

UTILITIES PROVIDING SERVICE:

WATER AND SEWER:

LEE COUNTY UTILITIES
1500 MONROE ST
FORT MYERS, FLORIDA 33901
PHONE: (239) 533-8181

TELEPHONE:

CENTURYLINK
1520 LEE STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 336-2030

CABLE:

CENTURYLINK
1520 LEE STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 336-2030

ELECTRIC:

LEE COUNTY ELECTRIC COOPERATIVE
4980 BAYLINE DRIVE
FORT MYERS, FLORIDA 33917
PHONE: (239) 656-2300
FAX: (239) 995-4287

GARBAGE COLLECTION:

WASTE MANAGEMENT
11990 STATE ROAD 82
FORT MYERS, FLORIDA 33913
PHONE: (239) 334-1224

FIRE CONTROL DISTRICT:

IONA-MCGREGOR FIRE DISTRICT
6061 SOUTH POINTE BOULEVARD
FORT MYERS, FLORIDA 33919
PHONE: (239) 433-0660
FAX: (239) 425-9301

GAS:

TECO PEOPLES GAS
5901 ENTERPRISE PKWY
FORT MYERS, FLORIDA 33905
PHONE: (877) 832-6747

LANDSCAPE CODE PLANS
FOR



PUNTA RASSA BOAT RAMP
IMPROVEMENTS
SECTION 09, TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

OWNER / DEVELOPER

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902
PHONE: (239) 533-2111

STRAP NUMBER

09-46-23-00-00002.0060

ZONING

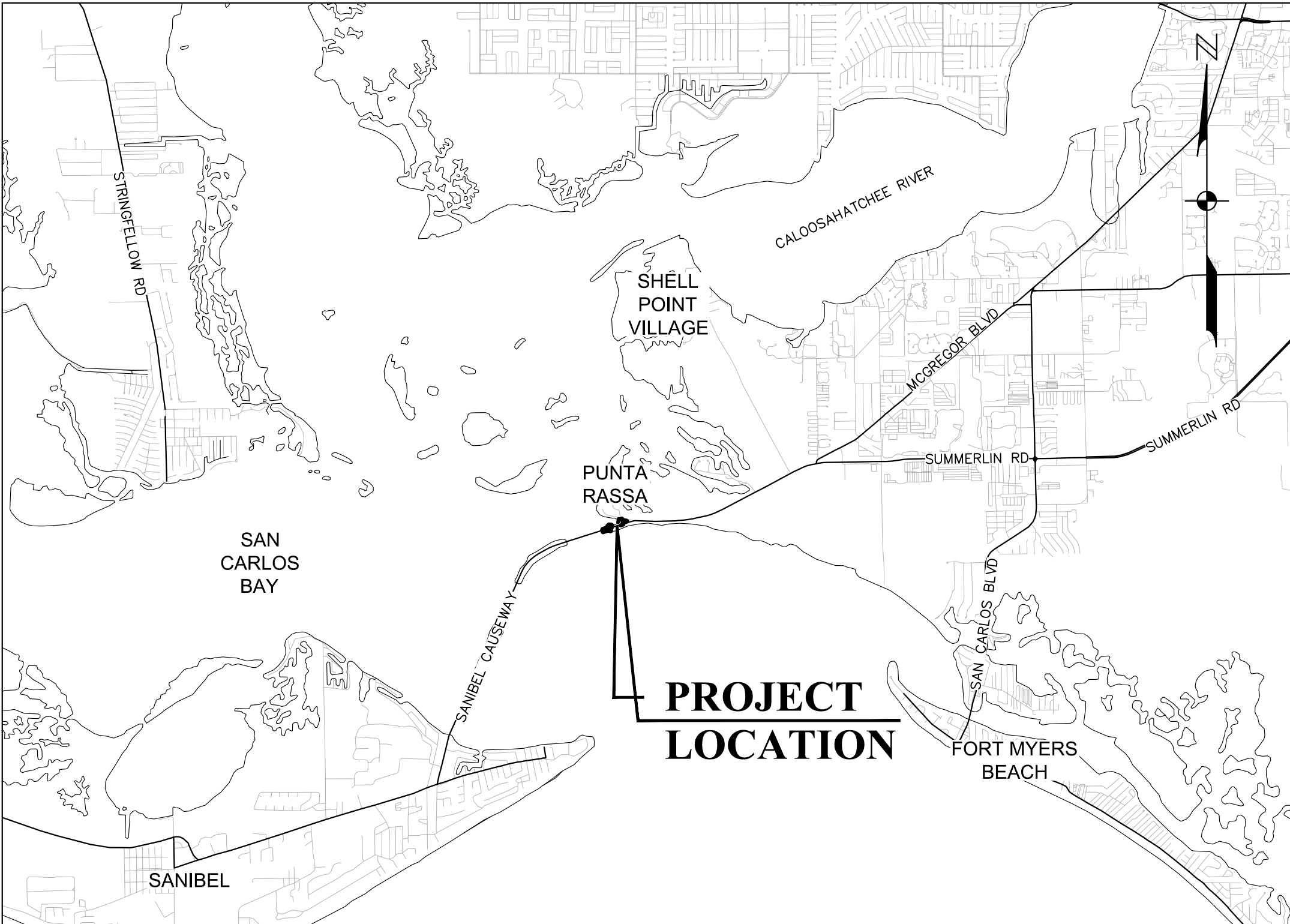
AG-2 (LCO)

SITE ADDRESS

18700 MCGREGOR BLVD
FORT MYERS FL 33908

INDEX OF PLANS

SHEET NO.	DESCRIPTION
C01	LANDSCAPE COVER
L01	LANDSCAPE KEY SHEET
L02	LANDSCAPE CODE PLAN
L03	LANDSCAPE CODE PLAN
L04	LANDSCAPE DETAILS
L05	LANDSCAPE NOTES
L06	NON-REGULATORY WAYFINDING SIGNAGE PLAN



LOCATION MAP

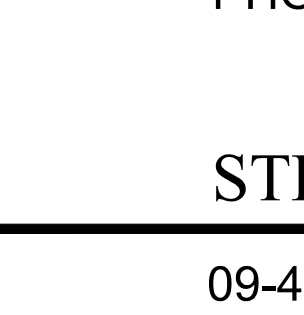
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(INTENDED DISPLAY SCALE: 1"=6,000')

FEBRUARY 2025

NOTICE TO ALL CONTRACTORS

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JOHNSON
ENGINEERING

— An Apex Company —

REGISTERED LANDSCAPE ARCHITECT
FLORIDA LICENSE NO. LA-6667059

JEFFREY NAGLE, RLA

DATE

BID DOCUMENTS

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
TREES							
	BS	26	Bursera simaruba	Gumbo Limbo	10' Ht, 4' Sprd., 2" Cal. Std.		Native
	CE	39	Conocarpus erectus	Green Buttonwood	10' Ht, 4' Sprd., 2" Cal. Std.		Native
	DR	1	Delonix regia	Royal Poinciana	10' Ht, 4' Sprd., 2" Cal. Std.		Non-Native
PALM TREES							
	RR	24	Roystonea elata	Florida Royal Palm	10' CT, Matching Heights		Native
	SP	69	Sabal palmetto	Cabbage Palm	10' CT, Matching Heights		Native
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHRUBS							
	CIH	145	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3 Gal., 24" Ht.	36" o.c.	Native
	CIB	46	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum Buffer Shrub	36" Ht	36" o.c.	Native
	FM	184	Ficus microcarpa 'Green Island'	Green Island Ficus	3 Gal., 12" Ht.	36" o.c.	Non-Native
GROUND COVERS							
	EL	378	Ernodea littoralis	Golden Creeper	1 Gal., 12" Ht	30" o.c.	Native
	MC3	511	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal., 12" Ht	36" o.c.	Native
	CSB	1,175	Spartina bakeri	Sand Cordgrass	1 Gal., 12" Ht	36" o.c.	Native

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	Shredded Hardwood Mulch, 2" Depth in Proposed Plant Beds	84.1 cy
	Pine Straw Mulch, 2" Depth in Proposed Areas	10,001 sf

Landscape Calculations	
General Landscape Requirements	Sec. 10-425(a) & 10-416
Total Site Area	6.32 ACRES / 275365.00 SF
1 Tree per 3,500 SF of Development Area	275365.00 SF ÷ 3500.00 SF = 79 Trees Required
General Tree Requirements	Sec. 10-416(a)(5)
Per Sec. 10-416(a)(5) every 400 Sq Ft of dry detention planted with appropriate native herbacious (min. 1 gal container size planted 3' on center) and mulched with pine straw, the general tree requirement may be reduced by one ten-foot tree. 10,000 Sf / 400 = 25	= 25 Tree Credits
Note: Per Sec10-420(c)(1) 3 Sabal Palms = 1 Tree= 12 Trees + 42 Trees Provided	
Subtract Detention Planting credits from 79 Req. Gen. Trees (79 - 25 Tree Credits)	= 54 Trees Provided
Buffer Requirements	Sec. 10-416
North Buffer: 15' Type "C": 5 Trees, 18 Shrubs per 100 LF	@ 435 LF = 22 Trees Required
6 Existing Trees to Remin Located in Buffer Area	= 6 Trees Existing
	= 16 Trees Provided
	= 79 Shrubs Required
	= 79 Shrubs Provided
Vehicle Use Area Requirements	Sec. 10-416(c)
10% of the Total Paved Surface Area:	135842.00 SF x 10% = 13584.20 SF Required
	= 13584.20 SF Provided
1 Tree per 250 SF of Required Area	@ 13584.20 SF = 55 Trees Required
11 Existing Trees to Remin	= 11 Trees Existing
Note: 3 Sabal Palms = 1 Tree = 11 Trees + 33 Trees Provided	= 44 Trees Provided
Building Perimeter Planting Area Requirements	Sec. 10-416
10% of the Gross 1st Floor Area. 5' Wide Minimum	683.00 SF x 10% = 68.30 SF Required
	= 68.30 SF Provided
Native Variety Requirement	Sec. 10-420 (b)
75% of Trees Must be Florida Native Species	158 of 159 Trees = 99% Native
50 % of Shrubs Must be Florida Native Species	2289 of 2473 Shrubs = 93% Native
Notes:	
1.) Vegetation removal permit must be obtained from Lee County Environmental Sciences Division prior to the commencement of site work.	
2.) All plant material sizes specified are considered minimum. All parts of the plant material specifications must be met for the material to be considered acceptable.	
3.) The heights of all trees and shrubs shall be measured from the final grade of the project site.	
4.) Where necessary, contractor shall install root barrier to protect sidewalks, utilities, etc. from root damage. See details on sheet L04 for specific requirements for root barrier installation.	
5.) All pervious areas without landscape shall be sodded with Argentine Bahia sod unless directed by owner or owners representative.	
6.) All plant materials shall meet the minimum requirements for size & quality per sec. 10-416 & 10-420 of the Lee County Code of Ordinances to be considered acceptable.	
7.) Coordinate landscape layout with irrigation. (Irrigation plan apart of phase1.)	
Minimum plant specifications are as follows:	
Trees:	10' Ht.; 2" cal. (@ 6" HT); 4' spd.
Palms:	10' ct. (maintained with 8' ct. over walks & sidewalks)
Shrubs:	24" Ht.; 3 gal.; 18'-36" o.c. (36" Ht. after 1 year for shrubs used as a screen)

PROPOSED LANDSCAPE LEGEND

VEHICULAR USE AREA
CODE REQUIRED TREES

BUFFER AREA CODE
REQUIRED TREES

GENERAL CODE
REQUIRED TREES

LANDSCAPE CODE AREAS

VEHICLE USE
PLANTING AREA

BUILDING PERIMETER
PLANTING AREA

BUFFER
PLANTING AREA

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STOP
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ADD SIGNALS TO
UNDERGROUND FACILITIES

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')

