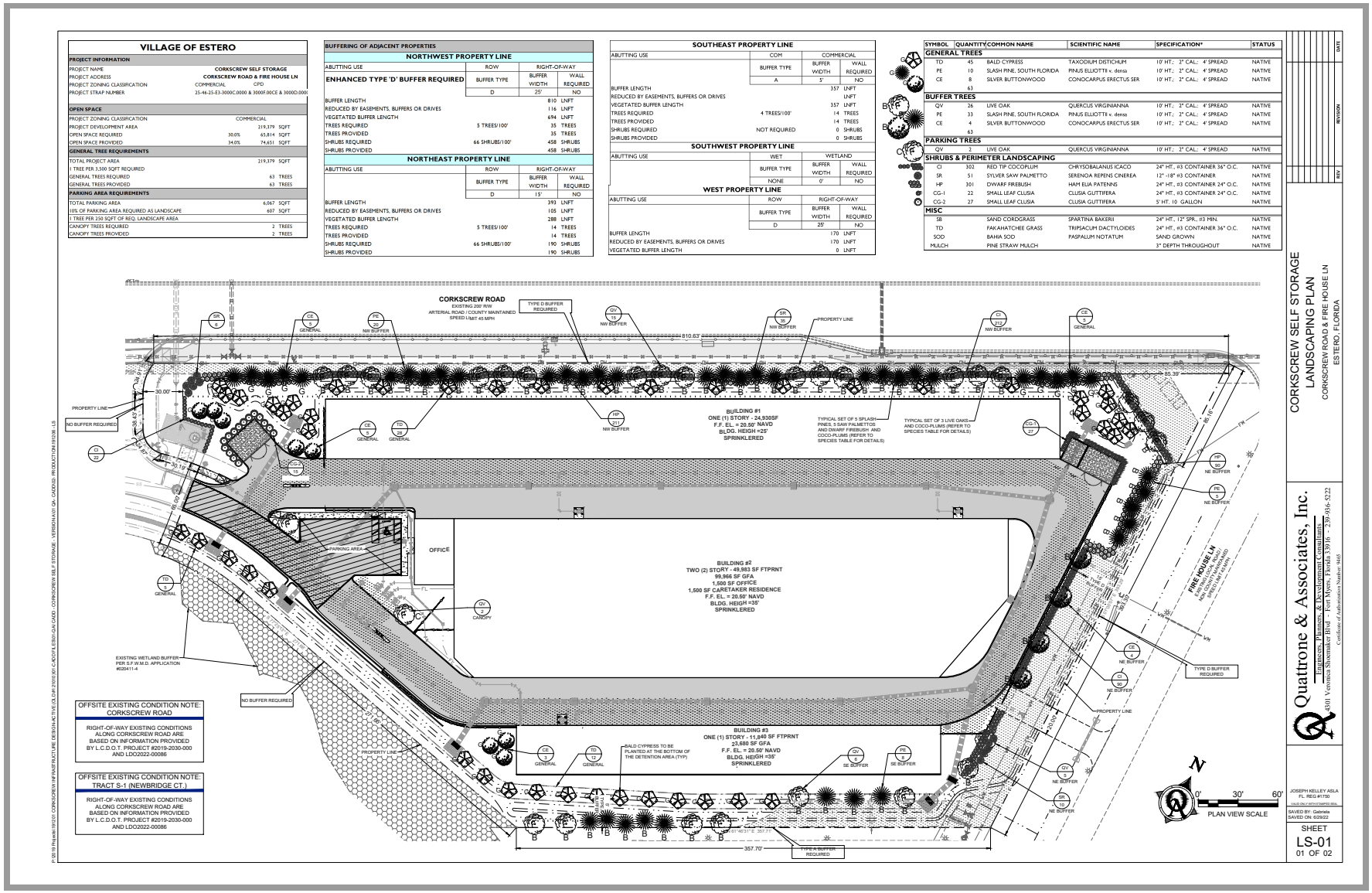
ROOF MATERIAL
BORAL BARCELONA IMPACT
CHARCOAL BROWN BLEND

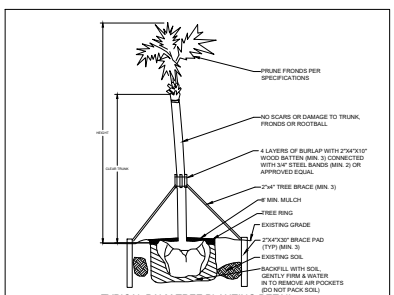
WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE- BUILDING 3

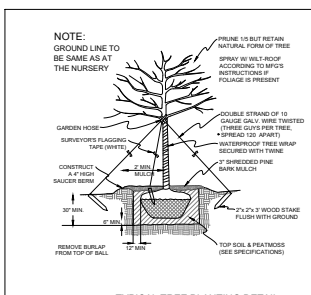
LEE COUNTY, FLORIDA


VILLAGE OF ESTERO
PROJECT INFORMATION
PROJECT NAME: CORKSCREW SELF STORAGE
PROJECT ADDRESS: CORKSCREW ROAD & FIRE HOUSE LN
PROJECT ZONING CLASSIFICATION: COMMERCIAL CPD
PROJECT STRAP NUMBER: 25-46-25-E3-3000C.0000 & 3000F.00CE & 3000D.0000
OPEN SPACE
PROJECT ZONING CLASSIFICATION: COMMERCIAL
PROJECT DEVELOPMENT AREA: 219,379 SQFT
OPEN SPACE REQUIRED: 30.0% 65,814 SQFT
OPEN SPACE PROVIDED: 34.0% 74,651 SQFT
GENERAL TREE REQUIREMENTS
TOTAL PROJECT AREA: 219,379 SQFT
1 TREE PER 3,500 SQFT REQUIRED
GENERAL TREES REQUIRED: 63 TREES
GENERAL TREES PROVIDED: 63 TREES
PARKING AREA REQUIREMENTS
TOTAL PARKING AREA: 6,067 SQFT
10% OF PARKING AREA REQUIRED AS LANDSCAPE: 607 SQFT
1 TREE PER 250 SQFT OF REQ. LANDSCAPE AREA
CANOPY TREES REQUIRED: 2 TREES
CANOPY TREES PROVIDED: 2 TREES
BUFFERING OF ADJACENT PROPERTIES
NORTHWEST PROPERTY LINE
ABUTTING USE: ROW
ENHANCED TYPE 'D' BUFFER REQUIRED
BUFFER TYPE: D
RIGHT-OF-WAY BUFFER WIDTH: 25'
RIGHT-OF-WAY WALL REQUIRED: NO
BUFFER LENGTH: 810 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: 116 LNFT
VEGETATED BUFFER LENGTH: 694 LNFT
TREES REQUIRED: 5 TREES/100' 35 TREES
TREES PROVIDED: 35 TREES
SHRUBS REQUIRED: 66 SHRUBS/100' 458 SHRUBS
SHRUBS PROVIDED: 458 SHRUBS
NORTHEAST PROPERTY LINE
ABUTTING USE: ROW
BUFFER TYPE: D
RIGHT-OF-WAY BUFFER WIDTH: 15'
RIGHT-OF-WAY WALL REQUIRED: NO
BUFFER LENGTH: 393 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: 105 LNFT
VEGETATED BUFFER LENGTH: 288 LNFT
TREES REQUIRED: 5 TREES/100' 14 TREES
TREES PROVIDED: 14 TREES
SHRUBS REQUIRED: 66 SHRUBS/100' 190 SHRUBS
SHRUBS PROVIDED: 190 SHRUBS
SOUTHEAST PROPERTY LINE
ABUTTING USE: COMMERCIAL
BUFFER TYPE: A
RIGHT-OF-WAY BUFFER WIDTH: 5'
RIGHT-OF-WAY WALL REQUIRED: NO
BUFFER LENGTH: 357 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: LNFT
VEGETATED BUFFER LENGTH: 357 LNFT
TREES REQUIRED: 4 TREES/100' 14 TREES
TREES PROVIDED: 14 TREES
SHRUBS REQUIRED: NOT REQUIRED 0 SHRUBS
SHRUBS PROVIDED: 0 SHRUBS
SOUTHWEST PROPERTY LINE
ABUTTING USE: WETLAND
BUFFER TYPE: NONE
RIGHT-OF-WAY BUFFER WIDTH: 0'
RIGHT-OF-WAY WALL REQUIRED: NO
WEST PROPERTY LINE
ABUTTING USE: ROW
BUFFER TYPE: D
RIGHT-OF-WAY BUFFER WIDTH: 25'
RIGHT-OF-WAY WALL REQUIRED: NO
BUFFER LENGTH: 170 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: 170 LNFT
VEGETATED BUFFER LENGTH: 0 LNFT
SYMBOL | QUANTITY | COMMON NAME | SCIENTIFIC NAME | SPECIFICATION* | STATUS
GENERAL TREES
TD 45 BALD CYPRESS TAXODIUM DISTICHUM 10' HT.; 2" CAL.; 4' SPREAD NATIVE
PE 10 SLASH PINE, SOUTH FLORIDA PINUS ELLIOTTII v. densa 10' HT.; 2" CAL.; 4' SPREAD NATIVE
CE 8 SILVER BUTTONWOOD CONOCARPUS ERECTUS SER 10' HT.; 2" CAL.; 4' SPREAD NATIVE
63
BUFFER TREES
QV 26 LIVE OAK QUERCUS VIRGINIANNA 10' HT.; 2" CAL.; 4' SPREAD NATIVE
PE 33 SLASH PINE, SOUTH FLORIDA PINUS ELLIOTTII v. densa 10' HT.; 2" CAL.; 4' SPREAD NATIVE
CE 4 SILVER BUTTONWOOD CONOCARPUS ERECTUS SER 10' HT.; 2" CAL.; 4' SPREAD NATIVE
63
PARKING TREES
QV 2 LIVE OAK QUERCUS VIRGINIANNA 10' HT.; 2" CAL.; 4' SPREAD NATIVE
SHRUBS & PERIMETER LANDSCAPING
CI 302 RED TIP COCOPLUM CHRYSOBALANUS ICACO 24" HT., #3 CONTAINER 36" O.C. NATIVE
SR 51 SYLVER SAW PALMETTO SERENOA REPENS CINEREA 12" -18" #3 CONTAINER NATIVE
HP 301 DWARF FIREBUSH HAMELIA PATENNS 24" HT., #3 CONTAINER 24" O.C. NATIVE
CG-1 22 SMALL LEAF CLUSIA CLUSIA GUTTIFERA 24" HT., #3 CONTAINER 24" O.C. NATIVE
CG-2 27 SMALL LEAF CLUSIA CLUSIA GUTTIFERA 5' HT. 10 GALLON NATIVE
MISC
SB SAND CORDGRASS SPARTINA BAKERII 24" HT., 12" SPR., #3 MIN. NATIVE
TD FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES 24" HT., #3 CONTAINER 36" O.C. NATIVE
SOD BAHIA SOD PASPALUM NOTATUM SAND GROWN NATIVE
MULCH PINE STRAW MULCH 3" DEPTH THROUGHOUT NATIVE
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
TYPE D BUFFER REQUIRED
PROPERTY LINE
NO BUFFER REQUIRED
BUILDING #1
ONE (1) STORY - 24,930SF
F.F. EL. = 20.50' NAVD
BLDG. HEIGH =25'
SPRINKLERED
TYPICAL SET OF 5 SLASH PINES, 5 SAW PALMETTOS AND DWARF FIREBUSH AND COCO-PLUMS (REFER TO SPECIES TABLE FOR DETAILS)
TYPICAL SET OF 3 LIVE OAKS AND COCO-PLUMS (REFER TO SPECIES TABLE FOR DETAILS)
OFFICE
PARKING AREA
BUILDING #2
TWO (2) STORY - 49,983 SF FTPRNT
99,966 SF GFA
1,500 SF OFFICE
1,500 SF CARETAKER RESIDENCE
F.F. EL. = 20.50' NAVD
BLDG. HEIGH =35'
SPRINKLERED
BUILDING #3
ONE (1) STORY - 11,640 SF FTPRNT
23,680 SF GFA
F.F. EL. = 20.50' NAVD
BLDG. HEIGH =35'
SPRINKLERED
BALD CYPRESS TO BE PLANTED AT THE BOTTOM OF THE DETENTION AREA (TYP)
EXISTING WETLAND BUFFER PER S.F.W.M.D. APPLICATION #020411-4
NO BUFFER REQUIRED
TYPE A BUFFER REQUIRED
FIRE HOUSE LN
PROPOSED ROAD
WIDTH VARIES
(60' R/W MINIMUM)
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
N
0' 30' 60'
PLAN VIEW SCALE
CORKSCREW SELF STORAGE
LANDSCAPING PLAN
CORKSCREW ROAD & FIRE HOUSE LN
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465
JOSEPH KELLEY ASLA
FL. REG #1750
SAVED BY: Gabriela
SAVED ON: 5/25/22
SHEET
LS-01
01 OF 02



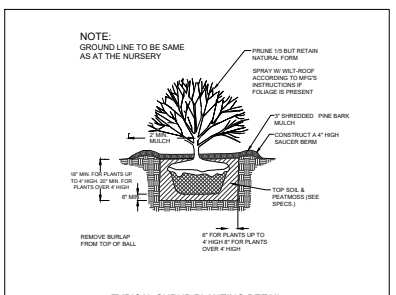
TYPICAL PALM TREE PLANTING DETAIL

N.T.S.



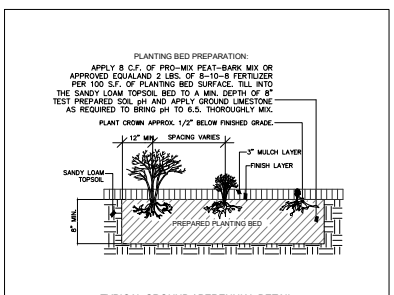
TYPICAL TREE PLANTING DETAIL

N.T.S.



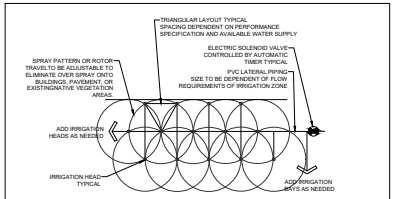
TYPICAL SHRUB PLANTING DETAIL

N.T.S.



TYPICAL GROUND / PERENNIAL DETAIL

N.T.S.



IRRIGATION LAYOUT NOTES:

1. ALL LAYOUTS TO USE TRIANGULAR HEAD TO HEAD SPACING TO ACHIEVE 100% COVERAGE OF REQUIRED AREA.

2. SPRAY TYPE HEADS AND ROTOR TYPE HEADS TO UTILIZE THE SAME SCHEMATIC ZONE LAYOUT PATTERN (TRIANGULAR). HEAD SPACING TO BE DETERMINED BY HEAD TYPE AND PERFORMANCE SPECIFICATIONS.

3. SPRAY HEAD ZONES AND ROTOR HEAD ZONES SHALL BE CONTROLLED SEPARATELY BY AUTOMATIC CONTROL TIMER EQUIPPED WITH "MIN-CLICK II" RAIN SENSOR OR EQUIVALENT.

TYPICAL IRRIGATION ZONING DIAGRAM

N.T.S.

LIGHT POLE NOTES:

TREES AND LANDSCAPING. TO AVOID CONFLICTS, LOCATIONS OF ALL LIGHT POLES AND FIXTURES MUST BE COORDINATED WITH THE LOCATIONS OF ALL TREES AND LANDSCAPING WHETHER EXISTING OR SHOWN ON THE LANDSCAPING PLAN. VEGETATION SCREENS MAY NOT BE EMPLOYED TO SERVE AS THE MEANS FOR CONTROLLING GLARE. GLARE CONTROL MUST BE ACHIEVED THROUGH THE USE OF SUCH MEANS AS CUTOFF FIXTURES, SHIELDS AND BAFFLES, AND APPROPRIATE APPLICATION OF FIXTURE MOUNTING HEIGHT, WATTAGE, AIMING ANGLE AND FIXTURE PLACEMENT.

LAND DEVELOPMENT CODE REQUIREMENTS:

1. ALL LANDSCAPE MATERIALS DELINEATED, IMPLIED, OR COMMITTED TO THAT ARE INTENDED TO MEET THE REQUIREMENTS OF THE LEE COUNTY LDC, SHALL NOT BE INSTALLED WITHIN EASEMENTS, RIGHT-OF-WAYS, STORMWATER CONVEYANCE AREAS UNLESS OTHERWISE AGREED TO OR STATED WITHIN ZONING RESOLUTIONS
2. ALL TREES PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC REQUIREMENTS SHALL BE A MINIMUM OF TEN FEET (10') IN HEIGHT, HAVE A FOUR FOOT (4') SPREAD, AND A TWO INCH (2") INCH CALIPER MEASURED TWELVE INCHES (12") FROM THE GROUND AT THE TIME OF PLANTING. NO LESS THAN SEVENTY-FIVE PERCENT (75%) OF THE REQUIRED NUMBER OF TREES MAY BE NATIVE SPECIES. NATIVE PALMS MAY BE USED IN PLACE OF REQUIRED BUFFER AND GENERAL TREES ON A 1:1 BASIS. REQUIRED INTERNAL CANOPY TREES REQUIRE A 3:1 RATIO WHEN PALMS ARE SUBSTITUTED FOR TREES. SAID SUBSTITUTED PALMS MUST ALSO BE CLUSTERED IN GROUPS OF THREE (3).
3. ALL SHRUBS PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC REQUIREMENTS SHALL BE AT A MINIMUM TWENTY-FOUR INCHES (24") IN HEIGHT, BE IN A MINIMUM THREE GALLON (3G) CONTAINER, AND BE SPACED NO MORE THAN EIGHTEEN INCHES (18") TO THIRTY-SIX INCHES (36") ON CENTER (OC). ALL SHRUBS PROVIDED IN THIS CATEGORY MUST ATTAIN AND BE MAINTAINED AT A MINIMUM HEIGHT OF THIRTY-SIX INCHES (36") IN PERPETUITY. NOTE: TYPE 'F' BUFFERS REQUIRE LARGER SHRUB MATERIALS TO BE FORTY-EIGHT INCHES (48") IN HEIGHT AT THE TIME OF PLANTING AND TO BE MAINTAINED AT SIXTY (60") AT MATURITY. (SEE DRAWINGS WHERE APPLICABLE). ALL SHRUBS IN TYPE 'D' & 'F' BUFFERS SHALL BE INSTALLED AS A DOUBLE-ROW HEDGE. AT LEAST 50 PERCENT OF SHRUBS USED TO FULFILL LEE COUNTY REQUIREMENTS MUST BE NATIVE FLORIDA SPECIES.
4. ALL TREES INSTALLED IN RESPONSE TO THE REQUIRED INTERNAL LANDSCAPE AREAS, ALSO KNOWN AS INTERNAL CANOPY TREES' SHALL BE LOCATED WHERE AND AS SHOWN ON THE DRAWINGS. PALMS MAY BE SUBSTITUTED ON A 3:1 BASIS AND CLUSTERED.
5. ORGANIC MULCH (NO STONE, CHIPPED TIRES, OR SHELL) SHALL BE REQUIRED IN ALL PLANTING AREAS AND SHALL BE APPLIED NO LESS THAN THREE INCHES (3") IN DEPTH AT THE TIME OF PLANTING. ALL TREES AND PALMS OUTSIDE OF BEDDING AREAS SHALL HAVE A MULCH RING NOT LESS THAN TWENTY-FOUR INCHES (24") BEYOND THE TRUNK IN ALL DIRECTIONS AT THE SPECIFIED DEPTH OF THREE INCHES (3"). THE USE OF CYPRESS MULCH IS DISCOURAGED.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THROUGH FINAL ACCEPTANCE (CERTIFICATE OF COMPLIANCE) A TREE PROTECTION BARRIER FOR ALL INDIVIDUAL OR MASSES OF INDIGINEOUS PLANT MATERIALS BEING CREDITED AND/OR PRESERVED.
7. ALL OF THE FOLLOWING EXOTIC SPECIES ARE PROHIBITED AND MUST BE REMOVED FROM THE SITE AND MAINTAINED FREE OF REGENERATION IN PERPETUITY.
8. IF ANY PROTECTED TREE DIES WITHIN THREE (3) YEARS FROM THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE (CC), THEY MUST BE REPLACED BY THE NUMBER OF TREE CREDITS TAKEN (NORMALLY 1) AND AT THE MINIMUM SIZES AND VARIETIES SPECIED BY CODE OR HEREIN.
9. PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC MAY ONLY BE PRUNED TO PROMOTE HEALTHY, UNIFORM, AND NATURAL GROWTH OF THE SPECIFIC PLANT (EXCEPT WHERE NECESSARY TO PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE). PRUNING MUST BE IN ACCORDANCE TO AND ACCEPTABLE WITH THE "PRUNING STANDARDS" (LATEST EDITION) ISSUED BY THE "NATIONAL ARBORIST ASSOCIATION." SEVERELY PRUNED AND/OR DAMAGED TREES MUST BE REPLACED. 'HAT-RACKING' PRACTICES ARE PROHIBITED.
10. PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC SHALL BE AT A MINIMUM, MEET THE STANDARDS FOR FLORIDA NO. 1 AS DEFINED BY "GRADES AND STANDARDS, PARTS 1 & 2, FLORIDA DEPARTMENT OF AGRICULTURE, LATEST EDITION. SEE PLANT SCHEDULE FOR SPECIFIC QUALITY SPECS.
11. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE SIGHT DISTANCE TRIANGLES AT ALL INTERSECTIONS AND VEHICULAR CONNECTIONS. SIGHT TRIANGLES MUST BE IN ACCORDANCE WITH THE ROADSIDE RECOVERY AREA PROVISIONS OF THE FDOT GREEN BOOK. ALL SIGHT TRIANGLES SHALL MAINTAIN A CLEAR ZONE BETWEEN THIRTY-SIX INCHES (36") AND EIGHT FEET (8'). CONTRACTOR TO VERIFY PRIOR TO FINAL ACCEPTANCE.

MELALEUCA	(MELALEUCA	AIR POTATO	(DIOSCOREA ALATA)
BRAZILIAN	QUINQUENERVIA)	ARLEAF ACACIA	(ACACIA AURICULIFORMIS)
PEPPER	(SCHINUS	DOWNEY ROSEMYRTLE	(RHODOMYRTUS TOMENTOSA)
AUSTRALIAN	TEREBINTHIFOLIUS)	TROPICAL SODA APPLE	(SOLANUM VIARUM)
PINES	("ALL CAUSARINA	CUBAN LAUREL	(FICUS RETUSA)
WOMANS	SPECIES")	CHINESE TALLOW	(SAPIUM SEBIFERUM)
TONGUE	(ALBIZIA LEBBECK)	JAVA PLUM	(SYZYGIUM CUMINI)
BISHOPWOOD	(BISHOVIA JAVONICA)	ROSE APPLE	(SYZYGIUM JAMBOS)
CARROTWOOD	(CUPANOPSIS SPP.)	CORK TREE	(THESPISIA SPP.)
ROSEWOOD	(DALBERGIS SISSOO)	WEDELLIA	(WEDELLIA TRILOBATA)
MURRY RED GUM	(EUCALYPTUS SPP.)	CLIMBING FERN	(LYGODIUM MICROPHYLLUM)
BENJAMIN FIG	(FICUS BENJAMINA)	CLIMBING FERN	(LYGODIUM JAPONICUM)

TYPICAL AND SPECIFIC CONSTRUCTION STANDARDS:

1. ALL PLANTING AREAS SHALL BE PROPERLY PREPARED TO RECEIVE PLANT MATERIAL PRIOR TO INSTALLATION. PLANTING AREAS WITH BOULDERS (OVER 4" IN DIA.) AND BASE ROCK LIMESTONE) WILL NOT BE ACCEPTED AND MUST BE RECTIFIED PRIOR TO CERTIFICATION. ALL FINISHED GRADES SHALL BE WITHIN TWO INCHES (2") OF ALL TRANSITIONS (I.E. WALKS, CURBS, ETC.). NO EXPOSED SURFACES AT FINAL GRADE GREATED THAN TWO INCHES (2") WILL BE ACCEPTED (SEE DETAIL). ONCE SOD AND MULCH ARE APPLIED, ALL TRANSITIONS SHALL BE EVEN, SMOOTH, CONGRUENT, AND WITHOUT INTERUPTION.
2. ALL EXOTIC PLANT SPECIES, HEREIN DEFINED, SHALL BE PHYSICALLY REMOVED FROM THE SITE. LARGE STUMPS ARE TO BE GROUND (MINIMUM 24" BELOW GRADE) OR REMOVED. SMALLER STUMPS (LESS THAN 6" DIA) MAY BE CUT TO GROUND LEVEL AND TREATED.

LANDSCAPE BUFFER NOTES:

1. NO TREES/SHRUBS TO BE PLANTED WITHIN DRAINAGE OR UTILITY EASEMENTS
2. BUFFER MAY NOT CONSIST OF MORE THAN 50% PALM TREES
3. CONTRACTOR TO FIELD ADJUST TREES TO AVOID ANY CONFLICTS WITH UTILITIES, DRAINAGE STRUCTURES, ETC
4. PLACEMENT OF TREES ALONG LANDSCAPE BUFFER MAY VARY FROM WHAT IS SHOWN AS LONG AS MIN. NUMBER OF TREES ARE MET
5. ALL PLANTINGS, OR TREES AND SHRUBS MEETING THE MINIMUM SIZE REQUIREMENTS MAY BE SUBSTITUTED FOR THOSE SPECIFIED
6. EXISTING TREES WITHIN THE BUFFER AREAS MEETING THE MINIMUM SIZE REQUIREMENTS TO BE PRESERVED MAY BE COUNTED TOWARDS THE BUFFER TREE REQUIREMENTS

LANDSCAPING CLEARING AND CREDIT NOTE:

UPON CLEARING ALL EXOTICS, PRESERVED NATIVE CANOPY TREES GREATER THAN FOUR INCHES (4") CALIPER DBH MAY REPLACE GENERAL TREES AT A FIVE TO ONE (5:1) RATIO. NATIVE CANOPY TREES LESS THAN FOUR INCH (4") CALIPER DBH MAY REPLACE GENERAL TREES AT ONE TO ONE (1:1) RATIO. RELOCATED SABAL PALMS MAY REPLACE GENERAL TREES AT A ONE TO ONE (1:1) RATIO.

IRRIGATION REQUIREMENTS:

TO IMPROVE THE SURVIVABILITY OF REQUIRED LANDSCAPING, CULTIVATED LANDSCAPE AREAS MUST BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL REQUIRED IRRIGATION SYSTEMS MUST BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES AND OTHER VEHICLE AREAS. REQUIRED IRRIGATION MUST ALSO BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION.

