

ORDINANCE 24-15

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING WITH CONDITIONS THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING FOR THE PROPERTY LOCATED AT 125, 131-151 SCHOOL STREET AND 2661-2681 ESTERO BLVD., GENERALLY IDENTIFIED AS STRAP NUMBERS 19-46-24-W3-0020C.0230; 19-46-24-W3-0020C.0270; 19-46-24-W3-0020C.0290 IN FORT MYERS BEACH, TO ALLOW A MIXED USE DEVELOPMENT INCLUDING LODGING, LIVE/WORK UNITS, RETAIL, AND RESTAURANT USES; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article X of the Town Charter of the Town of Fort Myers Beach empowers the Town to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

WHEREAS, Cottages at Myerside, LLC, the owner, and The Neighborhood Company, as agent for the property located at 125, 131-151 School Street and 2661-2681 Estero Blvd., parcels generally identified as STRAP numbers 19-46-24-W3-0020C.0230; 19-46-24-W3-0020C.0270; 19-46-24-W3-0020C.0290 in the Town of Fort Myers Beach, filed applications to rezone the property from the CPD with Master Concept Plan (MCP) adopted in Ordinance 21-02 to CPD with Master Concept Plan (MCP) with certain deviations to the Land Development Code (LDC) in order to develop a mixed use development with 45 lodging units, 4 live-work units, and 9,000 square feet of commercial area; and

WHEREAS, the subject property is a combination of three parcels located in the Boulevard Future Land Use Category of the Comprehensive Plan of the Town of Fort Myers Beach; and

WHEREAS, a public hearing was held before the Local Planning Agency (LPA) on May 14, 2024; and

WHEREAS, at the May 14, 2024 public hearing the LPA gave full and complete consideration of the request, recommendations by staff, the documents in the record, and the testimony of all interested persons, as required by Section 34-85 of the Town Land Development Code; and

WHEREAS, at the May 14, 2024 public hearing the LPA found that the request is consistent with the comprehensive plan and the requirements of the LDC and voted to recommend approval with conditions by a 6-0 vote; and

WHEREAS, on June 3, 2024 the Town Council held a first reading of the proposed Ordinance and gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons, as required by Section 34-85 of the LDC; and

WHEREAS, the Town Council voted to have a second reading of the proposed Ordinance and a public hearing on this matter was noticed in the Fort Myers News-Press more than 10 days prior to the Town Council on June 17, 2024; and

WHEREAS, at the June 17, 2024 public hearing, the Town Council gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons, as required by Fort Myers Beach Land Development Code (LDC) Section 34- 85; and

WHEREAS, the applicant has resolved and is current on any outstanding fees associated with notice, advertisement, and consulting services required by the Town; and

WHEREAS, a Business Impact Estimate has been prepared and published on the Town’s website; and

WHEREAS, with the following terms, conditions, and requirements which the LPA and Town Council find to be in the public health, safety, and welfare, all of which are in compliance with the comprehensive plan and the Land Development Code; and

WHEREAS, Exhibit A provides the approved development regulations and the schedule of uses and conditions of approval for this CPD to be used during the permitting process; and

WHEREAS, Exhibit B is the approved Master Concept Plan (MCP), which future development should be substantially in compliance with; and

WHEREAS, the Town Council finds that this request to rezone the property from the CPD with MCP adopted in Ordinance 21-02 to CPD with MCP with six deviations to the LDC in order to develop a mixed-use development with 45 lodging units, 4 live-work units and 9,000 square feet of commercial area, is a unique application, which does not set precedent for future development or rezoning applications; and

WHEREAS, the requested deviations from the LDC include:

Deviation #1

Deviation from LDC Sec. 10-285, Table 10-1 – Connection Separation, which requires minimum separation between street and accessways, in order to allow driveway separations as depicted on the Master Concept Plan (MCP).

Deviation #2

Deviation from LDC Sec. 10-416 – Landscaping standards to allow the use of

an alternative landscape betterment plan pursuant to LDC Section 10-419. This section states applications are entitled to demonstrate that the intent of the landscaping standards can be more effectively accomplished through an alternate landscape betterment plan. The use of an alternate landscape betterment plan addresses all landscaping requirements pertaining to the redevelopment of the site; such as, but not limited to landscape islands, building perimeters, buffers, walls, parking and vehicular use areas.

Deviation #3

Deviation from LDC Sec. 34-1804(A) and Sec. 34-2020, which regulates parking for hotels/motels non-residential, residential, and combined use developments, to allow a 30% reduction in required parking and a minimum of three (3) individual uses within a master planned mixed use development.

Deviation #4

Deviation from LDC Division 4, Table 34-3 for the CR zoning district which limits height to 30 feet zoned height and three (3) stories to allow a maximum zoned height of 37 feet and a maximum of four (4) stories.

Deviation #5

Deviation from LDC Division 4, Table 34-3 for the CR zoning district which requires street setbacks of 10 feet to instead allow for build-to lines of 5 to 10 feet along Estero Boulevard and School Street.

Deviation #6

Deviation from LDC Sec. 34-1803(a)(1), which allows the conversion of dwelling units to hotel/motel guest units per established equivalency factors, in order to exceed said factors as allowed per LDC Sec. 34-1803(a)(2). This would allow a maximum intensity of 45 guest units rather than the 20 allowed per the existing table.

Deviation #7

A deviation from LDC Sec. 34-645(b) and Table 34-3, which allows a Floor Area Ratio (FAR) of 1.2. This would allow a maximum FAR of 1.3, which is below the maximum FAR allowed under the Boulevard Future Land Use category of 1.5.

WHEREAS, the Town Council considered all relevant factors and made the following formal findings before making its final decision on the requested rezone to a Commercial Planned Development (see LDC 34-85 and 34-216):

- a. Minor ambiguities were resolved through the deviation process.
- b. The previous development on the subject property was destroyed by Ian and adoption of the rezoning with deviations ameliorates longstanding design issues on the site.
- c. The rezoning would carry out the policies and requirements of the Comprehensive Plan

and Land Development Code.

- d. The Town Council carefully considered the testimony of the applicant, the recommendations of staff and of the local planning agency, and testimony from the public.
- e. The rezoning would be consistent with the goals, objectives, policies, and intent, and with the densities, intensities, and general uses in the Comprehensive Plan.
- f. The rezoning would meet or exceed all performance and locational standards set forth for the proposed use.
- g. Urban services are available and adequate to serve the proposed use.
- h. The rezoning would protect, conserve, or preserve environmentally critical areas and natural resources.
- i. The rezoning would be compatible with existing and planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property.
- j. The rezoning would not place an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development.
- k. The rezoning, with the mitigating factors volunteered by the applicant and the special conditions imposed by the Town Council, is consistent with the Fort Myers Beach Comprehensive Plan, Land Development Code, and other applicable town ordinances or codes.
- l. The proposed use or mix of uses is appropriate at the subject location.
- m. Sufficient safeguards to the public interest are provided by the recommended special conditions to the master concept plan and by other applicable regulations.
- n. All recommended special conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

WHEREAS, the Town Council made the following formal findings before making final decisions on the eight requested deviations from "by-right" requirements of the Land Development Code (see LDC 34-216):

- a. Each item enhances the achievement of the objectives of the planned development; and
- b. The general intent of this chapter to protect the public health, safety and welfare will be preserved and promoted; and
- c. Each deviation operates to the benefit, or at least not to the detriment, of the public interest; and
- d. Each deviation is consistent with the Fort Myers Beach Comprehensive Plan.

WHEREAS, the Town Council finds that this application to approve Ordinance 24-15 which is, **consistent** with the Town of Fort Myers Beach Comprehensive Plan and LDC and voted to **approve with conditions** the Application.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true, correct, incorporated herein by this reference, and adopted as the legislative and administrative findings of the Town Council.

Section 2. The Town Council determines the Applicant **did** meet its burden of proof, that the request to approve Town of Fort Myers Beach’s Ordinance 24-15 and the conditions of approval for the commercial planned development zoning, **does** meet the requirements of the Town Comprehensive Plan and LDC. Therefore, based upon the recommendations, testimony, and evidence presented by the Applicant, Town staff, and interested parties, the Town Council **APPROVE WITH CONDITIONS** the requested application.

Section 3. Town Ordinance 24-15 is adopted and the schedule of uses and conditions of approval for the Property’s CPD set forth in Exhibit A, the attached Master Concept Plan in Exhibit B, and the attached Landscape Betterment Plan in Exhibit C, attached hereto and incorporated herein by this reference are approved.

Section 4. Whenever the requirements or provisions of this Ordinance conflict with the requirements or provisions of any other lawfully adopted LDC or Town Code provision, ordinance, or statute, the most restrictive shall apply.

Section 5. Any typographical errors that do not affect the intent of this Ordinance may be corrected with notice to and authorization of the Town Manager without further process.

Section 6. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason, declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision will not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared.

Section 7. This Ordinance will take effect immediately upon adoption by the Town Council.

THE FOREGOING ORDINANCE was adopted by the Town Council upon a motion by Council Member King and seconded by Council Member Safford, and upon being put to a vote, the result was as follows:

DULY PASSED AND ADOPTED on this 17th day of June 2024.

Dan Allers, Mayor	Nay
Jim Atterholt, Vice Mayor	Aye
John R. King, Council Member	Aye
Scott Safford, Council Member	Aye
Karen Woodson, Council Member	Aye

FORT MYERS BEACH TOWN COUNCIL


Dan Allers (Jun 20, 2024 12:02 EDT)

Dan Allers, Mayor

ATTEST:



Amy Baker, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
AND RELIANCE OF THE TOWN OF FORT MYERS BEACH ONLY:**



Nancy Stuparich (Jun 20, 2024 17:00 EDT)

Vose Law Firm, LLP, Town Attorney

This Resolution was filed in the Office of the Town Clerk on this 20th day of June 2024.

Attachments:

- A – Conditions of Approval and Schedule of Uses
- B – Master Concept Plan (MCP)
- C – Alternative Landscape Betterment Plan

Exhibit A: CONDITIONS OF APPROVAL & SCHEDULE OF USE

Conditions of Approval

Staff finds that the CPD with deviations meets the criteria set forth in Sec. 34-85(b) and (c) and 34-216(2) of the LDC and recommends approval of DCI20230246 with the attached conditions:

1. Any tenant with consumption on premises would be required to acquire a separate COP license.
2. The live-work units shall only be occupied by the owner or employees of the commercial establishments at Myerside. At no time shall the live work units be used as an extension to the lodging units or as a part of the boutique hotel. Any other tenants will have to demonstrate employment on the island.
3. The restaurant area shall be limited to 2,250 sq ft of the total 9,000 sq ft of commercial square footage.
4. A local development order is required prior to any development of the site, in accordance with this planned development approval.
5. All state and local permits, including but not limited to right of way and stormwater permits, must be applied for and received prior to site development.
6. All signage and landscaping must meet the Vehicle Visibility at Intersection requirements found in Sec. 34-3131.
7. The property owner commits to encouraging visitors and staff to arrive without an automobile. If the proposed development's parking needs exceed the on-site parking provided, the applicant shall provide valet parking and/or coordinate with adjacent property owners, and/or consider other parking options to provide adequate parking.

If a shared parking agreement is specifically sought with the Town to help offset the need for supplemental parking, the Town will provide up to 15 parking spaces within the Bay Oaks Recreation Center to the property owner. If the tenants of the development include health and wellness providers, such as, but not limited to the following listed below, the Town will allocate 5 of those parking spaces at no charge for each Town approved (Administrative approval by Town Manager or designee) provider, up to a maximum of 15 parking spaces. The property owner may petition the Town Council to accept alternative personal service providers other than those preferred health and wellness providers listed below.