JOHNSON
ENGINEERING

An Apex Company

JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
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PHONE: (239) 334-0046
E.R. #642 & L.B. #642

JEFFREY NAGLE, R.L.A.
FL License No. LA-6667059

Lee County
Southwest Florida

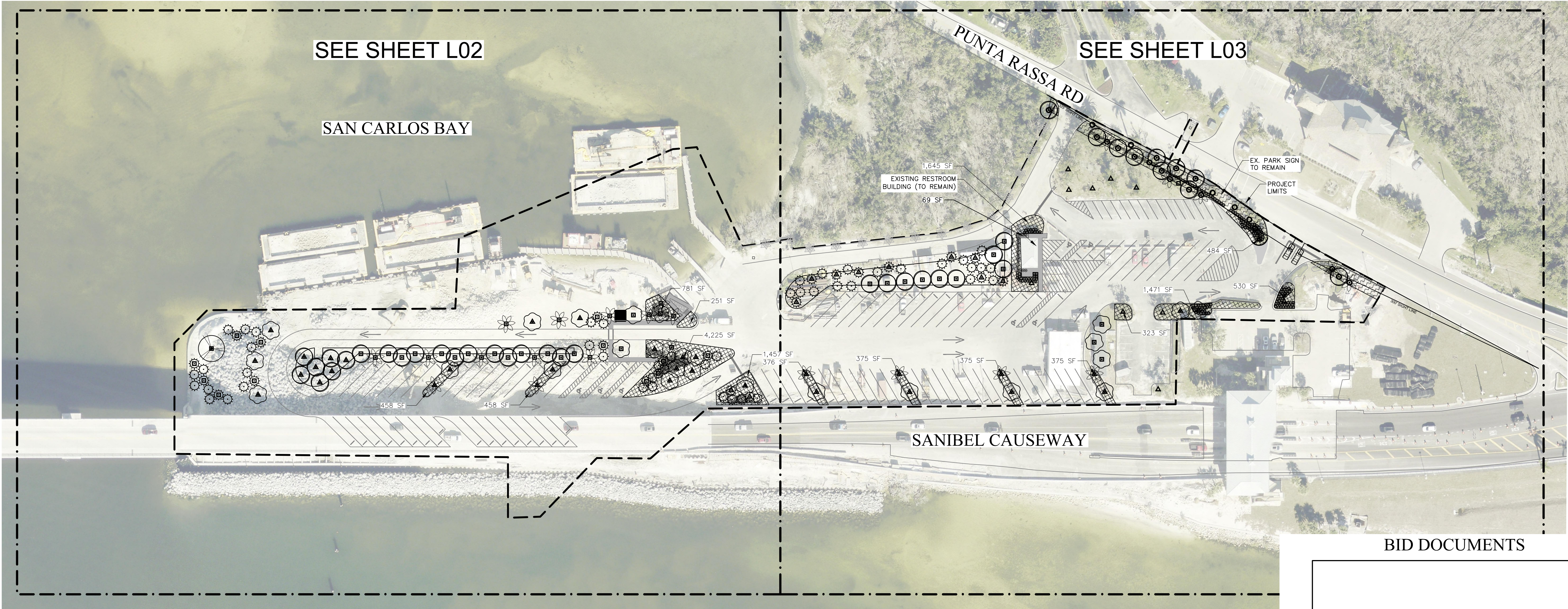
PUNTA RASSA BOAT RAMP IMPROVEMENTS
LEE COUNTY, FLORIDA

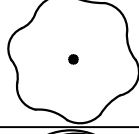
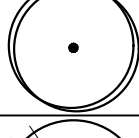
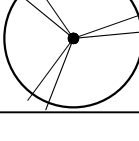
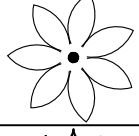
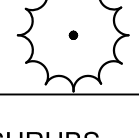
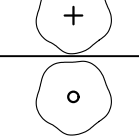



REVISIONS	DATE	
	DESCRIPTION	
NO.		
DATE:	FEBRUARY 2025	
PROJECT NO.	20247063-000	
FILE NO.	09-46-23	
SCALE:	AS SHOWN	



LANDSCAPE KEY
SHEET

SHEET NUMBER

L01



PLANT KEY		*SEE SHEET L01 FOR FULL PLANT SCHEDULE	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BS	Bursera simaruba	Gumbo Limbo
	CE	Conocarpus erectus	Green Buttonwood
	DR	Delonix regia	Royal Poinciana
PALM TREES			
	RR	Roystonea elata	Florida Royal Palm
	SP	Sabal palmetto	Cabbage Palm
SHRUBS			
	CIH	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum
	CIB	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum Buffer Shrub
	FM	Ficus microcarpa 'Green Island'	Green Island Ficus
GROUND COVERS			
	EL	Ernodea littoralis	Golden Creeper
	MC3	Muhlenbergia capillaris	Pink Muhly Grass
	CSB	Spartina bakeri	Sand Cordgrass

REFERENCE NOTES KEY		*SEE SHEET L01 FOR FULL SCHEDULE
SYMBOL	DESCRIPTION	
	Shredded Hardwood Mulch, 2" Depth in Proposed Plant Beds	
	Pine Straw Mulch, 2" Depth in Proposed Areas	

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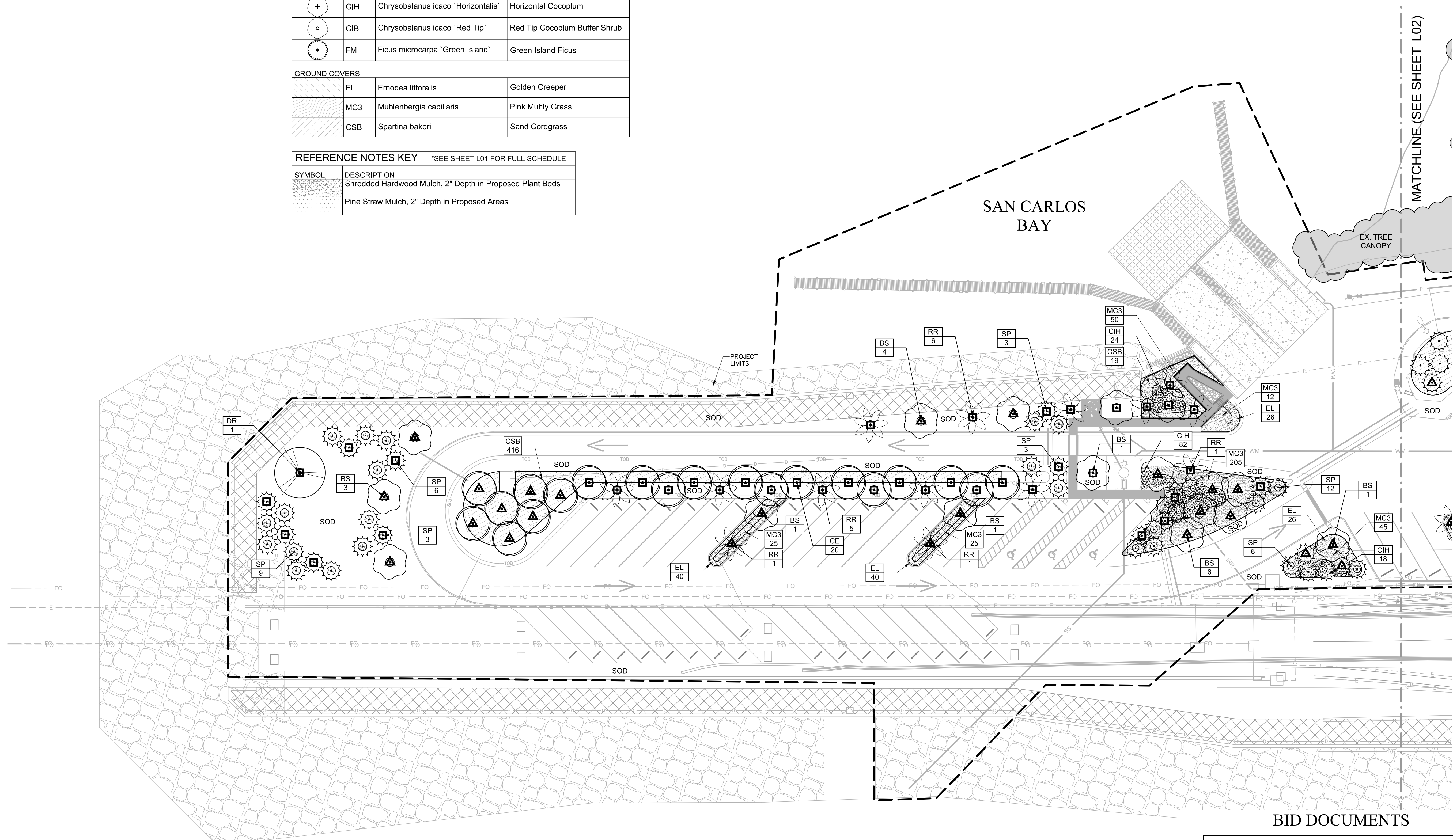
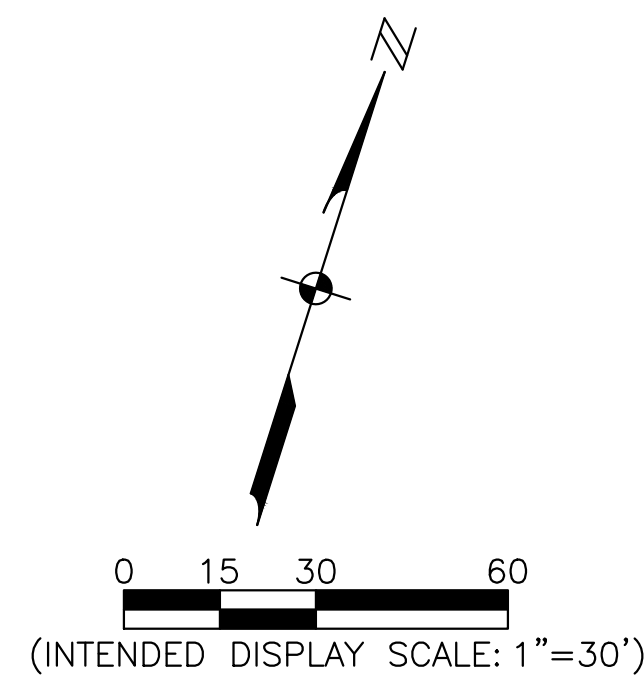
STOP

CALL SUNSHINE
1-800-432-4770

AVOID DAMAGE TO
UNDERGROUND FACILITIES

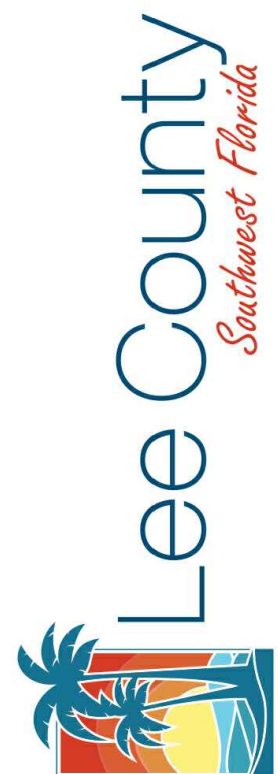
PROPOSED LANDSCAPE LEGEND

-  VEHICULAR USE AREA
CODE REQUIRED TREES
-  BUFFER AREA CODE
REQUIRED TREES
-  GENERAL CODE
REQUIRED TREES



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PUNTA RASSA BOAT RAMP IMPROVEMENTS
LEE COUNTY, FLORIDA

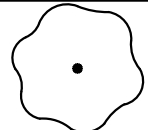
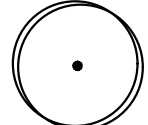
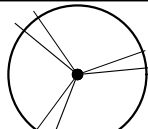
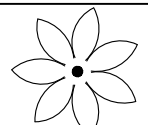
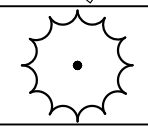
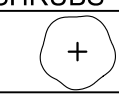





