

RESOLUTION OF THE TOWN COUNCIL OF  
THE TOWN OF FORT MYERS BEACH, FLORIDA  
RESOLUTION NUMBER 03-40

WHEREAS, Norman Primeau owner of Norm's Beach Parking has requested a Special Exception for a commercial parking lot in the Downtown Zoning District; and,

WHEREAS, the subject property is located at 1397 Estero Blvd., Fort Myers Beach, Florida, and the applicant has indicated the property's current STRAP number is: 19-46-24-W4-0060B.0100 and is described more particularly as:  
Lots 10 and 11 and the West Half (W1/2) of Lot 9, Block "B",  
VENETIAN GARDENS, a subdivision in Section 19, Township 46 South, Range 24 East, as recorded in Plat Book 6, Page 70, Public Records of Lee County, Florida; and,

WHEREAS, the LPA after a public hearing gave full and complete consideration to the recommendations of the staff, the documents in the file, and the testimony of all interested persons and recommended that the Town Council approve the request with the following conditions;

1. The parking lot shall be a permanent use.
2. A revised landscape plan dated 10-30-03 showing appropriate access and egress as specified in condition #3 and providing for 93 coco-plums to be planted along Estero Boulevard and for 20 additional green buttonwoods to be planted along the rear of the property shall be installed within 30 days of this approval.
3. Access to the parking lot shall be from Estero Boulevard with egress from the parking lot by use of the twenty foot alley-way to the west.
4. Permanent signage is required to be in compliance with the Town Sign Ordinance.
5. Installation of a 4 foot fence on the Estero Street frontage behind the coco-plum plantings.

NOW, THEREFORE, BE IT RESOLVED BY THE FORT MYERS BEACH TOWN COUNCIL, that the Council APPROVES the requested special exception.

FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested modification:

1. The applicant did demonstrate compliance with the Fort Myers Beach Comprehensive Plan.

2. The applicant did demonstrate compliance with the Land Development Code of the Town of Fort Myers Beach.
3. The applicant did demonstrate compliance with the other applicable town ordinances or codes.
4. That the Special Exception, as conditioned, is consistent with the goals, objectives, policies and intent of the Fort Myers Beach Comprehensive Plan..
5. That the Special Permit, as conditioned, meets all performance and locational standards set forth for the proposed use.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

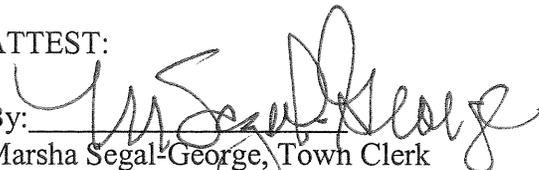
1. The parking lot shall be a permanent use.
2. A revised landscape plan dated 10-30-03, revised 11-12-03, showing appropriate access and egress as specified in condition #3 and providing for 93 coco-plums to be planted along Estero Boulevard and for 20 additional green buttonwoods to be planted along the rear of the property shall be installed within 30 days of this approval.
3. Access to the parking lot shall be from Estero Boulevard with egress from the parking lot by use of the twenty foot alley-way to the west.
4. Permanent signage is required to be in compliance with the Town Sign Ordinance.
5. Installation of a 3 foot fence on the Estero Street frontage in front of the coco-plum plantings.

The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to a vote, the result was as follows:

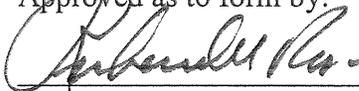
Howard Rynearson	<u>Yes</u>
Daniel Hughes	<u>Yes</u>
Bill Thomas	<u>Yes</u>
W. H. "Bill" Van Duzer	<u>Yes</u>
Terry Cain	<u>Yes</u>

**ADOPTED** this 8th day of December, 2003.

ATTEST:

By:   
 Marsha Segal-George, Town Clerk

Approved as to form by:

  
 Richard V.S. Roosa, Town Attorney

TOWN OF FORT MYERS BEACH

By:   
 Daniel Hughes, Mayor

SANTOS ROAD

20 PROPOSED BUTTWOOD

ROW

41 EXISTING BUTTWOOD

20' ROW

EXISTING SUBSURFACE RETENTION

12 FICUS BENJAMINA EXISTING

SINGLE STAGGERED COCOPLUM HEDGEROW (30)

SINGLE COCOPLUM HEDGE(31)

EXISTING LOW TURNOVER GRAVEL PARKING (ATTENDANT ON SITE)

OVERHEAD POWER LINES

EXISTING PARKING

25' SIGHT VISIBILITY TRIANGLE  
SIGHT LINE  
SIGN

36" ALUMINUM PROVIDE LANDSCAPE BUFFER (TYP.)

24'

EXISTING INGRESS

5' SIDEWALK

PROPOSED PAVER ENTRANCE

SINGLE STAGGERED COCOPLUM HEDGEROW (31)

PICKET FENCE (TYP.)

ESTERO BLVD.

EXISTING COCONUT PALM (TYP.)

36" HIGH ALUMINUM PICKET RAILING

EXISTING CAR STOP

COCOPLUM

GRAVEL

5' SIDEWALK

ROW

PLANTING DETAIL

CODE COMPLIANCE LANDSCAPE SCALE: 1" = 10'



PLANT LIST

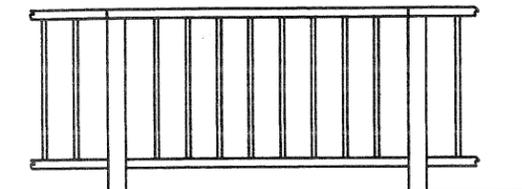
TREES & PALMS

QTY. PLANT NAME PLANT SIZE

SHRUBS		
83	COCOPLUM CHRYSOBALANUS ICACO	24" ht./spread 3 gal. min. maintained @ 30" min.
20	GREEN BUTTWOOD CONOCARPUS ERECTUS	24" ht./spread 3 gal. min. maintained @ 30" min.
	CYPRESS MULCH	

SITE DATA

Zoning = DOWNTOWN  
Land Use = LOW TURNOVER PARKING  
Total Site = 15,358 sf. (0.35 ACRES)