- Medical Clinic, with an MD, physician's assistant or Nurse Practitioner who can write a prescription
- Urgent Care, with an MD, physician's assistant or Nurse Practitioner who can write a prescription
- Dentist
- Pharmacy
- Rehabilitation/Physical Therapy clinic
- Chiropractor

8. To help mitigate traffic congestion along Estero Boulevard, the hotel proprietor will promote various marketing initiatives that support and encourage all guests to use alternative modes of transportation rather than drive a vehicle to or while on the island. Such efforts will include:
- Dedicated page(s) on the Myerside Hotel website outlining and promoting alternative modes of transportation in the area and various marketing incentives such as:
 - Information on the walkability of the area and those businesses of interest to guests within walking distance of Myerside.
 - Bicycle rental.
 - Fort Myers Beach’s LeeTran “TROLLEE” and seasonal TRAM Service Schedules and Route Maps
 - Publix and other food delivery service options
 - Free resort fee
 - Restaurant discounts
 - Discounts on future stays
 - Establish partnerships with businesses on the island, especially in the "Heart of the Island," to provide incentives and discounts for guests. Hotel guests who do not drive onto the island will receive monetary discounts or vouchers for future stays and/or with participating local businesses, such as restaurants, bike rentals, and tour/tourism operators.
 - Participate in townwide traffic mitigation efforts, such as:
 - Off-island parking and transport initiatives, e.g. Water ferry/taxi discounts for those staying at the hotel.
 - Off-site parking availability identification systems.
 - Evaluating and improving LeeTran’s “TROLLEE” and seasonal TRAM’s service and rider/user experience.
9. The final development must be generally consistent with the Master Concept Plan, renderings, and landscape betterment plan attached to this ordinance.

SCHEDULE OF USE

Lodging

Principal:

- Hotel/Motel (Inclusive of Hotel Condominiums)
- Guest Units

Accessory:

- Hotel/Motel Accessory Uses
- Personal Services
- Recreational Facilities

Residential

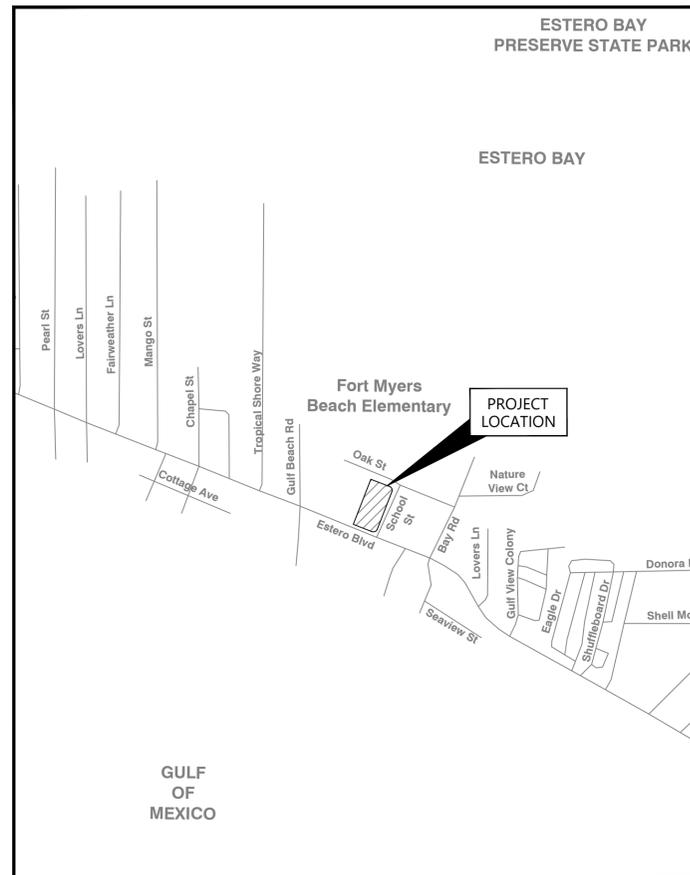
- Work/Live Units

Commercial

- Offices, General or Medical
- Personal Services
- Restaurant with Bar Area
- Retail Store, Small & Large
- Subordinate Commercial Uses

MASTER CONCEPT PLAN FOR THE MYERSIDE CPD

SECTION 19, TOWNSHIP 46S, RANGE 24E,
FORT MYERS, FLORIDA



VICINITY MAP
N.T.S.



SITE LOCATION MAP
N.T.S.

PREPARED BY:



5618 WHISPERING WILLOW WAY
FORT MYERS, FL 33908

PREPARED FOR:

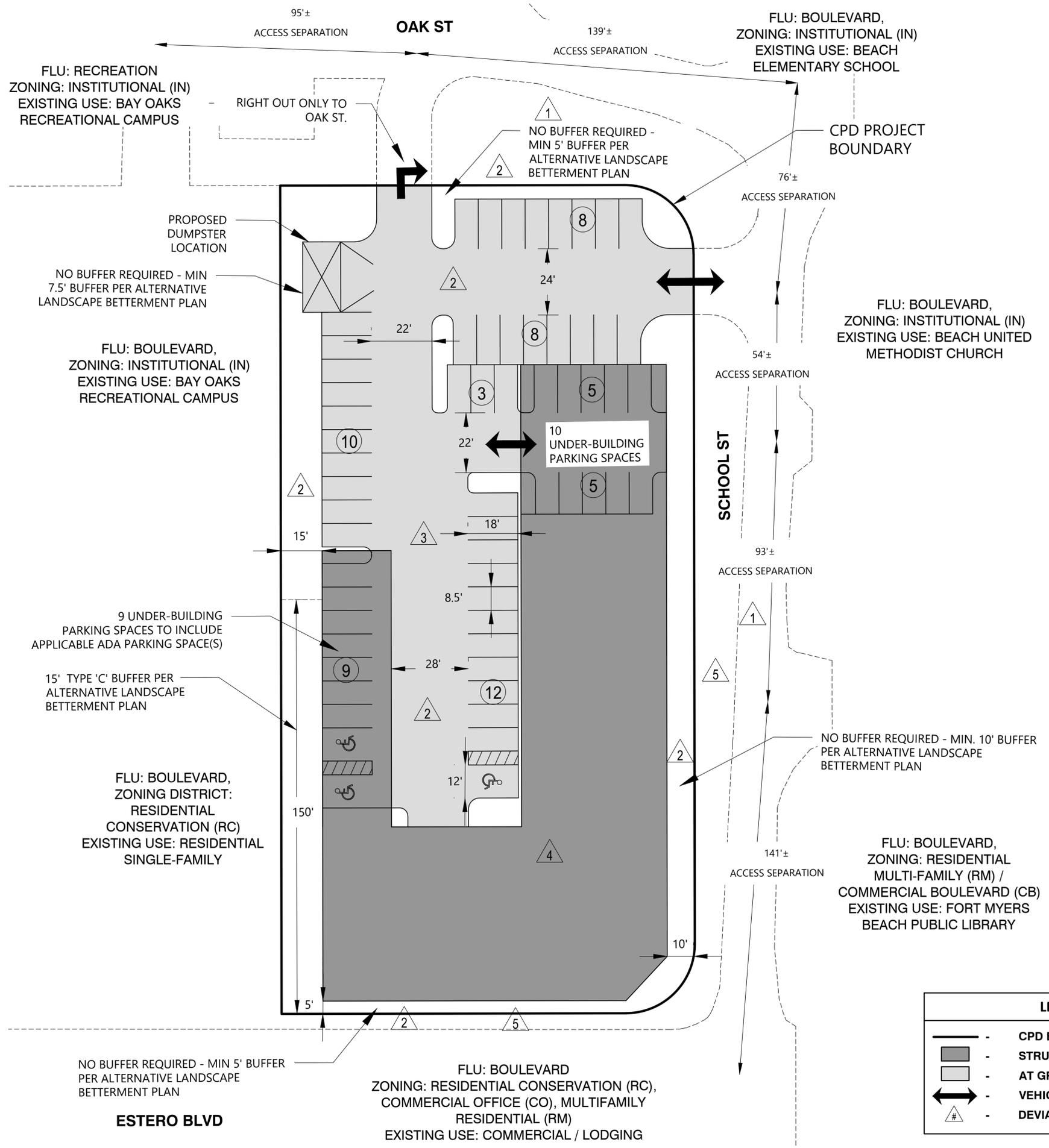
COTTAGES AT MYERSIDE, LLC
& MYERSIDE, LLC

145 SCHOOL ST
FORT MYERS BEACH, FL 33931

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SHEET NUMBER	SHEET DESCRIPTION
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2	MASTER CONCEPT PLAN
3	NOTES

DATE:	PROJECT No.:	SHEET No.:
October, 2023	220050.01.01	1 OF 3



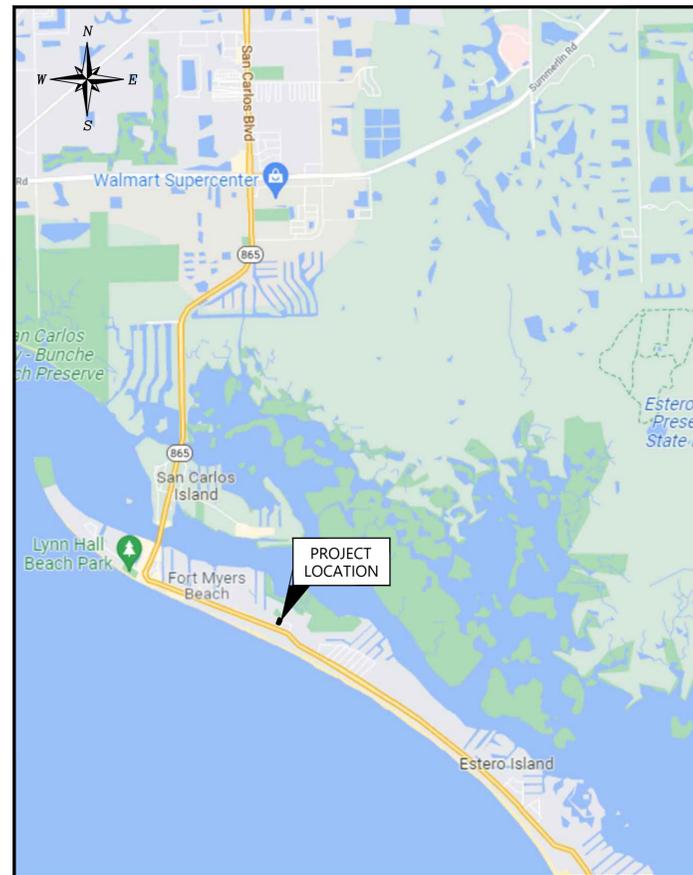
LEGEND	
	CPD BOUNDARY
	STRUCTURE FOOTPRINT
	AT GRADE PARKING AREA
	VEHICULAR INGRESS / EGRESS
	DEVIATIONS

	DATE	
	DRAWN	
	REVISION	
	#	
THE NEIGHBORHOOD COMPANY 5618 WHISPERING WILLOW WAY FORT MYERS, FL 33908 WWW.THENEIGHBORHOOD.COM		
CLIENT:	COTTAGES AT MYRTLE, LLC & MYRTLE, LLC	
PROJECT:	THE MYRTLE COMMERCIAL PLANNED DEVELOPMENT (CPD)	
TITLE:	MASTER CONCEPT PLAN	
PROJECT NO:	220050.01.01	
DATE:	07/23	F.L.
DESIGN:	K.G.	
SHEET NUMBER:	2	OF 3