ALL NEW DEVELOPMENTS THAT HAVE REQUIRED LANDSCAPING MUST BE IRRIGATED BY THE USE OF AN AUTOMATIC IRRIGATION SYSTEM WITH CONTROLLER SET TO CONSERVE WATER. MOISTURE DETECTION DEVICES MUST BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL. WHERE EXISTING IRRIGATION SYSTEMS ARE MODIFIED REQUIRING THE ACQUISITION OF A PERMIT, AUTOMATIC ACTIVATION SYSTEMS AND OVERRIDING MOISTURE DETECTION DEVICES MUST BE INSTALLED. (ORD. NO. 98-24, § 2, 12-9-98)

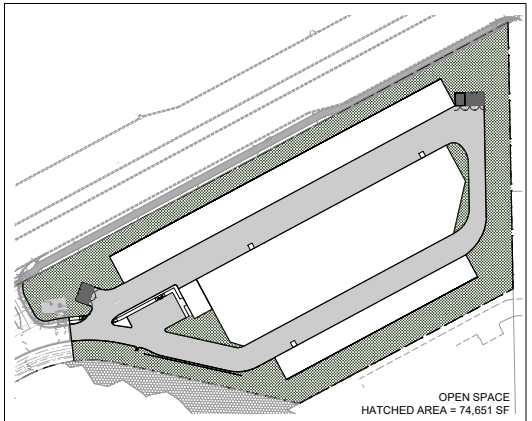
COMPONENT SPECIFICATIONS:

CONTROLLER	RAIN BIRD ESP SERIES 4 STATION OUTDOOR
RAIN SENSOR	CONTROLLER MINI-CLICK II
SOLENOID VALVES	RAIN BIRD PES SERIES VALVES 1" TO 2" SIZE
PERFORMANCE SPECIFICATIONS	20-200 PSI, 25-260 GPM
ROTOR TYPE IRRIGATION HEADS	RAIN BIRD T-BIRD SERIES
PERFORMANCE SPECIFICATIONS	RADIUS 16'-90'
	2.5-65 PSI, .63-9.1 GPM
SPRAY TYPE IRRIGATION HEADS	RAIN BIRD UNI-SPRAY SERIES 6" POP-UP
PERFORMANCE SPECIFICATIONS	RADIUS 7'-18'
	15-70 PSI, .48-5.32 GPM
FLOOD BUBBLER TYPE IRRIGATION HEADS	RAIN BIRD UNI-SPRAY SERIES 6" POP-UP

(" OR APPROVED EQUAL)

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE 100% COVERAGE (HEAD TO HEAD) TO CODE REQUIRED PLANTINGS.
2. IRRIGATION CONNECTION SHALL BE DETERMINED BY OWNER.
3. DRY RETENTION AREAS SHALL BE IRRIGATED FROM THE TOP OF BANK TO THE BOTTOM OF THE SLOPE ONLY.
4. PARKING ISLANDS AND BUILDING PERIMETER PLANTINGS SHALL HAVE SPRAY TYPE HEADS OR FLOOD BUBBLER TYPE IRRIGATION.
5. CONTRACTOR TO DETERMINE IRRIGATION ZONE DELINEATION AND PIPE SIZING TO INSURE WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND THROUGH ANY PIPING OR IRRIGATION COMPONENT.
6. ALL IRRIGATION PIPING INSTALLED UNDER PAVEMENT SHALL BE INSTALLED IN SLEEVES EITHER EXISTING OR ADDED AS PART OF THE RENOVATION.
7. THIS PLAN IS SCHEMATIC IN NATURE. COMPONENTS ARE SHOWN FOR CLARITY. ACTUAL LOCATION OF COMPONENTS MAY VARY DUE TO FIELD CONDITIONS.
8. FUTURE DEVELOPMENT AREA SHALL NOT BE IRRIGATED.
9. THE IRRIGATION SYSTEM SHALL BE DESIGNED SUCH THAT NO WATER SHALL BE APPLIED TO IMPERVIOUS SURFACES.



OPENS SPACE

N.T.S.

CORKSCREW SELF STORAGE
LANDSCAPING DETAILS
CORKSCREW ROAD & FIRE HOUSE LN
ESTERO, FLORIDA

DATE | REVISION | REV

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

JOSEPH KELLEY ASLA
FL. REG #1750
VALID ONLY WITH EMBOSSED SEAL

SAVED BY: Gabriela
SAVED ON: 6/29/22

SHEET
LS-02
02 OF 02

© 2019 Parcels 19/1201 CORKSCREW IMPRACTICAL DEVELOPMENT CONCEPTS\LANDSCAPE\CORKSCREW SELF STORAGE - VERSION#1.DWG, 6/29/2022 1:49:09 PM, GABRIELA

Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

Corkscrew Pines

Development Order

Public Meeting

Tuesday, September 27, 2022

THE TEAM

NEALE MONTGOMERY
- Attorney – Pavese Law Firm

AL QUATTRONE, P.E.
- Land Use Consultant - Quattrone & Associates, Inc.

YURY BYKAU, P.E.
- Transportation Consultant - TR Transportation

GREGORY J. DISERIO, R.L.A.
- Landscaping Consultant – David M. Jones, Jr. and Associates, Inc.

RAECHEL PAPUGA / NICOLE WEIR
- 7-Eleven Architect – Interplan, LLC

BRANDON KLINE, LEED-AP, AIA
- Self Storage Architect – The Geis Companies

PRESENTATION OUTLINE

I. Overview
II. Location
III. Current Zoning
IV. Current Master Concept Plan
V. Site Plan – Convenience Store
VI. Site Plan – Mini Warehouse
VII. Traffic Study
VIII. Elevations – Convenience Store
IX. Elevations – Mini Warehouse
X. Landscaping – Convenience Store
XI. Landscaping – Mini Warehouse

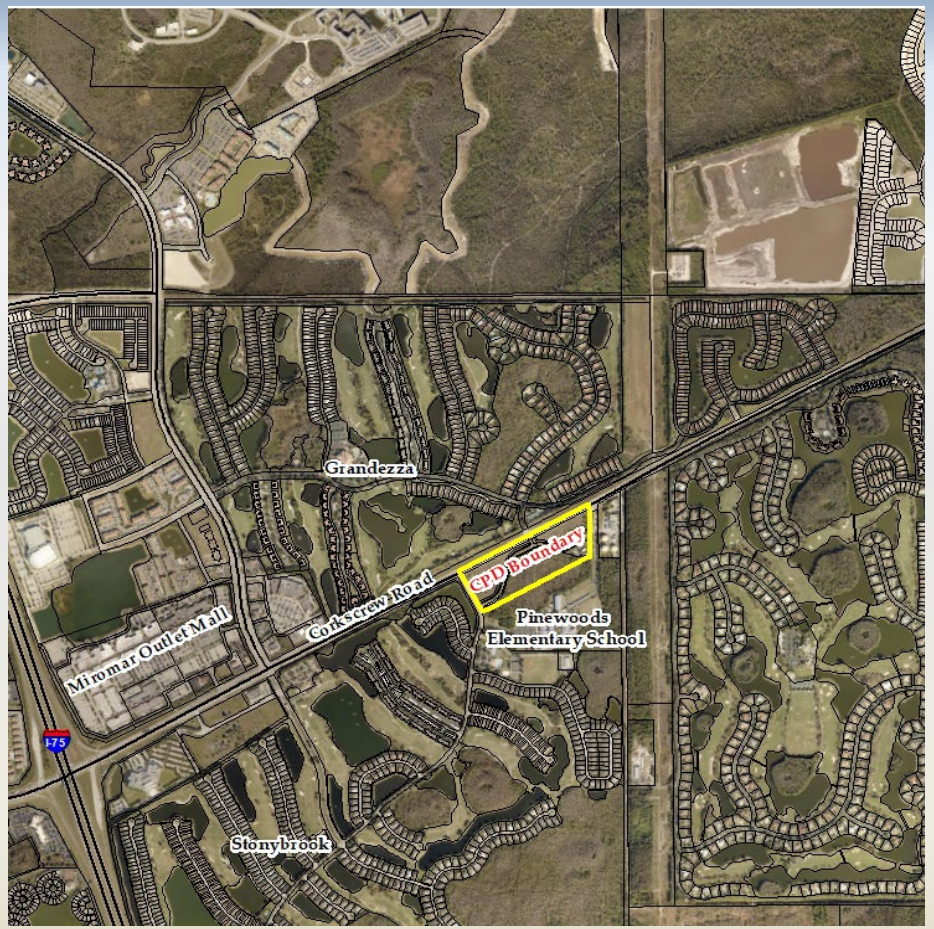
OVERVIEW

- Vacant 12.03 Acre Parcel Zoned Commercial Planned Development (CPD) within the Stoneybrook DRI.
- Project is being Subdivided into Four Development Tracts and One Road/Drainage Tract.
- Tract S-2: Proposed +/-137,000 SF Self Storage Facility in Three Buildings (Two One-Story Buildings & One Two-Story Building).
- Tract S-4: Proposed 4,667 SF Convenience Store with 12 Gas Pumps and a 1,000 SF Automated Carwash.
- The Property Abuts:
  - Corkscrew Road to the North
  - Stoneybrook Golf Drive to the West
  - Fire House Lane to the East
  - Wetland Conservation Tract to the South

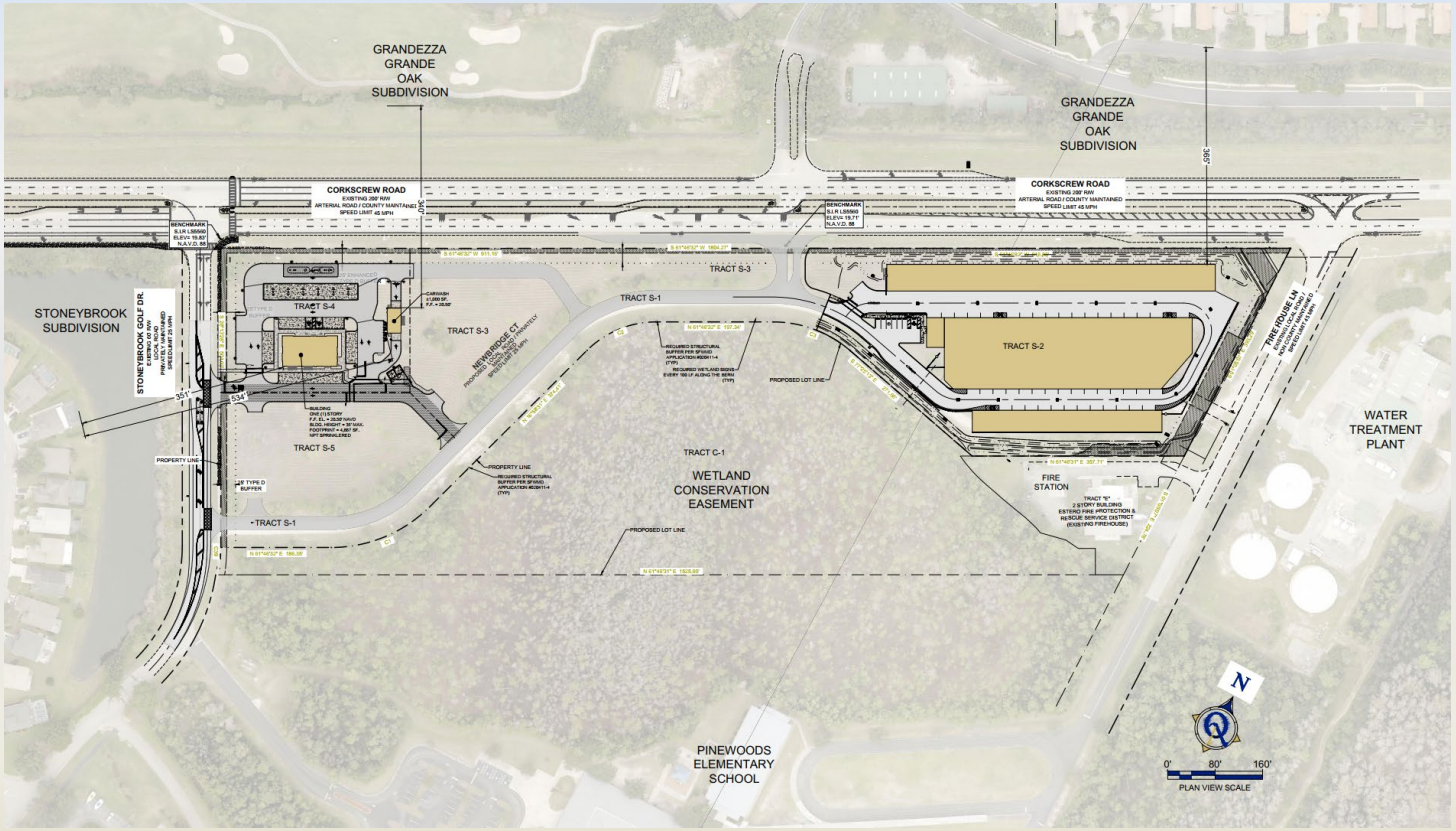
LOCATION

Property Location

- North side of Pinewoods Elementary School
- Southeast corner of Corkscrew Road and Stoneybrook Golf Drive

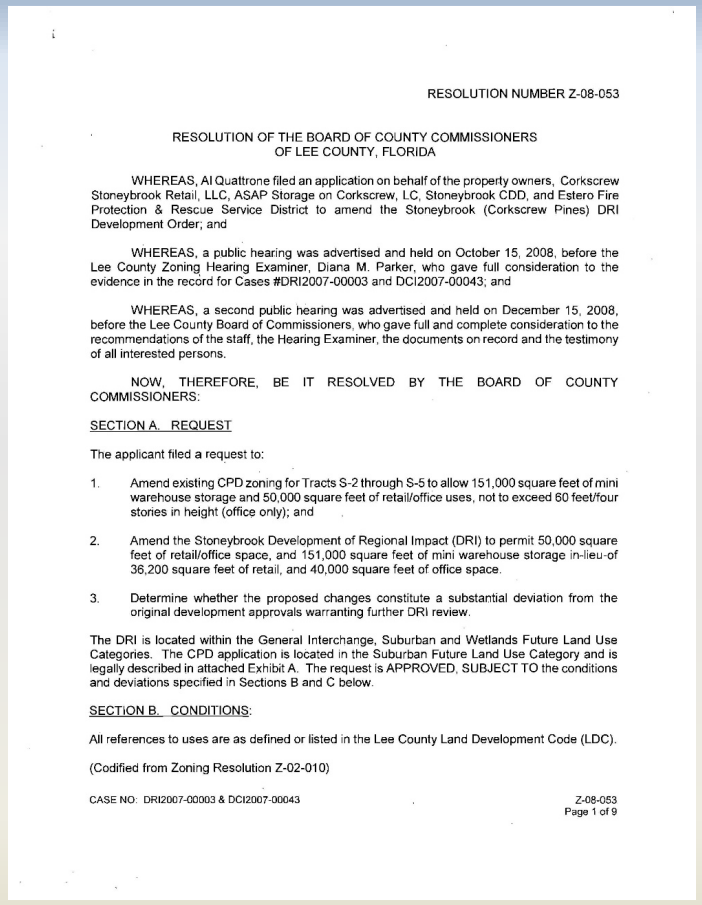


LOCATION


GRANDEZZA GRANDE OAK SUBDIVISION
GRANDEZZA GRANDE OAK SUBDIVISION
CORKSCREW ROAD
CORKSCREW ROAD
STONEYBROOK SUBDIVISION
STONEYBROOK GOLF DR.
TRACT S-1
TRACT S-2
TRACT S-3
TRACT S-4
TRACT S-5
TRACT C-1
WETLAND CONSERVATION EASEMENT
FIRE STATION
WATER TREATMENT PLANT
PINEWOODS ELEMENTARY SCHOOL
PROPERTY LINE
PROPOSED LOT LINE
N
0'
80'
160'
PLAN VIEW SCALE

CURRENT ZONING

- Originally approved in as part of the Stoneybrook DRI in 1985
- Amended in 2002 to designate subject site as Commercial
- Most Recent Amendment in 2008
- List of Approved Uses Include:
  - Mini-Warehouse
  - Convenience Food & Beverage Stores w/ 12 Gas Pumps
  - Restaurants w/ Drive Thru Facilities & Consumption on Premises
  - Offices
  - Drug Stores
  - Refer to Z-08-053 for Full List of Uses



RESOLUTION NUMBER Z-08-053

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Al Quattrone filed an application on behalf of the property owners, Corkscrew Stoneybrook Retail, LLC, ASAP Storage on Corkscrew, LC, Stoneybrook CDD, and Estero Fire Protection & Rescue Service District to amend the Stoneybrook (Corkscrew Pines) DRI Development Order; and

WHEREAS, a public hearing was advertised and held on October 15, 2008, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Cases #DRI2007-00003 and DCI2007-00043; and

WHEREAS, a second public hearing was advertised and held on December 15, 2008, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

1. Amend existing CPD zoning for Tracts S-2 through S-5 to allow 151,000 square feet of mini warehouse storage and 50,000 square feet of retail/office uses, not to exceed 60 feet/four stories in height (office only); and
2. Amend the Stoneybrook Development of Regional Impact (DRI) to permit 50,000 square feet of retail/office space, and 151,000 square feet of mini warehouse storage in-lieu-of 36,200 square feet of retail, and 40,000 square feet of office space.
3. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further DRI review.

The DRI is located within the General Interchange, Suburban and Wetlands Future Land Use Categories. The CPD application is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

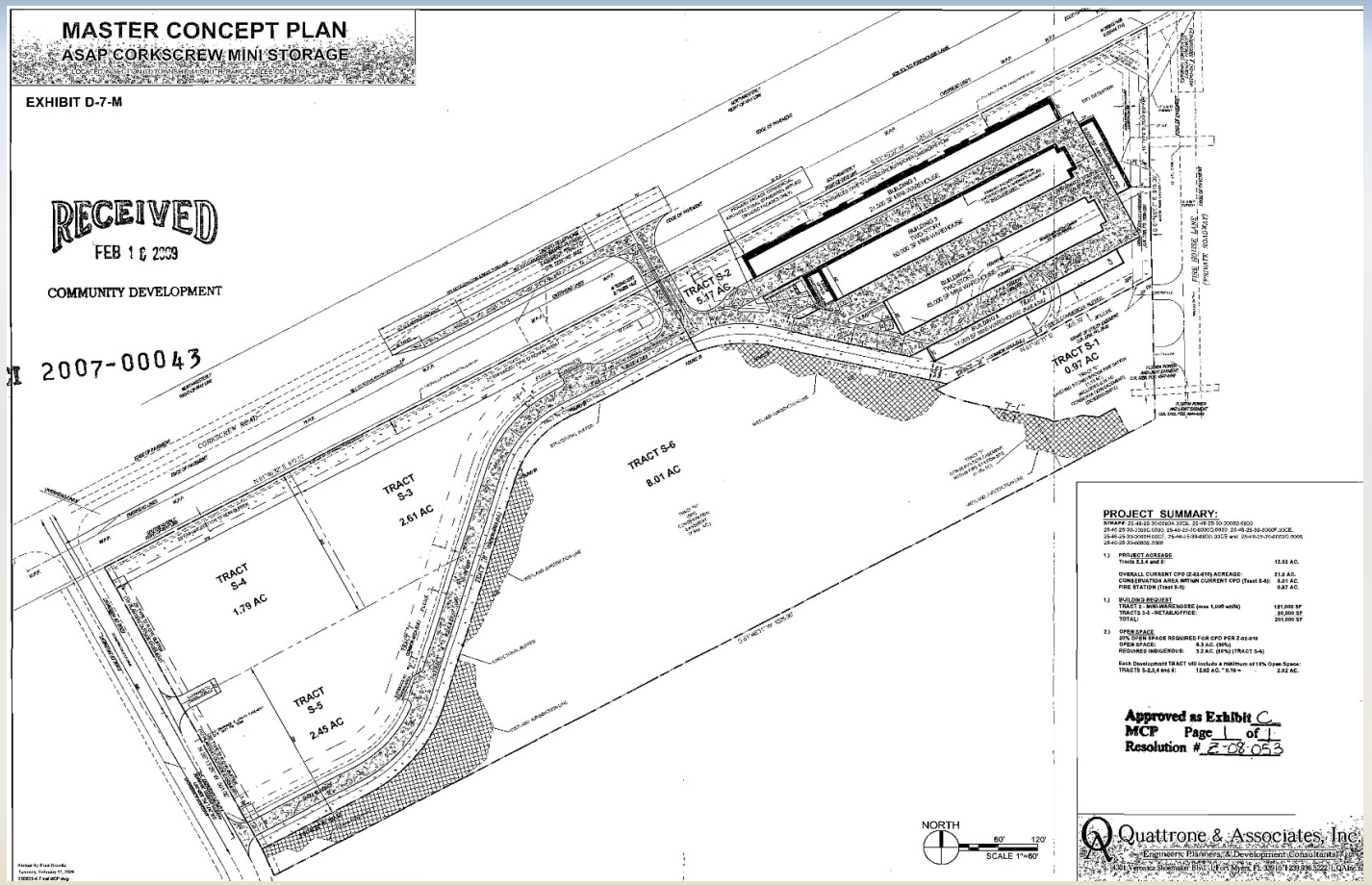
SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

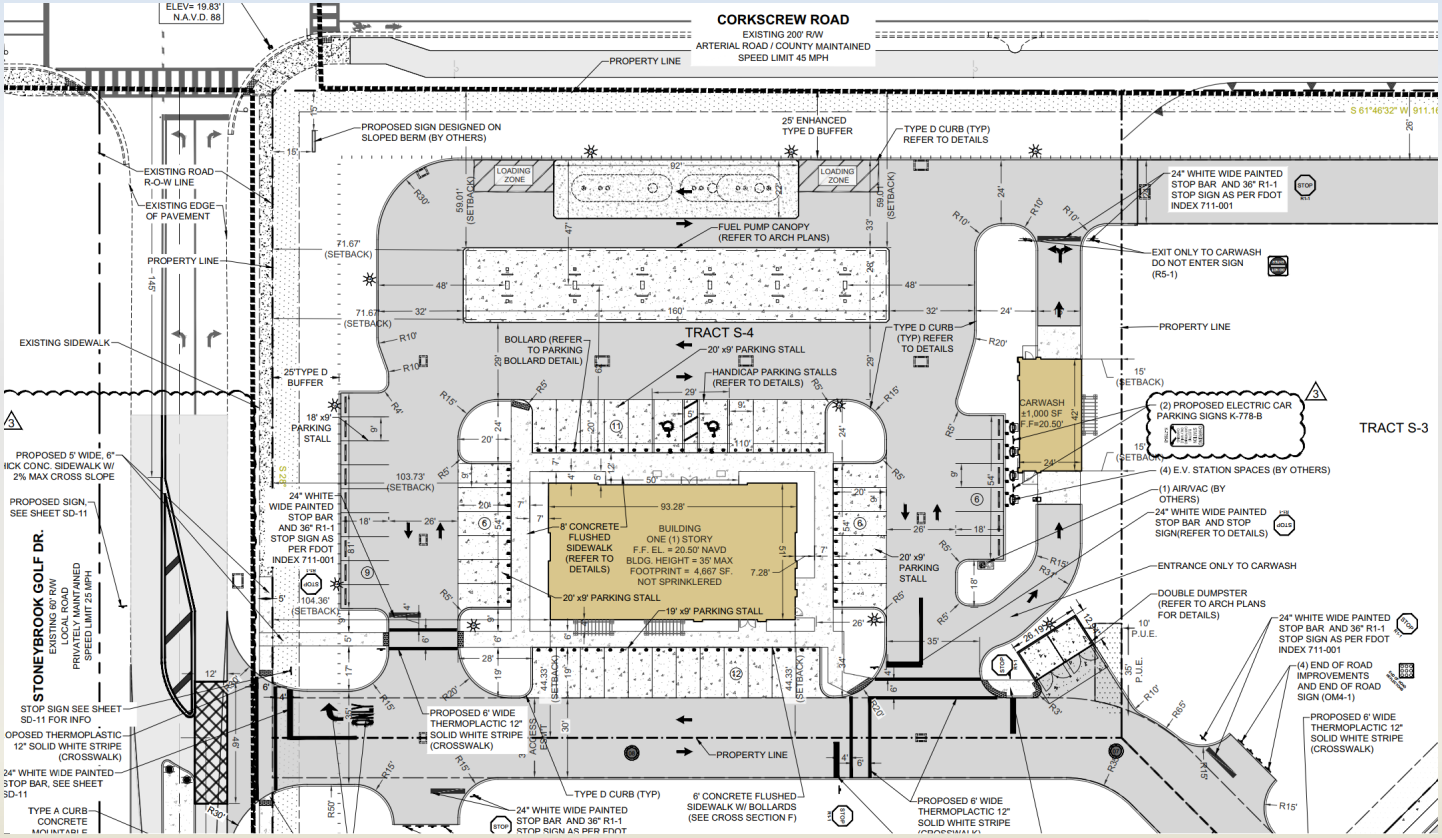
(Codified from Zoning Resolution Z-02-010)

CASE NO: DRI2007-00003 & DCI2007-00043 Z-08-053
Page 1 of 9

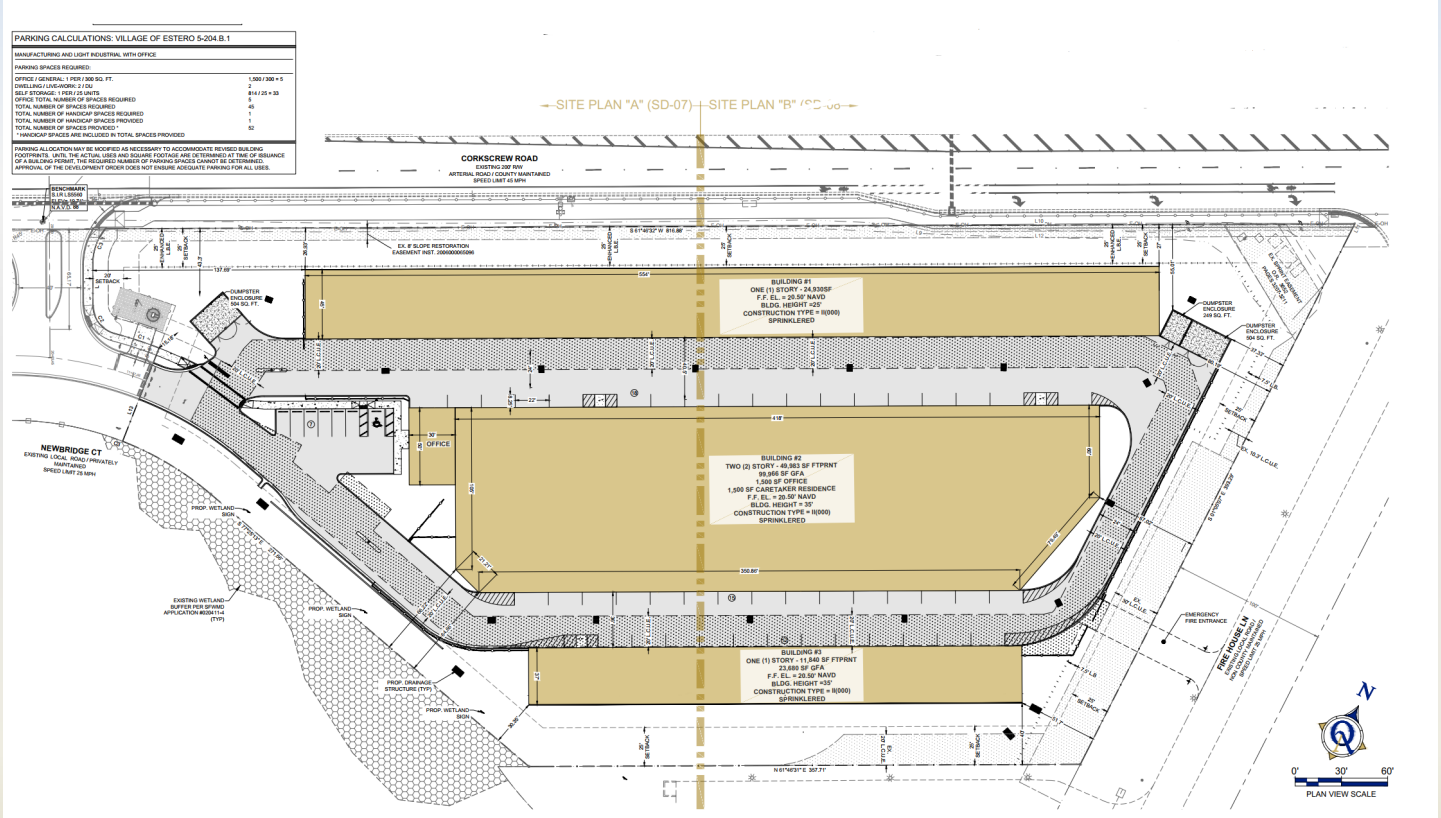
CURRENT MASTER CONCEPT PLAN



SITE PLAN – CONVENIENCE STORE



SITE PLAN – MINI WAREHOUSE



TRAFFIC STUDY

4,667 Sq. Ft. GAS STATION WITH 12 REFUELING POSITIONS AND CAR WASH

- Link Level of Service (LOS) Analysis
  - Corkscrew Road (Four-Lane County Roadway) –LOS "C"
- Intersection Analysis (Full Build-Out)
  - Stoneybrook Golf Drive @ Northern Site Access – Acceptable LOS
  - Stoneybrook Golf Drive @ Southern Site Access – Acceptable LOS
- Turn Lanes
  - Eastbound right turn lane on Corkscrew Road
  - Southbound left turn lane on Stoneybrook Golf Drive (South Access)