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DATE:	FEBRUARY 2025
PROJECT NO.	20247063-000
FILE NO.	09-46-23
SCALE:	AS SHOWN

LANDSCAPE CODE
PLAN

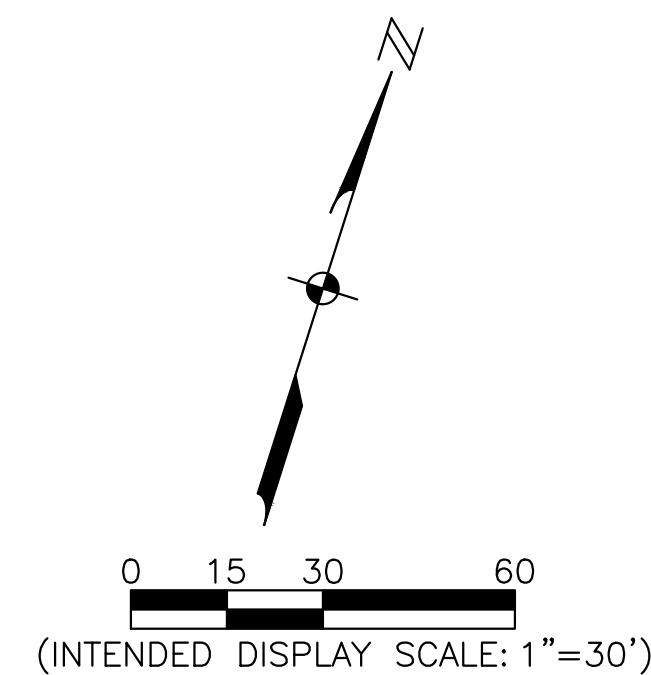
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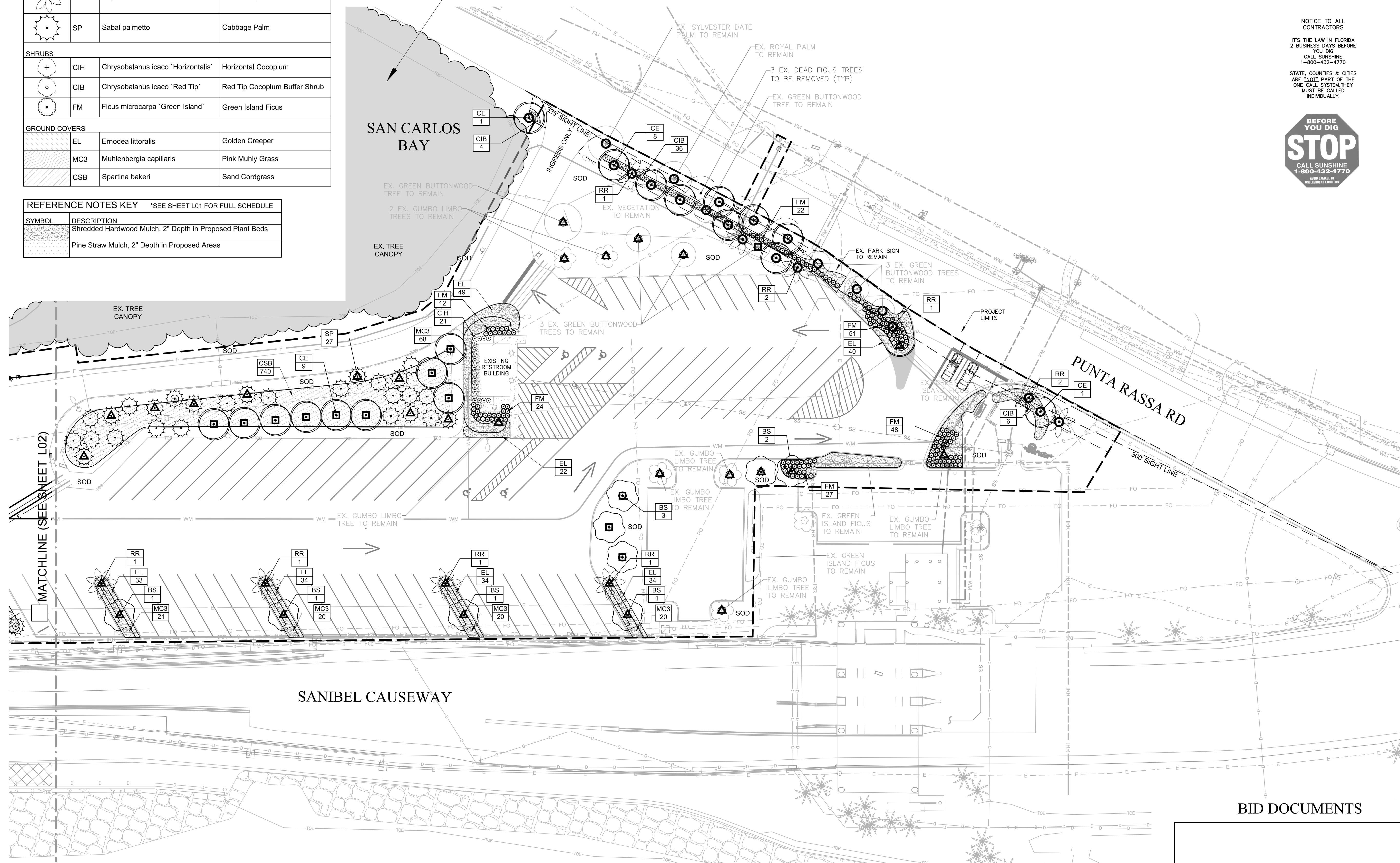
PLANT KEY		*SEE SHEET L01 FOR FULL PLANT SCHEDULE	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
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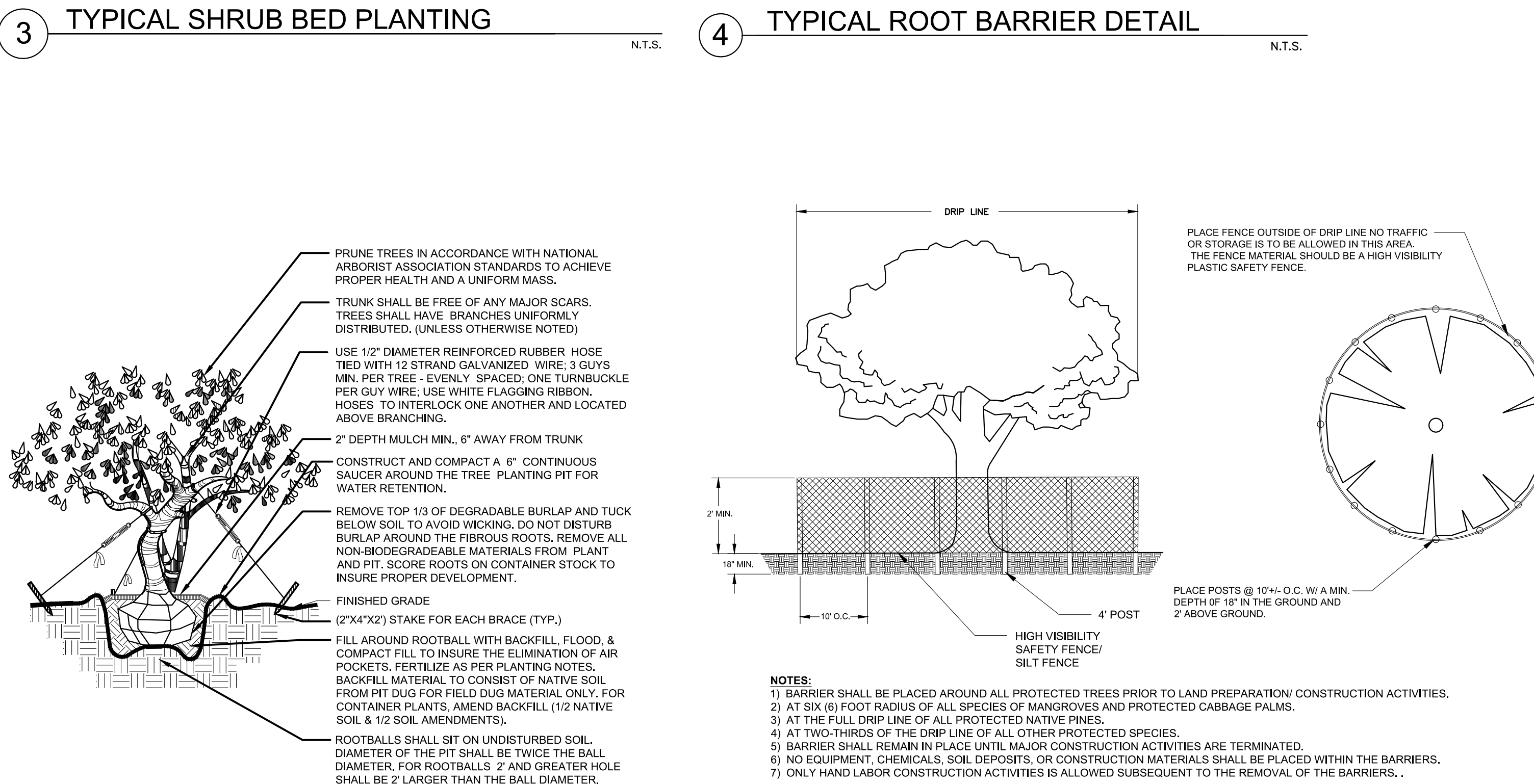
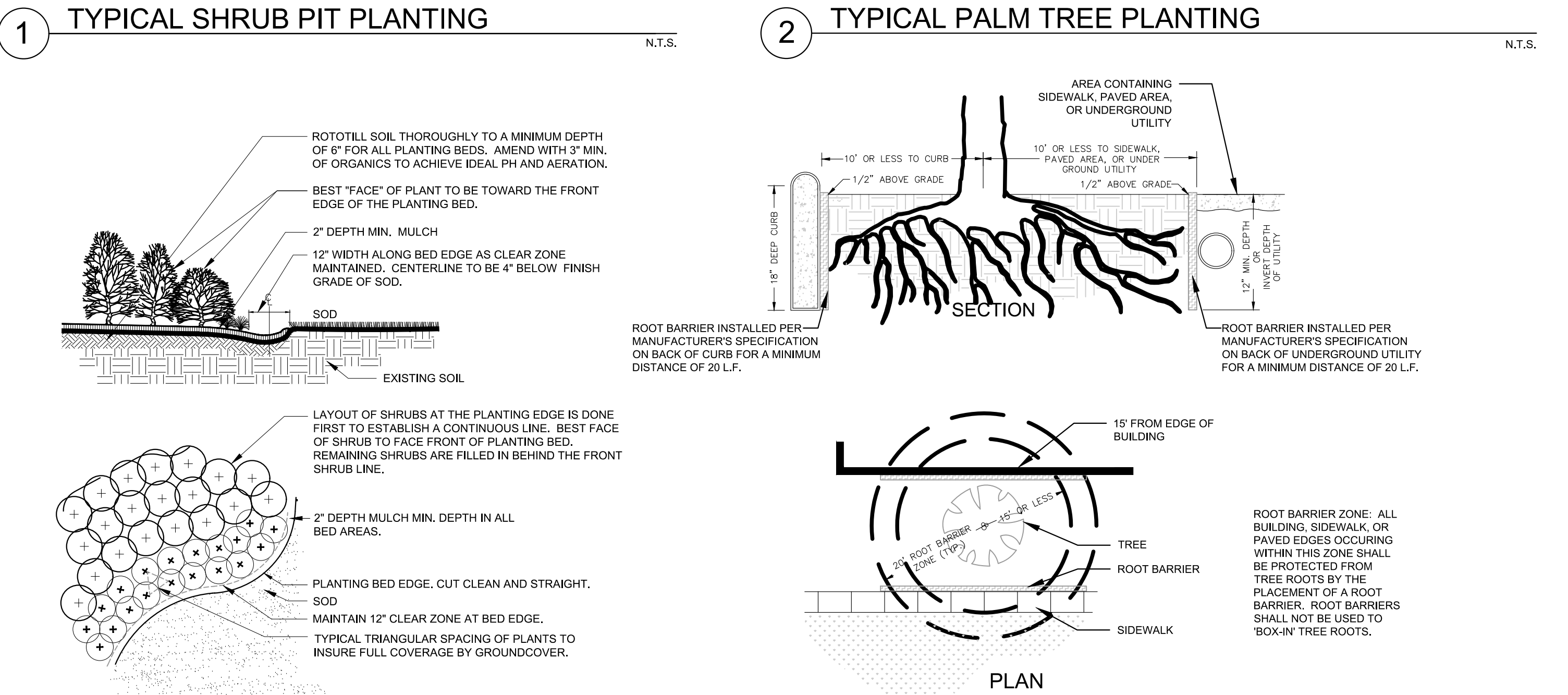
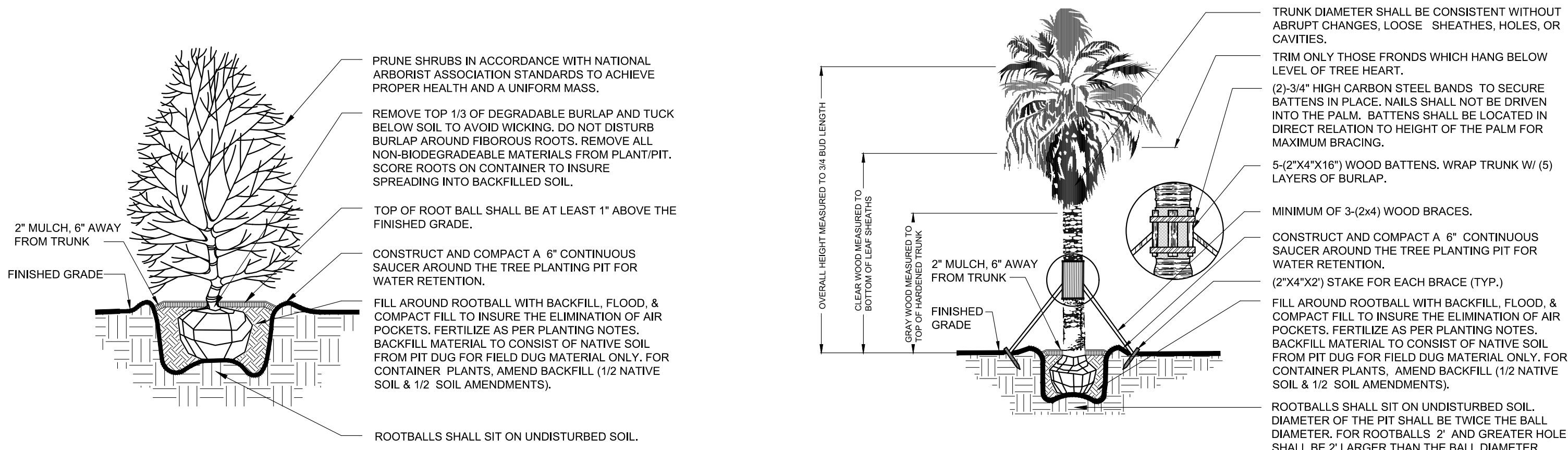
REFERENCE NOTES KEY		*SEE SHEET L01 FOR FULL SCHEDULE
SYMBOL	DESCRIPTION	
	Shredded Hardwood Mulch, 2" Depth in Proposed Plant Beds	
	Pine Straw Mulch, 2" Depth in Proposed Areas	

CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF INVASIVE AND EXOTIC VEGETATION, TRASH, AND LANDSCAPE DEBRIS WITHIN THE EXISTING MANGROVE AREA ASSOCIATED WITH THE SITE. ALL REMOVAL SHALL BE PERFORMED BY HAND, MECHANICAL EQUIPMENT IS PROHIBITED.



NOTICE TO ALL
CONTRACTORS

[illegible]



SPECIFICATIONS

PLANT MATERIALS: ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOD AND VINES SHALL CONFORM TO THOSE SPECIES AND SIZES INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS A PLANT THAT IS TRAINED IN ITS DEVELOPMENT TO POSSESS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, BRANCHING, COMPACTNESS AND SYMMETRY. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT, CENTRAL LEADER. MULTI-TRUNK TREES ARE TO HAVE 3-5 EQUAL SIZED TRUNKS UNLESS OTHERWISE SPECIFIED. PLANTS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORIST GUIDELINES TO INSURE PROPER HEALTH AND VIGOROUS GROWTH. ALL MATERIALS SHALL BE SUBJECT TO OWNER OR OWNERS REPRESENTATIVE APPROVAL.

BALLED & BURLAPPED: ALL BALLED & BURLAPPED STOCK SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, FREE FROM DISEASE AND INSECTS. SECURE IN THE ROOTBALL, AND POSSESS ADEQUATE ROOT SYSTEMS. ALL BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE BALL TO PREVENT WICKING. ANY BURLAP THAT IS NOT BIODEGRADABLE SHALL BE CAREFULLY REMOVED TO PROTECT DAMAGE TO FEEDER ROOTS. GROW BAGS SHALL BE REMOVED IN THEIR ENTIRETY. ALL BALLED & BURLAPPED STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE HELED IN AND THOROUGHLY WATERED UNTIL PLANTING. LIFTING, MOVING, OR ADJUSTING THE PLANT MATERIAL BY THE TRUNK IS PROHIBITED.

CONTAINER GROWN STOCK: ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED (NOT ROOT BOUND), AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION. ALL CONTAINER GROWN STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE STORED IN A MANNER TO SHADE THE CONTAINERS FROM DIRECT SUNLIGHT TO MINIMIZE ROOT DAMAGE. ALL CONTAINER STOCK SHALL BE THOROUGHLY WATERED PRIOR TO PLANTING AND DURING STORAGE UNTIL PLANTING. LIFTING AND MOVING OF THE PLANT MATERIAL SHALL BE BY THE CONTAINER ONLY.

MEASUREMENTS: TREES' SHALL BE MEASURED IN ACCORDANCE WITH MOST CURRENT AMERICAN NURSERY-MAN STANDARDS FLORIDA GRADES AND STANDARDS UNLESS OTHERWISE NOTED BY JURISDICTIONAL AGENCIES.

PLANTING SOIL AND BACKFILL: PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE, NATIVE SOIL WITHOUT MIXTURE OF SUBSOIL MATERIALS. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIMES, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS. NOXIOUS GRASSES OR WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. AMEND BEDS WITH 3" MINIMUM OF ORGANICS TO ACHIEVE OPTIMAL PH LEVELS AND SOIL AERATION. ROTOTILL TO A DEPTH OF 6" AND INCORPORATE A COMPLETE SLOW RELEASE FERTILIZER AT A 3-1-2 RATIO. THE RESULTS OF POST SOIL MODIFICATION TESTING, BASED ON LIKE PLANTING CONDITIONS AND AREA PROXIMITY, SHALL BE SUBMITTED TO OWNER OR OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO PLANTING.

COMMERCIAL FERTILIZER: FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICRONUTRIENTS. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANED FROM ALL HANDSCAPE SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS. TREES AND SHRUBS MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHOROUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED BI MONTHLY DURING THE GROWING SEASON AT A RATE OF 4-6 LBS. OF A PER 100 SQ. FT. OF BEDS / TREE CANOPY (3' FORM BASE TO DRUPLINE) OR PER MANUFACTURE'S RECOMMENDATION. SOD FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING NEW LAWNS AND APPLIED PER MANUFACTURE'S RECOMMENDATION. UPON ESTABLISHMENT, THE TURF SHALL BE FERTILIZED AT A RATE OF 1 LB OF ACTUAL NITROGEN PER 1000 FT. SQ. OR PER MANUFACTURE'S RECOMMENDATION. (NOTE: BAHIA TURF SHALL RECEIVE FERTILIZATION AT A HALF RATE OF THE ABOVE TURF RECOMMENDATIONS.) APPLY A 1/2 LBS. OF A PALM SPECIFIC (1 PART NITROGEN TO 1 PART POTASSIUM WITH 0.3 PARTS MAGNESIUM) FERTILIZER QUARTERLY FOR ALL ESTABLISHED PALMS PER 2' OF HEIGHT OR PER MANUFACTURE'S RECOMMENDATION.

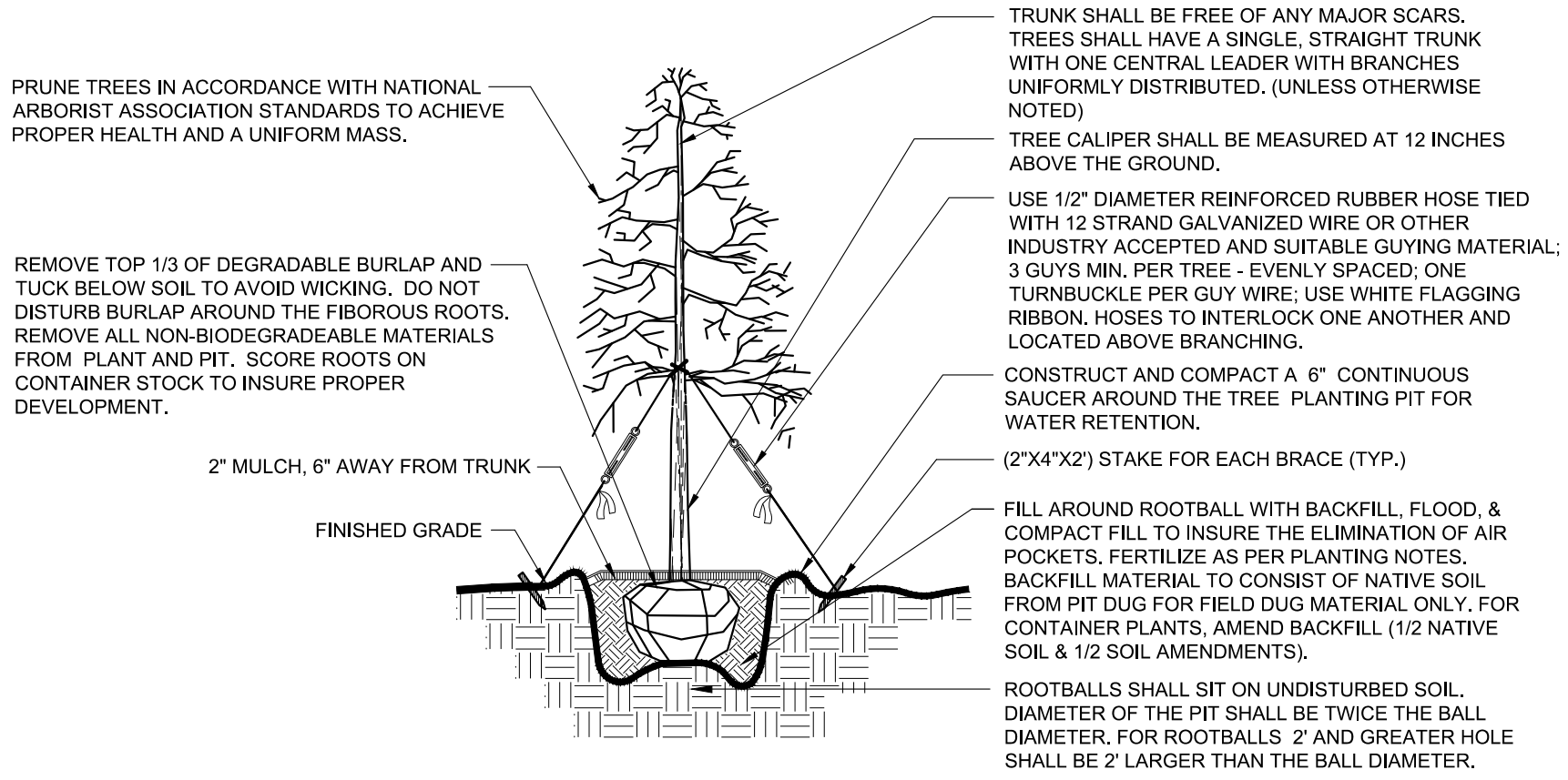
MULCH: MULCH MATERIAL SHALL BE GRADE 'A' SHREDDED MULCH, FREE FROM WEED SEEDS, AND APPLIED TO A MINIMUM 2" DEPTH UNLESS NOTED ON PLAN. CYPRESS MULCH IS NOT ACCEPTABLE.