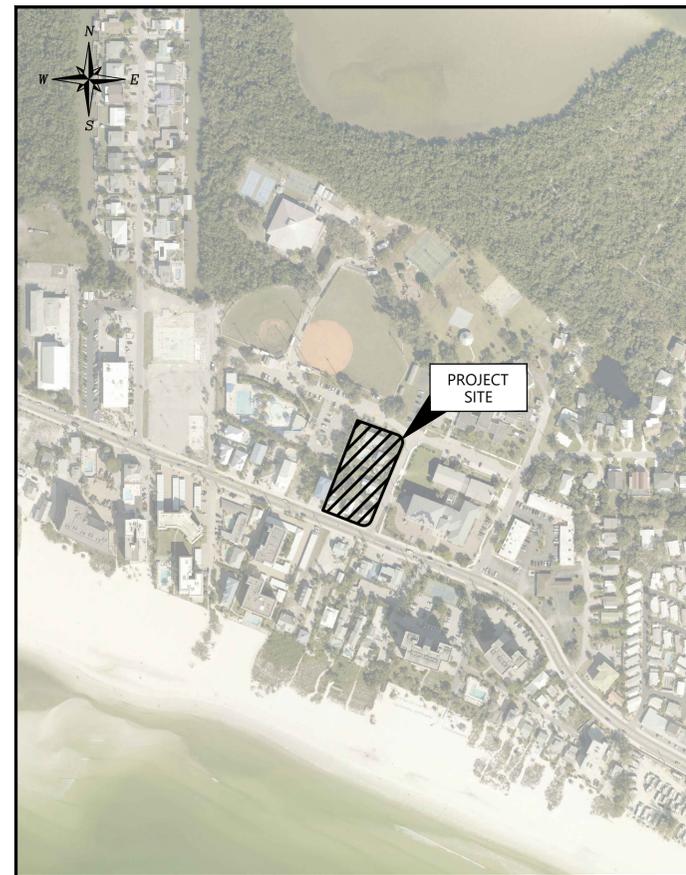
LANDSCAPE BETTERMENT PERMIT PLANS FOR **MYERSIDE**

PART OF SECTION 19, TOWNSHIP 46 S, RANGE 24 E,
PROJECT COUNTY COUNTY, FLORIDA

PREPARED FOR/OWNED BY:
MYERSIDE, LLC ----
145 SCHOOL ST.
FORT MYERS BEACH, FL 33931
(239) 529-8785



PROJECT LOCATION
N.T.S.



PROJECT SITE
N.T.S.

SHEET INDEX

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PROPERTY ZONING INFO

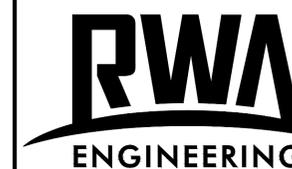
ORDINANCE 21-02

PROPERTY IDENTIFICATION

STRAP: 19-46-24-W3-0020C-0290
STRAP: 19-46-24-W3-0020C-0270
STRAP: 19-46-24-W3-0020C-0230

REVISIONS

No.	DATE	DESCRIPTION	APPROVED:



6610 Willow Park Drive
Suite 200
Naples, FL 34109
12800 University Drive
Suite 175
Fort Myers, FL 33907
19503 S West Villages Pkwy
Unit A5
Venice, FL 34293
Office: (239) 597-0575
Fax: (239) 597-0578
www.consult-rwa.com
Florida Certificates of
Authorization
EB 7663 LB 6952

LANDSCAPE ARCHITECT'S SEAL:

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
JAMES M. MCCORD, STATE OF FLORIDA
LICENSE NO. 6666882 RWA, INC.
STATE OF FLORIDA BUSINESS
CERTIFICATE NO. EB-0007663

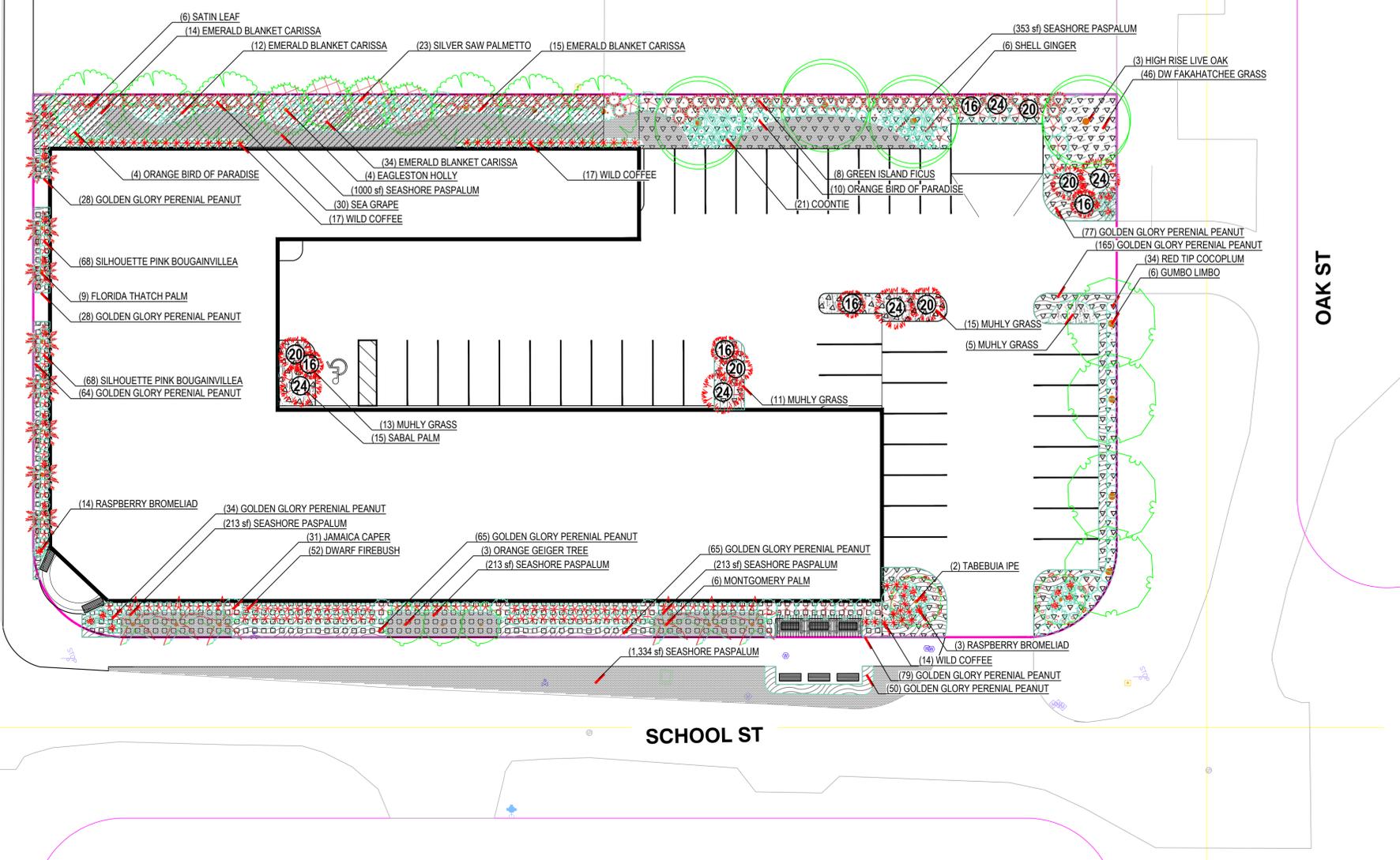
DATE: MARCH 2004	PROJECT No.: 200022 00 01	SHEET No.: 01 OF 08
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ESTERO BLVD

OAK ST

SCHOOL ST

PLANTING PLAN



PLANT MATERIAL SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	MIN. SIZE	CALIPER	HEIGHT X SPREAD	NATIVE	SPACING
TREES							
	4	BURSERA SIMARUBA GUMBO LIMBO	45 GAL	2" CAL	10' X 4'	YES	
	6	CHRYSOPHYLLUM OLIVIFORME SATIN LEAF	45 GAL	2" CAL	10' X 4'	YES	
	3	CORDIA SEBESTENA ORANGE GEIGER TREE	30 GAL	1" CAL	6' X 2'	YES	
	4	ILEX X ATTENUATA 'EAGLESTON' EAGLESTON HOLLY	30 GAL	1" CAL	6' X 2'	YES	
	4	QUERCUS VIRGINIANA 'HIGH RISE' HIGH RISE LIVE OAK	45 GAL	2" CAL	10' X 4'	YES	
	2	TABEBUIA IMPETIGINOSA TABEBUIA IPE	30 GAL	1" CAL	6' X 2'	YES	
	4	SABAL PALMETTO SABAL PALM	FG		10' CT MIN. 16'-18' OA	YES	
	4	SABAL PALMETTO SABAL PALM	FG		10' CT MIN. 20'-22' OA	YES	
	4	SABAL PALMETTO SABAL PALM	FG		10' CT MIN. 24'-26' OA	YES	
	9	THRINAX RADIATA FLORIDA THATCH PALM	FG		14' OA	YES	
	6	VEITCHIA MONTGOMERYANA MONTGOMERY PALM	FG		16'-18' OA	NO	
SHRUBS							
	14	AECHMEA BLANCHETIANA 'RASPBERRY' RASPBERRY BROMELIAD	3 GAL.		18"	YES	
	68	BOUGAINVILLEA 'SILHOUETTE PINK' SILHOUETTE PINK BOUGAINVILLEA	3 GAL.		18"	YES	
	31	CAPPARIS CYNOPHALLOPHORA JAMAICA CAPER	15 GAL.		60"	YES	
	34	CHRYSOBALANUS 'ICACO 'RED TIP' RED TIP COCOPLUM	7 GAL.		24"	YES	
	61	COCOLOBA UVIFERA SEA GRAPE	7 GAL.		36"	YES	
	8	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	3 GAL.		12"	NO	
	52	HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH	7 GAL.		24"	NO	
	48	PSYCHOTRIA NERVOSA WILD COFFEE	3 GAL.		18"	YES	
	23	SERENOA REPENS SILVER SAW PALMETTO	7 GAL.		24"	YES	
	17	STRELITZIA REGINAE ORANGE BIRD OF PARADISE	15 GAL.		48"	NO	
	21	ZAMIA PUMILA COONTIE	3 GAL.		12"	YES	
	6	ALPYNIA ZERUMBET SHELL GINGER	15 GAL.		48"	NO	
	44	MUHLENBERGIA CAPILLARIS MUHLY GRASS	3 GAL.		18"	YES	48" OC
	46	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE	1 GAL.		12"	YES	36" OC
	757	ARACHIS GLABRATA 'GOLDEN GLORY' GOLDEN GLORY PERENIAL PEANUT	4" POT		3"	NO	18" OC
	75	CARISSA MACROCARPA EMERALD BLANKET CARISSA	3 GAL.		12"	NO	24" OC
TURF							
	3,337 SF	PASPALUM VAGINATUM SEASHORE PASPALUM			SOD		



FRONT ELEVATION



NOTES:
 1. ALL SIZES ARE MINIMUMS. HEIGHT, SPREAD, CALIPER TAKE PRECEDENCE OVER CONTAINER SIZE.
 2. QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY PRIOR TO BIDDING.
 3. CONTRACTOR REQUIRED TO NOTIFY RWA, INC OF ANY / ALL CONFLICTS WITH PLANS & SITE CONDITIONS PRIOR TO INSTALLATION.
 4. ALL CHANGES REQUIRE PRIOR APPROVAL FROM RWA, INC. ANY DEVIATIONS TO THE PLANS WITHOUT APPROVAL SHALL BE AT THE CONTRACTOR'S EXPENSE TO RECTIFY.
 5. CONTRACTOR TO PROVIDE ACCURATE AS-BUILTS FOR APPROVED MODIFICATIONS TO THESE PLANS.