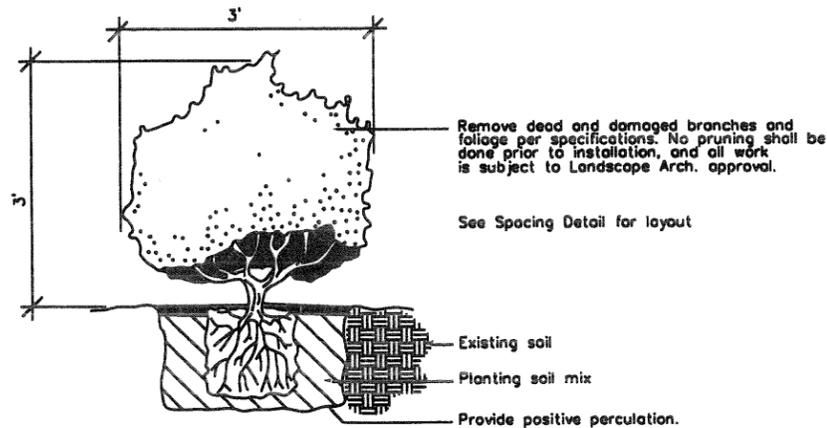


36" ALUMINUM PICKET FENCE

General Buffer Notes

- The quality of all plant material will meet the standards for Florida Grade #1 (or better), as governed in "Grades and Standards for Nursery Plants".
- All planted trees and palms will have a 3" deep saucer (Tree Ring) constructed from the trunk of the tree or palm. (Minimum 4' diameter)
- All planting beds will be covered with mulch to a minimum depth of 3" and shall be weed free. Mulch will be Grade B or better. Contractor shall remove any vegetative growth and apply a pre-emergent weed killer per specifications prior to mulching.
- No Buffer plant material shall be installed in easements.
- Any and all exotic vegetation (including mistletoe, Australian pine, Brazilian pepper, Florida holly, Doony rosemyrtle, tropical soda apple and earleaf ococia) on the parcel shall be completely removed and disposed of off-site by contractor. The site shall be maintained free of invasive exotic vegetation in perpetuity.
- The trees shall be a minimum of 10 feet in height with two inch trunk diameter measured at one foot above ground and a minimum canopy of four feet at time of installation. Palms must have a minimum of 10' of clear trunk.
- A minimum of 75% of trees required to meet code shall be indigenous native varieties.
- A minimum of 50% of shrubs required to meet code shall indigenous native varieties. Shrubs shall be 3 gallon, a minimum of 24" in height and maintained in accordance with the Land Development Code.
- Refer to Landscape Construction Documents for additional specifications.
- Refer to Civil Engineering Plans for additional data.
- The Landscape Contractor will be responsible for familiarizing themselves with the location of all utilities (underground and overhead) and all site conditions prior to the start of construction.
- Fertilizer will be a balanced complete fertilizer containing nitrogen, phosphoric acid and potash in percentages outlined in specifications.
- It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas: eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect. All inorganic debris that may damage or inhibit the growth of plant material will be removed from all planting beds. Sod shall not be installed until final grades have been approved.
- Contractor shall be responsible for complete takeoffs including sod and mulch quantities. Plant list is for reference only. Plan(s) shall take precedence over plant list.
- The Landscape Contractor shall maintain all laws (seeded or sodded), ground covers, shrubs, palms and trees until final acceptance.
  - Maintenance by the Landscape Contractor shall include but not be limited to:
    - Inspections & Monitoring
    - Fertilizing
    - Insect & Disease Control
    - Weeding & Cultivating
    - Mowing to maintain 3" heights & Edging
    - Maintain tree rings, guys & braces & keep trees/palms erect
  - The Landscape Contractor will be responsible to insure that all plant material will receive an adequate supply of water throughout the construction period. The Landscape Contractor shall be responsible for watering as needed to establish the plant material and ensure healthy plantings through final acceptance.
- Contractor shall remove all logs, tape and supports (except specified guys & braces) from all plantings prior to final acceptance.
- All areas of the site disturbed by construction and not planted shall be sodded.
- The required plantings shall be irrigated with an automatic spray irrigation system.
- The parking lot shall be sloped for irrigation. Refer to Civil Engineering Plans
- The irrigation system shall be equipped with a rain sensor and if required by SFWMD a flow meter. Irrigation contractor shall obtain all applicable permits, including a Water Use Permit and well permit, if applicable.
- The irrigation system shall be designed to minimize overspray and avoid existing native vegetation and avoid impervious areas.
- Planting widths for buffers must be 1/2 of the buffer width with none being less than 5'.
- All base rock shall be removed from planting areas and replaced with clean plantable soil.
- Ficus to be maintained by crown reduction according to the national standards of pruning, ANSI A300.
- All plants shall be irrigated until established.

SEE 2003-00028



SHRUB PLANTING DETAIL

REVISED: 11-12-03



DAVID M. JONES JR. AND ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS AND PLANNERS  
221 MCGREGOR BOULEVARD FORT MYERS, FLORIDA 38901  
(941) 337-5525 FAX (941) 337-4494

NORM'S BEACH PARKING  
TOWN OF FORT MYERS BEACH, FLORIDA  
CODE COMPLIANCE LANDSCAPE PLAN

LANDSCAPE ARCHITECTURAL PLANS FOR:  
PROJECT NO. 10961  
DATE: 10-30-03  
SHEET DESCRIPTION: CODE LANDSCAPE  
SHEET NUMBER: L-1