SOD: ALL SOD SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, INSECTS, AND DISEASES OF ANY KIND. JOINTS SHALL BE STAGGERED AND BUTT TIGHT TO MINIMIZE AIR GAPS. THE GRADE SHALL BE SMOOTH, FREE OF DEBRIS, POSITIVELY DRAINED, AND MOIST TO SOD INSTALLATION. THE SOD SHALL BE ROLLED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AFTER INSTALLATION TO ENSURE PROPER GROUND CONTACT. IN AREAS WHERE A ROLLER CANNOT BE USED, HAND TAMPING SHALL BE REQUIRED. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

SUBSTITUTIONS: NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT OF RECORD (LOAR). ANY / ALL UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING / REPLACING AT THE CONTRACTOR'S EXPENSE AT OWNER OR OWNERS REPRESENTATIVES DISCRETION.

WARRANTY: THE CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP FOR THE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM THE OWNER OR OWNERS REPRESENTATIVE APPROVAL. ANY DEAD, UNHEALTHY, NON-CONFORMING PLANT MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF NOTICE FROM THE OWNER OR OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL NOT BE LIABLE FOR "ACTS OF GOD" AND VANDALISM, NEGLIGENCE AND THEFT BY OTHERS.

QUALITY ASSURANCE: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF TO OWNER OR OWNERS REPRESENTATIVE, THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS FIELD EXPERIENCE. ALCA LANDSCAPE CERTIFICATIONS CAN SUBSTITUTE IN LIEU OF THE EXPERIENCE REQUIREMENT AT OWNER OR OWNERS REPRESENTATIVES DISCRETION.



NOTICE TO ALL CONTRACTORS

IT'S THE LAW IN FLORIDA 2 BUSINESS DAYS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770

STATE, COUNTIES & CITIES ARE NOT PART OF THE ONE CALL SYSTEM. THEY MUST BE CALLED INDIVIDUALLY.



LANDSCAPE CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF WORK. PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK IS EXPECTED.
2. ALL LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE SODDED UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM OWNER OR OWNERS REPRESENTATIVE PRIOR TO THE INSTALLATION OF TURF. GRADING FOR LANDSCAPE BERMING SHOWN ON PLANS AND DETAILS IS APPROXIMATE ONLY. CONTRACTOR SHALL CONFER WITH OWNER OR OWNERS REPRESENTATIVE PRIOR TO COMMENCING THIS WORK TO CONFIRM ACTUAL SHAPES AND ELEVATIONS OF THE LANDSCAPE BERMING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS ELIMINATING ALL BUMPS, DEPRESSIONS, ROCKS, STICK, OR OTHER DEBRIS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING POSITIVE SHEET FLOW DRAINAGE AWAY FROM ALL STRUCTURES AND TO ALL DRAINAGE WAYS SHOWN OR IMPLIES ON THE DRAWINGS.
3. THE OWNER OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO RELOCATE/ REPOSITION ANY PLANTS AS SITE CONDITIONS MAY DICTATE DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL TRADES SO AS TO AVOID ANY CONFLICT WITH THE EXECUTION OF WORK BY OTHERS. OWNER SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIALS CAUSED BY OTHER TRADES OR SUBCONTRACTORS. THE CONDITION OF REPAIRED OR REPLACED PLANT MATERIAL DUE TO DAMAGE SHALL BE APPROVED BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
5. ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY WHEELSTOPS AND/OR CURBING WHERE IMMEDIATELY ADJACENT TO PAVEMENT.
6. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS PRIOR TO BIDDING. ALL QUANTITIES ON THE DRAWINGS ARE PROVIDED FOR CONVENIENCE ONLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS
8. SEE ENGINEERING PLANS FOR ALL OTHER REQUIRED CALCULATIONS. THIS VEGETATION PLAN MEETS AND/OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE VEGETATION SECTION OF THE LEE COUNTY LANDSCAPING CODE.
9. 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 WITH CONSENT OF OWNER OR OWNERS REPRESENTATIVE.
10. PLANTINGS IN EASEMENTS: UTILITY, POWER, OR DRAINAGE EASEMENTS MAY OVERLAP REQUIRED BUFFERS; HOWEVER NO REQUIRED TREES OR SHRUBS MAY BE LOCATED IN ANY UTILITY, POWER, OR STREET EASEMENT OR RIGHT-OF-WAY.
11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THROUGH FINAL ACCEPTANCE (CERTIFICATE OF COMPLIANCE) A TREE PROTECTION BARRIER FOR ALL INDIVIDUAL OR MASSES OF INDIGENOUS PLANT MATERIALS BEING CREDITED AND/OR PRESERVED. ANY TREES USED FOR CREDIT THAT ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED AT A 5:1 RATIO FOR TREES AND 3:1 RATIO FOR PALMS.
12. AN AUTOMATIC IRRIGATION SYSTEM COMBINING DRIP, SPRAY HEADS AND ROTORS AS APPROPRIATE WILL BE INSTALLED TO PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS. A MOISTURE RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICLE USE AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE AND NEW VERTICAL ARCHITECTURAL FEATURES.
13. VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM LEE COUNTY ENVIRONMENTAL SCIENCES DIVISION PRIOR TO THE COMMENCEMENT OF SITE WORK.
14. ALL HEALTHY SABAL PALMS WITH MINIMUM EIGHT-FOOT CLEAR TRUNK MUST BE SALVAGED AND REUSED ON SITE.

LANDSCAPE IRRIGATION NOTES :

1. ANY AND ALL REQUIRED LANDSCAPING, CULTIVATED LANDSCAPE AREAS MUST BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH CONTROLLER AND CONSERVATIVE WATER.
2. THE LOWEST QUALITY WATER SOURCE AVAILABLE SHALL BE USED FOR THE AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED ON A DESIGN BASIS BY THE SELECTED CONTRACTOR.
3. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS WILL BE ADEQUATELY SLEEVED FOR IRRIGATION.
4. ALL REQUIRED IRRIGATION SYSTEMS MUST BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES AND OTHER VEHICLE AREAS.
5. REQUIRED IRRIGATION MUST ALSO BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION.
6. MOISTURE DETECTION DEVICES MUST BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL.
7. A MOISTURE (RAIN) SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS.
8. GROUP (WHEN PRACTICAL) AND LOCATE VALVES BOXES AND CONTROLLERS IN AN UNOBTRUSIVE / ACCESSIBLE LOCATIONS.
9. GROUP PLANT MATERIALS ACCORDING TO SFWMD XERISCAPE PRINCIPLES WHEN PRACTICAL.
10. TURFGRASS AREAS AND PLANTING BEDS SHALL HAVE SEPARATE ZONES AND RUN INDEPENDENTLY FROM ONE ANOTHER WHEN APPLICABLE.

REVISIONS	DATE	DESCRIPTION
NO.		