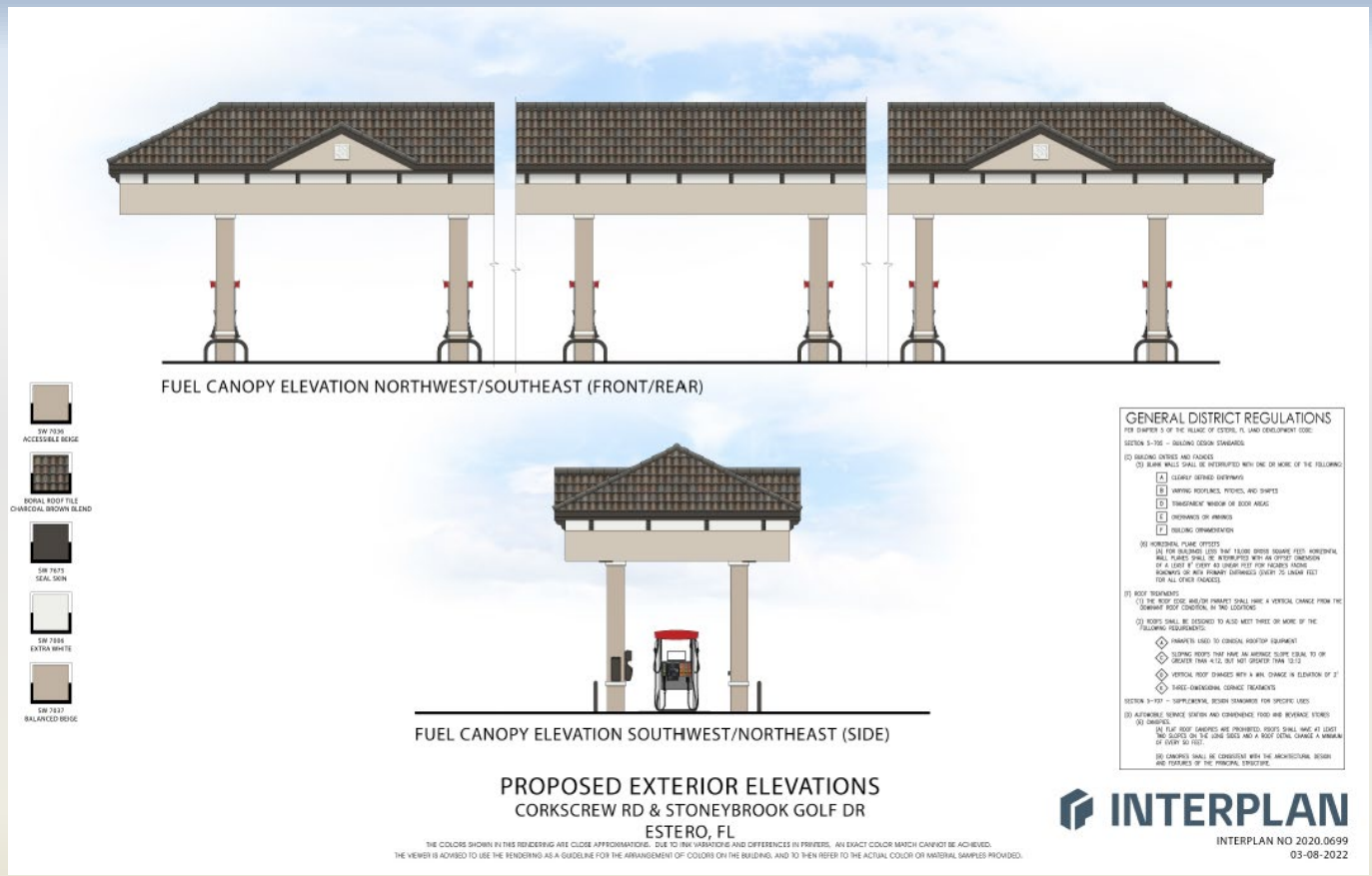
ELEVATIONS – CONVIENENCE STORE



ELEVATIONS – CONVIENENCE STORE



ELEVATIONS – CONVIENENCE STORE



ELEVATIONS – CONVENIENCE STORE



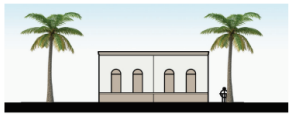
ELEVATIONS – MINI WAREHOUSE



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

09/12/2022 Corkscrew Pines 16

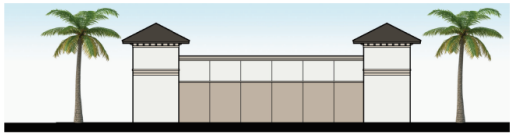
ELEVATIONS – MINI WAREHOUSE



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



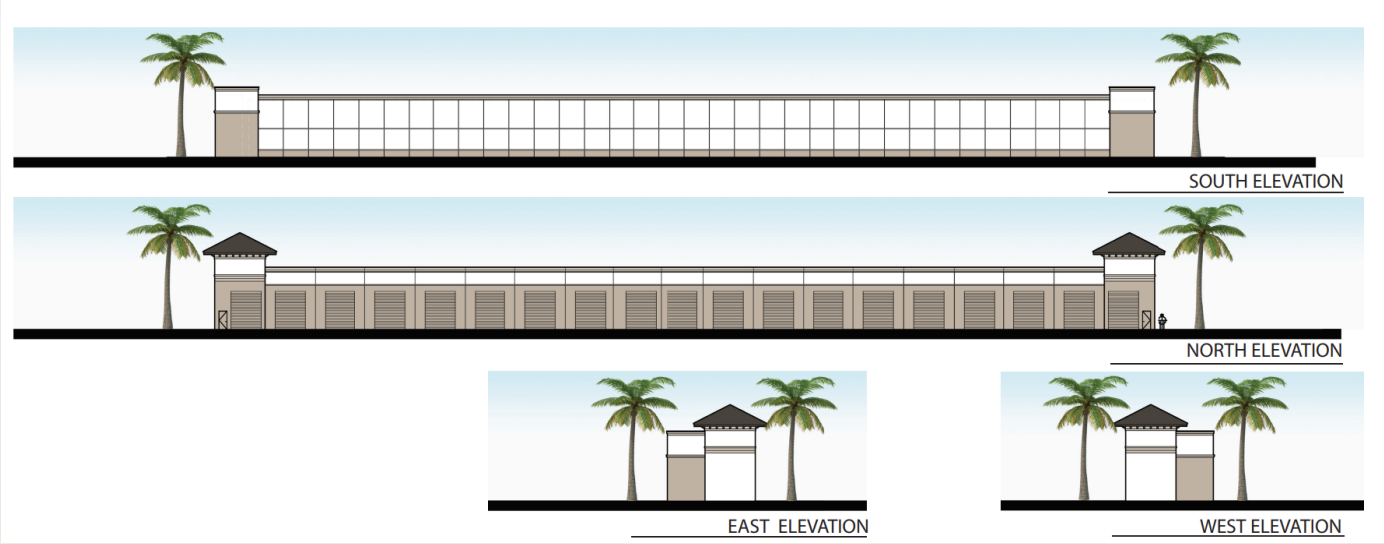
WEST ELEVATION

09/12/2022

Corkscrew Pines

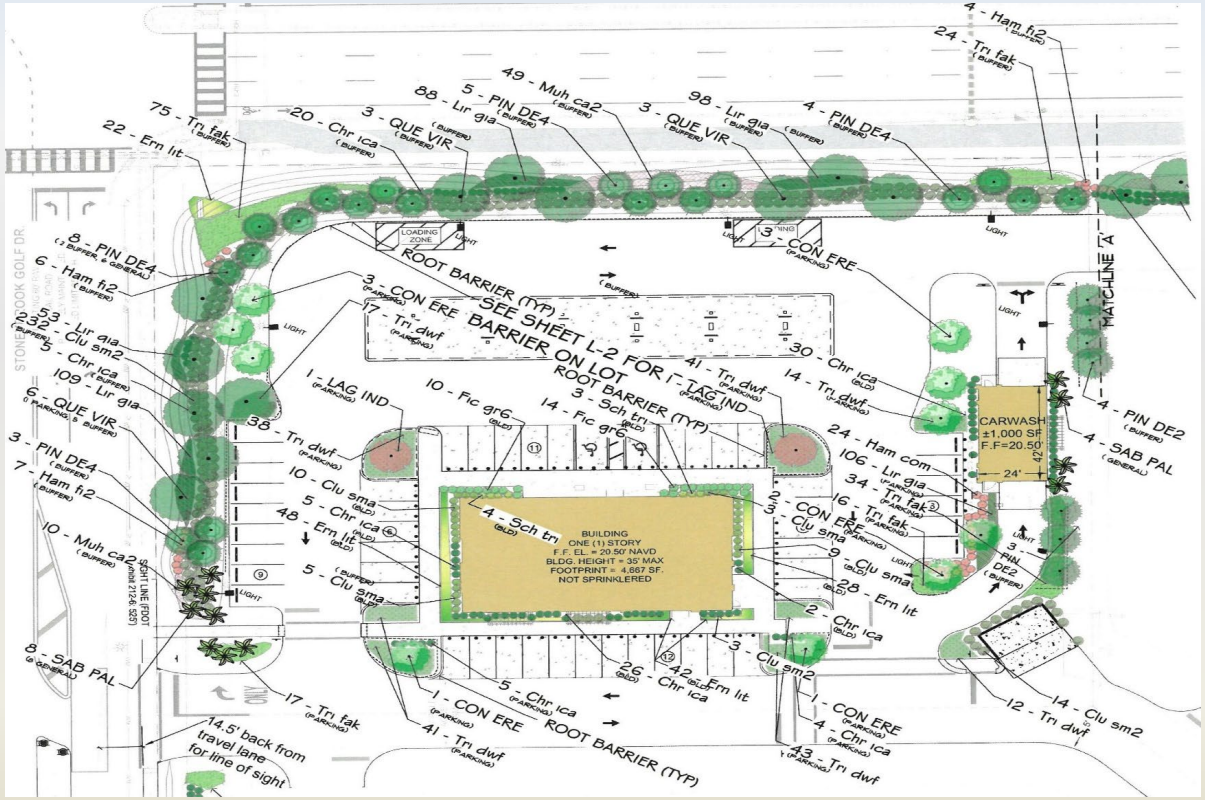
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ELEVATIONS – MINI WAREHOUSE



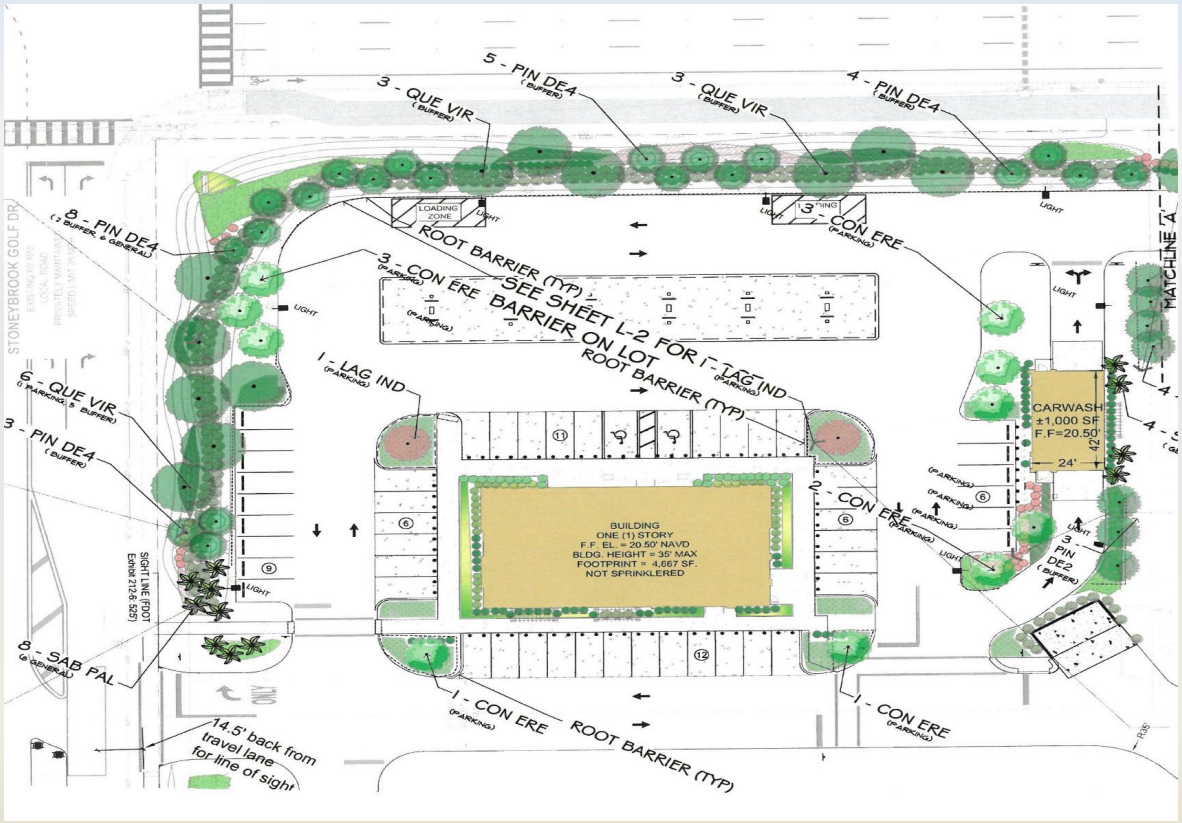
LANDSCAPING – CONVENIENCE STORE

SITE PLANTING



LANDSCAPING – CONVENIENCE STORE

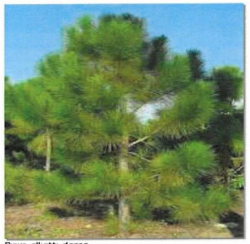
TREE IMAGES



LANDSCAPING – CONVENIENCE STORE

TREE IMAGES CON'T.


Quercus virginiana
Live Oak


Pinus elliottii densa
South Florida Slash Pine


Sabal palmetto
Sabal Palm

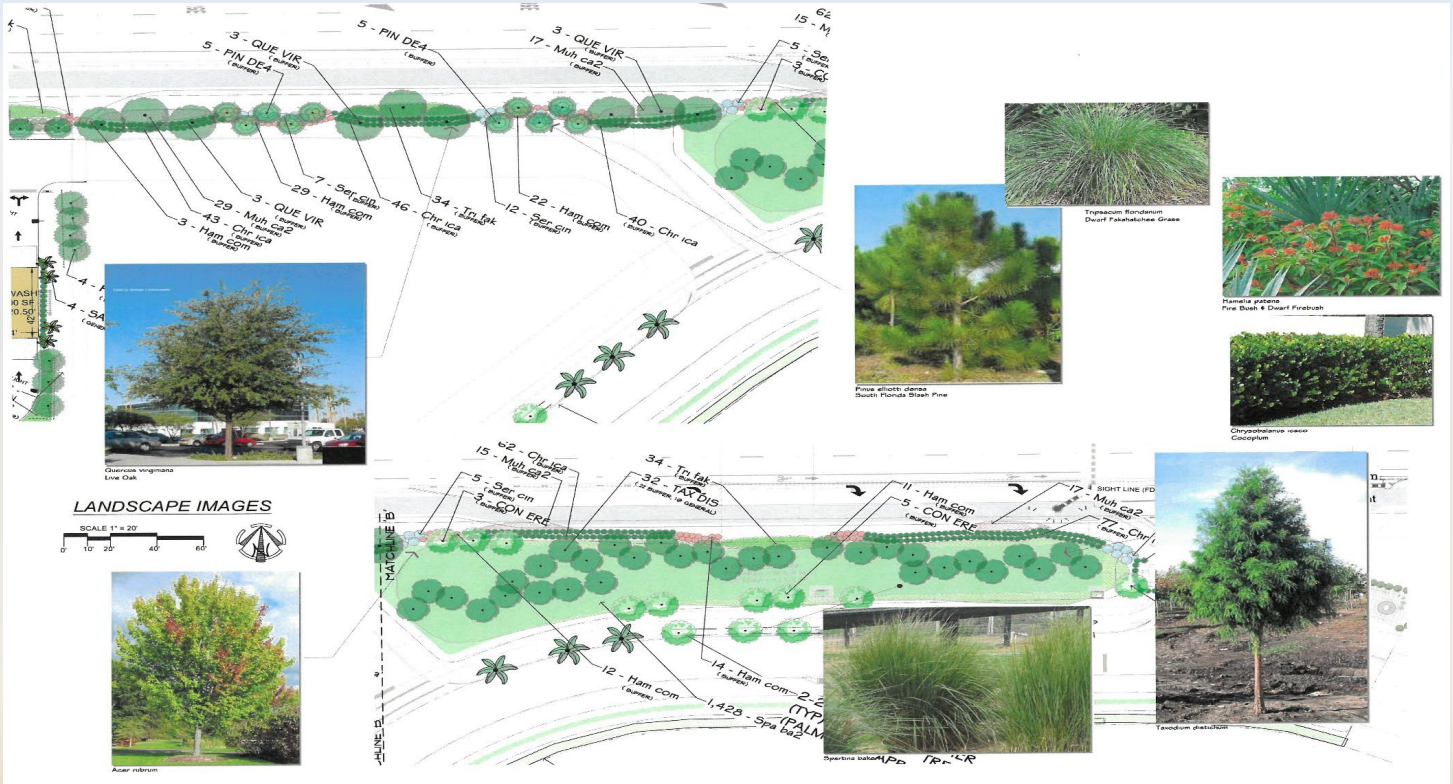

Bucida buceras 'Shady Lady'
Shady Lady Black Olive


Conocarpus erectus
Green Buttonwood


agerstroemia indica
rape Myrtle

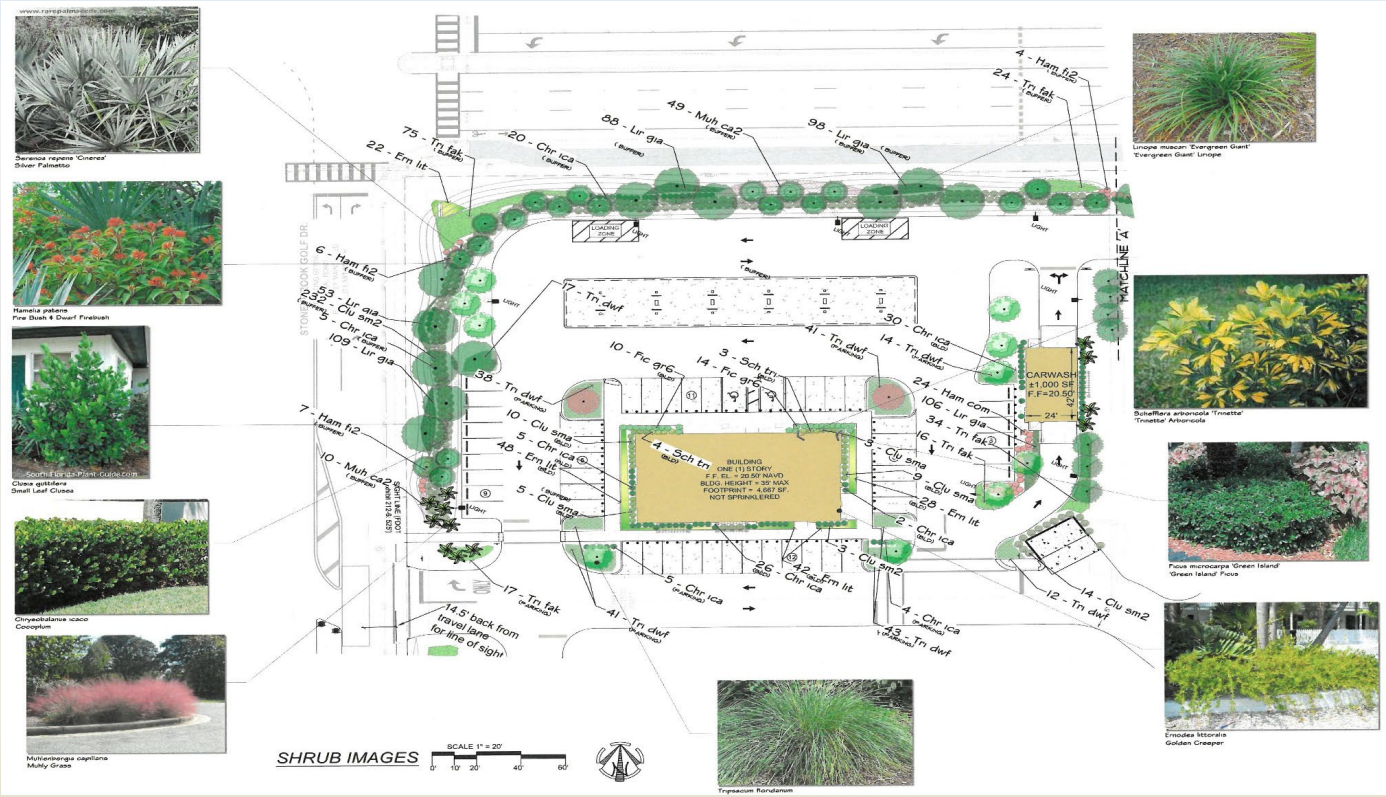
LANDSCAPING – CONVENIENCE STORE

DETENTION PLANT IMAGES



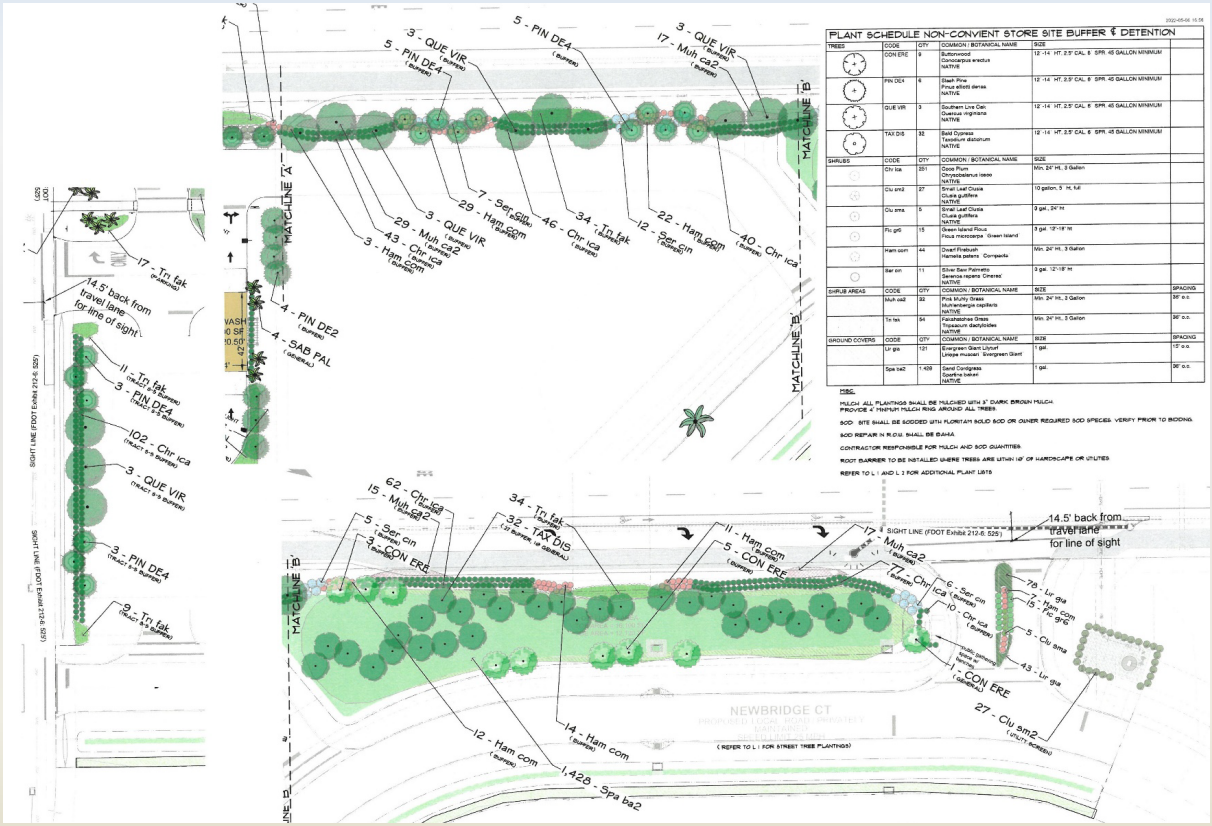
LANDSCAPING – CONVENIENCE STORE

SHRUB IMAGES



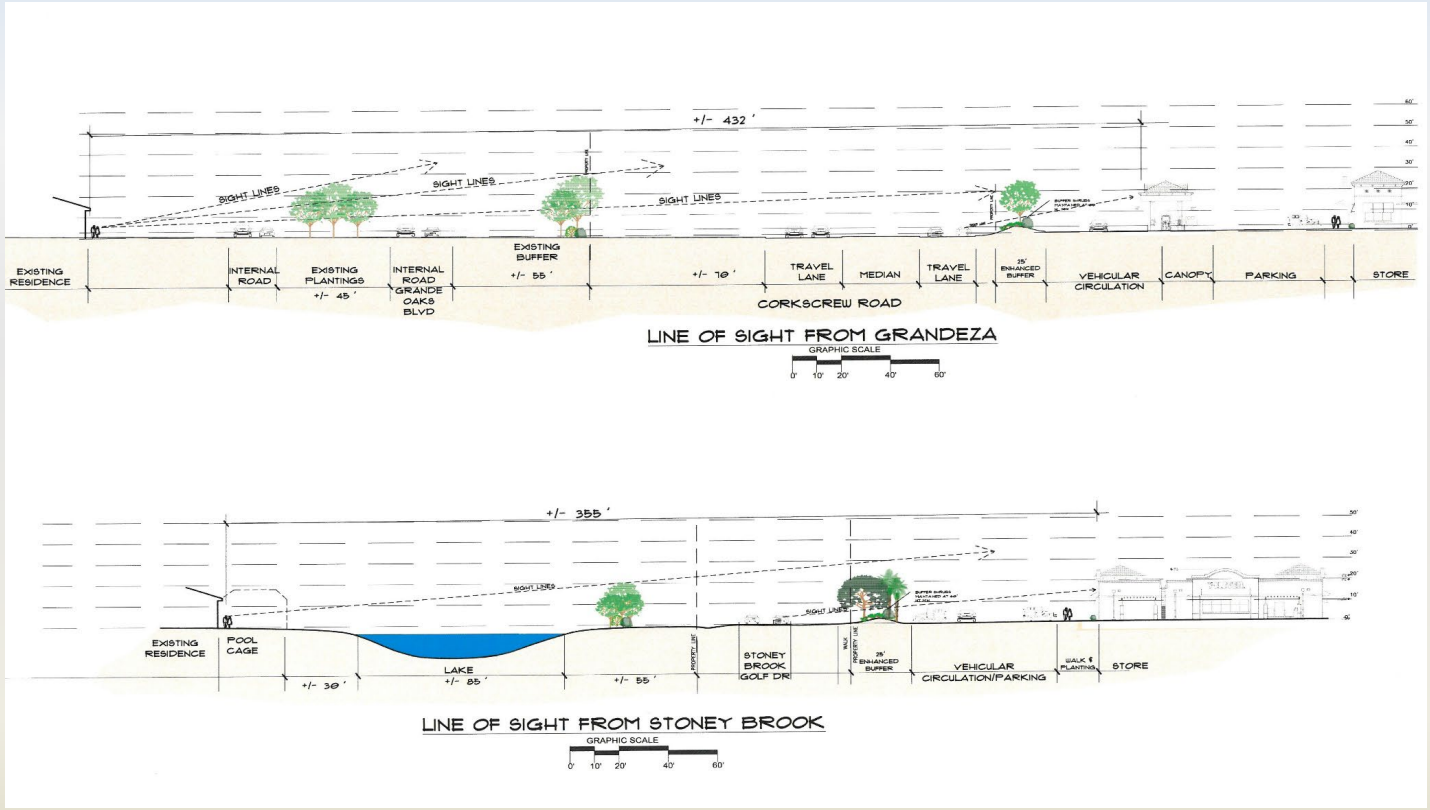
LANDSCAPING – CONVENIENCE STORE

DETENTION BUFFER PLANTING



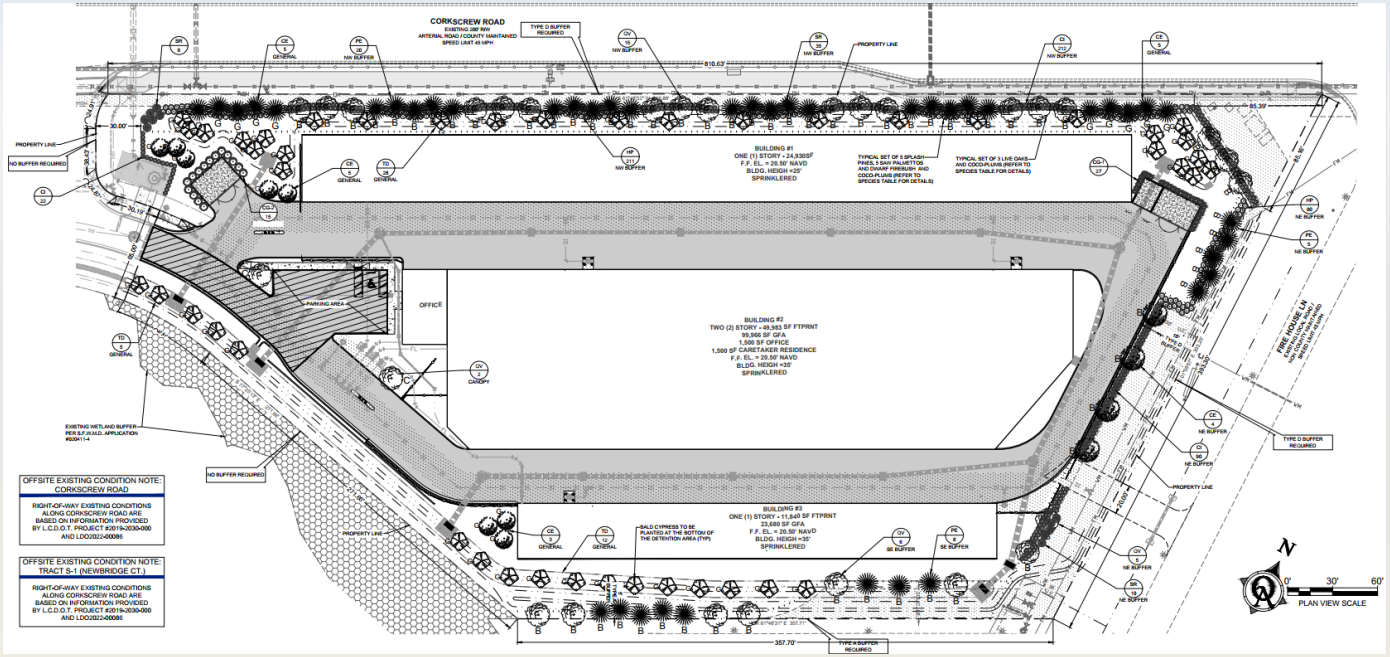
LANDSCAPING – CONVENIENCE STORE

LINE OF SIGHT



LANDSCAPING - MINI WAREHOUSE

Self Storage Landscape Plans



DESIGN REVIEW BOARD
Staff Report

PROJECT NAME
Estero Crossing Dunkin Donuts
CASE NUMBER
DOS2022-E004
MEETING DATE
September 27, 2022
REQUEST
Development Order for the last commercial building (Dunkin Donuts) and signage of the Estero Crossing development
APPLICANT
Keith Gelder, SD Estero Crossing, LLC
LOCATION
10500 Corkscrew Road, Estero, FL 33928, on the south side of Corkscrew Road and east side of Lowe's Plaza
PROPERTY SIZE
42.97 acres (Total Project)
ZONING
The property is zoned as Mixed Use Planned Development (MPD) Ordinance 2019-29
PUBLIC INFORMATION MEETING DATES
The PZDB Public Information Meeting was held on April 12, 2022. A Development Order application was submitted on May 2, 2022.