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

REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING

12800 University Drive, Suite 175
 Fort Myers, Florida 33907
 (239) 597-0575 FAX: (239) 597-0578
 www.consult-rwa.com
 Florida Certificates of Authorization
 EB 7663 LB6952

DATE: MARCH 2004
 SEC. 19 46 S. 24 E
 DESIGNED: JMM
 DRAWN: JMM

HORIZ. SCALE (FULL): #####
 HORIZ. SCALE (HALF): 1" = #####
 VERT. SCALE (FULL): N/A
 VERT. SCALE (HALF): N/A

CLIENT: MYERSIDE, LLC

TITLE: MASTER PLANTING PLAN

PROJECT: MYERSIDE

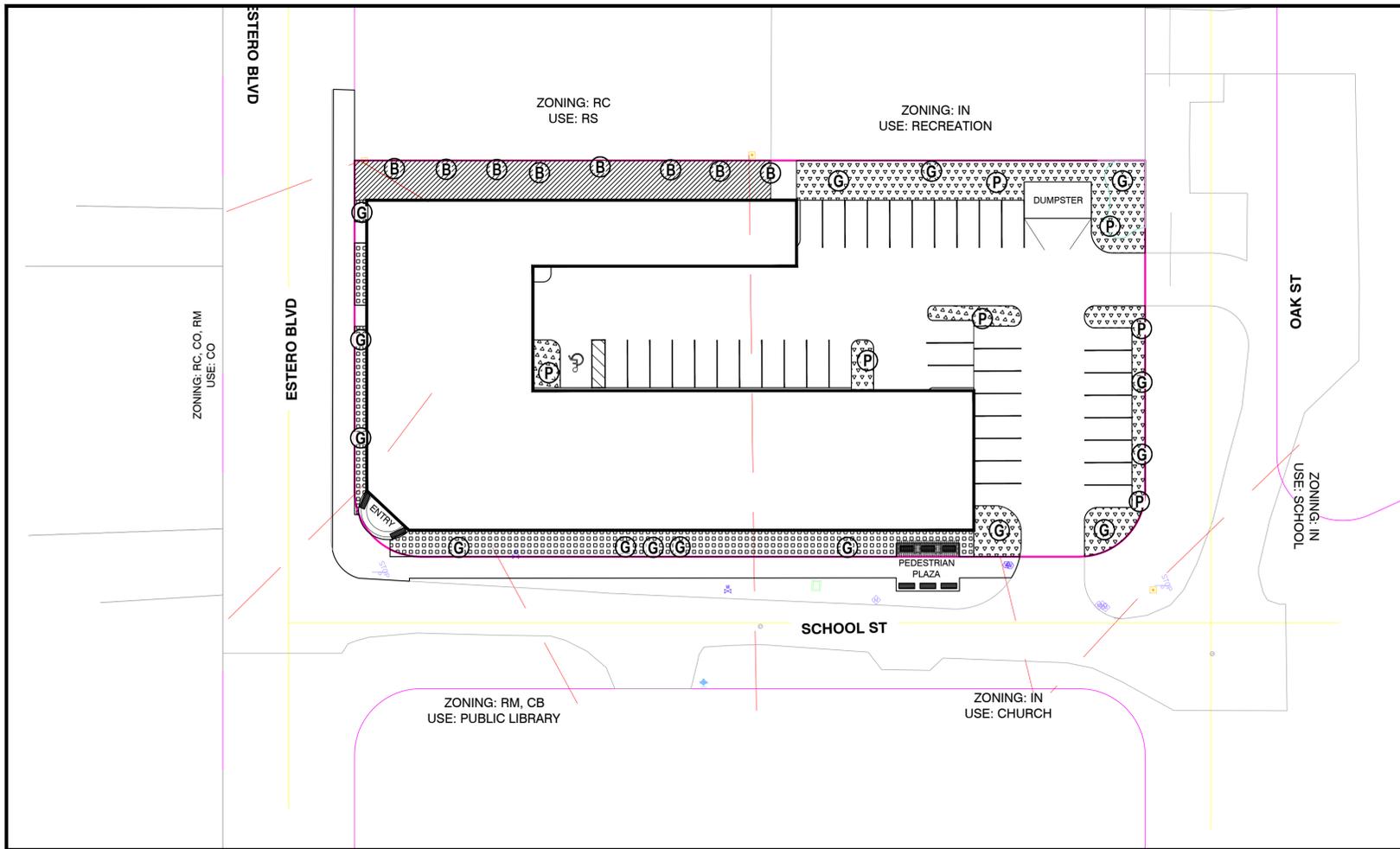
PROJECT NO.: 200022 00 01

FILE NAME: 200022 00 01 LA PERMIT

SHEET NUMBER: 02 OF 08

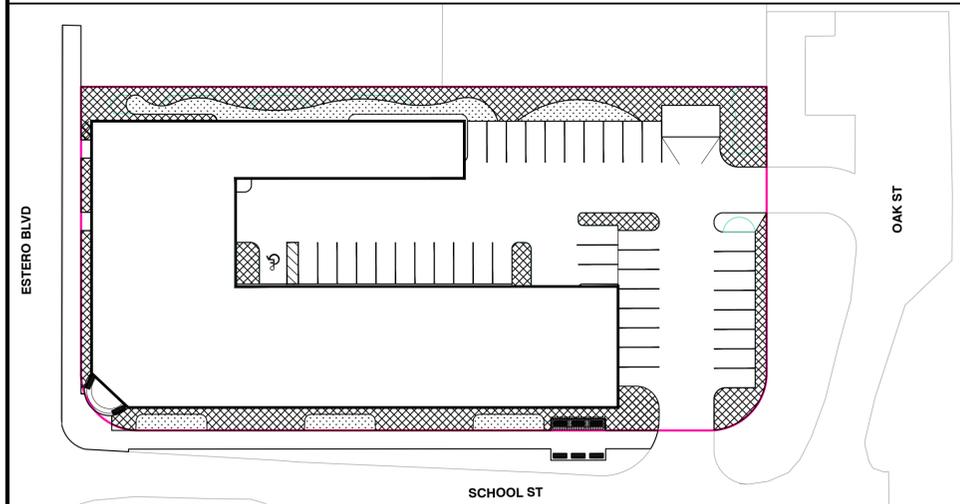
THIS IS HAS BEEN ELECTRONICALLY SIGNED & SEALED BY JAMES M. MCCORD USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JAMES M. MCCORD
 FLORIDA LICENSE NO. 6666882



CODE CALCULATIONS EXHIBIT

CODE REQUIRED TREE		SYMBOL	CODE REQUIRED TREE	SYMBOL	CODE REQUIRED TREE	HATCH	CODE REQUIRED PLANTING AREA	HATCH
BUFFER TREE		(B)	GENERAL TREE	(G)	BUFFER AREA	[Hatched]	OPEN SPACE AREA	[Dotted]
ENHANCEMENT TREE		(E)	INTERNAL / PARKING / VUE TREE	(P)	BUILDING PERIMETER AREA	[Dotted]	INTERNAL / PARKING / VUE AREA	[Dotted]



CONCEPTUAL IRRIGATION PLAN

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
[Hatched]	TURF AREA TO BE IRRIGATED WITH SPRAY HEADS
[Dotted]	BED AREAS TO BE IRRIGATED WITH DRIP SYSTEM

- IRRIGATION STANDARDS.**
- REQUIRED LANDSCAPING AREAS MUST PROVIDE AN AUTOMATIC IRRIGATION SYSTEM.
 - IRRIGATION SYSTEMS MUST BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICLE AREAS.
 - IRRIGATION SYSTEMS MUST ALSO BE DESIGNED TO AVOID IMPACTS ON INDIGENOUS PLANT COMMUNITIES.
 - IRRIGATION SYSTEMS MUST INCORPORATE A SYSTEM CONTROLLER SET TO CONSERVE WATER.
 - MOISTURE DETECTION DEVICES MUST BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE THE SPRINKLER OPERATIONS 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.
 - THE REQUIREMENT TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM DOES NOT APPLY TO TREES PLANTED IN ACCORDANCE WITH THE LDC OR TO CULTIVATED LANDSCAPED AREAS THAT ARE PLANTED 100% WITH NATIVE FLORIDA PLANT SPECIES. A TEMPORARY IRRIGATION SYSTEM IS STRONGLY ENCOURAGED TO IMPROVE SURVIVABILITY AFTER INITIAL PLANTING. ALL PLANTS THAT DO NOT SURVIVE MUST BE REPLANTED IN THE SAME MANNER AS FOR ALL OTHER REQUIRED.

10-415 OPEN SPACE REQUIREMENTS

PROJECT INFORMATION	RETAINMENT		PRE DEVELOPMENT AREA		POST SQ FT
	REQUIRED	PROVIDED	AC	SQ FT	
INDIGENOUS - WETLANDS	100%	N/A	0.0 AC	0 SF	0 SF
INDIGENOUS - COASTAL SCRUB	100%	N/A	0.0 AC	0 SF	0 SF
INDIGENOUS - UPLANDS	50%	N/A	0.0 AC	0 SF	0 SF
BEACHES	100%	N/A	0.0 AC	0 SF	0 SF
ARCHAEOLOGICAL / HISTORICAL SITES	100%	N/A	0.0 AC	0 SF	0 SF
PROTECTED TREES (PRESERVED IN PLACE)	100%	100%	N/A	N/A	0 SF
PARKING LANDSCAPE AREA	100%	100%	N/A	N/A	4132 SF
BUFFERS	100%	100%	N/A	N/A	2369 SF
TOTAL OPEN SPACE PROVIDED			0.15 AC		6501 SF

10-416-D BUFFER REQUIREMENTS

PROJECT INFORMATION		USE	
PROPOSED DEVELOPMENT USE			
NORTH PROPERTY LINE			
EXIST. ADJACENT USE / ZONING	TYPE	REQ. WIDTH	REQ. LIN. FT.
INSTITUTIONAL	N/A	N/A	150 LF
LESS INGRESS / EGRESS			-24 LF
TOTAL NORTH BUFFER PLANTINGS PROVIDED			
EAST PROPERTY LINE			
EXIST. ADJACENT USE / ZONING	TYPE	REQ. WIDTH	REQ. LIN. FT.
INSTITUTIONAL	N/A	N/A	150 LF
LESS INGRESS / EGRESS			-28 LF
TOTAL EAST BUFFER PLANTINGS PROVIDED			
SOUTH PROPERTY LINE			
EXIST. ADJACENT USE / ZONING	TYPE	REQ. WIDTH	REQ. LIN. FT.
COMMERCIAL / LODGING	N/A	N/A	150 LF
LESS INGRESS / EGRESS			-0 LF
TOTAL SOUTH BUFFER PLANTINGS PROVIDED			
WEST PROPERTY LINE			
EXIST. ADJACENT USE / ZONING	TYPE	REQ. WIDTH	REQ. LIN. FT.
RESIDENTIAL CONSERVATION	C	15' WIDE	158 LF
LESS INGRESS / EGRESS			-0 LF
INSTITUTIONAL	N/A	N/A	142 LF
LESS INGRESS / EGRESS			-24 LF
TOTAL WEST BUFFER PLANTINGS PROVIDED			