DATE:	FEBRUARY 2025
PROJECT NO.	20247063-000
FILE NO.	09-46-23
SCALE:	AS SHOWN

CITED CODE REQUIREMENTS AND SPECIFICATIONS PER LEE COUNTY, L.D.C.																																																																																				
<div>SEC. 10-415, OPEN SPACE. (a) OPEN SPACE CALCULATIONS. REFER TO OPEN SPACE REQUIREMENT TABLE AS OUTLINED FOR MINIMUM PERCENTAGES OF OPEN SPACE FOR ALL DEVELOPMENT. (b) INDIGENOUS NATIVE VEGETATION AND TREES. (1) PRESERVATION. a. LARGE DEVELOPMENTS, WITH EXISTING INDIGENOUS NATIVE VEGETATION COMMUNITIES MUST PROVIDE 50 PERCENT OF THEIR OPEN SPACE PERCENTAGE REQUIREMENT THROUGH THE ONSITE PRESERVATION OF EXISTING NATIVE VEGETATION COMMUNITIES. REFER TO SECTION 10-701. b. IF THE DEVELOPMENT AREA DOES NOT CONTAIN EXISTING INDIGENOUS NATIVE VEGETATION COMMUNITIES, BUT DOES CONTAIN EXISTING INDIGENOUS NATIVE TREES, THEN 50 PERCENT OF THEIR OPEN SPACE PERCENTAGE REQUIREMENT MUST BE MET THROUGH THE ONSITE PRESERVATION OF EXISTING NATIVE TREES CONSISTENT WITH SUBSECTION 1 THROUGH 4 BELOW. REFER TO APPENDIX E AND SECTION 34-373(6)(G). 1. PRESERVATION OF INDIGENOUS TREE CLUSTERS IS PREFERRED OVER INDIVIDUAL TREE PROTECTION. REASONABLE EFFORTS TO RETAIN INDIVIDUAL TREES MUST BE MADE. IT IS RECOGNIZED THAT SITE DESIGN REQUIREMENTS (E.G. FILL) MAY LIMIT THE ABILITY TO RETAIN SOME INDIVIDUAL TREES, AND IN THAT CASE THE COUNTY WILL ALLOW THE REMOVAL OF THOSE TREES. 2. SABAL PALMS MAY BE RELOCATED IN A HORTICULTURALLY CORRECT MANNER AND CLUSTERED WITHIN OPEN SPACE AREAS. 3. NATIVE TREES (FOUR TO 15-INCH CALIPER DBH) MAY BE RELOCATED TO OPEN SPACE AREAS WHEN PROPER HORTICULTURAL METHODS (E.G. ROOT PRUNING; USE OF ANTITRANSPIRANTS) ARE UTILIZED TO INSURE THE SURVIVABILITY OF THE TREES, AND A VEGETATION REMOVAL PERMIT IS OBTAINED. 4. DEVELOPMENTS GREATER THAN FIVE ACRES IN SIZE THAT ABUT AN ARTERIAL OR COLLECTOR ROAD AND HAVE EXISTING NATIVE TREES WITHIN 50-FOOT OF THE RIGHT-OF-WAY MUST BE DESIGNED TO PROVIDE A 50-FOOT RIGHT-OF-WAY PRESERVATION, DRAINAGE OR UTILITY EASEMENTS LOCATED WITHIN OR ADJACENT TO THE 50-FOOT RIGHT-OF-WAY BUFFER AREA MUST BE ESTABLISHED IN THE LOCATION WITH THE LEAST AMOUNT OF TREES AS DETERMINED BY ONSITE INSPECTION BY LEE COUNTY. THE PRESERVATION OF THE EXISTING TREES WILL NOT REQUIRE A DOUBLE HEDGE ROW TO BE INSTALLED AS PART OF THE RIGHT-OF-WAY BUFFER. THE PRESERVE AREA MAY NOT BE UTILIZED FOR DRAINAGE OR OTHER SIMILAR USES THAT MAY ADVERSELY AFFECT THE EXISTING NATIVE TREES. TO INCREASE LONG-TERM SURVIVAL OF THE EXISTING TREES TO BE RETAINED, APPROPRIATE ARBORICULTURAL TECHNIQUES TO REDUCE IMPACTS TO THE EXISTING TREES MUST BE USED. THOSE TECHNIQUES MUST INCLUDE WAYS TO REDUCE IMPACTS TO THE TREES' ROOT SYSTEMS AND CROWNS DURING CONSTRUCTION AND MUST BE CLEARLY PROVIDED ON THE LANDSCAPE PLANS OF THE DEVELOPMENT ORDER. THE NATIVE TREE PRESERVATION RIGHT-OF-WAY BUFFER MAY BE USED TOWARD MEETING THE INDIGENOUS PRESERVATION REQUIREMENT. APPLICATIONS SUBMITTED PURSUANT TO THIS SECTION ENCOMPASSING DIFFICULT SITES, SUCH AS IRREGULARLY SHAPED PARCELS OR INDIGENOUS AREAS, MAY DEMONSTRATE THAT THE INTENT OF THIS SECTION CAN BE MORE EFFECTIVELY ACCOMPLISHED THROUGH AN ALTERNATIVE RIGHT-OF-WAY BUFFER DESIGN. APPROVAL OF AN ALTERNATIVE DESIGN IS AT THE DISCRETION OF THE DIRECTOR OR DESIGNEE. c. A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS IS REQUIRED. FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE, SUCH AS PINE FLATWOODS, PALMETTO PRAIRIE AND XERIC SCRUB, A 30-FOOT SETBACK IS REQUIRED FOR FIRE PROTECTION. (2) SALVAGING EXISTING NATIVE PLANTS. SALVAGING EXISTING NATIVE PLANTS, OPEN SPACE AREAS MUST BE DESIGNED TO INCORPORATE AS MANY OF THE EXISTING LARGE NATIVE TREES AND SABAL PALMS AS POSSIBLE. SALVAGED NATIVE PLANTS RELOCATED TO AN INDIGENOUS PRESERVE AREA MUST BE PROVIDED WITH A TEMPORARY ABOVE GROUND IRRIGATION SYSTEM OR OTHER MEANS OF IRRIGATION TO ENSURE SURVIVABILITY. HEALTHY NATIVE TREES WITH A MINIMUM CALIPER OF FOUR INCHES AT FOUR AND ONE-HALF FEET ABOVE THE GROUND (DBH) MAY BE RELOCATED ONSITE FOR FIVE TREE CREDITS TOWARD GENERAL TREE REQUIREMENTS. THE TREES MUST BE PROPERLY PREPARED FOR RELOCATION THROUGH ROOT PRUNING OR OTHER HORTICULTURALLY CORRECT METHODS. (3) CREDITS. a. FOR ALL DEVELOPMENTS WITH REQUIRED OPEN SPACE, EXCEPT SINGLE-FAMILY SUBDIVISIONS WITH INDIVIDUAL LOT AREA OF 6,500 SQUARE FEET OR GREATER AND A MAXIMUM LOT COVERAGE OF 45 PERCENT, AN INCENTIVE TO PRESERVE INDIGENOUS PLANT COMMUNITIES OR INDIGENOUS NATIVE TREES IN LANDSCAPE TRACTS, A SCALED OPEN SPACE CREDIT FOR SINGLE CONTIGUOUS PRESERVE AREAS WILL BE GRANTED AS FOLLOWS:<table><tr><th colspan="4">INDIGENOUS PLANT COMMUNITY & NATIVE TREE PRESERVATION AREA CREDITS</th></tr><tr><th>CREDIT PROVIDED</th><th>MINIMUM SIZE</th><th>MINIMUM WIDTH</th><th></th></tr><tr><td>110%</td><td>1/2 ACRE</td><td>50 FEET</td><td></td></tr><tr><td>125%</td><td>1 ACRE</td><td>75 FEET</td><td></td></tr><tr><td>150%</td><td>3 ACRE</td><td>100 FEET</td><td></td></tr></table> b. AN ADDITIONAL, MAXIMUM TEN PERCENT CREDIT WILL BE GRANTED IF ANY OF THE FOLLOWING ARE INCLUDED: 1. RARE AND UNIQUE UPLANDS AS DEFINED BY THE LEE PLAN. 2. CONNECTION TO OFFSITE PUBLIC OR PRIVATE ENVIRONMENTAL CONSERVATION OR PRESERVE AREAS 3. UPLAND BUFFERS TO NATURAL WATERBODIES. 4. PRESERVATION ADJACENT TO A ROADWAY. 5. RESTORATION OF NATIVE SHRUBS, GRASSES, AND/OR GROUND COVER PLANTS WITH THE NATIVE TREE PRESERVATION AREA. A MINIMUM PLANTING SIZE OF ONE GALLON PLANT, INSTALLED ON THREE FOOT CENTERS (THREE-FOOT O.C.). (4) MAINTENANCE. A PLAN MUST BE SUBMITTED FOR THE LONG TERM MAINTENANCE OF VEGETATION IN INDIGENOUS OPEN SPACE AREAS. THIS INDIGENOUS VEGETATION MANAGEMENT PLAN MUST INCLUDE THE FOLLOWING CRITERIA: a. METHOD AND FREQUENCY OF PRUNING AND TRIMMING. b. METHODS TO REMOVE AND CONTROL ALL EXOTIC AND NUISANCE PLANTS IN PERPETUITY. c. DEBRIS REMOVAL. d. PROTECTED SPECIES MANAGEMENT PLAN CONDITIONS. e. DRAFTS OF EDUCATIONAL MATERIALS (SIGNAGE AND BROCHURES) TO BE PROVIDED TO THE RESIDENTS ABOUT THE PURPOSE AND FUNCTION OF THESE AREAS. f. MONITORING REPORTS, INCLUDING PHOTOS, THAT NARRATIVELY DOCUMENT PRESERVE AREA CONDITIONS MUST BE SUBMITTED TO OBTAIN ORDER APPROVAL, AND, AS PART OF THE MONITORING REPORT, MUST DESCRIBE AND DOCUMENT ECOLOGICAL RESTORATION ACTIVITY THAT HAS OCCURRED IN THE PRESERVE AREAS. IF REVIEW OF THE MONITORING REPORTS REVEALS DEATH OR SIGNIFICANT DECLINE TO PRESERVE VEGETATION, THEN REVISION OF THE MANAGEMENT PLAN AND RESTORATION IN ACCORD WITH SECTION 10-423 WILL BE REQUIRED. (5) ADMINISTRATIVE DEVIATION. CONSISTENT WITH THE PROVISIONS OF SECTION 10-104, THE DIRECTOR MAY PERMIT ADMINISTRATIVE DEVIATIONS TO REDUCE THE MINIMUM 50 PERCENT INDIGENOUS NATIVE VEGETATION REQUIREMENT WITHIN THIS SUBSECTION TO A LOWER PERCENTAGE, EXISTING, APPROVED INDIGENOUS PRESERVE AREAS WITHIN PLANNED DEVELOPMENTS ARE NOT ELIGIBLE FOR ADMINISTRATIVE DEVIATIONS, UNLESS THE PRESERVE AREAS ARE INTERIOR TO THE PROJECT (100 FEET OR MORE FROM THE PROPERTY LINE). THE ADMINISTRATIVE DEVIATION REQUEST MUST INCLUDE THE UNIQUE CONDITIONS OR CIRCUMSTANCES THAT MAKE THE PROPERTY UNUSABLE AND UNREASONABLY BURDENSOME, AND DEMONSTRATE WHY GRANTING THE DEVIATION IS IN THE PUBLIC INTEREST. THE APPLICANT MUST PROVIDE DETAILS OF OTHER ACTIONS THAT WILL BE TAKEN TO OFFSET THE REDUCTION (MITIGATION). MITIGATION THAT WILL BE CONSIDERED INCLUDES, BUT IS NOT LIMITED TO: a. ONSITE ECOLOGICAL CREATION/RESTORATION, WITH LONG-TERM MANAGEMENT. A MINIMUM TWO TO ONE RATIO OF CREATION/RESTORATION AREA TO INDIGENOUS AREA TO BE MITIGATED. b. ONSITE LAND ACQUISITION WITH PERMANENT CONSERVATION PROTECTION. A MINIMUM THREE TO ONE RATIO OF ACQUIRED LAND TO INDIGENOUS AREA TO BE MITIGATED c. OFFSITE ECOLOGICAL RESTORATION ON PUBLIC LANDS OR PROTECTED PRIVATE LANDS. A MINIMUM THREE TO ONE RATIO OF ACQUIRED LAND TO INDIGENOUS AREA TO BE MITIGATED. d. PURCHASE OF APPROPRIATE CREDITS FROM A PERMITTED MITIGATION BANK. e. A MINIMUM THREE TO ONE RATIO OF ACQUIRED LAND TO INDIGENOUS AREA TO BE MITIGATED. INDIGENOUS PRESERVATION AREA CREDITS LISTED IN SECTION 10-415(B)(3)(A). DO NOT APPLY TO ONSITE ECOLOGICAL CREATION/RESTORATION AREAS OR OFFSITE AREAS. (c) MINIMUM DIMENSIONS. (1) THE MINIMUM AVERAGE WIDTH OF OPEN SPACE AREAS MUST BE TEN FEET. (2) THE MINIMUM AREA OF OPEN SPACE MUST BE 180 SQUARE FEET. (3) FOR PROJECTS UNDER TEN ACRES IN SIZE, INDIGENOUS OPEN SPACE AREAS MUST HAVE A MINIMUM AVERAGE WIDTH OF 20 FEET AND MINIMUM AREA OF 400 SQUARE FEET. FOR PROJECTS OVER TEN ACRES IN SIZE, INDIGENOUS OPEN SPACE AREAS MUST HAVE A MINIMUM AVERAGE WIDTH OF 40 FEET AND MINIMUM AREA OF 1,500 SQUARE FEET. (4) OPEN SPACE PRESERVATION AREAS MUST BE DESIGNED WITH ADEQUATE WIDTHS TO PRESERVE AND ALLOW THE CONTINUED GROWTH AND VIABILITY OF EXISTING NATIVE TREES. (5) NATIVE TREE PRESERVATION AREAS MUST EXTEND TO THE FULL DRIP LINE OF SLASH PINE, THREE QUARTER DRIP LINE FOR ALL CANOPY TYPE TREES, AND SIX FEET FROM THE TRUNK OF ANY NATIVE PALM, OR OTHER PROTECTIVE MEANS, SUCH AS RETAINING WALLS, MUST BE PROVIDED, EXCEPT FOR WORK RELATED TO APPROVED ECOLOGICAL RESTORATION ACTIVITIES, NO FILLING, GRADING OR EXCAVATING IS ALLOWED IN OPEN SPACE PRESERVATION AREAS. (6) SURFACE WATER MANAGEMENT SYSTEMS MAY OVERLAP WITH NATIVE TREE PRESERVATION AREAS ONLY WHERE IT CAN BE CLEARLY DEMONSTRATED THAT THE EFFECTS OF WATER MANAGEMENT SYSTEM CONSTRUCTION OR OPERATION WILL NOT CAUSE DEATH OR HARM TO THE PRESERVE TREE AND INDIGENOUS PLANT COMMUNITY OF PROTECTED SPECIES.