Staff Recommendation
Staff recommends approval of the Development Order and signage.

The PZDB should review the project for compliance with general criteria of the Land Development Code and, in particular, the following facets:
1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Connectivity
4. Landscaping and buffers for overall design and compatibility with the building and surrounding area

The project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent with the Land Development Code. If the PZDB denies the application, it must state its findings regarding the criteria.

Project Summary

The overall Estero Crossing project consists of 306 multiple-family units, and 60,000 square feet of commercial uses. Although the majority of the 60,000 square feet of commercial uses is located on the north side of the reverse frontage road, there is 15,546 SF of commercial in a portion of the first floor of building # 6 of the residential which is on the south side of the reverse frontage road. The last 4,700 SF of commercial are included in this development order including signage, dumpster enclosure, , parking lots, sidewalks, storm sewer, and landscaping.

Request

The applicant is asking for approval of a Development Order for the last 4,700 SF commercial building for the Development. This project was reviewed by the PZDB at a Public Information Meeting on April 12, 2022. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code.

Architecture

The building architecture has been revised based upon comments from the Planning, Zoning and Design Board at the Public Information meeting. Following the PIM, the building elevations and colors were revised to provide greater consistency with the Pattern Book.

An outdoor gathering area is provided alongside Corkscrew Road and a pocket park south of the reverse frontage road are part of DOS2020-E006 and DOS2020-E007.

Transportation

The overall development plan includes the construction of a "reverse frontage" road that connects Corkscrew Woodlands Boulevard with the Estero Town Commons project, where a traffic signal has been installed and is operational at the intersection of Corkscrew Road. The applicant has paid their proportionate share of the traffic signal. The reverse frontage road is now open and serves the commercial parcels on the north side of this roadway and the multi-family residential uses on the south side of this roadway as well as adjacent developments. There will be a total of three access drive connections, all “T-intersections” as well as on-street parking spaces and loading zone along this reverse frontage roadway. The road will be posted at 25 mph and will be privately maintained but open to the public.

Stormwater

The project is in the FEMA Special Flood Hazard Area “AH” zone. The parking lot area is designed to collect all stormwater runoff which is conveyed by sheetflow and catch basins to the master system detention areas on the subject property. The master system detention areas provide the required treatment.

The stormwater management system for Estero Crossing that was permitted under ERP application 190617-14 is comprised of two commercial basins, two residential basins (lakes), and one preserve basin. Each commercial basin provides the dry pretreatment and then discharges into the overall stormwater management system. The two residential basins have two interconnected lakes that provide water quality for the entire project. The preserve and the two residential basins provide attenuation for the stormwater system.

Lighting

Street lighting in the park was approved in DOS2021-E007 which complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1. The lighting included as a part of this application complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1.

Landscaping

The landscaping includes the residential area. Landscaping is provided in the vehicular use areas and building perimeter plantings are also provided per the LDC. Landscaping Plans are provided in the applicant's presentation. The landscaping is consistent with the zoning ordinance.

Building Signage

The proposed building signage for the project meets the minimum requirements and is consistent with the architecture of the building. The wall signage for the commercial building will be reviewed with each sign permit application.

DESIGN REVIEW BOARD
Staff Report

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Estero Crossing Dunkin Donuts
CASE NUMBER
DOS2022-E004
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The overall Estero Crossing project consists of 306 multiple-family units, and 60,000 square feet of commercial uses. Although the majority of the 60,000 square feet of commercial uses is located on the north side of the reverse frontage road, there is 15,546 SF of commercial in a portion of the first floor of building # 6 of the residential which is on the south side of the reverse frontage road. The last 4,700 SF of commercial are included in this development order including signage, dumpster enclosure, , parking lots, sidewalks, storm sewer, and landscaping.

Request

The applicant is asking for approval of a Development Order for the last 4,700 SF commercial building for the Development. This project was reviewed by the PZDB at a Public Information Meeting on April 12, 2022. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code.

Architecture

The building architecture has been revised based upon comments from the Planning, Zoning and Design Board at the Public Information meeting. Following the PIM, the building elevations and colors were revised to provide greater consistency with the Pattern Book.

An outdoor gathering area is provided alongside Corkscrew Road and a pocket park south of the reverse frontage road are part of DOS2020-E006 and DOS2020-E007.

Transportation

The overall development plan includes the construction of a "reverse frontage" road that connects Corkscrew Woodlands Boulevard with the Estero Town Commons project, where a traffic signal has been installed and is operational at the intersection of Corkscrew Road. The applicant has paid their proportionate share of the traffic signal. The reverse frontage road is now open and serves the commercial parcels on the north side of this roadway and the multi-family residential uses on the south side of this roadway as well as adjacent developments. There will be a total of three access drive connections, all “T-intersections” as well as on-street parking spaces and loading zone along this reverse frontage roadway. The road will be posted at 25 mph and will be privately maintained but open to the public.

Stormwater

The project is in the FEMA Special Flood Hazard Area “AH” zone. The parking lot area is designed to collect all stormwater runoff which is conveyed by sheetflow and catch basins to the master system detention areas on the subject property. The master system detention areas provide the required treatment.

The stormwater management system for Estero Crossing that was permitted under ERP application 190617-14 is comprised of two commercial basins, two residential basins (lakes), and one preserve basin. Each commercial basin provides the dry pretreatment and then discharges into the overall stormwater management system. The two residential basins have two interconnected lakes that provide water quality for the entire project. The preserve and the two residential basins provide attenuation for the stormwater system.

Lighting

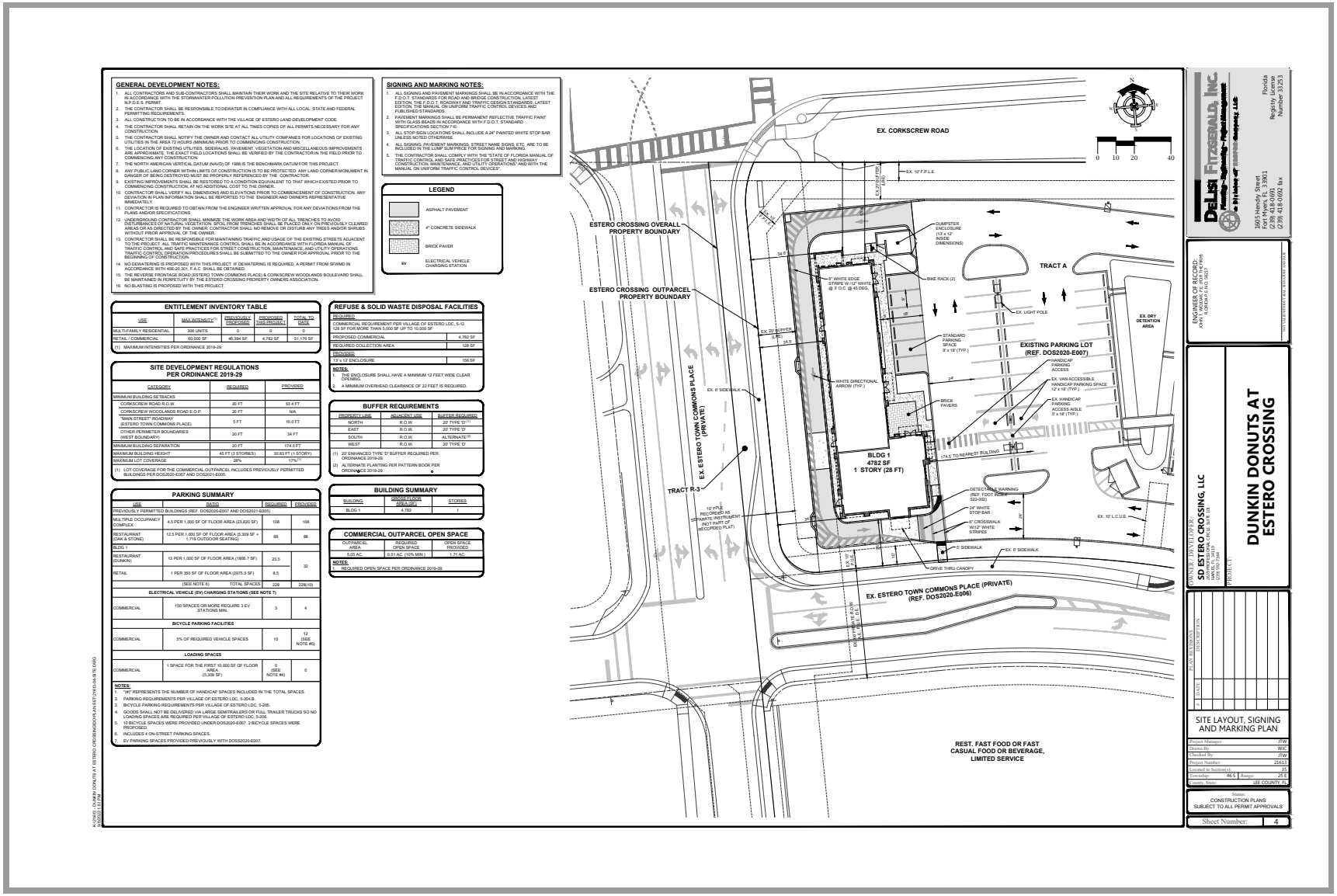
Street lighting in the park was approved in DOS2021-E007 which complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1. The lighting included as a part of this application complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1.

Landscaping

The landscaping includes the residential area. Landscaping is provided in the vehicular use areas and building perimeter plantings are also provided per the LDC. Landscaping Plans are provided in the applicant's presentation. The landscaping is consistent with the zoning ordinance.

Building Signage

The proposed building signage for the project meets the minimum requirements and is consistent with the architecture of the building. The wall signage for the commercial building will be reviewed with each sign permit application.



GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID UNNECESSARY DISTURBANCE TO THE SITE. THE CONTRACTOR SHALL CONFINE HIS WORK TO THE PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. THE REVERSE FRONTAGE ROAD (ESTERO TOWN COMMONS PLACE) & CORKSCREW WOODLANDS BOULEVARD SHALL BE MAINTAINED IN PERPETUITY BY THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
16. NO BLASTING IS PROPOSED WITH THIS PROJECT.

SIGNING AND MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

LEGEND

- ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- BRICK PAVER
- EV — ELECTRICAL VEHICLE CHARGING STATION

ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY[1]	PREVIOUSLY ENTITLED	PROPOSED (THIS PHASE)	TOTAL TO DATE
MULTI-FAMILY RESIDENTIAL	306 UNITS	0	0	0
RETAIL / COMMERCIAL	60,000 SF	46,394 SF	4,782 SF	51,176 SF

(1) MAXIMUM INTENSITIES PER ORDINANCE 2019-29.

SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29

CATEGORY	REQUIRED	PROVIDED
MINIMUM BUILDING SETBACKS		
CORKSCREW ROAD R.O.W.	20 FT	53.4 FT
CORKSCREW WOODLANDS ROAD E.O.P.	20 FT	N/A
"MAIN STREET" ROADWAY (ESTERO TOWN COMMONS PLACE)	5 FT	10.0 FT
OTHER PERIMETER BOUNDARIES (WEST BOUNDARY)	20 FT	34 FT
MINIMUM BUILDING SEPARATION	20 FT	174.5 FT
MAXIMUM BUILDING HEIGHT	45 FT (3 STORIES)	30.83 FT (1 STORY)
MAXIMUM LOT COVERAGE	28%	17%[1]

(1) LOT COVERAGE FOR THE COMMERCIAL OUTPARCEL INCLUDES PREVIOUSLY PERMITTED BUILDINGS PER DOS2020-E007 AND DOS2021-E005.

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
PREVIOUSLY PERMITTED BUILDINGS (REF. DOS2020-E007 AND DOS2021-E005)			
MULTIPLE OCCUPANCY COMPLEX	4.5 PER 1,000 SF OF FLOOR AREA (23,820 SF)	108	108
RESTAURANT (DAIRY & STONE)	12.5 PER 1,000 SF OF FLOOR AREA (5,309 SF + 1,719 OUTDOOR SEATING)	88	88
BLDG 1			
RESTAURANT (DUNKIN')	13 PER 1,000 SF OF FLOOR AREA (1806.7 SF)	23.5	32
RETAIL	1 PER 350 SF OF FLOOR AREA (2975.3 SF)	8.5	
	(SEE NOTE 6) TOTAL SPACES	228	228(10)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS (SEE NOTE 7)			
COMMERCIAL	150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN.	3	4
BICYCLE PARKING FACILITIES			
COMMERCIAL	5% OF REQUIRED VEHICLE SPACES	10	12 (SEE NOTE #5)
LOADING SPACES			
COMMERCIAL	1 SPACE FOR THE FIRST 10,000 SF OF FLOOR AREA (5,309 SF)	0 (SEE NOTE #4)	0

NOTES:
1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-204.B.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
4. GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, 5-206.
5. 10 BICYCLE SPACES WERE PROVIDED UNDER DOS2020-E007. 2 BICYCLE SPACES WERE PROPOSED.
6. INCLUDES 4 ON-STREET PARKING SPACES.
7. EV PARKING SPACES PROVIDED PREVIOUSLY WITH DOS2020-E007.

REFUSE & SOLID WASTE DISPOSAL FACILITIES

REQUIRED	
COMMERCIAL REQUIREMENT PER VILLAGE OF ESTERO LDC, 5-12-109 SF FOR MORE THAN 5,000 SF UP TO 10,000 SF	
PROPOSED COMMERCIAL	4,782 SF
REQUIRED COLLECTION AREA	108 SF
PROVIDED	
12' x 12' ENCLOSURE	156 SF

NOTES:
1. THE ENCLOSURE SHALL HAVE A MINIMUM 12 FEET WIDE CLEAR OPENING.
2. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	R.O.W.	20' TYPE 'D'[1]
EAST	R.O.W.	20' TYPE 'D'
SOUTH	R.O.W.	ALTERNATE[2]
WEST	R.O.W.	20' TYPE 'D'

(1) 20' ENHANCED TYPE 'D' BUFFER REQUIRED PER ORDINANCE 2019-29.
(2) ALTERNATE PLANTING PER PATTERN BOOK PER ORDINANCE 2019-29.

BUILDING SUMMARY

BUILDING	GROSS FLOOR AREA (SF)	STORIES
BLDG 1	4,782	1

COMMERCIAL OUTPARCEL OPEN SPACE

OUTPARCEL AREA	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED
5.00 AC.	0.51 AC. (10% MIN.)	1.71 AC.

NOTES:
1. REQUIRED OPEN SPACE PER ORDINANCE 2019-09.

DeLisi Fitzgerald, Inc.
Florida Engineering Management
A Division of Barraco Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690 Fax
(239) 418-0692
Florida Certificate of Authorization Number 33253

ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56227

OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
2201 2ND STREET, SUITE 600
FORT MYERS, FL 33901
(239) 275-8200

PROJECT:
DUNKIN DONUTS AT ESTERO CROSSING

NO.	DATE	DESCRIPTION
1	12/2/20	PLAN REVISIONS

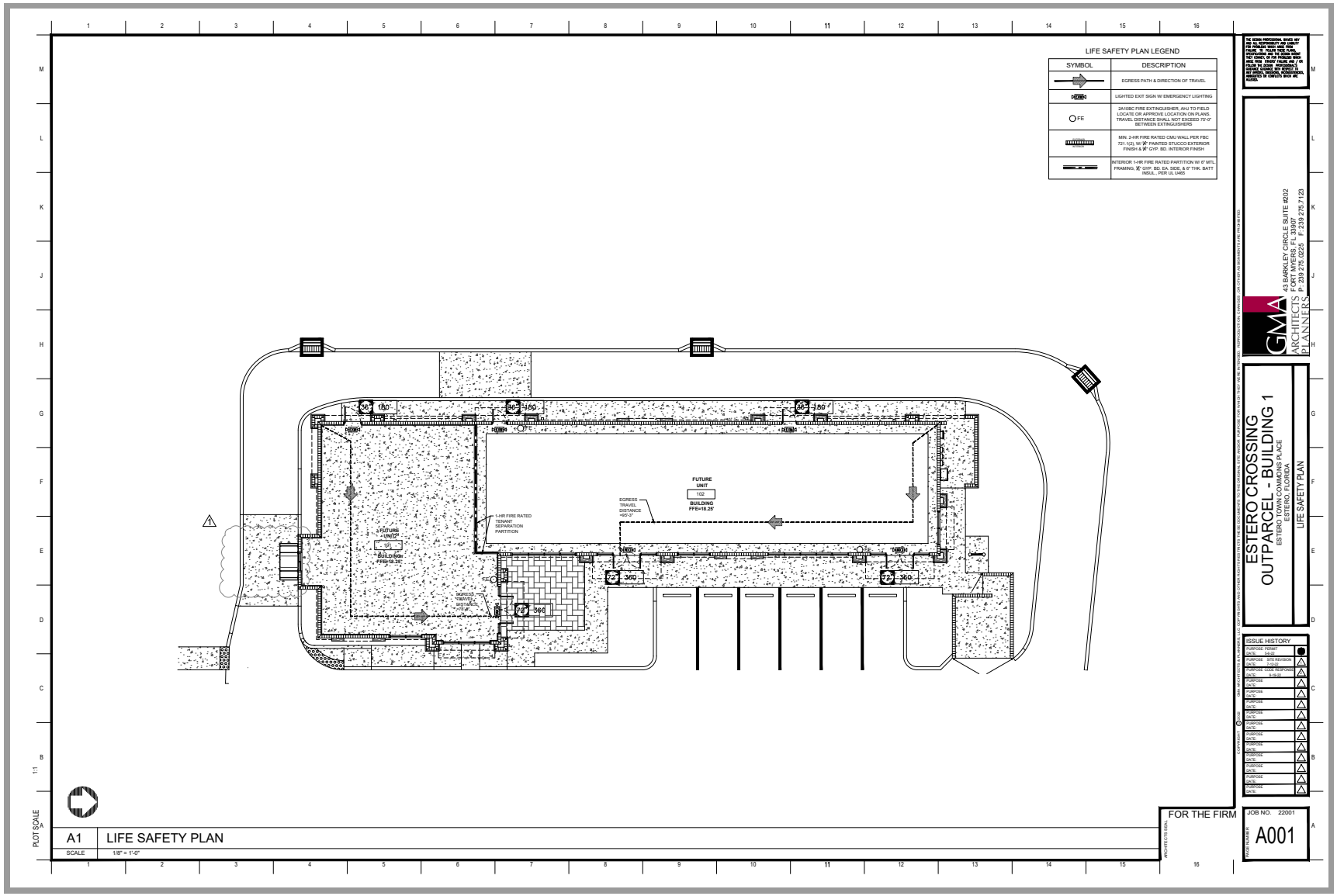
SITE LAYOUT, SIGNING AND MARKING PLAN

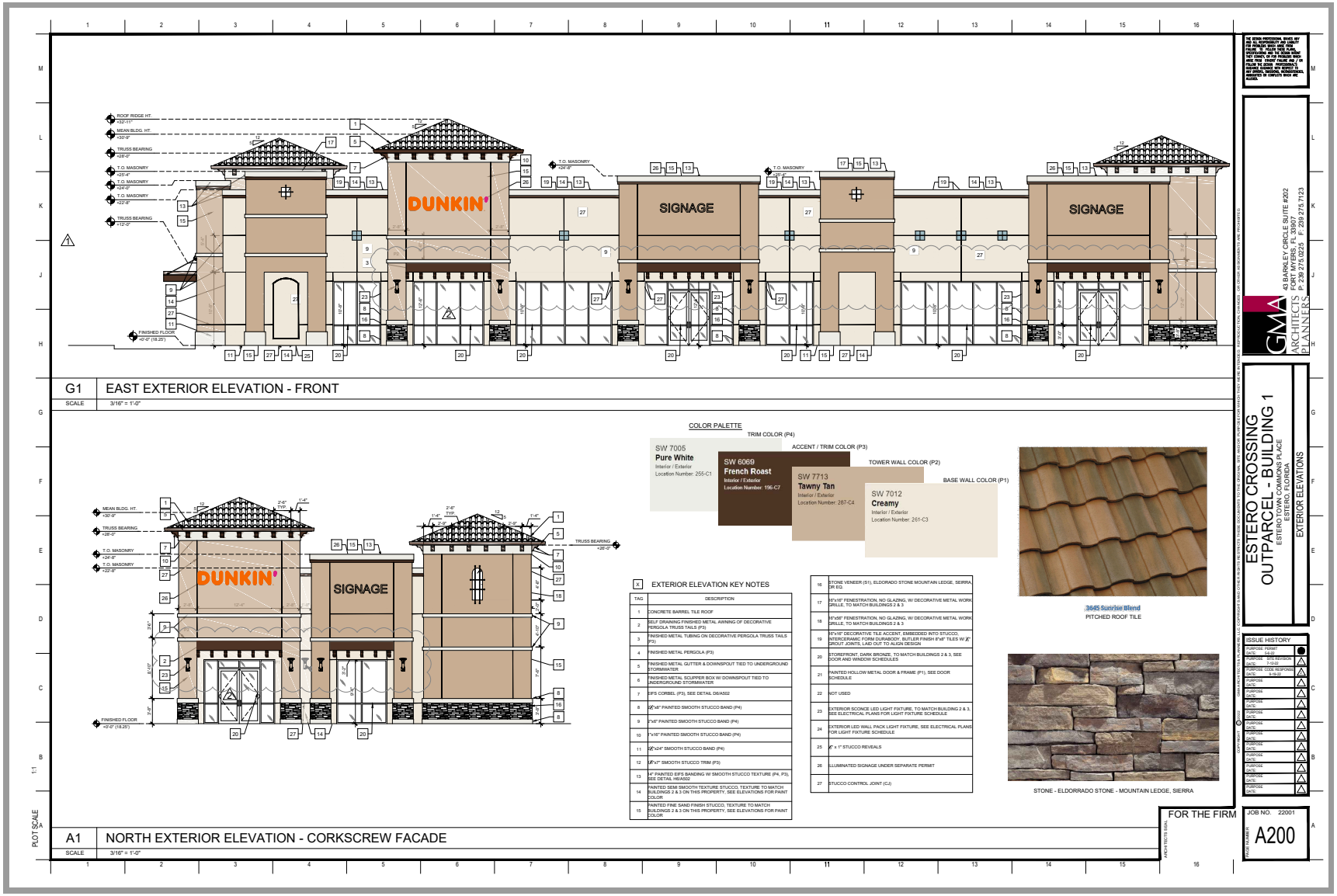
Project Manager:	JTW
Drawn By:	WJC
Checked By:	JTW
Project Number:	21513
Located in Section(s):	33
Township:	46 S
Range:	25 E
County, State:	LEE COUNTY, FL

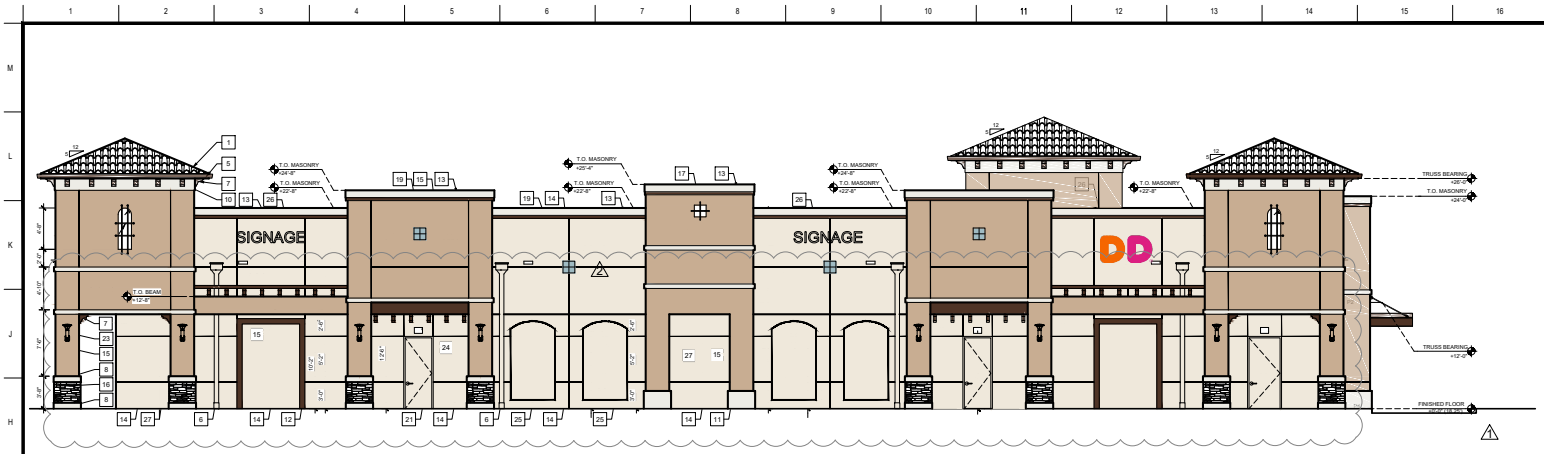
Status:
CONSTRUCTION PLANS
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 4