10-416-B BUILDING PERIMETER PLANTING REQUIREMENTS

PROJECT INFORMATION		LIN FT WALLS ADJ	# OF PARKING SP	REQ	PLANTING AREA REQUIREMENTS	
					50% LIN FT	AREA SQ FT
		374 LF	36 SPACES		187 LF	935 SF
BUILDING PERIMETER PLANTING AREA PROVIDED						3125 SF
PLANT MATERIAL		LIN FT WALLS ADJ	# OF PARKING SP	REQ	PLANTING AREA REQUIREMENTS	
					50% LIN FT	AREA SQ FT
TURFGRASS AREA PROPOSED						213 SF
MAX TURFGRASS AREA ALLOWABLE				10%		312 SF
GROUND COVER AREAS PROPOSED						605 SF
SHRUB AREAS PROPOSED						2307 SF
TOTAL BUILDING PERIMETER PLANTING AREA PROVIDED						3125 SF
BUILDING PERIMETER PLANTING REQUIREMENTS		SPACING	PLANT AREA	PLANT MATERIALS & TURF		
				MIN. REQUIRED	PROVIDED	
TURFGRASS		NA	213 SF	NA		213 SF
GROUND COVER		2' OC	605 SF	152 PLANTS		152 PLANTS
SHRUBS		3' OC	1968 SF	27 SHRUBS		120 SHRUBS
		4' OC	64 SF	4 SHRUBS		4 SHRUBS
		5' OC	275 SF	11 SHRUBS		11 SHRUBS

10-416-C VEHICULAR USE AREA PLANTING REQUIREMENTS

REQUIRED INTERNAL PLANTING AREA	AREA / EACH	MIN. REQUIRED AREA	PROVIDED AREA		
GROSS PAVED VEHICULAR USE AREA	15542 SF				
INTERNAL PLANTING AREA REQUIRED		10%	1554 SF		
TOTAL INTERNAL PLANTING AREA PROVIDED			4132 SF		
INTERNAL PARKING AREAS TREE REQUIREMENTS		TREE REQUIREMENTS			
REQUIRED INTERNAL PARKING TREES	1 TREE PER 250 SF	7 TREES	PROVIDED		
TOTAL INTERNAL PLANTING TREES PROVIDED			7 TREES		
INTERNAL PARKING AREAS LANDSCAPE MATERIALS REQUIREMENTS		SPACING	%	PLANT MATERIALS & TURF	
				PROVIDED	AREA
TURFGRASS		NA	4.3%	665 SF	665 SF
GROUND COVER		1.5' OC	2.4%	165 PLANTS	371 SF
SHRUBS		3' OC	12.7%	220 PLANTS	1980 SF
		4' OC	3.8%	37 PLANTS	592 SF
		5' OC	3.7%	23 SHRUBS	575 SF

ALTERNATE BETTERMENT PLAN NARRATIVE

- PLAN EXCEEDS CODE REQUIREMENTS:
- TREES:
 - 75% REQUIRED TREES TO BE NATIVE & 87% REQUIRED TREES PROVIDED ARE NATIVE.
 - 50% OF REQUIRED TREES (8 TREES) MUST BE 2" CAL & 9 PROVIDED (60%).
 - 50% OF REQUIRED TREES (7 TREES) CAN BE 1" CAL & 6 PROVIDED (40%).
 - SABAL PALM CLUSTERS HAVE A 4' OA HEIGHT VARIATION.
 - SHRUBS:
 - 280 SHRUBS REQUIRED FOR SITE & 384 PROVIDED.
 - 50% REQUIRED SHRUBS TO BE NATIVE (140 SHRUBS) & 70% REQUIRED SHRUBS PROVIDED ARE NATIVE (195).
 - PLANTING AREAS:
 - 1554 SF PARKING PLANTING AREA REQUIRED & 4132 SF PROVIDED.
 - 935 SF BUILDING PERIMETER PLANTING AREA REQUIRED & 3125 SF PROVIDED.
 - HARDSCAPE FEATURES:
 - SPECIALTY PAVEMENT ENTRY TREATMENT.
 - PEDESTRIAN PLAZA WITH SEATING.

10-416-A GENERAL TREE REQUIREMENTS

PROJECT INFORMATION		USE / TYPE / REQUIREMENT	AREA	
			AC	SQ FT
NET DEVELOPMENT AREA			1.03 AC	44732 SF
PROPOSED DEVELOPMENT TYPE		COM - COMMERCIAL		
GENERAL TREE REQUIREMENTS		TREE PER SQ FT	REQUIRED TREES	
REQUIRED GENERAL TREES		1 PER 3000 SF	15	
GENERAL TREE TYPE		TREE CREDITS	PROVIDED	
			QUANTITY	TREES
INDIGENOUS 4" CAL TREE PRESERVED		@ 5:1 CREDIT	0 TREES	0 TREES
INDIGENOUS 8" CT PALM PRESERVED		@ 3:1 CREDIT	0 TREES	0 TREES
INDIGENOUS RELOCATED 8" CT SABAL PALM		@ 2:1 CREDIT	0 TREES	0 TREES
TOTAL PRESERVED / RELOCATED TREE CREDITS				0 TREES
1" & 6" INSTALLED GENERAL TREES		@ 1:1 RATIO	6 TREES	
50% MAX ALLOWABLE		@ 7 TREES		6 TREES
2" & 10" INSTALLED GENERAL TREES		@ 1:1 RATIO	9 TREES	
50% MIN REQUIRED		@ 8 TREES		9 TREES
4" CAL & 16" OA INSTALLED GENERAL TREES		@ 2:1 CREDIT		0 TREES
6" CAL & 20" OA INSTALLED GENERAL TREES		@ 3:1 CREDIT		0 TREES
8" CAL & 24" OA INSTALLED GENERAL TREES		@ 4:1 CREDIT		0 TREES
50% MAX CREDIT		@ 7 TREES		0 TREES
TOTAL INSTALLED GENERAL TREES				15 TREES
TOTAL TREES PROVIDED BY REPLACEMENT				0 TREES
TOTAL GENERAL TREES PROVIDED				15 TREES
TOTAL EXCESS GENERAL TREES				0 TREES
PROTECTED TREE REPLACEMENT		TREE CREDITS	QUANTITY	
		SIZE @ DBH	REMOVE/ADD	TOT CAL
				CREDITS
4" CAL PROTECTED TREES		4 CAL	5:1 CREDIT	-0 TREES 0 CAL
5" CAL PROTECTED TREES		5 CAL	5:1 CREDIT	-0 TREES 0 CAL
6" CAL PROTECTED TREES		6 CAL	5:1 CREDIT	-0 TREES 0 CAL
7" CAL PROTECTED TREES		7 CAL	5:1 CREDIT	-0 TREES 0 CAL
8" CAL PROTECTED TREES		8 CAL	5:1 CREDIT	-0 TREES 0 CAL
9" CAL PROTECTED TREES		9 CAL	5:1 CREDIT	-0 TREES 0 CAL
10" CAL PROTECTED TREES		10 CAL	5:1 CREDIT	-0 TREES 0 CAL
12" CAL PROTECTED TREES		12 CAL	5:1 CREDIT	-0 TREES 0 CAL
14" CAL PROTECTED TREES		14 CAL	5:1 CREDIT	-0 TREES 0 CAL
16" CAL PROTECTED TREES		16 CAL	5:1 CREDIT	-0 TREES 0 CAL
18" CAL PROTECTED TREES		18 CAL	5:1 CREDIT	-0 TREES 0 CAL
20" CAL PROTECTED TREES		20 CAL	5:1 CREDIT	-0 TREES 0 CAL
22" CAL PROTECTED TREES		22 CAL	5:1 CREDIT	-0 TREES 0 CAL
24" CAL PROTECTED TREES		24 CAL	5:1 CREDIT	-0 TREES 0 CAL
26" CAL PROTECTED TREES		26 CAL	5:1 CREDIT	-0 TREES 0 CAL
28" CAL PROTECTED TREES		28 CAL	5:1 CREDIT	-0 TREES 0 CAL
30" CAL PROTECTED TREES		30 CAL	5:1 CREDIT	-0 TREES 0 CAL
32" CAL PROTECTED TREES		32 CAL	5:1 CREDIT	-0 TREES 0 CAL
34" CAL PROTECTED TREES		34 CAL	5:1 CREDIT	-0 TREES 0 CAL
36" CAL PROTECTED TREES		36 CAL	5:1 CREDIT	-0 TREES 0 CAL
CAL OF PROTECTED TREES REQUIRED TO BE REPLACED @ 1:1 RATIO				0 CAL
2" REPLACEMENT TREES		2 CAL	1:1 CREDIT	+0 TREES 0 CAL
4" REPLACEMENT TREES		4 CAL	2:1 CREDIT	+0 TREES 0 CAL
6" REPLACEMENT TREES		6 CAL	3:1 CREDIT	+0 TREES 0 CAL
8" REPLACEMENT TREES		8 CAL	4:1 CREDIT	+0 TREES 0 CAL
CAL OF PROTECTED TREES REPLACEMENTS PROVIDED @ 1:1 RATIO				0 CAL
TOTAL EXCESS REPLACEMENT TREES				0 CAL
PROTECTED PALM (SABAL)		8 CT	3:1 CREDIT	-0 PALMS 0 PALMS
PROTECTED PALM (SILVER)		8 CT	3:1 CREDIT	-0 PALMS 0 PALMS
PROTECTED PALM (COCONUT)		8 CT	3:1 CREDIT	-0 PALMS 0 PALMS
PROTECTED PALM (ROYAL)		8 CT	3:1 CREDIT	-0 PALMS 0 PALMS
PROTECTED PALMS TO BE REPLACED				0 PALMS
10' CT REPLACEMENT PALM (SABAL)		10 CT	3:1 CREDIT	+0 PALMS 0 PALMS @ 0 TREES
10' CT REPLACEMENT PALM (SILVER)		10 CT	4:1 CREDIT	+0 PALMS 0 PALMS @ 0 TREES
10' CT REPLACEMENT PALM (COCONUT)		10 CT	1:1 CREDIT	+0 PALMS 0 PALMS @ 0 TREES
10' CT REPLACEMENT PALM (ROYAL)		10 CT	1:1 CREDIT	+0 PALMS 0 PALMS @ 0 TREES
CAL OF PROTECTED TREES REPLACEMENTS PROVIDED @ 1:1 RATIO				0 PALMS
TOTAL EXCESS REPLACEMENT PALMS				0 PALMS
TOTAL TREES PROVIDED BY REPLACEMENT				0 TREES

10-420-B PLANT MATERIALS STANDARDS REQUIREMENTS

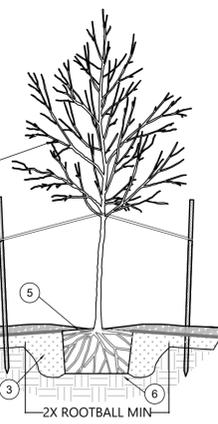
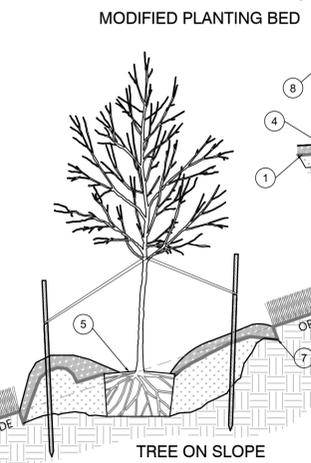
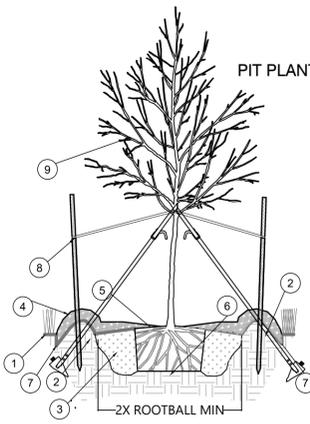
PLANT MATERIAL TYPE	TOTAL REQUIRED	NATIVE REQUIREMENTS		
		%	REQUIRED	PROVIDED
CODE TREES	30 TREES			
NATIVE REQUIRED		75%	23 TREES	
NATIVE PROVIDED			26 TREES	87%
SHRUBS	280 SHRUBS			
NATIVE REQUIRED		50%	140 SHRUBS	
NATIVE PROVIDED			195 SHRUBS	70%