</div>	INDIGENOUS PLANT COMMUNITY & NATIVE TREE PRESERVATION AREA CREDITS				CREDIT PROVIDED	MINIMUM SIZE	MINIMUM WIDTH		110%	1/2 ACRE	50 FEET		125%	1 ACRE	75 FEET		150%	3 ACRE	100 FEET		<div>SEC. 10-415, CONTINUED (d) USE OF OPEN SPACE. (1) OPEN SPACE AREAS MUST BE LANDSCAPED IN ACCORDANCE WITH THIS DIVISION. (2) THE FOLLOWING USES MAY CONTRIBUTE TO THE OPEN SPACE REQUIREMENTS PROVIDED THE MINIMUM DIMENSIONS ARE MET: a. BUFFERS AND LANDSCAPED AREAS IN OFF-STREET PARKING AREAS, EXCEPT FOR AREAS RESERVED FOR FUTURE PARKING SPACES PURSUANT TO SECTION 34-2017(D); b. DRY DETENTION AREAS. c. EXISTING OR PROPOSED BODIES OF WATER, INCLUDING STORMWATER MANAGEMENT AREAS AND AREAS SUBJECT TO SALTWATER INUNDATION, WHICH MAY BE USED TO OFFSET UP TO A MAXIMUM OF 25 PERCENT OF THE REQUIRED OPEN SPACE. d. ACTIVE AND PASSIVE RECREATION AREAS SUCH AS PLAYGROUNDS, GOLF COURSES, BEACH FRONTAGE, NATURAL TRAILS, BIKEWAYS, PEDESTRIAN WAYS, TENNIS COURTS, SWIMMING POOLS AND OTHER SIMILAR OPEN SPACES, AS LONG AS NOT MORE THAN 20 PERCENT OF THE RECREATIONAL AREA CREDITED AS OPEN SPACE CONSISTS OF IMPERVIOUS SURFACE. e. OUTDOOR ACTIVE AND PASSIVE PUBLIC USE AREAS SUCH AS PLAZAS, ATRIUMS, COURTYARDS AND OTHER SIMILAR PUBLIC SPACES, WHICH MAY BE USED TO OFFSET UP TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED OPEN SPACE. f. ARCHAEOLOGICAL SITES OR ZONES THAT ARE DESIGNATED AS SIGNIFICANT HISTORIC RESOURCES PURSUANT TO CHAPTER 22. g. REMOVAL OF NATIVE VEGETATION FROM INDIGENOUS OPEN SPACE AREAS BY MECHANICAL OR CHEMICAL MEANS IS PROHIBITED UNLESS SPECIFIED BY THE INDIGENOUS VEGETATION MANAGEMENT PLAN. SEC. 10-416 - LANDSCAPE STANDARDS. (a) GENERAL. LANDSCAPING FOR ALL NEW DEVELOPMENTS, EXCEPT COMMUNITY AND REGIONAL PARKS AS DEFINED IN THE LEE PLAN, MUST INCLUDE, AT A MINIMUM, THE FOLLOWING NUMBER OF TREES, IN ADDITION TO THE LANDSCAPING REQUIRED FOR PARKING AND VEHICLE USE AREAS AND BUFFERS. GENERAL TREE REQUIREMENTS MAY BE REDUCED THROUGH THE UTILIZATION OF LARGER TREES AS SPECIFIED IN SECTION 10-420(C)(2)(C) OR THROUGH USE OF PLANTED DETENTION AREAS AS SPECIFIED IN SECTION 10-416(A)(5). EXISTING WATER BODIES WITHIN THE DEVELOPMENT AREA WILL NOT BE INCLUDED IN THE CALCULATION FOR GENERAL TREE REQUIREMENTS. 1) RESIDENTIAL DEVELOPMENTS INCLUDING RECREATIONAL VEHICLE DEVELOPMENTS. ONE TREE MUST BE PROVIDED PER 3,000 SQUARE FEET OF DEVELOPMENT AREA. THE PREFERRED LOCATION TO INSTALL THESE TREES IS ON COMMON PROPERTY (CLUBHOUSE, LAKES, DRY DETENTION OR OTHER SIMILAR PROPERTY) PRIOR TO THE COMPLETION OF A CERTIFICATE OF COMPLETION. TREE CREDITS SHOULD BE UTILIZED PER SECTION 10-420(J) FOR INDIGENOUS PRESERVES, WHERE APPLICABLE FOLLOWING THE GUIDELINES SET FORTH IN LDC SECTION 10-414(C). (2) SINGLE-FAMILY DEVELOPMENTS WITH A CONVENTIONAL ZONING DISTRICT LOT AND LOT COVERAGE WITH MINIMUM LOT SIZES OF 6,500 SQUARE FEET OR GREATER. SINGLE-FAMILY DEVELOPMENTS WITH A CONVENTIONAL ZONING DISTRICT LOT AND LOT COVERAGE WITH MINIMUM LOT SIZES OF 6,500 SQUARE FEET OR GREATER WILL BE REQUIRED TO PROVIDE A MINIMUM OF TWO TREES PER LOT. (3) ALL OTHER RESIDENTIAL DEVELOPMENTS. ALL OTHER RESIDENTIAL DEVELOPMENTS MUST PROVIDE ONE TREE PER 3,500 SQUARE FEET OF DEVELOPMENT AREA. (4) HERITAGE TREES. FOR LARGE DEVELOPMENTS, EFFORT MUST BE MADE TO PRESERVE NATIVE HERITAGE TREES WITH AT LEAST A 20-INCH CALIPER DBH. PRESERVED HERITAGE TREES MAY BE COUNTED AT A 5:1 CREDIT RATIO TOWARDS THE GENERAL TREE REQUIREMENT. IF A HERITAGE TREE MUST BE REMOVED FROM A SITE THEN A REPLACEMENT NATIVE CANOPY TREE WITH A MINIMUM 20-FOOT HEIGHT MUST BE PLANTED WITHIN AN APPROPRIATE OPEN SPACE AREA. THE REPLACEMENT TREE CAN ONLY BE COUNTED AT A 1:1 RATIO TOWARDS MEETING THE TREE REQUIREMENT. (5) FOR EACH 400 SQUARE FEET OF DRY DETENTION OR DRAINAGE AREA PLANTED WITH APPROPRIATE NATIVE HERBACEOUS VEGETATION (MINIMUM ONE-GALLON CONTAINER SIZE PLANTED THREE-FOOT ON CENTER) AND MULCHED WITH PINE STRAW, THE GENERAL TREE REQUIREMENT MAY BE REDUCED BY ONE TEN-FOOT TREE. (b) BUILDING PERIMETER PLANTINGS. ALL NEW DEVELOPMENT IN COMMERCIAL ZONING DISTRICTS AND COMMERCIAL COMPONENTS OF PLANNED DEVELOPMENT DISTRICTS AND DRIS MUST PROVIDE BUILDING PERIMETER PLANTINGS EQUAL TO TEN PERCENT OF THE PROPOSED BUILDING GROSS GROUND LEVEL FLOOR AREA. THESE PLANTINGS ARE REQUIRED TO BE LOCATED ABUTTING THREAS WITHIN EMPHASIS ON THE SIDES MOST VISIBLE TO THE PUBLIC, NOT INCLUDING THE LOADING AREA. THE PERIMETER PLANTING AREAS MUST CONSIST OF LANDSCAPE AREAS, RAISED PLANTERS OR PLANTER BOXES THAT ARE A MINIMUM OF FIVE FEET WIDE. THESE LANDSCAPE AREAS MUST INCLUDE SHRUBS AND GROUND COVER PLANTS WITH A MINIMUM OF 50 PERCENT LOT COVERAGE OF THE LANDSCAPE AREA AT THE TIME OF PLANTING. TREES AND SHRUBS MUST MEET THE SIZE REQUIREMENTS OF SECTION 10-420(D). GROUND COVER PLANTS MUST BE A MINIMUM ONE-GALLON CONTAINER SIZE. GENERAL TREES MAY BE PLANTED WITHIN THE BUILDING PERIMETER PLANTING AREAS, ESPECIALLY EFFECTIVE ARE CLUSTERS (THREE OR MORE) OF SABAL PALMS. TURFGRASS IS DISCOURAGED AND IS LIMITED TO TEN PERCENT OF THE LANDSCAPE AREA. WATER MANAGEMENT AREAS MAY NOT BE A PART OF THE PERIMETER PLANTING AREAS. PESTS AND DISEASES MAY CROSS AND LOADING AREAS MAY BE PLACED IN THE PERIMETER PLANTING AREAS, BUT MAY NOT BE USED TO MEET MINIMUM PLANTING AREA OR OPEN SPACE REQUIREMENTS. AN ENLARGED PERIMETER LANDSCAPE AREA IS REQUIRED IN THE FRONT OF SHOPPING CENTERS AND FREESTANDING RETAIL USES THAT CONSTITUTE A LARGE DEVELOPMENT. AN AREA THAT IS AT LEAST FIVE PERCENT OF THE SIZE OF THE VEHICULAR USE AREA MUST BE DEVELOPED AS GREEN SPACE WITHIN THE FRONT OF SHOPPING CENTERS AND FREESTANDING RETAIL ESTABLISHMENTS AND BE AN ENLARGEMENT TO THE FRONT BUILDING PERIMETER PLANTING AREA. HOWEVER, IT IS NOT A REQUIREMENT THAT THIS AREA DIRECTLY ABUT THE FRONT OF THE BUILDING. THE ENLARGED PERIMETER PLANTING AREAS MUST CONSIST OF LANDSCAPE AREAS, RAISED PLANTERS OR PLANTER BOXES THAT ARE A MINIMUM OF FIVE FEET WIDE. THESE ENLARGED PERIMETER PLANTING AREAS MUST INCLUDE TREES, SHRUBS AND GROUND COVER PLANTS WITH A MINIMUM OF FOUR TREES PER 100 LINEAR FOOT OF BUILDING AND 50 PERCENT COVERAGE OF THE LANDSCAPE AREA AT THE TIME OF PLANTING. THE TREES PLACED AROUND THE BUILDING WILL BE APPLIED TO THE GENERAL TREE REQUIREMENT. TREES MAY BE INSTALLED IN CLUSTERS AND DO NOT NEED TO BE LOCATED WITHIN A 100 LINEAR FOOT SEGMENT. CLUSTERS OF TREES AT THE CORNERS OF BUILDINGS OR FRAMING ENTRANCES ARE ESPECIALLY EFFECTIVE. TREES AND SHRUBS MUST MEET THE SIZE REQUIREMENTS OF SECTION 10-420(D). GROUND COVER PLANTS MUST BE A MINIMUM ONE-GALLON CONTAINER SIZE. TALLER PALMS (16- TO 20-FOOT CLEAR TRUNK) MUST BE USED WHEN BUILDING HEIGHT IS GREATER THAN 35 FEET. TURFGRASS IS DISCOURAGED AND IS LIMITED TO TEN PERCENT OF THE LANDSCAPE AREA. WATER MANAGEMENT AREAS MAY NOT BE A PART OF THIS ENLARGED PLANTING AREA. THIS FIVE PERCENT GREEN SPACE AREA MAY BE USED TO MEET OPEN SPACE REQUIREMENTS IF THEY ARE IN COMPLIANCE WITH SECTION 10-415(C), BUT MAY NOT BE USED TO REDUCE THE PERIMETER PLANTING AREAS ON LANDSCAPED AREAS. THESE AREAS MUST BE DESIGNED FOR SCENIC, NONCOMMERCIAL, RECREATION