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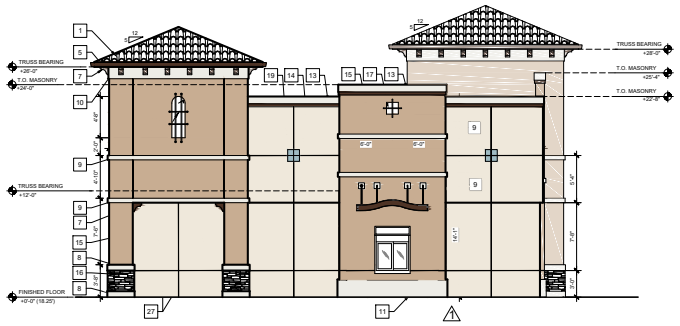

LIFE SAFETY PLAN LEGEND
SYMBOL
DESCRIPTION
EGRESS PATH & DIRECTION OF TRAVEL
LIGHTED EXIT SIGN W/ EMERGENCY LIGHTING
2A10BC FIRE EXTINGUISHER, AHJ TO FIELD LOCATE OR APPROVE LOCATION ON PLANS. TRAVEL DISTANCE SHALL NOT EXCEED 75'-0" BETWEEN EXTINGUISHERS
MIN. 2-HR FIRE RATED CMU WALL PER FBC 721.1(2), W/ ½" PAINTED STUCCO EXTERIOR FINISH & ½" GYP. BD. INTERIOR FINISH
INTERIOR 1-HR FIRE RATED PARTITION W/ 6" MTL. FRAMING, ½" GYP. BD. EA. SIDE, & 6" THK. BATT INSUL., PER UL U465
FUTURE UNIT
102
BUILDING FFE=18.25'
1-HR FIRE RATED TENANT SEPARATION PARTITION
EGRESS TRAVEL DISTANCE =95'-3"
FUTURE UNIT
103
BUILDING FFE=18.25'
EGRESS TRAVEL DISTANCE =95'-3"
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE, SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
LIFE SAFETY PLAN
ISSUE HISTORY
FOR THE FIRM
JOB NO. 22001
A001
A1
LIFE SAFETY PLAN
SCALE
1/8" = 1'-0"
PLOT SCALE
1:1


DUNKIN'
SIGNAGE
SIGNAGE
G1
EAST EXTERIOR ELEVATION - FRONT
SCALE 3/16" = 1'-0"
COLOR PALETTE
TRIM COLOR (P4)
SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1
ACCENT / TRIM COLOR (P3)
SW 6069
French Roast
Interior / Exterior
Location Number: 196-C7
TOWER WALL COLOR (P2)
SW 7713
Tawny Tan
Interior / Exterior
Location Number: 287-C4
BASE WALL COLOR (P1)
SW 7012
Creamy
Interior / Exterior
Location Number: 261-C3
3645 Sunrise Blend
PITCHED ROOF TILE
STONE - ELDORRADO STONE - MOUNTAIN LEDGE, SIERRA
EXTERIOR ELEVATION KEY NOTES
TAG
DESCRIPTION
1 CONCRETE BARREL TILE ROOF
2 SELF DRAINING FINISHED METAL AWNING OF DECORATIVE PERGOLA TRUSS TAILS (P3)
3 FINISHED METAL TUBING ON DECORATIVE PERGOLA TRUSS TAILS (P3)
4 FINISHED METAL PERGOLA (P3)
5 FINISHED METAL GUTTER & DOWNSPOUT TIED TO UNDERGROUND STORMWATER
6 FINISHED METAL SCUPPER BOX W/ DOWNSPOUT TIED TO UNDERGROUND STORMWATER
7 DFS CORBEL (P3), SEE DETAIL DS/A502
8 8"x8" PAINTED SMOOTH STUCCO BAND (P4)
9 5"x8" PAINTED SMOOTH STUCCO BAND (P4)
10 1"x16" PAINTED SMOOTH STUCCO BAND (P4)
11 8"x24" SMOOTH STUCCO BAND (P4)
12 8"x1" SMOOTH STUCCO TRIM (P3)
13 24" PAINTED EIFS BANDING W/ SMOOTH STUCCO TEXTURE (P4, P3), SEE DETAIL H6/A502
14 PAINTED SEMI SMOOTH TEXTURE STUCCO, TEXTURE TO MATCH BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS FOR PAINT COLOR
15 PAINTED FINE SAND FINISH STUCCO, TEXTURE TO MATCH BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS FOR PAINT COLOR
16 STONE VENEER (S1), ELDORADO STONE MOUNTAIN LEDGE, SIERRA, OR EQ.
17 48"x96" FENESTRATION, NO GLAZING, W/ DECORATIVE METAL WORK GRILLE, TO MATCH BUILDINGS 2 & 3
18 48"x96" FENESTRATION, NO GLAZING, W/ DECORATIVE METAL WORK GRILLE, TO MATCH BUILDINGS 2 & 3
19 48"x96" DECORATIVE TILE ACCENT, EMBEDDED INTO STUCCO, INTERCERAMIC FORM DURABODY, BUTLER FINISH 8"x8" TILES W/ 1/2" GROUT JOINTS, LAID OUT TO ALIGN DESIGN
20 STOREFRONT, DARK BRONZE, TO MATCH BUILDINGS 2 & 3, SEE DOOR AND WINDOW SCHEDULES
21 PAINTED HOLLOW METAL DOOR & FRAME (P1), SEE DOOR SCHEDULE
22 NOT USED
23 EXTERIOR SCONCE LED LIGHT FIXTURE, TO MATCH BUILDING 2 & 3, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
24 EXTERIOR LED WALL PACK LIGHT FIXTURE, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
25 1/2" x 1" STUCCO REVEALS
26 ILLUMINATED SIGNAGE UNDER SEPARATE PERMIT
27 STUCCO CONTROL JOINT (CJ)
A1
NORTH EXTERIOR ELEVATION - CORKSCREW FACADE
SCALE 3/16" = 1'-0"
43 BARKLEY CIRCLE, SUITE #202
FORT MYERS, FL 33907
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GMA ARCHITECTS PLANNERS
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 22001
A200



G1 WEST EXTERIOR ELEVATION - REAR

SCALE 3/16" = 1'-0"



A1 SOUTH EXTERIOR ELEVATION

SCALE 3/16" = 1'-0"

X EXTERIOR ELEVATION KEY NOTES

TAG	DESCRIPTION
1	CONCRETE BARREL TILE ROOF
2	SELF DRAINING FINISHED METAL AWNING OF DECORATIVE PERGOLA TRUSS TAILS (P3)
3	FINISHED METAL TUBING ON DECORATIVE PERGOLA TRUSS TAILS (P3)
4	FINISHED METAL PERGOLA (P3)
5	FINISHED METAL GUTTER & DOWNSPOUT TIED TO UNDERGROUND STORMWATER
6	FINISHED METAL SCUPPER BOX W/ DOWNSPOUT TIED TO UNDERGROUND STORMWATER
7	EIFS CORBEL (P3), SEE DETAIL D6/A502
8	8"x8" PAINTED SMOOTH STUCCO BAND (P4)
9	4"x8" PAINTED SMOOTH STUCCO BAND (P4)
10	4"x16" PAINTED SMOOTH STUCCO BAND (P4)
11	8"x24" SMOOTH STUCCO BAND (P4)
12	8"x7" SMOOTH STUCCO TRIM (P3)
13	4" PAINTED EIFS BANDING W/ SMOOTH STUCCO TEXTURE (P4, P3), SEE DETAIL H6/A502
14	PAINTED SEMI SMOOTH TEXTURE STUCCO, TEXTURE TO MATCH BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS FOR PAINT COLOR
15	PAINTED FINE SAND FINISH STUCCO, TEXTURE TO MATCH BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS FOR PAINT COLOR
16	STONE VENEER (S1), ELDORADO STONE MOUNTAIN LEDGE, SIERRA OR EQ.
17	16"x16" FENESTRATION, NO GLAZING, W/ DECORATIVE METAL WORK GRILLE, TO MATCH BUILDINGS 2 & 3
18	8"x56" FENESTRATION, NO GLAZING, W/ DECORATIVE METAL WORK GRILLE, TO MATCH BUILDINGS 2 & 3
19	8"x16" DECORATIVE TILE ACCENT, EMBEDDED INTO STUCCO, INTERCERAMIC FORM DURABODY, BUTLER FINISH 6"x6" TILES W/ ¼" GROUT JOINTS, LAID OUT TO ALIGN DESIGN
20	STOREFRONT, DARK BRONZE, TO MATCH BUILDINGS 2 & 3, SEE DOOR AND WINDOW SCHEDULES
21	PAINTED HOLLOW METAL DOOR & FRAME (P1), SEE DOOR SCHEDULE
22	NOT USED
23	EXTERIOR SCONCE LED LIGHT FIXTURE, TO MATCH BUILDING 2 & 3, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
24	EXTERIOR LED WALL PACK LIGHT FIXTURE, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
25	4" x 1" STUCCO REVEALS
26	ILLUMINATED SIGNAGE UNDER SEPARATE PERMIT
27	STUCCO CONTROL JOINT (CJ)

GMA ARCHITECTS PLANNERS
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ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA

EXTERIOR ELEVATIONS

ISSUE HISTORY

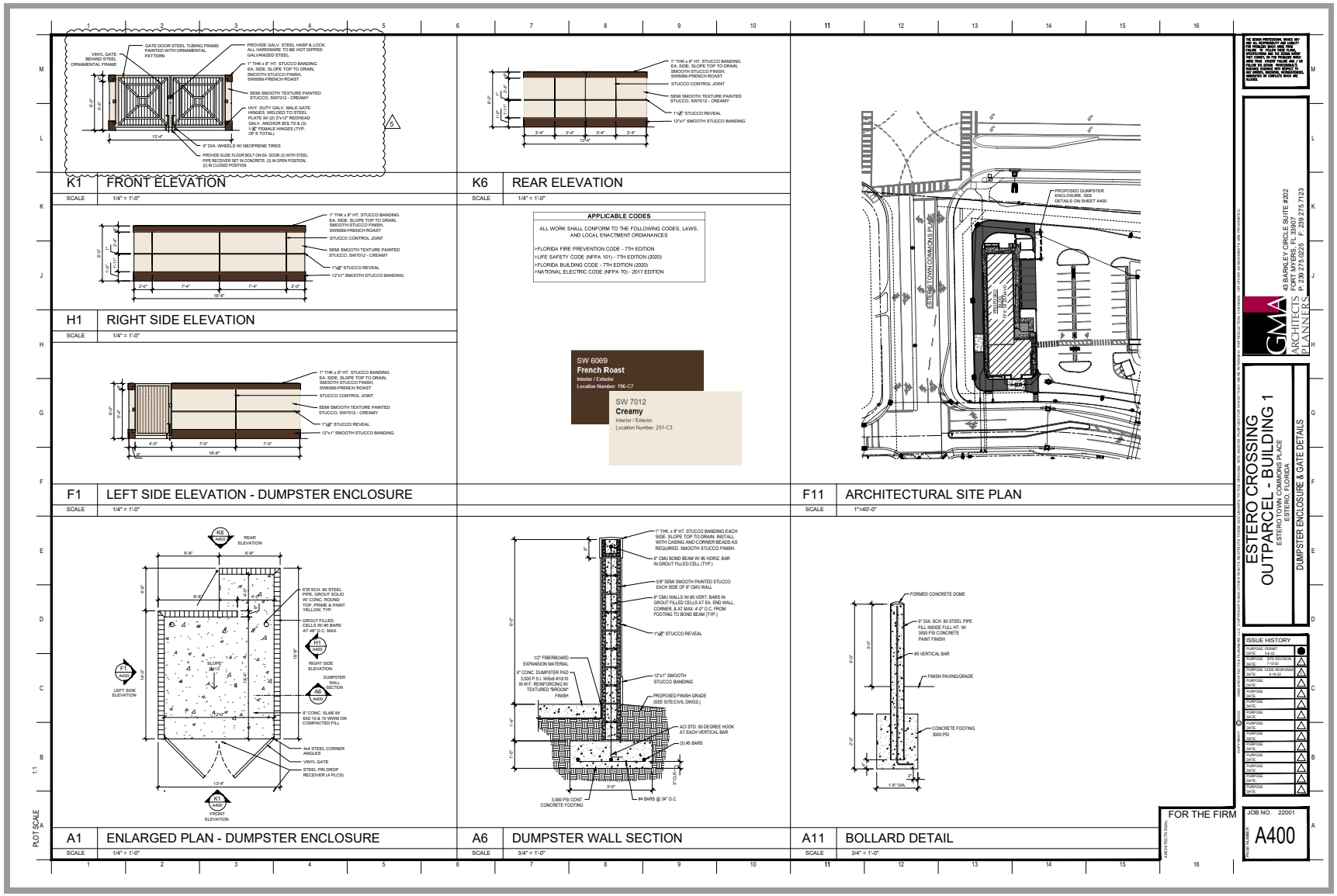
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DATE: 9-6-22	
PURPOSE: SITE REVISION	
DATE: 3-10-23	
PURPOSE: CODE RESPONSE	
DATE: 9-19-22	
PURPOSE: DATE:	
PURPOSE: DATE:	
PURPOSE: DATE:	
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FOR THE FIRM

JOB NO. 22001

A201

PLOT SCALE 1:1


K1 FRONT ELEVATION
SCALE 1/4" = 1'-0"
K6 REAR ELEVATION
SCALE 1/4" = 1'-0"
APPLICABLE CODES
ALL WORK SHALL CONFORM TO THE FOLLOWING CODES, LAWS, AND LOCAL ENACTMENT ORDINANCES
>FLORIDA FIRE PREVENTION CODE - 7TH EDITION
>LIFE SAFETY CODE (NFPA 101) - 7TH EDITION (2020)
>FLORIDA BUILDING CODE - 7TH EDITION (2020)
>NATIONAL ELECTRIC CODE (NFPA 70) - 2017 EDITION
SW 6069
French Roast
Interior / Exterior
Location Number: 196-C7
SW 7012
Creamy
Interior / Exterior
Location Number: 261-C3
H1 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"
F1 LEFT SIDE ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"
F11 ARCHITECTURAL SITE PLAN
SCALE 1"=40'-0"
A1 ENLARGED PLAN - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"
A6 DUMPSTER WALL SECTION
SCALE 3/4" = 1'-0"
A11 BOLLARD DETAIL
SCALE 3/4" = 1'-0"
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE, SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
DUMPSTER ENCLOSURE & GATE DETAILS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 22001
A400

ESTERO CROSSING

DUNKIN DONUTS

CORKSCREW ROAD | ESTERO, FLORIDA 33928

CONSULTANTS

Client	SD ESTERO CROSSING, LLC 2639 PROFESSIONAL CIRCLE, SUITE 101 NAPLES, FLORIDA 34119
Civil Engineer	DELISI FITZGERALD, INC 1605 HENDRY STREET FT.MYERS, FLORIDA 33901

BDG BOOTH DESIGN GROUP
146 Second St. N. Ste. 302
St. Petersburg, FL 33701
T/ 727.821.5699

811 Know what's below. Call before you dig.

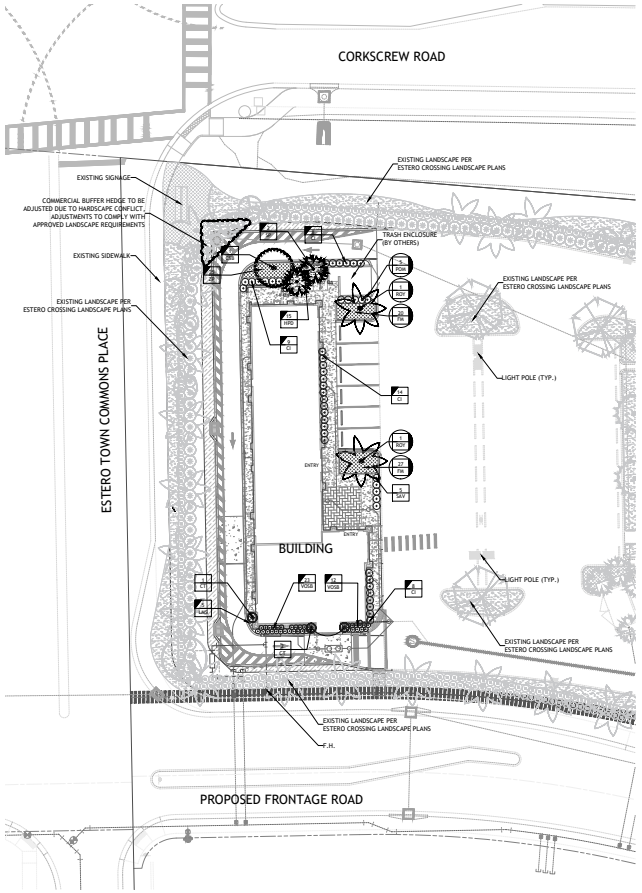
PROJECT SITE VICINITY MAP



INDEX OF DRAWINGS

DRAWING	DRAWING TITLE	DATE
COVER	COVER	8/05/2022
L1.00	LANDSCAPE DEVELOPMENT PLAN	8/05/2022
IR1.0	IRRIGATION DEVELOPMENT PLAN	8/05/2022
LD-1	LANDSCAPE DETAILS	8/05/2022
LD-2	LANDSCAPE SPECIFICATIONS	8/05/2022
LD-3	IRRIGATION DETAILS	8/05/2022
LD-4	IRRIGATION SPECIFICATIONS	8/05/2022

DUNKIN DONUTS
ESTERO CROSSING
PROJECT NUMBER: 2313



BUILDING PERIMETER PLANT MATERIAL SCHEDULE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
39	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES	
1	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5'-5' SPD., 2" CAL.	YES	YES	
3	CT	CORDYLINE FRUTICOSA	HAWAIIAN TI PLANT	3 GAL. 30-36" HT., MULTI TRUNK	NO	NO	RED SISTER TI
47	FM	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. X 12" SPD., FULL	NO	YES	
15	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL., 16'-18" HT. X 14" SPD.	YES	YES	
5	LMS	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	1 GAL., 12" HT. X 12" SPD.	YES	YES	
2	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GRAY WOOD, 24' OA	YES	YES	HEAVY TRUNK
5	SAV	SCHEFFLERA ARBORICOLA 'TRINETTE'	VARIEGATED SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
2	SP	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	YES	YES	
34	VOBS	V. OBOVATUM 'MRS SCHILLER'S DELIGHT'	MRS SCHILLER'S VIBURNUM	7 GAL., 28" HT. x 18" SPD., FULL	YES	YES	
25	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 20"-22" HT. X 10" SPD.	YES	YES	

NO LET — REQUIRED NATIVE FOUNDATION PLANTING

NO LET — VEHICULAR USE LANDSCAPE PLANTINGS

NATIVE PLANT MATERIAL REQUIREMENTS

AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED SHALL BE NATIVE FLORIDA SPECIES.

DESCRIPTION	QTY.	PERCENT
NATIVE TREE/PALM VARIETIES	3	100%
NON-NATIVE TREE/PALM VARIETIES	0	0%
TOTAL:	3	100%
NATIVE SHRUB/GC VARIETIES	5	62.5%
NON-NATIVE SHRUB/GC VARIETIES	3	37.5%
TOTAL:	8	100%

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	7.5 C.Y.

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

BUILDING FOUNDATION LANDSCAPE AREA REQUIREMENTS

	BUILDING FOOTPRINT	BUILDING PERIMETER	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
BUILDING	4800 S.F.	380 L.F.	480 S.F.	582 S.F.

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

TOTAL VEHICULAR USE AREA (VUA)	950 S.F.		
DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	95 S.F.	10%(VUA)	320 S.F.
TOTAL CANOPY TREES	1 TOTAL	8,327 / 250 S.F.	34

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY AS TO CONDITIONS THEREON AND OF ADJACENT SITES WHICH WILL BE AFFECTED BY THE WORK.
2. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, EXISTING TREE CANOPIES, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN/ENGINEERING. SUCH OBSERVATIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT REPORTED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
4. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND BE RESPONSIBLE FOR SAME. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT, EXCEPT AS APPROVED BY THE OWNER.
6. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR INCLUDING ALL COSTS. THE CONTRACTOR SHALL NOT KNOWINGLY VIOLATE CONDITIONS OF THE PERMITS. ALL CONFLICTS WITH THE PERMIT CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL FAMILIARIZE AND SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE APPROVED FDEP PERMIT.
7. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE DRAWINGS. CONTACT 'ONE-CALL' AT 811 AT LEAST 48 TO 72 HOURS PRIOR TO EXCAVATION FOR VERIFICATION OF EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS. NOT ALL UTILITIES ARE MEMBERS OF THE 'ONE-CALL' SYSTEM; THEREFORE, DIRECT CONTACT WITH THE UTILITY COMPANY MAY BE REQUIRED. CONTRACTOR SHALL CONTACT LEE COUNTY UTILITIES FOR LOCATIONS OF UNDERGROUND STORM WATER, SEWER AND WATER UTILITIES AND LATERAL LINES THAT MIGHT BE PRESENT. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE PLANS.
8. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL MAKE ALL EFFORTS TO LIMIT THE 'TRACKING' OF SOIL ONTO CITY/COUNTY STREETS FROM HAULING ACTIVITIES. CONTRACTOR SHALL REMOVE ALL SOIL FROM CITY/COUNTY STREETS RESULTING FROM CONSTRUCTION ACTIVITIES.
10. CAREFULLY REVIEW THE PLANS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED HEREIN. IF THERE IS A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
11. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, THE PLANS SHALL GOVERN.
12. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL LOG FOR APPROVAL BY THE PROJECT REPRESENTATIVE. ALL SUBMITTALS ARE TO INCLUDE THE NUMBERING SYSTEM DEVELOPED IN THE SUBMITTAL LOG.
13. THE CONTRACTOR SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT PERSON AT THE PRE-CONSTRUCTION MEETING.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING, AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.
15. SIDEWALK / PAVING LAYOUT SHALL BE FIELD-STAKED USING G.P.S. BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FORM WORK AND INSTALLATION. THE CONTRACTOR MUST NOTIFY THE L.A. AT LEAST FORTY EIGHT HOURS IN ADVANCE OF THE REQUIRED REVIEW. ALL OF THE PROPOSED LOCATIONS SHALL BE MARKED FOR A SPECIFIC PHASE OF WORK PRIOR TO CALLING FOR A REVIEW. COORDINATES THAT DO NOT RESULT IN THE GEOMETRY SHOWN ON THE PLANS SHALL BE CHECKED BY THE CONTRACTORS SURVEY CREW. CORRECTIONS OF TRAIL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. LAYOUT MUST COMPLY WITH FDEP PERMIT
16. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AND THE COST OF ALL REQUIRED CONCRETE TESTING. TESTING SHALL INCLUDE BUT NOT BE LIMITED TO MATERIALS FOR PAVING SUB-BASE, ASPHALT PAVING, STRUCTURAL AND PAVING CONCRETE.
18. CONTRACTOR TO MAINTAIN EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS WITHIN AND ADJACENT TO THE PROJECT LIMITS. CONTRACTOR TO CONTACT ALL RESPONSIBLE PARTIES IF RELOCATION IS REQUIRED OF BENCHMARKS AND OTHER REFERENCE POINTS.
19. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY'S ARCHEOLOGICAL EXPERT IF DURING THE EXCAVATION PROCESS ARTICLES OF SIGNIFICANCE ARE UNCOVERED.
20. ANY CHANGES MADE IN THE FILED BY THE CONTRACTOR OR OWNER REGARDING THE HARDSCAPE PLACEMENT SHALL BE FULLY RECORDED WITH AS-BUILTS AND PROVIDED TO THE OWNER AND L.A.
21. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, OWNER'S REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
22. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- IRRIGATION SYSTEM TO BE DESIGNED TO ELIMINATE WATERING OF IMPERVIOUS SURFACES

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ESTERO CROSSING
DUNKIN DONUTS
CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

PERMIT SET

ISSUE	DATE	
1	PERMIT SET	03-31-2022
2	PERMIT SET	08-05-2022
3	PERMIT SET	09-06-2022

REVISIONS		
1	OWNER REVISION	10.24.18

NO.	COMMENTS	DATE

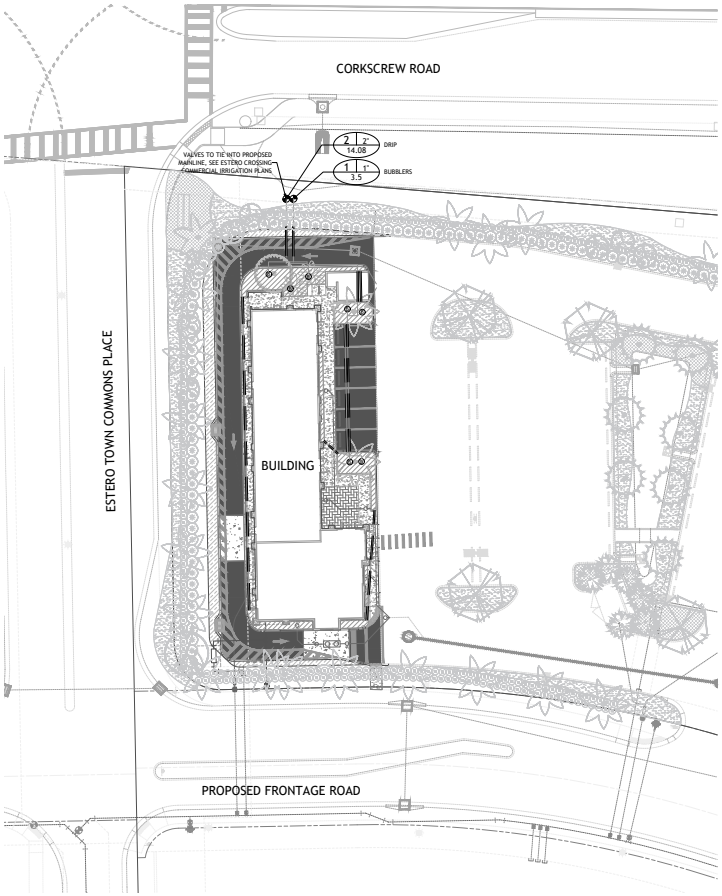
SHEET INFORMATION
JOB NUMBER 22013
DRAWN BY FS
CHECKED BY MB / JB

SCALE: 1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN

L1.00

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IRRIGATION SCHEDULE

NOZZLE	KEY	SPRAY HEAD SPECIFICATION
MS-F		PCN-50- .50 GPM
		HUNTER PLD DRIPLINE PLD-10-12-0"-R, DRIPLINE TO BE SPACED 12" O.C. APART., CONTRACTOR TO DETERMINE ROLL LENGTH

KEY	IRRIGATION COMPONENT SPECIFICATION
	Water Source: 5" WELL, PRIVATE (PER DOS2020-E007 VILLAGE OF ESTERO)
	Controller: HUNTER I2C-0800-PL, 8 STATION OUTDOOR MODULAR CONTROLLER. NO MODULE REQUIRED. PLASTIC CABINET.
	Mainline: SCHEDULE 40 PVC
	*Spray Valves: Hunter ICV 101G or 151G-FS-AS-ADJ
	*Drip Valves: Hunter ICZ 101/151
Zone Number: W, X; Valve Size; XX.XX; Zone GPM	Irrigation Zone Tag
	Sleeving: SCHEDULE 40 PVC, 2 SIZES LARGER THAN PIPE TO BE SLEEVED.
	Quick Coupler Valve: Hunter HQ-44LRC-R, if Reclaimed is used
	Drip Emitter Line Flushing Valve

-Contractor to provide all components required by the local municipality for connection to a potable water a source for irrigation.
-All irrigation heads on non-potable water systems shall have "purple" non-potable head covers.
-All Hunter heads to be installed with MPR nozzles.
-Spray zones to be operated at 40 PSI for optimal head performance.
*Hunter Reclaimed Water ID Handle shall be required on all valves when the water source is reclaimed water.
*Hunter Drip Irrigation Valve Kit shall be required on all valves for drip irrigation zones.
* Add (R) at the end of all Specifications if Reclaimed is used. Ex. HQ-44LRC-(R)
-All planted groundcover areas, shall be irrigated with low volume/micro irrigation.