		12800 University Drive, Suite 175 Fort Myers, Florida 33907 (239) 597-0575 FAX: (239) 597-0578 www.consult-rwa.com Florida Certificates of Authorization EB 7663 LB6952	DATE: MARCH 2004 SEC. TWP. RGE: 19 46 S. 24 E DESIGNED: JMM DRAWN: JMM	HORIZ. SCALE (FULL): ##/###/### HORIZ. SCALE (HALF): 1" = ##/###/###/### VERT. SCALE (FULL): N/A VERT. SCALE (HALF): N/A	CLIENT: MYERSIDE, LLC TITLE: PERMIT CALCULATIONS & IRRIGATION PLAN	PROJECT: MYERSIDE PROJECT NO.: 200022 00 01 FILE NAME: 200022 00 01 LA PERMIT	SHEET NUMBER: 03 OF 08
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THIS IS HAS BEEN ELECTRONICALLY SIGNED & SEALED BY JAMES M. MCCORD USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
JAMES M. MCCORD
FLORIDA LICENSE NO. 6666882

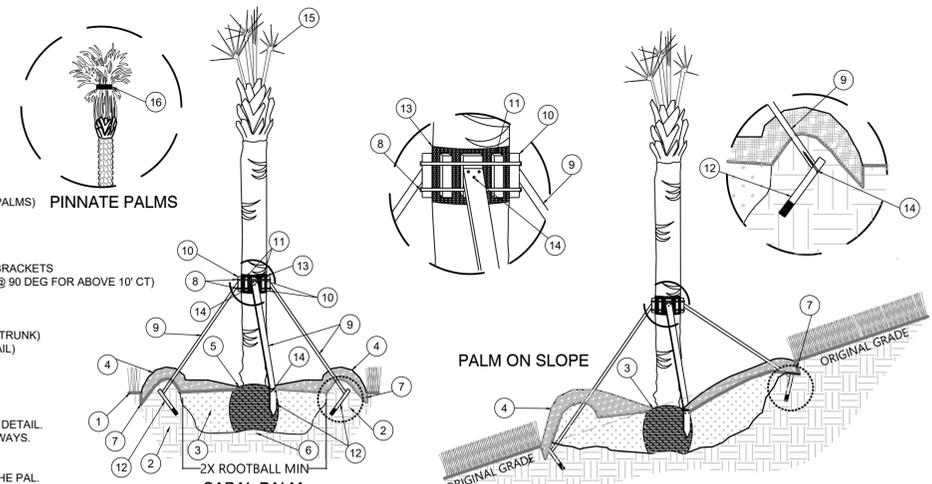
1. FINISH GRADE
2. 4" X 6" COMPACTED SOIL BASIN RING
3. MODIFIED SOIL BACKFILL (ONLY FOR CONTAINER GROWN TREES)
4. 3" MIN MULCH LAYER
5. ROOT BALL (MODIFY ACCORDINGLY)
6. UNDISTURBED / RE-COMPACTED SOIL BASE
7. BED EDGE TRENCH
8. TREE STAKES (SEE STAKING DETAIL)
9. TREE CROWN (SEE CROWN DETAILS)

NOTES:
 SEE DRAWINGS FOR SPECIFIED SIZES, SPECIES AND GRADES.
 ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004) AND FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK.
 TRUNK CALIPER MEASUREMENTS SHALL MEET FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK.
 PLANTING HOLE TO BE A MIN. OF 2X THE WIDTH OF ROOT BALL FOR AT LEAST THE FIRST 12" OF DEPTH AND DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH OR FILL AND COMPACT TO 90% RELATIVE COMPACTION.
 THE PLANTING HOLE SUB-GRADE AND SIDES SHOULD BE SCARIFIED WHEN 15%+ CLAY SOILS EXIST.
 THE TOP-MOST ROOTS SHOULD BE VISIBLE AT THE SURFACE OF THE ROOT BALL.
 THE TREE TRUNK SHALL NOT BE USED FOR LIFTING / LEVERAGE. LIFT AND SET THE TREE BY ROOT BALL ONLY. REMOVE BURLAP, WIRE AND STRAPS FROM THE UPPER 1/3 OF THE ROOT BALL AFTER THE TREE IS SET IN PLACE. REMOVE ANY TRUNK WRAP REMAINING, CLOSE STAKING, GROW BAG, TAGS, AND TAGGING TAPE AT TIME OF PLANTING.
 NO MULCH TO BE PLACED WITHIN 3" OF TRUNK WITH NO MORE THAN 1" OF MULCH PLACED UPON ROOT BALL BACKFILL WITH CLEAN, MODIFIED, WELL-TILLED / BROKEN UP NATIVE SOIL AND ADD APPROPRIATE SOIL AMENDMENT BASED ON SOIL TESTING. DO NOT ADD BACKFILL AMENDMENTS FOR PIT PLANTED B&B TREES. COMPACT BACKFILL TO MINIMIZE AIR POCKETS WITH EVERY 6" LIFTS OF FILL. DO NOT OVER COMPACT SOIL & SETTLE BACK FILL WITH WATERING IN. WATER TREE AFTER FULLY BACKFILLED.
 ROOT BALL IS TO REST ON SOIL BASE AND TO BE INSTALLED 1"-2" ABOVE GRADE TO ALLOW FOR SETTLING.
 FOR WET SOILS, INSTALL ROOT BALL HIGHER AND GRADE TO IT AS REQUIRED FOR PROPER OXYGEN INTAKE OF THE TREE. INSTALL GRAVEL WELLS THROUGH CONFINING LAYERS IF HOLE FALLS PERCUSSION TESTS.
 CREATE A 6" BASIN RING AROUND ENTIRE OUTER EDGE OF TREE PIT, LOCATING THE INSIDE EDGE ALONG THE EXCAVATION AND COMPACT BASIN PRIOR TO MULCHING ON ALL SIDES TO RETAIN WATER.
 FOR SLOPED PLANTINGS, ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/ SOIL.
 PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 CORRECT TREE CROWN AND ROOT BALL AS REQUIRED FOR PROPER CANOPY GROWTH AND ROOT DEVELOPMENT.
 STAKE / GUY TREE ACCORDING TO APPROPRIATE DETAIL.

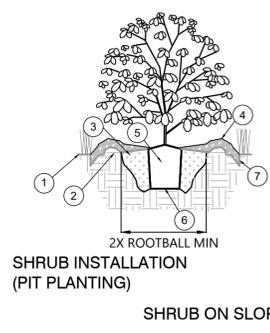


1. FINISH GRADE
2. UNDISTURBED OR 90% TO 95% COMPACTED SOIL
3. MODIFIED SOIL BACKFILL (ONLY FOR CONTAINER GROWN PALMS)
- 3" MIN MULCH LAYER
5. ROOT BALL (MODIFY ACCORDINGLY)
6. RE-COMPACTED SOIL BASE
7. BED EDGE TRENCH
8. STAINLESS STEEL MOUNTING STRAPS WITH ADJUSTABLE BRACKETS
9. 2" X 4" BRACE (3 MIN @ 120 DEG FOR UP TO 10' CT & 4 MIN @ 90 DEG FOR ABOVE 10' CT)
10. 2" X 4" BATTEN (1 PER BRACE ATTACHED WITH SCREWS)
11. 1" X 2" BATTEN (# AS NECESSARY)
12. 2" X 4" STAKE (1 PER BRACE ATTACHED WITH SCREWS)
13. NATURAL BURLAP (3 LAYERS MIN BETWEEN BATTENS AND TRUNK)
14. EXTERIOR DECK SCREWS (OR STAINLESS STEEL SHANK NAIL)
15. HURRICANE CUT
16. NATURAL JUTE ROPE TO TIE FRONDS

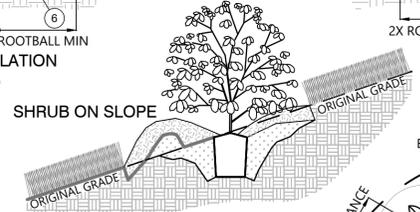
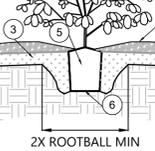
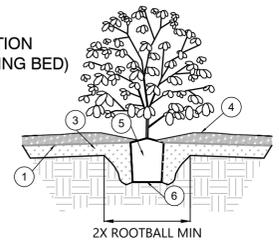
NOTES:
 SEE DRAWINGS FOR SPECIFIED SIZES, SPECIES AND GRADES.
 BRACE PALM ACCORDING TO APPROPRIATE STAKING / GUYING DETAIL.
 BRACE LOCATIONS SHALL NOT INTERFERE WITH PEDESTRIAN WAYS.
 BRACES TO BE REMOVED WITHIN 1 YEAR OF INSTALLATION.
 NO BURNT PALMS WILL BE ACCEPTED.
 DO NOT SCREW (OR TOE NAIL) BATTENS INTO THE TRUNK OF THE PALM.
 ANY TRUNK DAMAGE CAUSED BY NAILS OR SCREWS WILL GIVE CAUSE TO REJECTION OF THE PALM.
 PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 NO FEATHER DUSTER PRUNING. FRONDS SHOULD MAKE A HALF CIRCLE AT A MIN.
 HURRICANE CUT ALL SABAL PALMS.
 PALM STAKES TO BE PLACED BELOW GRADE TO NECESSARY DEPTH DETERMINED BY SOIL STRUCTURE TO PROVIDE PROPER STABILIZATION.
 PLACE BATTENS AND INSTALL ENOUGH BATTENS AS REQUIRED FOR BAND NOT TO COME INTO DIRECT CONTACT WITH TRUNK.
 THE TOP-MOST ROOTS SHOULD BE VISIBLE AT THE SURFACE OF THE ROOT BALL.



1 TREE INSTALLATION

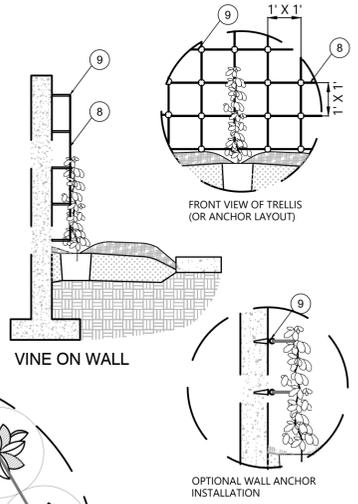


SHRUB INSTALLATION (MODIFIED PLANTING BED)

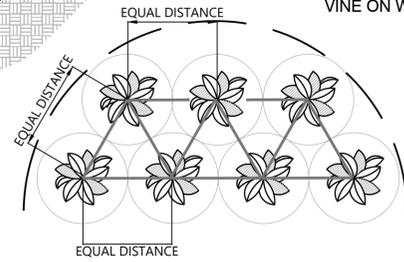


SHRUB INSTALLATION (PIT PLANTING)

SHRUB ON SLOPE



VINE ON WALL

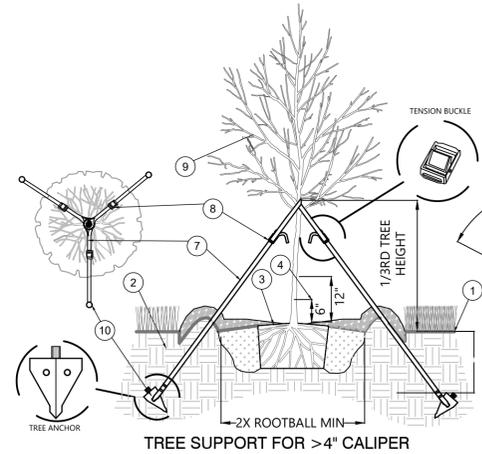


1. FINISH GRADE
2. 3" X 6" COMPACTED SOIL BASIN RING
3. MODIFIED SOIL BACKFILL (ONLY FOR CONTAINER GROWN)
4. 3" MIN MULCH LAYER
5. ROOT BALL (MODIFY ACCORDINGLY)
6. RE-COMPACTED SOIL BASE
7. BED EDGE TRENCH
8. STAINLESS STEEL WIRE TRELLIS (OR APPROVED OTHER)
9. STAINLESS STEEL ANCHOR AND EYE HOOK MOUNTING METHOD (OR APPROVED OTHER)