IRRIGATION ZONE SCHEDULE

ZONE #	GPM	TYPE	DESCRIPTION
ZONE 1	14.08	DRIP	LANDSCAPE DRIP AREAS
ZONE 2	3.5	BUBBLER	ALL TREES ON SITE

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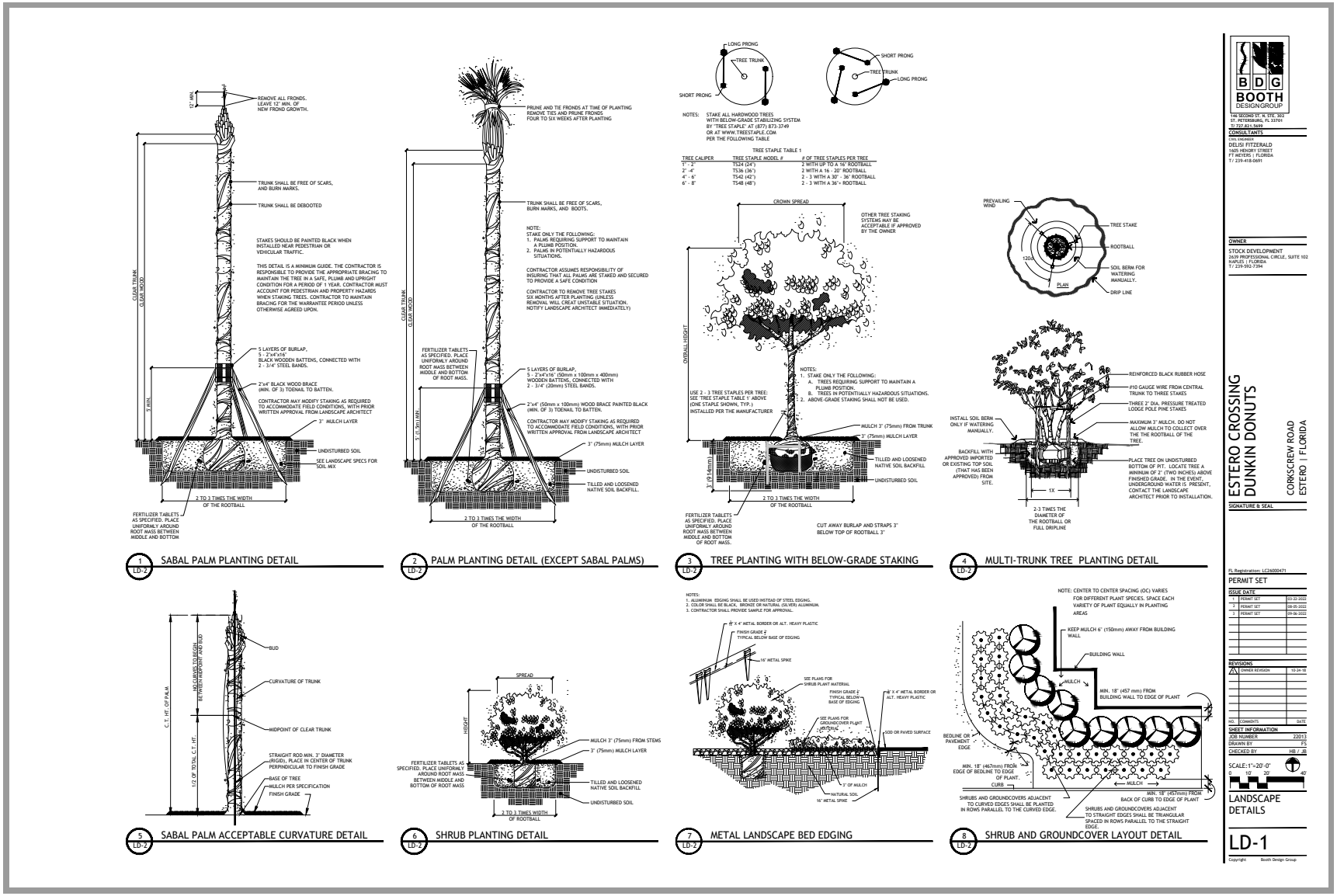
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SCALE:1"=20'-0"
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IRRIGATION DEVELOPMENT PLAN

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REMOVE ALL FRONDS. LEAVE 12" MIN. OF NEW FROND GROWTH.
TRUNK SHALL BE FREE OF SCARS, AND BURN MARKS.
TRUNK SHALL BE DEBOOTED
STAKES SHOULD BE PAINTED BLACK WHEN INSTALLED NEAR PEDESTRIAN OR VEHICULAR TRAFFIC.
THIS DETAIL IS A MINIMUM GUIDE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE BRACING TO MAINTAIN THE TREE IN A SAFE, PLUMB AND UPRIGHT CONDITION FOR A PERIOD OF 1 YEAR. CONTRACTOR MUST ACCOUNT FOR PEDESTRIAN AND PROPERTY HAZARDS WHEN STAKING TREES. CONTRACTOR TO MAINTAIN BRACING FOR THE WARRANTEE PERIOD UNLESS OTHERWISE AGREED UPON.
5 LAYERS OF BURLAP, 5 - 2"x4"x16' BLACK WOODEN BATTENS, CONNECTED WITH 2 - 3/4" STEEL BANDS.
2"x4" BLACK WOOD BRACE (MIN. OF 3) TOENAIL TO BATTEN.
CONTRACTOR MAY MODIFY STAKING AS REQUIRED TO ACCOMMODATE FIELD CONDITIONS, WITH PRIOR WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT
3" MULCH LAYER
UNDISTURBED SOIL
SEE LANDSCAPE SPECS FOR SOIL MIX
2 TO 3 TIMES THE WIDTH OF THE ROOTBALL
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM
12' MIN
5' MIN
CLEAR TRUNK
CLEAR WOOD
1 LD-2 SABAL PALM PLANTING DETAIL
PRUNE AND TIE FRONDS AT TIME OF PLANTING REMOVE TIES AND PRUNE FRONDS FOUR TO SIX WEEKS AFTER PLANTING
TRUNK SHALL BE FREE OF SCARS, BURN MARKS, AND BOOTS.
NOTE: STAKE ONLY THE FOLLOWING:
1. PALMS REQUIRING SUPPORT TO MAINTAIN A PLUMB POSITION.
2. PALMS IN POTENTIALLY HAZARDOUS SITUATIONS.
CONTRACTOR ASSUMES RESPONSIBILITY OF INSURING THAT ALL PALMS ARE STAKED AND SECURED TO PROVIDE A SAFE CONDITION
CONTRACTOR TO REMOVE TREE STAKES SIX MONTHS AFTER PLANTING (UNLESS REMOVAL WILL CREAT UNSTABLE SITUATION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY)
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM OF ROOT MASS.
5 LAYERS OF BURLAP, 5 - 2"x4"x16' (50mm x 100mm x 400mm) WOODEN BATTENS, CONNECTED WITH 2 - 3/4" (20mm) STEEL BANDS.
2"x4" (50mm x 100mm) WOOD BRACE PAINTED BLACK (MIN. OF 3) TOENAIL TO BATTEN.
CONTRACTOR MAY MODIFY STAKING AS REQUIRED TO ACCOMMODATE FIELD CONDITIONS, WITH PRIOR WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT
3" (75mm) MULCH LAYER
UNDISTURBED SOIL
TILLED AND LOOSENED NATIVE SOIL BACKFILL.
2 TO 3 TIMES THE WIDTH OF THE ROOTBALL
3' (1m) MIN.
CLEAR TRUNK
CLEAR WOOD
2 LD-2 PALM PLANTING DETAIL (EXCEPT SABAL PALMS)
LONG PRONG
TREE TRUNK
SHORT PRONG
SHORT PRONG
TREE TRUNK
LONG PRONG
NOTES: STAKE ALL HARDWOOD TREES WITH BELOW-GRADE STABILIZING SYSTEM BY "TREE STAPLE" AT (877) 873-3749 OR AT WWW.TREESTAPLE.COM PER THE FOLLOWING TABLE
TREE STAPLE TABLE 1
TREE CALIPER | TREE STAPLE MODEL # | # OF TREE STAPLES PER TREE
1" - 2" | TS24 (24") | 2 WITH UP TO A 16" ROOTBALL
2" -4" | TS36 (36") | 2 WITH A 16 - 20" ROOTBALL
4" - 6" | TS42 (42") | 2 - 3 WITH A 30" - 36" ROOTBALL
6" - 8" | TS48 (48") | 2 - 3 WITH A 36"+ ROOTBALL
CROWN SPREAD
OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED BY THE OWNER
OVERALL HEIGHT
NOTES:
1. STAKE ONLY THE FOLLOWING:
A. TREES REQUIRING SUPPORT TO MAINTAIN A PLUMB POSITION.
B. TREES IN POTENTIALLY HAZARDOUS SITUATIONS.
2. ABOVE-GRADE STAKING SHALL NOT BE USED.
USE 2 - 3 TREE STAPLES PER TREE: SEE TREE STAPLE TABLE 1 ABOVE (ONE STAPLE SHOWN, TYP.) INSTALLED PER THE MANUFACTURER
MULCH 3" (75mm) FROM TRUNK
3" (75mm) MULCH LAYER
TILLED AND LOOSENED NATIVE SOIL BACKFILL
UNDISTURBED SOIL
3" (75mm)
2 TO 3 TIMES THE WIDTH OF THE ROOTBALL
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM OF ROOT MASS.
CUT AWAY BURLAP AND STRAPS 3" BELOW TOP OF ROOTBALL 2"
3 LD-2 TREE PLANTING WITH BELOW-GRADE STAKING
PREVAILING WIND
TREE STAKE
ROOTBALL
120
SOIL BERM FOR WATERING MANUALLY.
PLAN
DRIP LINE
REINFORCED BLACK RUBBER HOSE
#10 GAUGE WIRE FROM CENTRAL TRUNK TO THREE STAKES
THREE 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKES.
MAXIMUM 3" MULCH. DO NOT ALLOW MULCH TO COLLECT OVER THE THE ROOTBALL OF THE TREE.
PLACE TREE ON UNDISTURBED BOTTOM OF PIT. LOCATE TREE A MINIMUM OF 2" (TWO INCHES) ABOVE FINISHED GRADE. IN THE EVENT, UNDERGROUND WATER IS PRESENT, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
INSTALL SOIL BERM ONLY IF WATERING MANUALLY.
BACKFILL WITH APPROVED IMPORTED OR EXISTING TOP SOIL (THAT HAS BEEN APPROVED) FROM SITE.
1X
2-3 TIMES THE DIAMETER OF THE ROOTBALL OR FULL DRIPLINE
4 LD-2 MULTI-TRUNK TREE PLANTING DETAIL
BUD
CURVATURE OF TRUNK
MIDPOINT OF CLEAR TRUNK
STRAIGHT ROD MIN. 3' DIAMETER (RIGID), PLACE IN CENTER OF TRUNK PERPINDICULAR TO FINISH GRADE
BASE OF TREE
MULCH PER SPECIFICATION
FINISH GRADE
C.T. HT. OF PALM
NO CURVES TO BEGIN BETWEEN MIDPOINT AND BUD
1/2 OF TOTAL C.T. HT.
5 LD-2 SABAL PALM ACCEPTABLE CURVATURE DETAIL
SPREAD
HEIGHT
MULCH 3" (75mm) FROM STEMS
3" (75mm) MULCH LAYER
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BOTTOM OF ROOT MASS
TILLED AND LOOSENED NATIVE SOIL BACKFILL
UNDISTURBED SOIL
2 TO 3 TIMES WIDTH OF ROOTBALL
6 LD-2 SHRUB PLANTING DETAIL
NOTES:
1. ALUMINUM EDGING SHALL BE USED INSTEAD OF STEEL EDGING.
2. COLOR SHALL BE BLACK, BRONZE OR NATURAL (SILVER) ALUMINUM.
3. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL.
4" X 4" METAL BORDER OR ALT. HEAVY PLASTIC
FINISH GRADE 2" TYPICAL BELOW BASE OF EDGING
16" METAL SPIKE
SEE PLANS FOR SHRUB PLANT MATERIAL
FINISH GRADE 2" TYPICAL BELOW BASE OF EDGING
4" X 4" METAL BORDER OR ALT. HEAVY PLASTIC
SEE PLANS FOR GROUNDCOVER PLANT MATERIAL
SOD OR PAVED SURFACE
3" OF MULCH
NATURAL SOIL
16" METAL SPIKE
7 LD-2 METAL LANDSCAPE BED EDGING
NOTE: CENTER TO CENTER SPACING (OC) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS
KEEP MULCH 6" (150mm) AWAY FROM BUILDING WALL
BUILDING WALL
MULCH
MIN. 18" (457 mm) FROM BUILDING WALL TO EDGE OF PLANT
BEDLINE OR PAVEMENT EDGE
MIN. 18" (467mm) FROM EDGE OF BEDLINE TO EDGE OF PLANT.
CURB
MULCH
MIN. 18" (457mm) FROM BACK OF CURB TO EDGE OF PLANT
SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE.
SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.
8 LD-2 SHRUB AND GROUNDCOVER LAYOUT DETAIL
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FL Registration: LC26000471
PERMIT SET
ISSUE DATE
1 PERMIT SET 03-23-2022
2 PERMIT SET 08-05-2022
3 PERMIT SET 09-06-2022
REVISIONS
1 OWNER REVISION 10.24.18
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 22013
DRAWN BY FS
CHECKED BY HB / JB
SCALE:1"=20'-0"
0 10 20 40
LANDSCAPE DETAILS
LD-1
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ESTERO CROSSING – BLDG. 1 (DUNKIN) – PZDB DO APPROVAL MEETING

ESTERO, FL

September 27, 2022

CONSULTANT TEAM

STOCK DEVELOPMENT, *Developer*

BOOTH DESIGN GROUP, *Landscape Architecture*

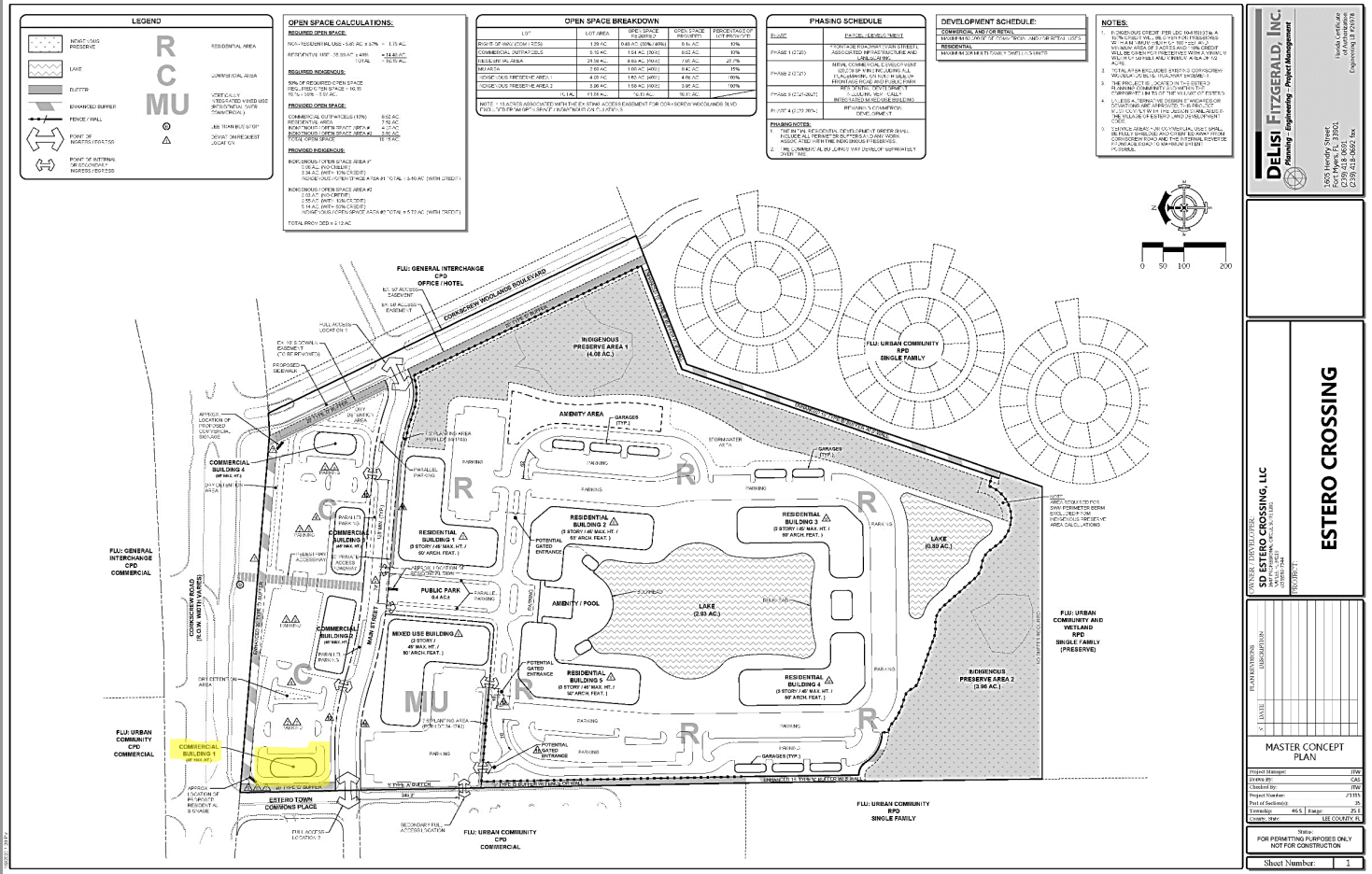
GMA ARCHITECTS AND PLANNERS, *Architect*

DELISI FITZGERALD, INC., *Civil Engineering*

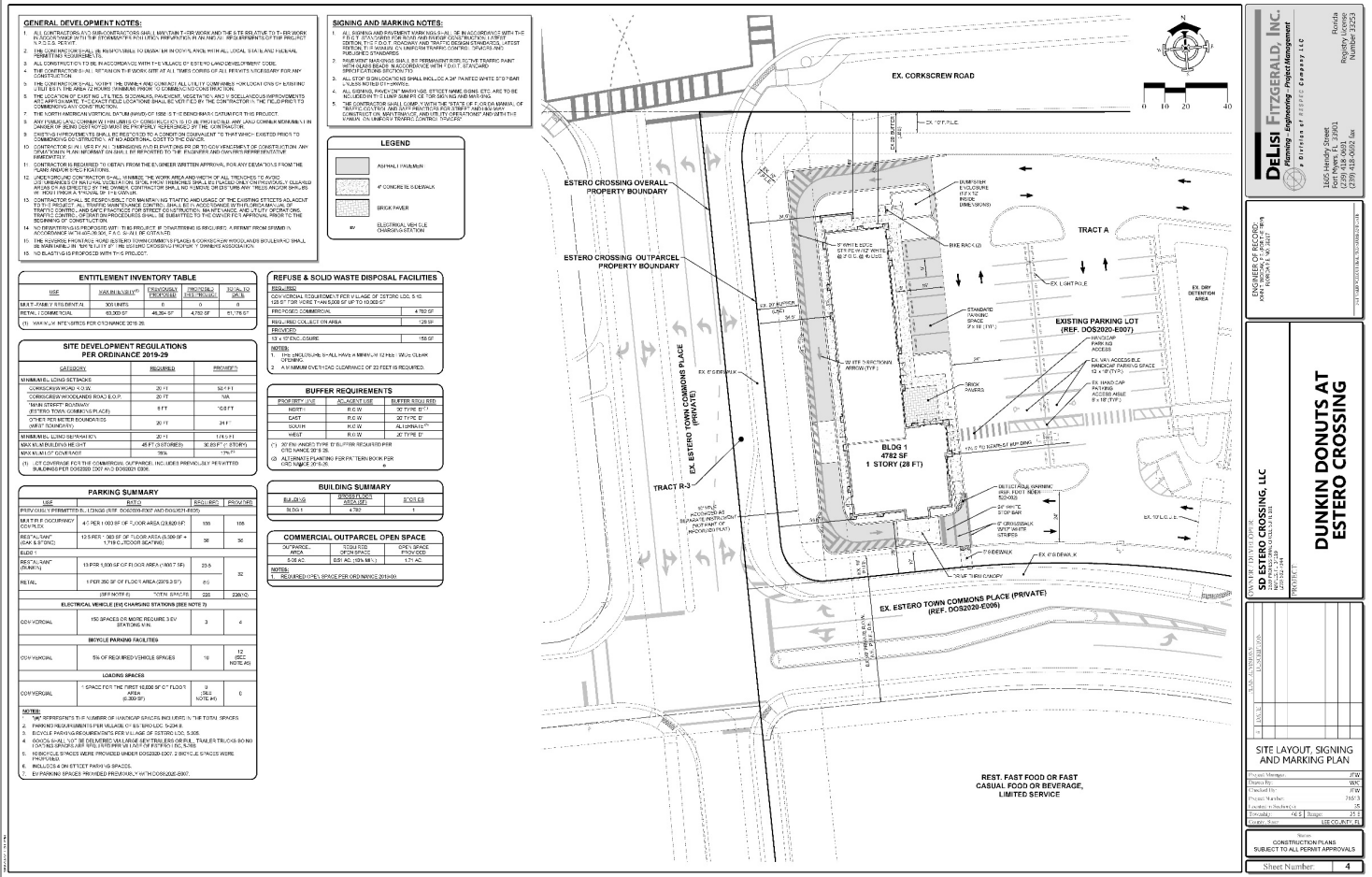
VICINITY MAP



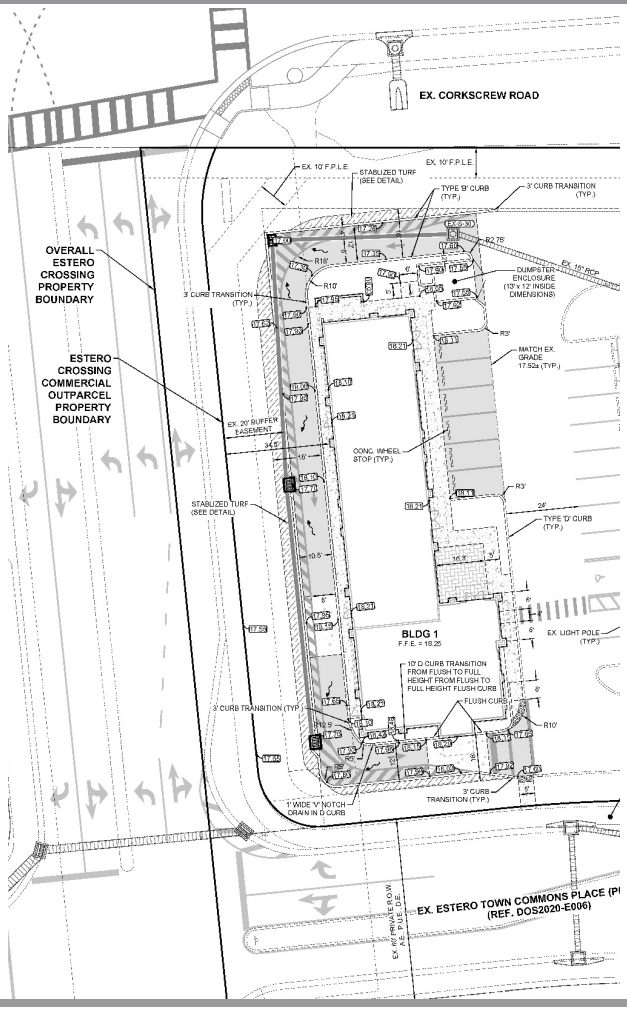
SITE CONTEXT – MASTER CONCEPT PLAN



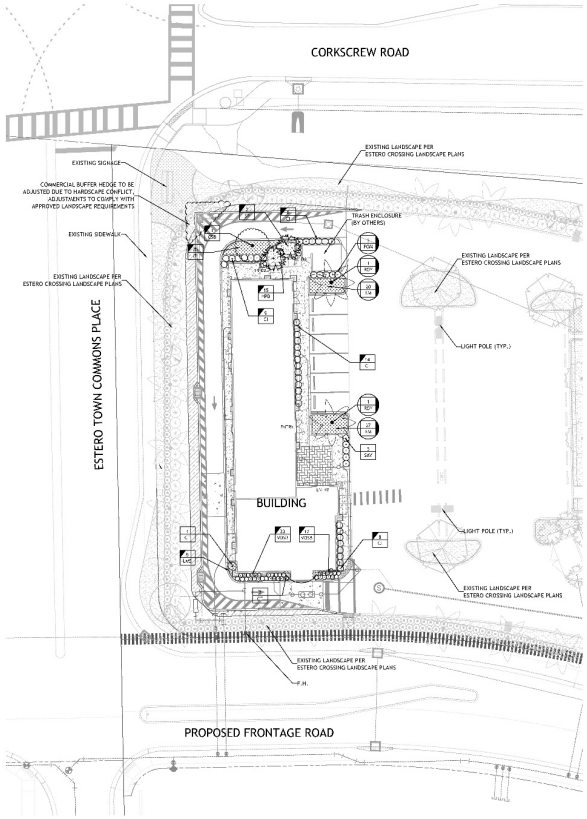
SITE PLAN


GENERAL DEVELOPMENT NOTES:
SIGNING AND MARKING NOTES:
LEGEND
ASPHALT PAVEMENT
4" CONCRETE SIDEWALK
BRICK PAVER
EV
ELECTRICAL VEHICLE CHARGING STATION
ENTITLEMENT INVENTORY TABLE
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
PARKING SUMMARY
REFUSE & SOLID WASTE DISPOSAL FACILITIES
BUFFER REQUIREMENTS
BUILDING SUMMARY
COMMERCIAL OUTPARCEL OPEN SPACE
EX. CORKSCREW ROAD
ESTERO CROSSING OVERALL PROPERTY BOUNDARY
ESTERO CROSSING OUTPARCEL PROPERTY BOUNDARY
TRACT A
TRACT R-3
EX. ESTERO TOWN COMMONS PLACE (PRIVATE)
EXISTING PARKING LOT (REF. DOS2020-E007)
BLDG 1
4782 SF
1 STORY (28 FT)
EX. DRY DETENTION AREA
EX. ESTERO TOWN COMMONS PLACE (PRIVATE) (REF. DOS2020-E006)
REST. FAST FOOD OR FAST CASUAL FOOD OR BEVERAGE, LIMITED SERVICE
DeLisi Fitzgerald, Inc.
Planning - Engineering - Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD
SD ESTERO CROSSING, LLC
DUNKIN DONUTS AT ESTERO CROSSING
SITE LAYOUT, SIGNING AND MARKING PLAN
CONSTRUCTION PLANS SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 4

DRIVE THRU


EX. CORKSCREW ROAD
EX. 10' F.P.L.E.
STABILIZED TURF (SEE DETAIL)
TYPE 'S' CURB (TYP.)
3' CURB TRANSITION (TYP.)
OVERALL ESTERO CROSSING PROPERTY BOUNDARY
ESTERO CROSSING COMMERCIAL OUTPARCEL PROPERTY BOUNDARY
DUMPSTER ENCLOSURE (12'x 12' INSIDE DIMENSIONS)
MATCH EX. GRADE 17.92± (TYP.)
EX. 20' BUFFER EASEMENT
CONC. WHEEL STOP (TYP.)
TYPE 'D' CURB (TYP.)
BLDG 1
F.F.E. = 18.25
EX. LIGHT POLE (TYP.)
10' D CURB TRANSITION FROM FLUSH TO FULL HEIGHT FROM FLUSH TO FULL HEIGHT FLUSH CURB
FLUSH CURB
1' WIDE 'V' NOTCH DRAIN IN D CURB
EX. ESTERO TOWN COMMONS PLACE (PI
(REF. DOS2020-E006)

LANDSCAPE PLANS



BUILDING PERIMETER PLANT MATERIAL SCHEDULE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE.
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 5 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 20 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
39	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES	
1	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5-5' SPD., 3" CAL.	YES	YES	
3	CT	CORDYLINE FRUTICOSA	HAWAIIAN TI PLANT	3 GAL. 30-36" HT., MULTI TRUNK	NO	NO	RED SISTER TI
47	FSH	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. X 12" SPD., FULL	NO	YES	
15	HFD	HAMELIA PATENS	DWARF FIREBUSH	3 GAL., 16"-18" HT. X 14" SPD.	YES	YES	
5	LAG	LIRIOPE MUSCARI "SUPER BLUE"	SUPER BLUE LIRIOPE	1 GAL., 12" HT. x 12" SPD.	YES	YES	
2	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GRAY WOOD, 24' OA	YES	YES	HEAVY TRUNK
5	SAV	SCHEFFLERA ARBORICOLA "TRINETTE"	VARIEGATED SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
2	SP	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	YES	YES	
24	VOBS	V. ODORATUM 'MRS SCHILLER'S DELIGHT'	MRS SCHILLER'S VIBURNUM	7 GAL., 28" HT. x 18" SPD., FULL	YES	YES	
25	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 20"-22" HT. X 10" SPD.	YES	YES	

NO. LET — REQUIRED NATIVE FOUNDATION PLANTING

NO. LET — VEHICULAR USE LANDSCAPE PLANTINGS

NATIVE PLANT MATERIAL REQUIREMENTS

AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED SHALL BE NATIVE FLORIDA SPECIES.

DESCRIPTION	QTY.	PERCENT
NATIVE TREE/PALM VARIETIES	3	100%
NON-NATIVE TREE/PALM VARIETIES	0	0%
TOTAL:	3	100%
NATIVE SHRUB/GC VARIETIES	5	62.5%
NON-NATIVE SHRUB/GC VARIETIES	3	37.5%
TOTAL:	8	100%

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR: COCOA BROWN	7.5 C.Y.

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

BUILDING FOUNDATION LANDSCAPE AREA REQUIREMENTS

	BUILDING FOOTPRINT	BUILDING PERIMETER	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
BUILDING	4800 S.F.	380 L.F.	480 S.F.	580 S.F.

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

TOTAL VEHICULAR USE AREA (VUA)	950 S.F.		
DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	95 S.F.	10%(VUA)	320 S.F.
TOTAL CANOPY TREES	1 TOTAL	8,327 / 250 S.F.	34

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY AS TO CONDITIONS THEREON AND OF ADJACENT SITES WHICH WILL BE AFFECTED BY THE WORK.
2. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, EXISTING TREE CANOPIES, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN/ENGINEERING. SUCH OBSERVATIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT REPORTED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
4. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND BE RESPONSIBLE FOR SAME. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT, EXCEPT AS APPROVED BY THE OWNER.
6. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR INCLUDING ALL COSTS. THE CONTRACTOR SHALL NOT KNOWINGLY VIOLATE CONDITIONS OF THE PERMITS. ALL CONFLICTS WITH THE PERMIT CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL FAMILIARIZE AND SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE APPROVED PERMITS.
7. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE DRAWINGS. CONTACT "ONE-CALL" AT 811 AT LEAST 48 TO 72 HOURS PRIOR TO EXCAVATION FOR VERIFICATION OF EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS. NOT ALL UTILITIES ARE MEMBERS OF THE "ONE-CALL" SYSTEM; THEREFORE, DIRECT CONTACT WITH THE UTILITY COMPANY MAY BE REQUIRED. CONTRACTOR SHALL CONTACT LEE COUNTY UTILITIES FOR LOCATION OF UNDERGROUND STORM WATER, SEWER AND WATER UTILITIES AND LATERAL LINES THAT MIGHT BE PRESENT. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE PLANS.
8. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL MAKE ALL EFFORTS TO LIMIT THE "TRACKING" OF SOIL ONTO CITY/COUNTY STREETS FROM HAULING ACTIVITIES. CONTRACTOR SHALL REMOVE ALL SOIL FROM CITY/COUNTY STREETS RESULTING FROM CONSTRUCTION ACTIVITIES.
10. CAREFULLY REVIEW THE PLANS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED HEREIN. IF THERE IS A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
11. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, THE PLANS SHALL GOVERN.
12. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL LOG FOR APPROVAL BY THE PROJECT REPRESENTATIVE. ALL SUBMITTALS ARE TO INCLUDE THE NUMBERING SYSTEM DEVELOPED IN THE SUBMITTAL LOG.
13. THE CONTRACTOR SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT PERSON AT THE PRE-CONSTRUCTION MEETING.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING, AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.
15. SIDEWALK / PAVING LAYOUT SHALL BE FIELD-STAKED USING G.P.S. BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FORM WORK AND INSTALLATION. THE CONTRACTOR MUST NOTIFY THE L.A. AT LEAST FORTY-EIGHT HOURS IN ADVANCE OF THE REQUIRED REVIEW. ALL OF THE PROPOSED LOCATIONS SHALL BE MARKED FOR A SPECIFIC PHASE OF WORK PRIOR TO CALLING FOR A REVIEW. COORDINATES THAT DO NOT RESULT IN THE GEOMETRY SHOWN ON THE PLANS SHALL BE CHECKED BY THE CONTRACTORS SURVEY CREW. CORRECTIONS OF TRAIL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. LAYOUT MUST COMPLY WITH FDEP PERMIT
16. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AND THE COST OF ALL REQUIRED CONCRETE TESTING. TESTING SHALL INCLUDE BUT NOT BE LIMITED TO MATERIALS FOR PAVING SUB-BASE, ASPHALT PAVING, STRUCTURAL AND PAVING CONCRETE.
18. CONTRACTOR TO MAINTAIN EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS WITHIN AND ADJACENT TO THE PROJECT LIMITS. CONTRACTOR TO CONTACT ALL RESPONSIBLE PARTIES IF RELOCATION IS REQUIRED OF BENCHMARKS AND OTHER REFERENCE POINTS.
19. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY'S ARCHEOLOGICAL EXPERT IF DURING THE EXCAVATION PROCESS ARTICLES OF SIGNIFICANCE ARE UNCOVERED.
20. ANY CHANGES MADE IN THE FIELD BY THE CONTRACTOR OR OWNER REGARDING THE HARDSCAPE PLACEMENT SHALL BE FULLY RECORDED WITH AS-BUILTS AND PROVIDED TO THE OWNER AND L.A.
21. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, OWNERS REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
22. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- IRRIGATION SYSTEM TO BE DESIGNED TO ELIMINATE WATERING OF IMPERVIOUS SURFACES

BDG BOOTH DESIGNGROUP
1216 BROOKWAY ST. N. STE. 202
FT. MYERS, FL 33907
T: 727.811.5699

CONSULTANTS
CIVIL/EE/SUR
BELIGI FITZGERALD
1400 HENDRY STREET
FT. MYERS | FLORIDA
T: 239-690-8891

OWNER
STOCK DEVELOPMENT
2420 PROFESSIONAL CIRCLE, SUITE 102
NAPLES | FLORIDA
T: 239-592-7191

ESTERO CROSSING
DUNKIN DONUTS
CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

PERMIT SET

ISSUE DATE	
1	PERMIT SET 03-22-2022
2	PERMIT SET 08-05-2022
3	PERMIT SET 09-06-2022

REVISIONS		
1	COMMENTS/REVISION	10-24-18
NO.	COMMENTS	DATE

SHEET INFORMATION	
JOB NUMBER	22013
DRAWN BY	FS
CHECKED BY	MB / JB

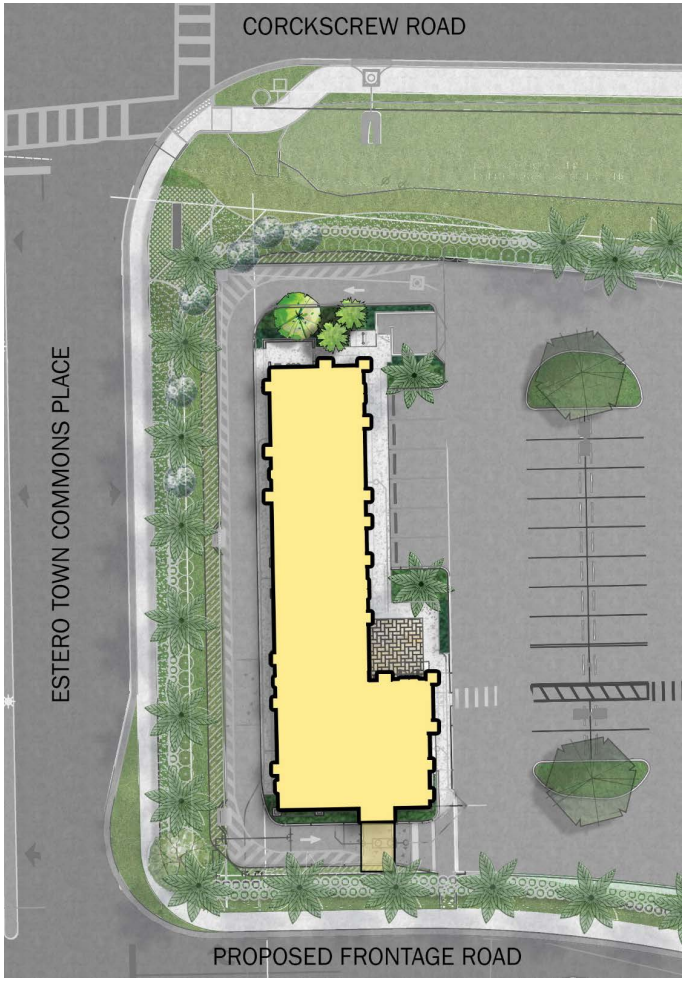
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LANDSCAPE DEVELOPMENT PLAN

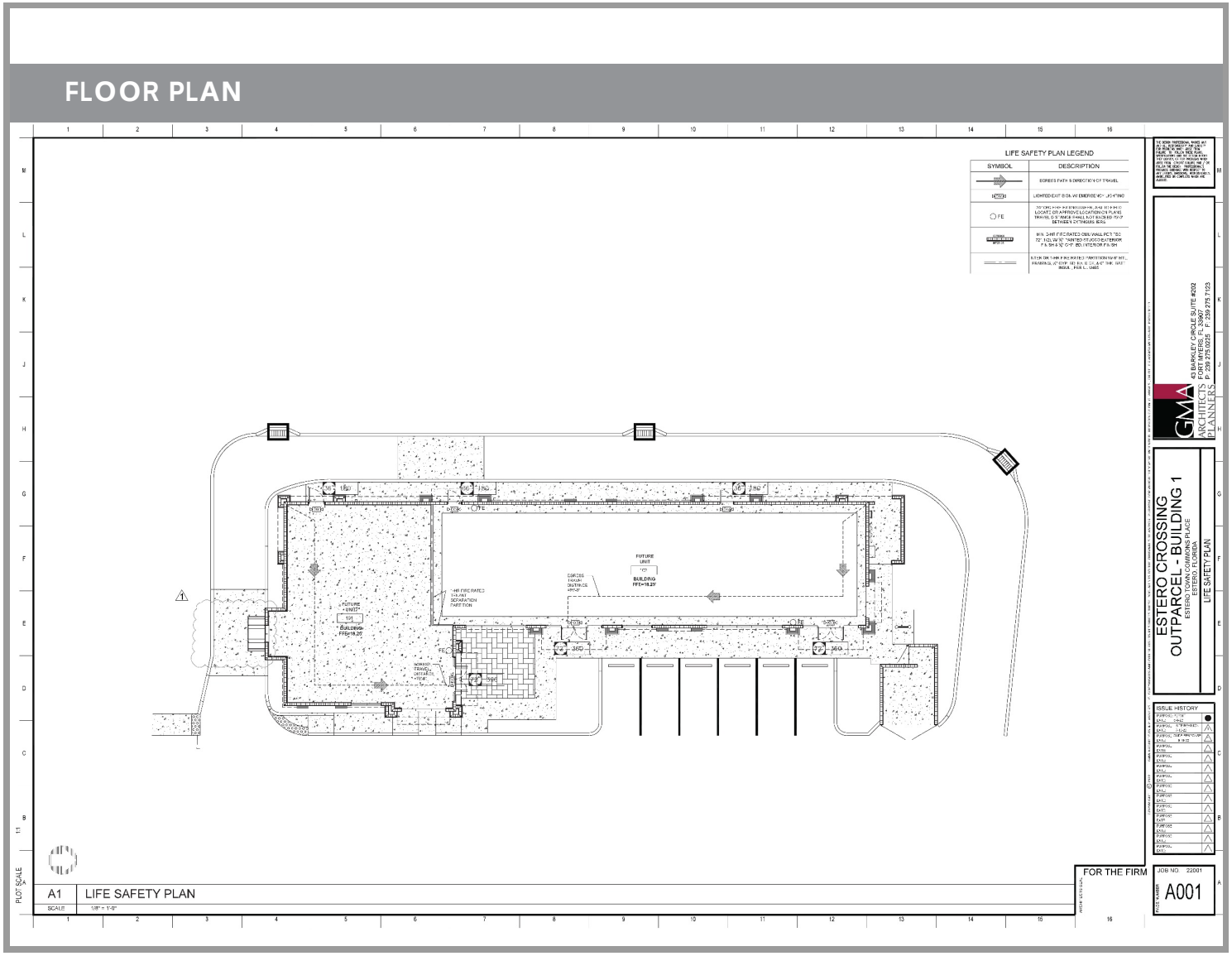
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LANDSCAPE PLAN RENDERING



FLOOR PLAN


LIFE SAFETY PLAN LEGEND
SYMBOL
DESCRIPTION
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
LIFE SAFETY PLAN
ISSUE HISTORY
A1
LIFE SAFETY PLAN
SCALE
FOR THE FIRM
JOB NO 22001
A001

BUILDING ELEVATIONS



G1 EAST EXTERIOR ELEVATION - FRONT

SCALE 3/16" = 1'-0"



COLOR PALETTE

TRIM COLOR (P4)
SW 7005 Pure White
Interior / Exterior
Location Number: 256-C1

ACCENT / TRIM COLOR (P3)
SW 6069 French Roast
Interior / Exterior
Location Number: 196-C7

TOWER WALL COLOR (P2)
SW 7713 Tawny Tan
Interior / Exterior
Location Number: 287-C4

BASE WALL COLOR (P1)
SW 7012 Creamy
Interior / Exterior
Location Number: 201-C3



3645 Sunrise Blend
PITCHED ROOF TILE



STONE - ELDORRADO STONE - MOUNTAIN LEDGE, SIERRA

EXTERIOR ELEVATION KEY NOTES

TAG	DESCRIPTION
1	[illegible]
2	[illegible]
3	[illegible]
4	[illegible]
5	[illegible]
6	[illegible]
7	[illegible]
8	[illegible]
9	[illegible]
10	[illegible]
11	[illegible]
12	[illegible]
13	[illegible]
14	[illegible]
15	[illegible]
16	STONE VENEER (S1): ELDORADO STONE MOUNTAIN LEDGE, SIERRA
17	[illegible]
18	[illegible]
19	[illegible]
20	STOREFRONT, DARK BRONZE, TO MATCH BELLDRIDGE 2 & 3. SEE DOOR AND WINDOW SCHEDULES
21	PAINTED 1" OILLON METAL DOOR & FRAME (P1). SEE DOOR SCHEDULE
22	NOT USED
23	EXTERIOR SIGNAGE LED 18" FIXTURE. TO MATCH BUILDING 2 & 3. SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
24	EXTERIOR LED WALL PACK LIGHT FIXTURE. SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
25	2" x 1" STUCCO REVEALS
26	[illegible]
27	STUCCO CONTROL JOINT (CJ)

A1 NORTH EXTERIOR ELEVATION - CORKSCREW FACADE

SCALE 3/16" = 1'-0"

FOR THE FIRM

GMA ARCHITECTS PLANNERS
49 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0025 F: 239.275.7123

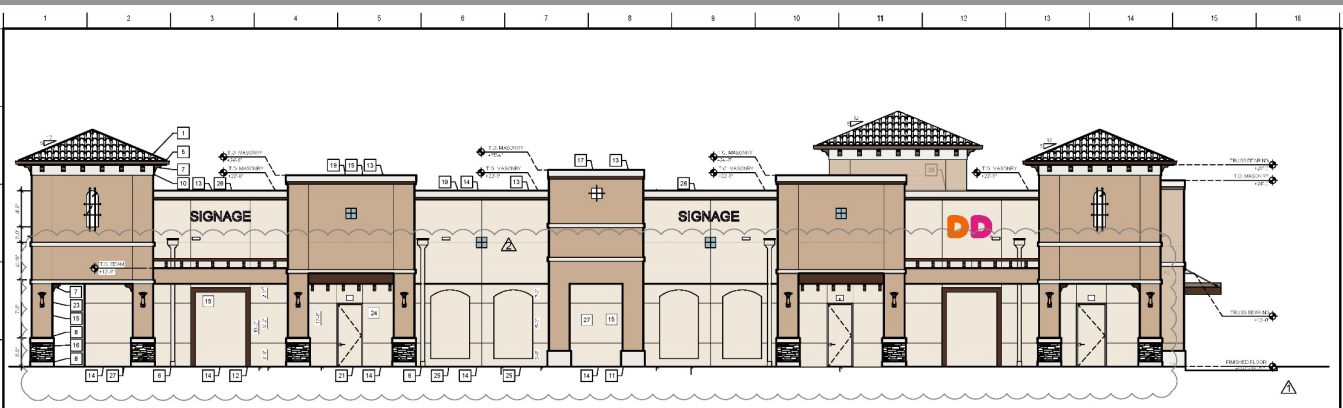
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
EXTERIOR ELEVATIONS

ISSUE HISTORY

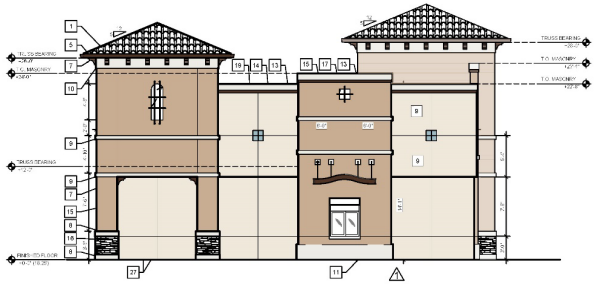
JOB NO. 22001

A200

BUILDING ELEVATIONS



G1 WEST EXTERIOR ELEVATION - REAR
SCALE 3/16" = 1'-0"



A1 SOUTH EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

TAG	DESCRIPTION
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2	[illegible]
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26	[illegible]
27	[illegible]

GMA ARCHITECTS PLANNERS
49 BARKLEY CIRCLE, SUITE #2202
FORT MYERS, FLORIDA 33907
P: 239.275.0325 F: 239.275.7123

ESTERO CROSSING
OUTPARCEL - BUILDING 1
EXTERIOR COLUMBIA ROAD AT CORKSCREW ROAD
ESTERO, FLORIDA

EXTERIOR ELEVATIONS

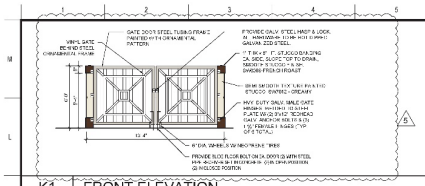
ISSUE HISTORY

FOR THE FIRM

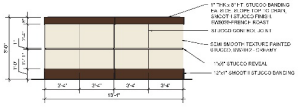
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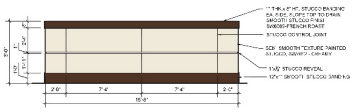
SOLID WASTE ENCLOSURE



K1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



K6 REAR ELEVATION
SCALE 1/4" = 1'-0"



H1 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

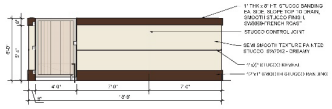
APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES, LAWS, AND LOCAL ENACTMENT ORDINANCES

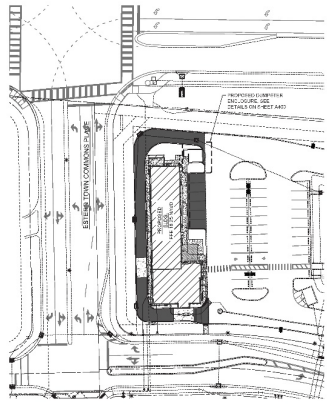
- FLORIDA FIRE PREVENTION CODE - 7TH EDITION
- LIFE SAFETY CODE (NFPA 101) - 7TH EDITION (2020)
- FLORIDA BUILDING CODE - 7TH EDITION (2020)
- NATIONAL ELECTRIC CODE (NFPA 70) - 2017 EDITION

SW 6068
French Roast
Middle / Exterior
Location Number: 196-C7

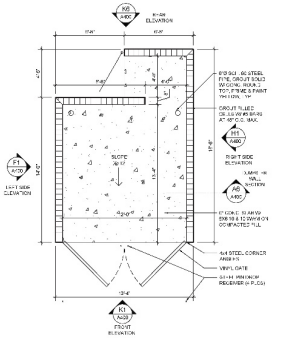
SW 7012
Creamy
Interior / Exterior
Location Number: 201-C3



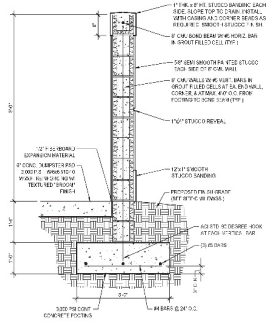
F1 LEFT SIDE ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



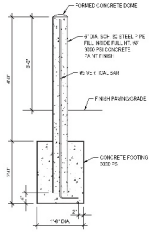
F11 ARCHITECTURAL SITE PLAN
SCALE 1"=40'-0"



A1 ENLARGED PLAN - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



A6 DUMPSTER WALL SECTION
SCALE 3/4" = 1'-0"



A11 BOLLARD DETAIL
SCALE 3/4" = 1'-0"

GMA ARCHITECTS LANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239 275.0023 F: 239 275.7123

ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO CROSSING, CORKSCREW PLACE
ESTERO, FLORIDA

DUMPSTER ENCLOSURE & GATE DETAILS

ISSUE HISTORY

FOR THE FIRM

JOB NO. 22001

A400

RENDERINGS



RENDERINGS



AGENDA ITEM SUMMARY SHEET
Planning Zoning and Design Board
September 27, 2022

Agenda Item:

Land Development Code Amendment – Lot Coverage Definition
Ordinance 2022-12

Description:

The Land Development Code was adopted by Council in January, 2021. A Lot Coverage definition was included. This amendment is necessary now as the definition for lot coverage is creating numerous problems with existing and new developments. Staff recommends approval of the change back to the prior Code language.

The Council will review the ordinance in October.

Action Requested:

Recommend to Council to approve amendment of Land Development Code definition for lot coverage

Prepared by: Mary Gibbs

Attachments:

1. Ordinance 2022-12

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2022 - 12

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING THE VILLAGE LAND DEVELOPMENT CODE TO AMEND SECTION 10-3 RULES OF MEASUREMENT TO REVISE THE DEFINITION OF LOT COVERAGE; PROVIDING A SEVERABILITY CLAUSE, A GENERAL REPEALER CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the Village Council adopted the Village Land Development Code on January 27, 2021 which established the land development regulations; and

WHEREAS, after adopting the Code, it was discovered that the lot coverage definition was incorrect; and

WHEREAS, revisions must be adopted as amendments to the Code; and

WHEREAS, the Planning Zoning and Design Board, sitting as the Local Planning Agency, reviewed this Ordinance at a duly noticed public hearing and recommended approval.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Amending Section 10-303.D.

The Village Land Development Code is hereby amended as follows:

10-303.D. Lot Coverage

That portion of a lot area, expressed as a percentage, occupied by all ~~impervious surfaces~~ buildings or structures.

Section 2. Severability.

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

Words that have been added are underlined. Words that have been deleted are ~~stricken through~~.

Section 3. Repeal.

All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the Village or any of its officials and in conflict with this Ordinance are hereby repealed to the extent inconsistent herewith.

Section 4. Effective Date.

This Ordinance shall take effect immediately upon adoption at second reading.

PASSED on first reading this _____ day of _____, 2022.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this _____ day of _____, 2022.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Katy Errington, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Errington	____	____
Vice Mayor McLain	____	____
Councilmember Ribble	____	____
Councilmember Fiesel	____	____
Councilmember Boesch	____	____
Councilmember Ward	____	____
Councilmember Wilson	____	____

Words that have been added are underlined. Words that have been deleted are ~~stricken through~~.

AGENDA ITEM SUMMARY SHEET
Planning Zoning and Design Board
September 27, 2022

Agenda Item:

Land Development Code Amendment - Flood Hazard Reduction Standards
Ordinance 2022-13

Description:

The Land Development Code was adopted by the Council in January, 2021. Flood Hazard Reduction Standards were included. This amendment is necessary to comply with Federal Emergency Management Agency ("FEMA") Policy #104-008-03 in order for the Village to continue to participate in the NFIP Community Rating System program.

The Council will review the ordinance in October.

Action Requested:

Recommend to Council to approve amendment of Land Development Code Flood Hazard Reduction Standards section

Prepared by: Mary Gibbs

Attachments:

1. Ordinance 2022-13

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2022 - 13

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING LAND DEVELOPMENT CODE SECTION 7-3 "FLOOD HAZARD REDUCTION STANDARDS" TO UPDATE THE EFFECTIVE FLOOD INSURANCE STUDY APPLICABLE TO THE VILLAGE, AMEND THE PROCESS FOR DETERMINING SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE DETERMINATIONS, UPDATE REFERENCE TO THE FLORIDA BUILDING CODE HISTORIC BUILDINGS CHAPTER, SPECIFY ELEVATION OF AND FOUNDATIONS FOR MANUFACTURED HOMES IN FLOOD HAZARD AREAS, PROVIDE STANDARDS FOR NON-ELEVATED ACCESSORY STRUCTURES IN FLOOD AREAS, AND AMEND DEFINITIONS; CLARIFYING AND REENACTING THE REPEAL OF ORDINANCE 2015-16; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125 – County Government or Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Village of Estero participates in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements and achieved a CRS rating of Class 6, making citizens who purchase NFIP flood insurance policies eligible for premium discounts; and

WHEREAS, in 2020 the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better; and

WHEREAS, to satisfy the prerequisite and for the Village of Estero to maintain the current CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated to or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements; and

WHEREAS, the Federal Emergency Management Agency released FEMA Policy #104-008-03 Floodplain Management Requirements for Agricultural Structures and Accessory Structures; and

WHEREAS, the Village Council has determined it appropriate to modified requirements for accessory structures to be consistent with the FEMA Policy to allow issuance of permits for non-elevated wet floodproofed accessory structures that are not larger than the sizes specified in the FEMA Policy; and

WHEREAS, the Village Council determined that it is in the public interest to amend the floodplain management regulations to better protect manufactured homes and to continue participating in the Community Rating System at the current class rating; and

WHEREAS, the Village wishes to clarify that the adoption of the Village Land Development Code by Ordinance 2020-10, specifically Section 1-902 adopting the Florida Building Code as codified in Chapter 553, Florida Statutes, was intended to repeal earlier building code regulations adopted by Ordinance 2015-16, and to clarify any doubt that Ordinance 2015-16 is no longer in effect.

NOW THEREFORE, BE IT ENACTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, THAT:

Section 1. Amendments to Section 7-3 Flood Hazard Reduction Standards.

Section 7-3 "Flood Hazard Reduction Standards" of the Village Land Development Code is hereby amended, as shown in strikethrough and underline text, by the following amendments.

SECTION 7-3. FLOOD HAZARD REDUCTION STANDARDS

7-301. Administration.

A. **General.**

1. *Scope*. This section applies to all development that is wholly within or partially within any flood hazard area or special flood hazard area (see Sec. 7-303, Definitions), including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

2. *Purpose and Intent*. The purpose and intent of this section and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare, and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

A. Minimize unnecessary disruption of commerce, access, and public service during times of flooding;
B. Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
C. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
D. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
E. Minimize damage to public and private facilities and utilities;
F. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
G. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
H. Meet the requirements of the National Flood Insurance Program for community participation as set forth in 44 CFR 59.22.

3. *Coordination with Florida Building Code*. This section is intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.

4. *Warning*. The degree of flood protection required by this section and the Florida Building Code, as amended by the Village of Estero, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This section does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of 44 CFR Secs. 59 and 60, may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this section.

5. *Disclaimer of Liability*. This section will not create liability on the part of the Village of Estero or by any officer or employee of the Village for any flood damage that results from reliance on this section or any administrative decision lawfully made under it.

B. **Applicability.**

1. *General.*
A. Where there is a conflict between a general requirement and a specific requirement, the specific requirement will be applicable.