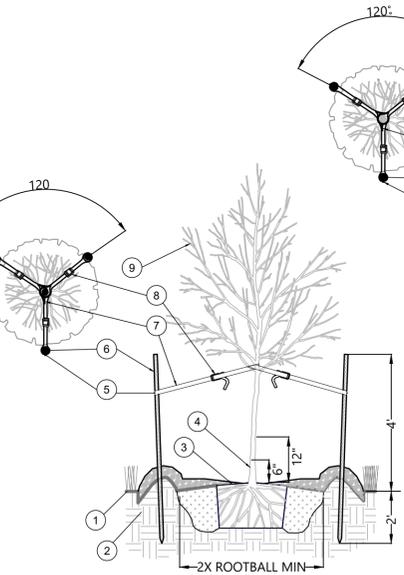
NOTES:
 SEE DRAWINGS FOR SPECIFIED SIZES, SPECIES AND GRADES.
 ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004).
 PLANTING HOLE TO BE A MIN. OF 2X THE WIDTH OF ROOT BALL FOR AT LEAST THE FIRST 12" OF DEPTH AND DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH. ROOT BALL IS TO REST ON SOIL BASE THAT IS TO BE COMPACTED TO 90% RELATIVE COMPACTION.
 THE PLANTING HOLE THE SUB-GRADE AND SIDES SHOULD BE SCARIFIED WHEN PLANTING IN 15% OR MORE CLAY SOILS.
 LIFT AND SET THE SHRUB BY ROOT BALL / CONTAINER ONLY. DO NOT LIFT VIA TRUNK.
 IF B&B. PLACE SHRUB IN PLANTING HOLE. REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOT BALL.
 FOR CONTAINER STOCK, AMEND ROOT BALL AS REQUIRED FOR PROPER GROWTH AND ROOT DEVELOPMENT AND MIX WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL FOR B&B SHRUBS. USE CLEAN BACKFILL AND APPROPRIATE SOIL AMENDMENT BASED ON SOIL TESTING.
 PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 REMOVE ANY NURSERY TAGS, AND TAGGING TAPE AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
 LIGHTLY COMPACT TO MINIMIZE AIR POCKETS EVERY 6" LIFTS OF FILL, DO NOT OVER COMPACT SOIL & SETTLE BACK FILL WITH WATERING IN.
 ROOT BALL TO BE INSTALLED 1"-2" ABOVE GRADE TO ALLOW FOR SETTLING. FOR WET SOILS, INSTALL ROOT BALL HIGHER AND GRADE TO IT AS REQUIRED FOR PROPER OXYGEN INTAKE OF THE SHRUB.
 FOR SLOPED PLANTINGS, ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/ SOIL.
 LOCATE INSIDE OF BASIN RING TO OUTER EDGE OF TREE PIT AND COMPACT IT ON ALL SIDES TO RETAIN WATER.
 NO MULCH TO BE INSTALLED WITHIN 3" OF TRUNK.
 NO MORE THAN 1" OF MULCH TO BE INSTALLED UPON ROOT BALL OF SHRUB.

2 SHRUB & VINE INSTALLATION

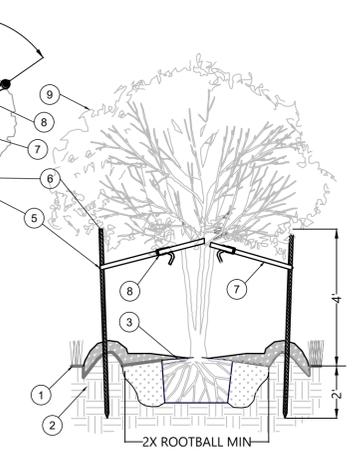
3 PALM TREE INSTALLATION / BRACING



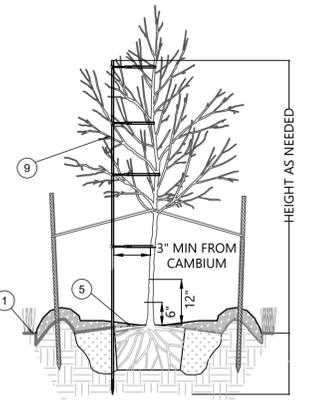
TREE SUPPORT FOR >4" CALIPER



TREE SUPPORT FOR <=4" CALIPER



TREE SUPPORT FOR MULTI-TRUNK TREES



CENTRAL LEADER CORRECTION STAKING

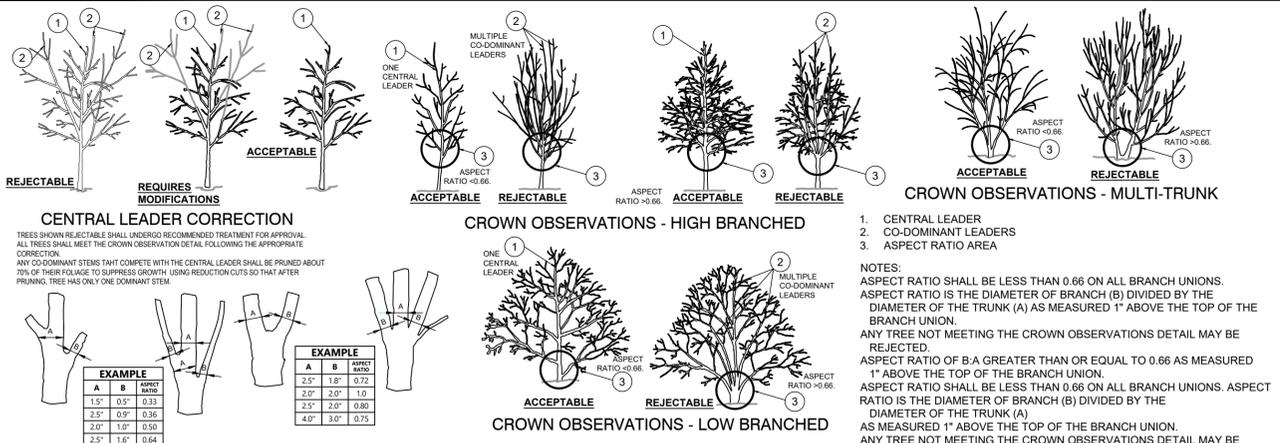
1. FINISH GRADE
2. UNDISTURBED OR 90% TO 95% COMPACTED SOIL
3. ROOT BALL
4. TRUNK CALIPER (MEASURED AT 6" UP TO 4" CAL & AT 12" FOR >4" CAL TREES) (DBH ONLY APPLIES TO EXISTING TREES PER STATE OF FLORIDA)
5. STAINLESS STEEL FASTENER (LAG SCREW WITH WASHER)
6. 3" WOODEN LODGE POST OR HEAVY DUTY METAL T-POST
7. 3/4" MILITARY GRADE EXTERIOR WEBBING STRAP
8. TENSION BUCKLE
9. TREE CROWN (SEE CROWN DETAILS)
10. TREE ANCHOR
11. 1" METAL POLE FOR CENTRAL LEADER CONNECTION
12. NON-ABRASIVE RUBBER NURSERY STRAP

NOTES:
 SEE DRAWINGS FOR SPECIFIED SIZES, SPECIES AND GRADES.
 STAKE TREE ACCORDING TO APPROPRIATE STAKING / GUYING DETAIL. STAKE LOCATIONS SHALL NOT INTERFERE WITH PERMANENT BRANCHES. STAKES TO BE REMOVED WITHIN 1 YEAR OF INSTALLATION.
 REMOVE ANY CLOSE STAKING FROM NURSERY. IF CENTRAL LEADER NEEDS CORRECTION, IT IS ACCEPTABLE TO MOVE STAKE OR RE-STAKE WITH A METAL POLE TO THE CENTRAL LEADER AND TRUNK WITH A MIN GAP OF 3" FROM CAMBIUM TO ALLOW FOR PROPER CELL FORMATION.
 1" DIAM SINGLE METAL STAKE WITH METAL ARM BAR SECURED TO STAKE AND RUBBER STRAP AROUND TRUNK. HEIGHT OF ARM BAR SHALL VARY PER TREE. CONTRACTOR TO ADJUST AS NEEDED TO HOLD TREE ERRECT. USE NON-ABRASIVE RUBBER TIES.
 PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 AMEND TREE CROWN AND ROOT BALL AS REQUIRED FOR PROPER CANOPY GROWTH AND ROOT DEVELOPMENT.
 TREE ANCHOR DRIVEN BELOW GRADE TO NECESSARY DEPTH DETERMINED BY SOIL STRUCTURE. (1.5' - 2.5' FEET AS NECESSARY)
 INSTALL A TENSION BUCKLE ON EACH STRAP. LOOP LOOSE END OF WEBBING AROUND LEADING BRANCH OF TREE. TIE 1/2 KNOT ONTO BACKSIDE OF BUCKLE. PULL BUCKLE TOWARDS TREE ANCHOR TO TENSION LINE.
 START STAKING OR GUYING BY PLACING FIST STAKE / ANCHOR ON THE SIDE OF THE PREVAILING WIND PREVAILING WIND.
 INSTALL CORRECTIVE STAKE A MIN OF 3" AWAY FROM THE CAMBIUM. STAKES AND ANCHORS TO BE INSTALLED IN UNDISTURBED SOIL.
 WOOD STAKES, METAL T-POSTS, AND TREE ANCHORS ARE TO BE DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 1.5' TO 2.5'. PLACE STAKES IN TREE BASIN. METAL T-POSTS TO BE PAINTED FLAT BLACK. SPACE STAKES / ANCHORS (3 MIN) EQUALLY AROUND THE TREE AT 120 DEGREES OC.
 ATTACH 3/4" WEBBING TO CONNECT THE TREE TO STAKES AND ANCHORS. ATTACH WEBBING AT 1/3 THE TREE HEIGHT. USE A STAINLESS STEEL FASTENER TO SECURE WEBBING TO WOOD STAKES. MULTI-TRUNK TREES WILL HAVE ONE WEBBING BAND PER TRUNK IF 3 OR MORE APPROPRIATELY SIZED TRUNKS EXIST.
 FOR UP TO 4" CALIPER TREES (3) POLYPROPYLENE GUYLINES 3/4" X 12'-800 LB TEST, OLIVE DRAB, UV RESISTANT (3) NICKEL PLATED SPRING CAM-LOCK TENSION CLIPS FOR UP TO 7" CALIPER TREES (4) POLYPROPYLENE/POLYESTER GUYLINES 1" X 12'-1,000 LB TEST, OLIVE DRAB, UV RESISTANT (4) 1-1/4" NICKEL PLATED, NON-RUSTING SPRING CAM-LOCK TENSION CLIPS (1,500 LB BREAK STRENGTH) (4) ALUMINUM TREE ANCHORS FOR ANY SOIL TYPE