B. This section applies to all flood hazard areas within the Village of Estero, as established in subsection C below.

C. The Flood Insurance Study for Lee County, Florida and Incorporated Areas, effective November 17, 2022~~August 28, 2008~~, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this section and will serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Village ~~Hall~~ Department of Community Development.

2. *Submission of Additional Data to Establish Flood Hazard Area*. To establish flood hazard areas and base flood elevations, in accordance with Sec. 7-301.E, Site Plans and Construction Documents, the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

   A. Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area will be considered as a flood hazard area and subject to the requirements of this section and, as applicable, the requirements of the Florida Building Code.

   B. Are above the closest applicable base flood elevation, the area will be regulated as a special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

3. *Other Laws*. The provisions of this section will not be deemed to nullify any provisions of local, state, or federal law.

4. *Abrogation and Greater Restrictions*. This section supersedes any regulations in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing regulations including but not limited to land development regulations, zoning resolutions, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this section and any other regulations, the more restrictive will govern. This section will not impair any deed restriction, covenant, or easement, but any land that is subject to such interests will also be governed by this section.

C. **Duties and Powers of the Floodplain Administrator.**

1. *Designation*. The Village Manager is designated as the Floodplain Administrator and may delegate another person to serve in this capacity. The Floodplain Administrator may delegate performance of certain duties to other employees.

2. *General*. The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this section. The Floodplain Administrator will have the authority to render interpretations of this section consistent with the intent and purpose of this section and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures will not have the effect of waiving requirements specifically provided in this section without the granting of a variance pursuant to Sec. 7-301.G, Variances and Appeals.

3. *Applications and Permits*. The Floodplain Administrator, in coordination with other pertinent offices of the community, will:

   A. Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
   B. Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this section;
   C. Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination will have the opportunity to appeal the interpretation;
   D. Provide available flood elevation and flood hazard information;
   E. Determine whether additional flood hazard data will be obtained from other sources or will be developed by an applicant;
   F. Review applications to determine whether proposed development will be reasonably safe from flooding;
   G. Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with this section is demonstrated, or disapprove the same in the event of noncompliance; and
   H. Coordinate to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this section.

4. *Substantial Improvement and Substantial Damage Determinations*. For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures ~~such that the value or size of the buildings increases by at least 50 percent, calculated over the preceding five years~~, the Floodplain Administrator shall:

   A. Estimate the market value or require the applicant to obtain an appraisal of the market value prepared by ~~using the Building Cost Value in the property appraiser's records unless~~ a qualified independent appraiser ~~of just the structure is submitted~~, of the building or structure before the start of construction of the proposed work; in

the case of repair. the market value of the building or structure will be the market value before the damage occurred and before any repairs are made;

B. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;

C. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; the determination requires evaluation of previous permits issued for improvements and repairs as specified in the definition of "substantial improvement" and previous permits issued for repair of flood-related damage; and

D. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this section is required.

5. *Modifications of the Strict Application of the Requirements of the Florida Building Code*. The Floodplain Administrator will review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance in accordance with Sec. 7-301.G, Variances and Appeals.

6. *Notices and Orders*. The Floodplain Administrator will coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this section.

7. *Inspections*. The Floodplain Administrator will make the required inspections as specified in Sec. 7-301.F, Inspections, for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. The Floodplain Administrator will inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

8. *Other Duties of the Floodplain Administrator*. The Floodplain Administrator will have other duties, including but not limited to:

A. Establishing procedures for administering and documenting determinations of substantial improvement and substantial damage in accordance with Sec. 7-301.C.4, Substantial Improvement and Substantial Damage Determinations;

B. Requiring that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain

Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);

C. Requiring applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions will be made within six months of such data becoming available;

D. Reviewing required design certifications and documentation of elevations specified by this section and the Florida Building Code to determine that such certifications and documentations are complete;

E. Notifying FEMA when the corporate boundaries of the Village are modified; and

F. Advising applicants for new buildings and structures, including substantial improvements, which are located in any unit of the Coastal Barrier Resources System established by the Coastal Barrier Resources Act (Pub. L. 97-348) and the Coastal Barrier Improvement Act of 1990 (Pub. L. 101-591) that federal flood insurance is not available on such construction; areas subject to this limitation are identified on Flood Insurance Rate Maps as "Coastal Barrier Resource System Areas" and "Otherwise Protected Areas."

9. *Floodplain Management Records*. Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator will maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this section and the flood resistant construction requirements of the Florida Building Code, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this section; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken in accordance with this section and the flood resistant construction requirements of the Florida Building Code. These records are available for public inspection at the Village Hall.

D. **Permits.**

1. *Permits Required*. Any owner or owner's authorized agent also referred to as "applicant" who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make

application to the Floodplain Administrator and obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this section and all other applicable codes and regulations has been satisfied.

2. *Floodplain Development Permits or Approvals*. Floodplain development permits or approvals will be issued in accordance with this section for any development activities not subject to the requirements of the Florida Building Code including buildings, structures, and facilities exempt from the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

3. *Buildings, Structures, and Facilities Exempt from the Florida Building Code*. In accordance with the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR Secs. 59 and 60), floodplain development permits or approvals will be required for buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this section.

4. *Application for a Permit or Approval*. To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the Village. The information provided shall:

   A. Identify and describe the development to be covered by the permit or approval.

   B. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.

   C. Indicate the use and occupancy for which the proposed development is intended.

   D. Be accompanied by a site plan or construction documents as specified in Sec. 7-301.E, Site Plans and Construction Documents.

   E. State the valuation of the proposed work.

   F. Be signed by the applicant or the applicant's authorized agent.

   G. Give such other data and information as required by the Floodplain Administrator.

5. *Validity of Permit or Approval*. The issuance of a floodplain development permit or approval in accordance with this section shall not be construed to be a permit for, or approval of, any violation of this section, the Florida Building Codes, or any other Village regulations. The issuance of permits based on submitted applications,

construction documents, and information will not prevent the Floodplain Administrator from requiring the correction of errors and omissions.

6. *Suspension or Revocation*. The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error; on the basis of incorrect, inaccurate, or incomplete information; or in violation of this section or any other section, regulation, or requirement of the Village.

7. *Other Permits Required*. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

   A. SFWMD; F.S. § 373.036.

   B. Florida Department of Health for onsite sewage treatment and disposal systems; F.S. § 381.0065 and Ch. 64E-6, F.A.C.

   C. FDEP for activities subject to the Joint Coastal Permit; F.S. § 161.055.

   D. FDEP for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Sec. 404 of the Clean Water Act.

   E. Federal permits and approvals.

E. **Site Plans and Construction Documents.**

1. *Information for Development in Flood Hazard Areas.*

   A. The site plan or construction documents for any development subject to the requirements of this section shall be drawn to scale and include, as applicable to the proposed development:

      1. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.

      2. Where base flood elevations, or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Sec. 7-301.E.2.B or Sec. 7-301.E.2.C.

      3. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than five acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Sec. 7-301.E.2.A.

4. Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas, new buildings shall be located landward of the reach of mean high tide.

5. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.

6. If the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.

7. Extent of any proposed alteration of mangrove stands, provided such alteration is approved by FDEP.

8. Existing and proposed alignment of any proposed alteration of a watercourse.

9. Estimated labor and material costs.

B. The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this section but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this section.

2. *Information in Flood Hazard Areas without Base Flood Elevations (Approximate Zone A)*. Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

A. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.

B. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.

C. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:

1. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or

2. Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.

D. Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

3. *Additional Analyses and Certifications*. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

A. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Sec. 7-301.E.4, Submission of Additional Data, and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.

B. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

C. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Sec. 7-301.E.4, Submission of Additional Data.

D. For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (Zone V), an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.

4. *Submission of Additional Data*. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees will be the responsibility of the applicant.

F. **Inspections.**

1. *General*. Development for which a floodplain development permit or approval is required will be subject to inspection.

2. *Development Other than Buildings or Structures*. The Floodplain Administrator will inspect all development to determine compliance with the requirements of this section and the conditions of approval of a floodplain development permit.

3. *Buildings, Structures, and Facilities Exempt from the Florida Building Code*. The Floodplain Administrator will inspect buildings, structures, and facilities exempt from the Florida Building Code to determine compliance with the requirements of this section and the conditions of approval of a floodplain development permit.

4. *Building Structures and Facilities Exempt from the Florida Building Code, Lowest Floor Inspection*. Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure, or facility exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the Floodplain Administrator:

   A. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or

   B. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Sec. 7-301.E.2, Information in Flood Hazard Areas without Base Flood Elevations (Approximate Zone A), the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

5. *Buildings, Structures, and Facilities Exempt from the Florida Building Code, Final Inspection*. As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Sec. 7-301.F.4, Building Structures and Facilities Exempt from the Florida Building Code, Lowest Floor Inspection.

6. *Manufactured Homes*. The Building Official shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this section and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Building Official.

G. **Variances and Appeals.**

1. *General*. The PZDB shall hear and decide on requests for appeals and requests for variances from the strict application of this section. This section does not apply to Sec. 3109 of the Florida Building Code, Building.

2. *Appeals*. The PZDB shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this section. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by state law.

3. *Limitations on Authority to Grant Variances*. The PZDB will base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Sec. 7-301.G.7, Considerations for Issuance of Variances, the conditions of issuance set forth in Sec. 7-301.G.8, Conditions for Issuance of Variances, and the comments and recommendations of the Building Official. The PZDB has the right to attach such conditions as it deems necessary to further the purposes and objectives of this section.

4. *Restrictions in Floodways*. A variance will not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Sec. 7-301.E.3, Additional Analyses and Certifications.

5. *Historic Buildings*. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 ~~11~~ Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance will not be granted and the building and any repair, improvement, and rehabilitation will be subject to the requirements of the Florida Building Code.

6. *Functionally Dependent Uses*. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this section, provided the variance meets the requirements of Sec. 7-301.G.4, Restrictions in Floodways is the minimum necessary considering the flood

hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

7. *Considerations for Issuance of Variances*. In reviewing requests for variances, the PZDB will consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this section, and the following:

   A. The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
   B. The danger to life and property due to flooding or erosion damage;
   C. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
   D. The importance of the services provided by the proposed development to the community;
   E. The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
   F. The compatibility of the proposed development with existing and anticipated development;
   G. The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
   H. The safety of access to the property in times of flooding for ordinary and emergency vehicles;
   I. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable expected at the site; and
   J. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

8. *Conditions for Issuance of Variances*. Variances may be issued only upon:

   A. Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this section or the required elevation standards;

   B. Determination by the PZDB that:

      1. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

      2. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and regulations; and

3. The variance is the minimum necessary, considering the flood hazard, to afford relief;

C. If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as $25 for $100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

H. **Violations.** Any development that is not within the scope of the Florida Building Code but that is regulated by this section that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this section, will be deemed a violation of this LDC. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this section or the Florida Building Code is presumed to be a violation until such time as that documentation is provided.

1. *Authority*. For development that is not within the scope of the Florida Building Code but that is regulated by this section and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

2. *Unlawful Continuance*. Any person who continues any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, will be subject to penalties as prescribed by law.

7-302. Flood Resistant Development.

A. **Buildings and Structures Exempt from Florida Building Code.** In accordance with Sec. 7-301.D.3, Buildings, Structures, and Facilities Exempt from the Florida Building Code, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of Sec. 7-302.G, Other Development.

B. **Subdivisions.**

1. *Minimum Requirements*. Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

   A. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

   B. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

   C. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

2. *Standards for Subdivision and Other Development Proposals*. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

   A. Where the subdivision is greater than 50 lots or five acres and base flood elevations are not included on the FIRM, base flood elevations determined in accordance with Sec. 7-301.E.2.A; and

   B. Compliance with the site improvement and utilities requirements of Sec. 7-302.C, Site Improvements, Utilities and Limitations.

C. **Site Improvements, Utilities and Limitations.**

1. *Minimum Requirements*. All proposed new development will be reviewed to determine that:

   A. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

   B. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

   C. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

2. *Sanitary Sewage Facilities*. All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Ch. 64E-6, F.A.C. and ASCE 24 Ch. 7 to

minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into floodwaters, and impairment of the facilities and systems.

3. *Water Supply Facilities*. All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Ch. 62-532.500, F.A.C. and ASCE 24 Ch. 7 to minimize or eliminate infiltration of floodwaters into the systems.

4. *Limitations on Sites in Regulatory Floodways*. No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, may be authorized in the regulatory floodway unless the floodway encroachment analysis required in Sec. 7-301.E.3.A, demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

5. *Limitations on Placement of Fill*. Subject to the limitations of this section, fill shall be designed to be stable under conditions of flooding, including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.

6. *Limitations on Sites in Coastal High Hazard Areas (Zone V)*. In coastal high hazard areas, alteration of sand dunes and mangrove stands will be permitted only if such alteration is approved by the FDEP and only if the engineering analysis required by Sec. 7-301.E.3.D demonstrates that the proposed alteration will not increase the potential for flood damage.

D. **Manufactured Homes.**

1. *General.*

A. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed in accordance with F.S. § 320.8249, and shall comply with the requirements of Ch. 15C-1, F.A.C. and the requirements of this section.

B. The placement of manufactured homes or recreational vehicles is prohibited in coastal high hazard areas (Zone V), except in an existing manufactured home or recreational vehicle park or subdivision. A replacement manufactured home or recreational vehicle may be placed on a lot in an existing manufactured home or recreational vehicle park or subdivision, provided the anchoring standards of Sec. 7-302.D.3, Anchoring, and the elevation standards of Sec. 7-302.D.4, Elevation, ~~7-302.D.5, General Elevation Requirement, and Sec. 7-302.D.6, Elevation Requirement for Certain Existing Manufactured Home Parks and Subdivisions, as applicable,~~ are met. New or expanded manufactured home or recreational vehicle parks or subdivisions are prohibited until such time, if ever, that Village of Estero

Plan Policy 80.1.2 is amended or repealed so as to allow such new or expanded manufactured home or recreational vehicle development.

2. *Foundations*. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

   A. In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.2 and this section. ~~Foundations for manufactured homes subject to Sec. 7-302.D.6.B are permitted to be reinforced piers or other foundation elements of at least equivalent strength.~~

   B. In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.3 and this section.

3. *Anchoring*. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse, or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

4. *Elevation*. All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R3222.2 (Zone A) or Section R322.3 (Zone V and Coastal A Zone). ~~Manufactured homes that are placed, replaced, or substantially improved shall comply with Sec. 7-302.D.5, General Elevation Requirement, and Sec. 7-302.D.6, Elevation Requirement for Certain Existing Manufactured Home Parks and Subdivisions, as applicable.~~

~~5. *General Elevation Requirement*. Unless subject to the requirements of Sec. 7-302.D.6, Elevation Requirement for Certain Existing Manufactured Home Parks and Subdivisions, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the top or the lowest floor is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V).~~

~~6. *Elevation Requirement for Certain Existing Manufactured Home Parks and Subdivisions*. Manufactured homes that are not subject to Sec. 7-302.D.5, General Elevation Requirement, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:~~

~~A. Top or the lowest floor of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V); or~~

~~B. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.~~

5. ~~7.~~ *Enclosures*. Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Sections R322.2 or R322.3, for such enclosed areas, as applicable to the flood hazard area.

6. ~~8.~~ *Utility Equipment*. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area.

E. **Recreational Vehicles and Park Trailers.**

1. *Temporary Placement*. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

   A. Be on the site for fewer than 180 consecutive days; or

   B. Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks, and porches.

2. *Permanent Placement*. Recreational vehicles and park trailers that do not meet the limitations in Sec. 7-302.E.1, Temporary Placement, shall meet the requirements of Sec. 7-302.D, Manufactured Homes.

F. **Tanks.**

1. *Underground Tanks*. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

2. *Above-Ground Tanks, Not Elevated*. Above-ground tanks that do not meet the elevation requirements of Sec. 7-302.F.3, Above Ground Tanks, Elevated, shall:

   A. Be permitted only in flood hazard areas (Zone A) other than coastal high hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

   B. Not be permitted in coastal high hazard areas (Zone V).

3. *Above Ground Tanks, Elevated*. Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse, or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

4. *Tank Inlets and Vents*. Tank inlets, fill openings, outlets, and vents shall be:

   A. At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and

   B. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

G. **Other Development.**

1. *General Requirements for Other Developments*. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this section or the Florida Building Code, shall:

   A. Be located and constructed to minimize flood damage;

   B. Meet the limitations of Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways, if located in a regulated floodway;

   C. Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

   D. Be constructed of flood damage-resistant materials; and

E. Have mechanical, plumbing, and electrical systems above the design flood elevation, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of the Building Code for wet locations.

2. *Accessory Structures*. Accessory structures are not required to meet the elevation requirements if they meet all of the following requirements, in addition to those set forth in Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways:

A. The structure is securely anchored to resist flotation, collapse, and lateral movement;

B. The building is a minimal investment, and the total size of the building does not exceed 1,000 square feet in floor area;

C. The structure is used exclusively for uninhabitable parking or storage purposes;

D. All electrical or heating equipment is elevated above the base flood elevation or otherwise protected from intrusion of floodwaters; and

E. For accessory structures located in coastal high-hazard areas (V zones), breakaway walls are used below the lowest floor.

Non-elevated accessory structures. Accessory structures are permitted below elevations required by the Florida Building Code provided the accessory structures are used only for parking or storage and:

A. If located in special flood hazard areas (Zone A/AE) other than coastal high hazard areas, are one-story and not larger than 600 sq. ft. and have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential.

B. If located in coastal high hazard areas (Zone V/VE), are not located below elevated buildings and are not larger than 100 sq. ft.

C. Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.

D. Have flood damage-resistant materials used below the base flood elevation plus one (1) foot.

E. Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one (1) foot.

3. *Fences in Regulated Floodways*. Fences in regulated floodways that have the potential to block the passage of floodwaters shall meet the limitations of Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways.

4. *Retaining Walls, Sidewalks and Driveways in Regulated Floodways*. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways.

5. *Roads and Watercourse Crossings in Regulated Floodways*. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings, and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways, shall meet the limitations of Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Sec. 7-301.E.3, Additional Analyses and Certifications.

6. *Concrete Slabs Used as Parking Pads, Enclosure Floors, Landings, Decks, Walkways, Patios, and Similar Nonstructural Uses in Coastal High Hazard Areas (Zone V).* In coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios, and similar nonstructural uses are permitted beneath or adjacent to buildings and structures, provided the concrete slabs are designed and constructed to be:

   A. Structurally independent of the foundation system of the building or structure;

   B. Frangible and not reinforced, so as to minimize debris during flooding that is capable of causing significant damage to any structure; and

   C. Have a maximum slab thickness of not more than four inches.

7. *Decks and Patios in Coastal High Hazard Areas (Zone V).* In addition to the requirements of the Florida Building Code, in coastal high hazard areas, decks and patios shall be located, designed, and constructed in compliance with the following:

   A. A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the design flood elevation and any supporting members that extend below the design flood elevation shall comply with the foundation requirements that apply to the building or structure, which shall be designed to accommodate any increased loads resulting from the attached deck.

   B. A deck or patio that is located below the design flood elevation shall be structurally independent from buildings or structures and their foundation systems and shall be designed and constructed either to remain intact and in place during design flood conditions or to break apart into small pieces to minimize debris during flooding

that is capable of causing structural damage to the building or structure, or to adjacent buildings and structures.

C. A deck or patio that has a vertical thickness of more than 12 inches or that is constructed with more than the minimum amount of fill necessary for site drainage shall not be approved unless an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to the building or structure or to adjacent buildings and structures.

D. A deck or patio that has a vertical thickness of 12 inches or less and that is at natural grade or on nonstructural fill material that is similar to and compatible with local soils and is the minimum amount necessary for site drainage may be approved without requiring analysis of the impact on diversion of floodwaters or wave runup and wave reflection.

8. *Other Development in Coastal High Hazard Areas (Zone V).* In coastal high hazard areas, development activities other than buildings and structures may be permitted only if it is also authorized by the appropriate federal, state, or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to:

A. Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;

B. Solid fences and privacy walls. and fences prone to trapping debris. unless designed and constructed to fail under flood conditions less than the design flood or otherwise function to avoid obstruction of floodwaters; and

C. On-site sewage treatment and disposal systems defined in Rule 64E-6.002, F.A.C., as filled systems or mound systems.

9. *Nonstructural Fill in Coastal High Hazard Areas (Zone V).* In coastal high hazard areas:

A. Minor grading and the placement of minor quantities of nonstructural fill may be permitted for landscaping and for drainage purposes under and around buildings.

B. Nonstructural fill with finished slopes that are steeper than one unit vertical to five units horizontal may be permitted only if an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures.

10. *Critical Facilities*. Critical facilities shall be located outside the limits of the special flood hazard area where feasible. Construction of new critical facilities shall be permissible within the special flood hazard area if no feasible alternative site is available. If permitted, critical facilities shall be elevated or protected to or above the base flood elevation, plus two feet, or the 500-year (0.2 percent chance) flood elevation, whichever is higher. Flood proofing and sealing measures shall be implemented to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the base flood elevation shall be provided to all critical facilities, to the maximum extent practicable. Critical facilities shall be designed to remain operable during such an event.

11. *Standards for Areas in the B, C, and X Zones*. All new buildings not located in the areas of special flood hazard established in Sec. 7-301.B.1.C, shall have the lowest floor elevation (including basement) constructed at least 12 inches above the crown of the nearest local street, unless the Building Official determines there are extenuating circumstances that would preclude meeting that elevation.

7-303. Definitions.

A. **General.**

1. *Terms Defined in the Florida Building Code*. Where terms are not defined in this section and are defined in the Florida Building Code, such terms will have the meanings ascribed to them in that code.

2. *Terms Not Defined*. Where terms are not defined in this section or the Florida Building Code, such terms will have ordinarily accepted meanings such as the context implies.

B. **Definitions.** Unless otherwise expressly stated, the following words and terms, for the purposes of this section only, have the meanings shown in this subsection.

Accessory structure means a structure on the same parcel of property as a principal structure and the use of which is limited to parking and storage incidental to the use of the principal structure.

Alteration of a Watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this section.

ASCE 24 means a standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base Flood means a flood having a one percent chance of being equaled or exceeded in any given year. [Also defined in Florida Building Code, B, Section 1612.2.] The base flood is commonly referred to as the "100-year flood" or the "one-percent-annual chance flood."

Base Flood Elevation means the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM).

Basement means the portion of a building having its floor subgrade (below ground level) on all sides.

Coastal High Hazard Area means a special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. ~~Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V-Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone Vl-V30, VE, or V.~~

Conditional Letter of Map Revision (CLOMR) means a formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective FIRM or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Critical Facility means one or more of the following:

(1) Structures or facilities that commercially produce, use, or store highly volatile, flammable, explosive, toxic and/or water-reactive materials that are defined as extremely hazardous substances by the EPA under Sec. 302 of the Emergency Planning and Community Right-to-Know Act, Title III of the Superfund Amendments and Reauthorization Act of 1986, 42 USC;

(2) Nursing homes, hospitals, and social service homes;

(3) Structures used as law enforcement stations, fire stations, governmental vehicle and equipment storage facilities, and emergency operations centers that are needed for emergency response activities before, during, and after a flood incident; and

(4) Public or private utility facilities that are vital to maintaining and restoring normal services to flooded areas before, during, and after a flood incident.

Design Flood means the flood associated with the greater of the following two areas:

(1) Area with a floodplain subject to a one percent or greater chance of flooding in any year; or

(2) Area designated as a flood hazard area on the FIRM or otherwise legally designated.

Design Flood Elevation means the elevation of the "design flood," including wave height, relative to the datum specified on the FIRM. In areas designated as Zone AO, the design flood elevation will be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the FIRM. In areas designated as Zone AO where the depth number is not specified on the map, the depth number will be taken as being equal to two feet.

Development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations, or any other land disturbing activities.

Encroachment means the placement of fill, excavation, buildings, permanent structures, or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing Building and Existing Structure means any buildings and structures for which the "start of construction" commenced before September 19, 1984.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before September 19, 1984.

~~*Expansion to an Existing Manufactured Home Park or Subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

Federal Emergency Management Agency (FEMA) means the federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land from:

(1) The overflow of inland or tidal waters.

(2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Damage-Resistant Materials means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair.

Flood Hazard Area means the greater of the following two areas:

(1) The area within a floodplain subject to a one percent or greater chance of flooding in any year.

(2) The area designated as a flood hazard area on the FIRM or otherwise legally designated.

Flood Insurance Rate Map (FIRM) means the official map of the Village on which FEMA has delineated both special flood hazard areas and the risk premium zones applicable to the Village.

Flood Insurance Study (FIS) means the official report provided by FEMA that contains the FIRM, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data.

Floodplain Administrator means the office or position designated and charged with the administration and enforcement of this section (may be referred to as the Floodplain Manager). The Village Manager serves as the Floodplain Manager in accordance with this section.

Floodplain Development Permit or Approval means an official document or certificate issued by the Floodplain Administrator, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this section.

Floodway means the channel of a river or other riverine watercourse and the adjacent land areas that shall be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway Encroachment Analysis means an engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations. The evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code means the family of codes adopted by the Florida Building Commission, including the Florida Building Code, Building: the Florida Building Code, Residential: the Florida Building Code, Existing Building; the Florida Building Code, Mechanical; the Florida Building Code, Plumbing; the Florida Building Code, Fuel Gas.

Functionally Dependent Use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic Structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12 ~~11~~: Historic Buildings.

Letter of Map Amendment (LOMA) means an amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective FIRM and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

Letter of Map Change (LOMC) means an official determination issued by FEMA that amends or revises the FIRM or FIS. The LOMCs include Letter of Map Amendment (LOMA), Letter of Map Revision (LOMR), Letter of Map Revision Based on Fill (LOMR-F), and Conditional Letter of Map Revision (CLOMR).

Letter of Map Revision (LOMR) means a revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

Letter of Map Revision Based on Fill (LOMR-F) means a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill shall have been permitted and placed in accordance with this section.

Light-Duty Truck means as defined in 40 CFR 86.082-2, any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

(1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle;

(2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or

(3) Available with special features enabling off-street or off-highway operation and use.

Lowest Floor means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24.

Manufactured Home means a structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the

required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer".

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market Value means ~~the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this section, the term refers to the market~~ the value of buildings and structures, excluding the land and other improvements on the parcel. Market value ~~may be established by a qualified independent appraiser,~~ is the actual cash value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

New Construction means for the purposes of this section and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after September 19, 1984 and includes any subsequent improvements to such structures.

~~*New Manufactured Home Park or Subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after September 19, 1984.~~

Park Trailer means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances.

Permanent Construction means does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Recreational Vehicle means a vehicle, including a park trailer, which is:

(1) Built on a single chassis;

(2) 400 square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light-duty truck; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Repetitive Loss means flood-related damage sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Special Flood Hazard Area means an area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, Al-A30, AE, A99, AH, Vl-V30, VE or V. Start of construction. The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Substantial Damage means damage sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. The term also includes buildings and structures that have experienced repetitive loss.

Substantial Improvement means any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, taking place during a five-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. For each building or structure, the five-year period begins on the date of the first improvement or repair of the building or structure subsequent to November 18, 1992. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not include either:

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the Building Official and that are the minimum necessary to assure safe living conditions.

(2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief from the requirements of this section, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this section or the Florida Building Code.

Watercourse means a river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

Section 2. Repeal of Ordinance 2015-16.

The Village Council hereby confirms that the adoption of the Land Development Code by Ordinance 2020-10, specifically Section 1-902 adopting the Florida Building Code as codified in Chapter 553, Florida Statutes, was intended to repeal earlier building code regulations adopted by Ordinance 2015-16, and that to eliminate any doubt declares that Ordinance 2015-16 is no longer in effect.

Section 3. Severability.

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

Section 4. Conflicts.

All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the Village or any of its officials and in conflict with this ordinance are hereby repealed to the extent inconsistent herewith.

Section 5. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 5th day of October, 2022.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 19th day of October, 2022.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Katy Errington, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Esq.
Village Land Use Attorney

Vote:		AYE	NAY
Mayor Errington		____	____
Vice Mayor McLain		____	____
Councilmember Ribble		____	____
Councilmember Fiesel		____	____
Councilmember Boesch		____	____
Councilmember Ward		____	____
Councilmember Wilson		____	____