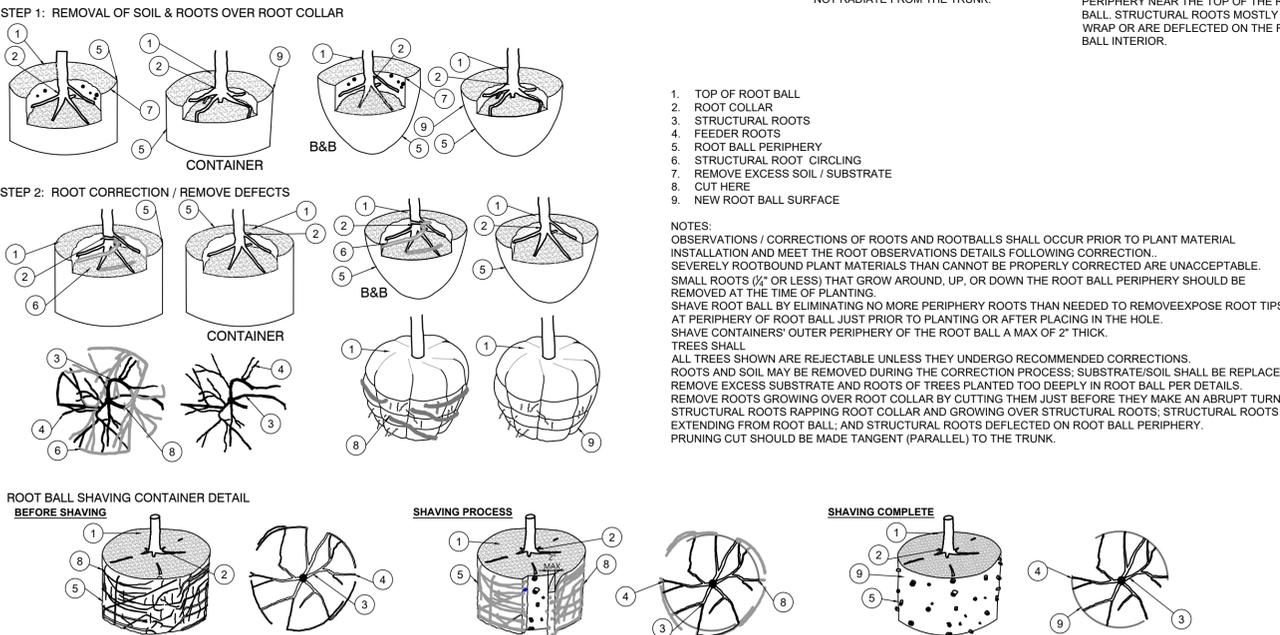
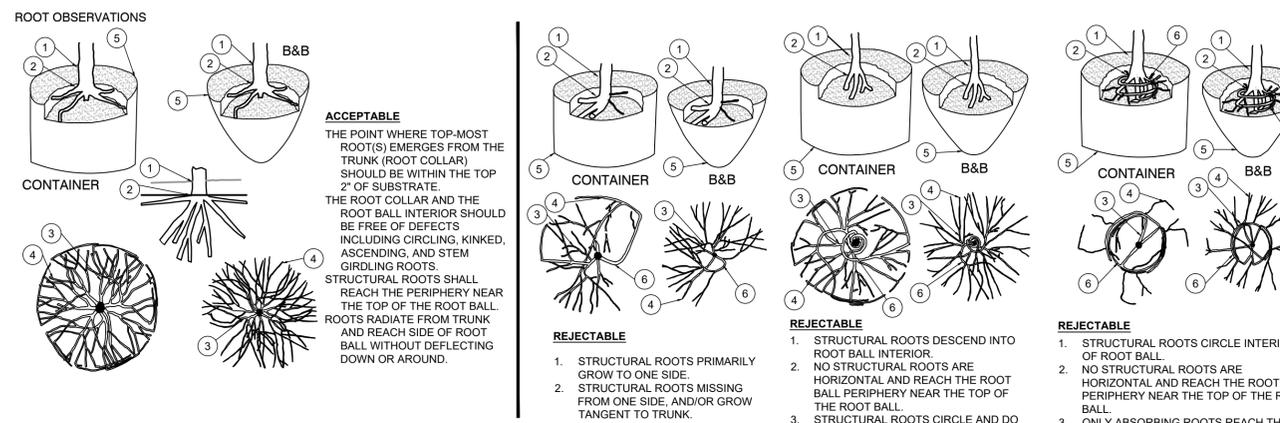
4 TREE STAKING / GUYING

REV #		REVISION		DRAWN		CHECKED		DATE			
12800 University Drive, Suite 175 Fort Myers, Florida 33907 (239) 597-0575 FAX: (239) 597-0578 www.consult-rwa.com Florida Certificates of Authorization EB 7663 LB6952				DATE: MARCH 2004 SEC. TWP. RGE. 19 46 S. 24 E DESIGNED: JMM DRAWN: JMM		HORIZ. SCALE (FULL): ###### HORIZ. SCALE (HALF): 1" = ######' VERT. SCALE (FULL): N/A VERT. SCALE (HALF): N/A		CLIENT: MYERSIDE, LLC TITLE: LANDSCAPE CONSTRUCTION DETAILS		PROJECT: MYERSIDE PROJECT NO.: 200022 00 01 FILE NAME: 200022 00 01 LA PERMIT SHEET NUMBER: 07 OF 08	

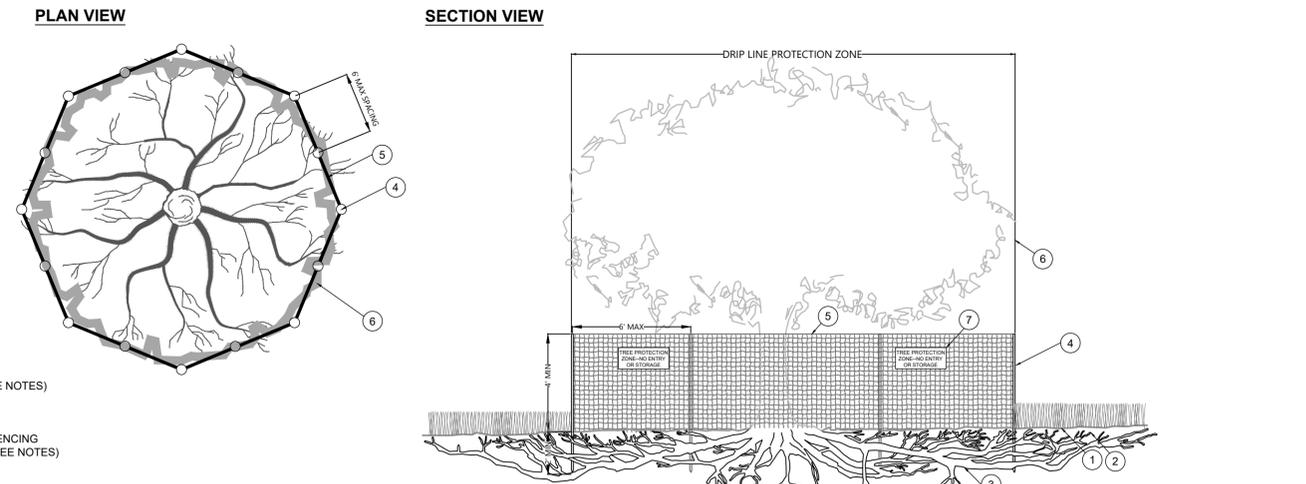
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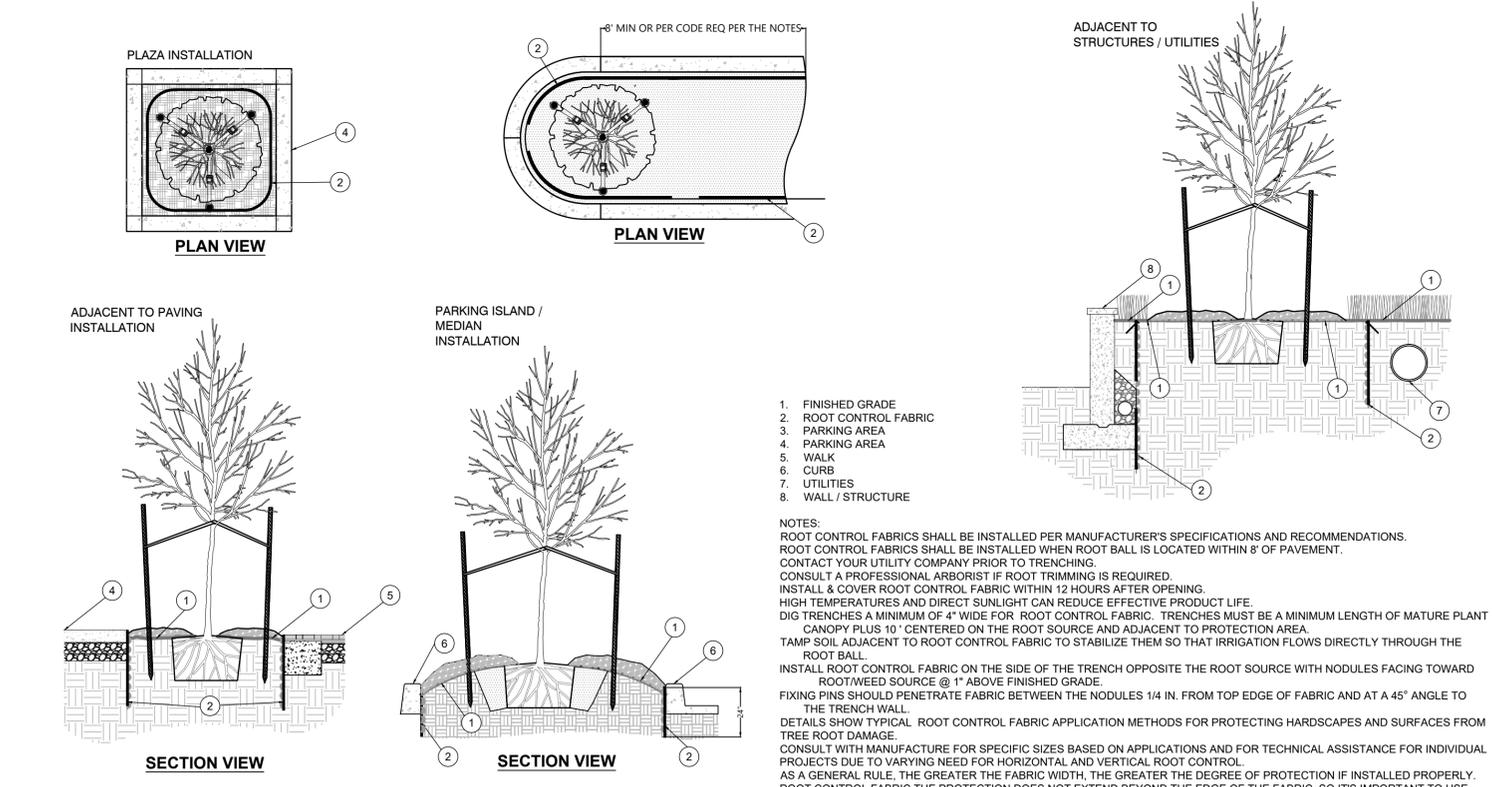
1 TREE CANOPY OBSERVATIONS / CORRECTION DURING INSTALLATION NTS



2 ROOT OBSERVATIONS / CORRECTIONS NTS



3 TREE PROTECTION DURING CONSTRUCTION NTS



4 ROOT CONTROL FABRIC NTS

DATE: MARCH 2004	HORIZ. SCALE (FULL): ###/###	CLIENT: MYERSIDE, LLC	PROJECT: MYERSIDE
SEC. TWP. RGE: 19 46 S. 24 E	HORIZ. SCALE (HALF): 1" = ###/###	TITLE: LANDSCAPE CONSTRUCTION DETAILS	PROJECT NO.: 200022 00 01
DESIGNED: JMM	VERT. SCALE (FULL): N/A		FILE NAME: 200022 00 01 LA PERMIT
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2800 University Drive, Suite 175
 Fort Myers, Florida 33907
 (239) 597-0575 FAX: (239) 597-0578
 www.consult-rwa.com
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