PURPOSES AND BE PEDESTRIAN-FRIENDLY AND AESTHETICALLY APPEALING. THEY MAY INCLUDE THE FOLLOWING: LIMITED TURFGRASS, MULCH, DECORATIVE PLANTINGS, LANDSCAPE, WALKWAYS WITHIN THE INTERIOR OF THE GREEN SPACE AREA NOT USED FOR SHOPPING, FOUNTAINS, MANMADE WATERCOURSES (BUT NOT WATER RETENTION AREAS), PARK BENCHES, SITE LIGHTING, SCULPTURES, GAZEBOES, AND ANY OTHER SIMILAR ITEMS. BUILDING PERIMETER PLANTING STANDARDS ARE NOT APPLICABLE FOR BUILDINGS IN COMPACT COMMUNITIES THAT ARE CONSTRUCTED ON ANY LOT TYPES SHOWN IN CHAPTER 32, ARTICLE II. (c) LANDSCAPING OF PARKING AND VEHICLE USE AREAS. THE PROVISIONS OF THIS SECTION APPLY TO ALL NEW OFF-STREET PARKING OR OTHER VEHICULAR USE AREAS, EXISTING LANDSCAPING THAT DOES NOT COMPLY WITH THE PROVISIONS OF THIS CODE MUST BE BROUGHT INTO CONFORMITY, TO THE MAXIMUM EXTENT POSSIBLE, WHEN: THE VEHICULAR USE AREA IS ALTERED OR EXPANDED EXCEPT FOR RESTRIPPING OF LOTS/DRIVES, THE BUILDING SQUARE FOOTAGE IS CHANGED, OR THE STRUCTURE HAS BEEN VACANT FOR A PERIOD OF ONE YEAR OR MORE AND A REQUEST FOR AN OCCUPATIONAL LICENSE TO RESUME BUSINESS IS MADE, CONSISTENT WITH THE PROVISIONS OF SECTION 10-104, THE DIRECTOR MAY PERMIT ADMINISTRATIVE DEVIATIONS WHERE A CONFLICT EXISTS BETWEEN THE APPLICATION OF THIS DIVISION AND THE REQUIREMENTS FOR THE NUMBER OF OFF-STREET PARKING SPACES OR AREA OF OFF-STREET LOADING FACILITIES. (1) VEHICULAR OVERHANGS OF LANDSCAPE AREAS. THE FRONT OF A VEHICLE MAY OVERHANG ANY LANDSCAPED AREA A MAXIMUM OF TWO FEET, PROVIDED THE LANDSCAPED AREA IS PROTECTED BY MOTOR VEHICLE WHEEL STOPS OR CURBING. TWO FEET OF SUCH LANDSCAPED AREA OR WALKWAY MAY BE PART OF THE REQUIRED DEPTH OF EACH ABUTTING PARKING SPACE. WALKWAYS MUST BE DESIGNED WITH A MINIMUM OF FIVE FEET WIDTH THAT IS CLEAR OF ANY VEHICLE OVERHANG. (2) INTERNAL LANDSCAPING. ALL PARKING AREAS MUST BE INTERNALLY LANDSCAPED TO PROVIDE VISUAL RELIEF AND CATCHING EFFECTS AND TO CHANNELIZE AND DEFINE LOGICAL AREAS FOR PEDESTRIAN AND VEHICULAR CIRCULATION, AS FOLLOWS: a. TREES MUST BE PLANTED OR RETAINED IN LANDSCAPED AREAS IN PARKING AREAS, INCLUDING LANDSCAPED AREAS RESERVED FOR FUTURE PARKING SPACES, TO PROVIDE FOR CANOPY COVERAGE WHEN THE TREES MATURE. AT LEAST ONE CANOPY TREE OR A CLUSTER OF THREE SABAL PALMS MUST BE PLANTED OR RETAINED FOR EVERY 250 SQUARE FEET OF REQUIRED INTERNAL PLANTING AREA, AND EACH PARKING SPACE MAY HAVE MORE THAN 20 FEET FROM A TREE PLANTED IN A PERIMETER AREA AND PENINSULA OR MEDIAN OF 18-FOOT MINIMUM WIDTH. CANOPY REQUIREMENTS MUST BE MET WITH EXISTING INDIGENOUS NATIVE TREES WHENEVER SUCH TREES ARE LOCATED WITHIN THE PARKING AREA. b. LANDSCAPED AREAS ON THE PARKING AREA PERIMETER OR INTERNAL ISLANDS MUST EQUAL OR EXCEED A MINIMUM OF TEN PERCENT OF THE TOTAL PAVED SURFACE AREA. LANDSCAPED AREAS RESERVED FOR FUTURE PARKING SPACES PURSUANT TO SECTION 34-2017(D) MAY NOT BE INCLUDED IN THIS CALCULATION. c. THE MINIMUM DIMENSION OF ANY REQUIRED INTERNAL LANDSCAPED AREA MUST BE TEN FEET FOR PROJECTS LESS THAN TEN ACRES AND 18 FEET FOR PROJECTS TEN ACRES OR LARGER. d. NO MORE THAN AN AVERAGE OF TEN PARKING SPACES MUST OCCUR IN AN UNINTERRUPTED ROW WITH A MAXIMUM OF 13 PARKING SPACES BETWEEN LANDSCAPE AREAS WHEN TEN-FOOT WIDE LANDSCAPE ISLANDS ARE USED UNLESS OPTIONAL DIVIDER MEDIANS, AS SPECIFIED IN SECTION 10-416(C)(2)(F), ARE USED. NO MORE THAN 20 PARKING SPACES MUST OCCUR IN AN UNINTERRUPTED ROW WHEN 18 FOOT WIDE LANDSCAPE ISLANDS ARE USED UNLESS OPTIONAL DIVIDER MEDIANS, AS SPECIFIED IN SUBSECTION (C)(2)(F) OF THIS SECTION, ARE USED.</div>	<div>SEC. 10-416, CONTINUED e. FOR LARGE DEVELOPMENTS ONLY, EACH ROW OF PARKING SPACES MUST BE TERMINATED BY LANDSCAPED ISLANDS THAT MEASURE NOT LESS THAN FIVE FEET IN WIDTH AND NOT LESS THAN 18 FEET IN LENGTH. CURBING IS STRONGLY ENCOURAGED. IF TERMINAL ISLANDS ARE USED FOR REQUIRED CANOPY TREES, THEY MUST BE A MINIMUM OF TEN FEET IN WIDTH. f. OPTIONAL DIVIDER MEDIANS MAY BE USED TO MEET INTERIOR LANDSCAPE REQUIREMENTS. IF DIVIDER MEDIANS ARE USED, THEY MUST FORM A LANDSCAPED STRIP BETWEEN ABUTTING ROWS OF PARKING SPACES. THE MINIMUM WIDTH OF A DIVIDER MEDIAN MUST BE 18 FEET. ONE TREE MUST BE PLANTED FOR EACH 40 LINEAR FEET OF DIVIDER OR FRACTION THEREOF. TREES IN A DIVIDER MEDIAN MAY BE PLANTED SINGLY OR IN CLUSTERS. THE MAXIMUM SPACING OF TREES MUST BE 60 FEET. g. ALL INTERIOR LANDSCAPED AREAS NOT DEDICATED TO TREES OR TO PRESERVATION OF EXISTING VEGETATION MUST BE LANDSCAPED WITH GRASS, GROUND COVER, SHRUBS OR OTHER APPROVED LANDSCAPING MATERIALS, AND THIS MUST BE SO NOTED ON THE LANDSCAPE PLANS. SAND, GRAVEL, ROCK, SHELL OR PAVEMENT ARE NOT APPROPRIATE LANDSCAPE MATERIALS. (d) BUFFERING ADJACENT PROPERTY. BUFFERING AND SCREENING APPLIES TO ALL NEW DEVELOPMENT. EXISTING LANDSCAPES THAT DO NOT COMPLY WITH THE PROVISIONS OF THIS SECTION MUST BE BROUGHT INTO CONFORMITY TO THE MAXIMUM EXTENT POSSIBLE WHEN: THE VEHICULAR USE AREA IS ALTERED OR EXPANDED, EXCEPT FOR RESTRIPPING OF LOTS/DRIVES, THE BUILDING SQUARE FOOTAGE IS INCREASED, OR THERE HAS BEEN A DISCONTINUANCE OF USE FOR A PERIOD OF ONE YEAR OR MORE AND A REQUEST FOR AN OCCUPATIONAL LICENSE TO RESUME BUSINESS IS MADE. (1) GENERAL. A BUFFERING AREA IS REQUIRED ALONG THE ENTIRE PERIMETER OF THE PROPOSED DEVELOPMENT WHENEVER THE PROPOSED DEVELOPMENT ABUTS A DIFFERENT USE. THE EXISTING USE OR, WHERE VACANT, THE PERMITTED USE, OF THE ABUTTING PROPERTY WILL DETERMINE THE TYPE OF BUFFERING AREA REQUIRED FOR THE PROPOSED DEVELOPMENT. BUFFER AREAS MAY NOT BE LOCATED ON ANY PORTION OF AN EXISTING OR DEDICATED STREET RIGHT-OF-WAY OR ROADWAY EASEMENT EXCEPT THAT BUFFERS MAY BE LOCATED WITHIN SLOPE EASEMENTS AS LONG AS APPROPRIATE PLANTING SOIL IS PROVIDED IN THE SLOPE. (2) USE CATEGORIES. REFER TO BUFFER TYPE USE REQUIREMENT TABLES IN INTERPRETING AND APPLYING THE PROVISIONS OF THIS SECTION. (3) BUFFER REQUIREMENTS. REFER TO NOTES FOR BUFFER REQUIREMENTS TABLE: (4) BUFFER TYPES. THE FOLLOWING TABLE PROVIDES SIX DIFFERENT BUFFER TYPES. EACH TYPE BUFFER, IDENTIFIED BY A LETTER, PROVIDES THE MINIMUM NUMBER OF TREES AND SHRUBS PER 100 LINEAR FOOT SEGMENT AND INDICATES WHETHER OR NOT A WALL OR HEDGE IS REQUIRED.<table><tr><th colspan="10">BUFFER TYPES (PER 100 LINEAL FEET)</th></tr><tr><th>BUFFER TYPES</th><th>A</th><th>B</th><th>C</th><th>D(3)</th><th>E</th><th>F</th><th></th><th></th><th></th></tr><tr><td>MINIMUM WIDTH IN FEET</td><td>5</td><td>15</td><td>15</td><td>15</td><td>25</td><td>30</td><td></td><td></td><td></td></tr><tr><td>MINIMUM # OF TREES</td><td>4</td><td>5</td><td>5</td><td>5</td><td>5</td><td>10</td><td></td><td></td><td></td></tr><tr><td>MINIMUM # OF SHRUBS</td><td>-</td><td>HEDGE (2)</td><td>18 (4)</td><td>HEDGE (2)</td><td>30 (4)</td><td>30 HEDGE (2)</td><td></td><td></td><td></td></tr><tr><td>WALL REQUIRED (1)</td><td>NO</td><td>NO</td><td>YES</td><td>NO</td><td>YES</td><td>NO</td><td></td><td></td><td></td></tr></table> NOTES FOR BUFFER TYPES TABLE: 1. A SOLID WALL, BERM OR WALL AND BERM COMBINATION, NOT LESS THAN EIGHT FEET IN HEIGHT AS MEASURED FROM THE FINISHED GRADE OF THE PROJECT SITE. ALL TREES AND SHRUBS REQUIRED IN THE BUFFER MUST BE PLACED WITHIN THE BUFFERED AREA OR GROWING QUALITY SOIL BEFORE PLANTING. TO ENSURE THAT HISTORIC FLOW PATTERNS ARE ACCOMMODATED AND ALL STORMWATER FROM THE SITE IS DIRECTED TO ON-SITE DETENTION/RETENTION AREAS IN ACCORDANCE WITH THE SFVMD REQUIREMENTS. 2. HEDGES MUST BE PLANTED IN DOUBLE STAGGERED ROWS AND BE MAINTAINED SO AS TO FORM A 36-INCH HIGH (F TYPE BUFFERS MUST BE 48 INCHES AT INSTALLATION AND BE MAINTAINED AT 60 INCHES HIGH) CONTINUOUS VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING. 3. TREES WITHIN THE ROW BUFFER MUST BE APPROPRIATELY SIZED IN MATURE FORM SO THAT CONFLICTS WITH OVERHEAD UTILITIES OR SINGLE-FAMILY RESIDENTIAL LOTS, A SOLID WALL OR COMBINATION OF 50 PERCENT OF THE ROW TREE REQUIREMENT. PALMS MUST BE CLUSTERED AND CANNOT BE PLANTED IN A "SOLDIERING" EFFECT, WHERE THEY ARE EQUAL DISTANCE AND IN A SINGLE ROW. SOUTH FLORIDA SLASH PINE (PINUS ELLIOTTI VAR. DENSA) AND LONGLEAF PINE (PINUS PALUSTRIS) TREES ARE ENCOURAGED FOR USE IN THE ROW BUFFERS DUE TO THEIR HIGH CROWN, WHICH PROVIDES TREE CANOPY WHILE MAINTAINING GOOD VISIBILITY TO THE DEVELOPMENT PROPERTY. 4. SHRUBS REQUIRED BY THIS SECTION ARE INTENDED TO PROVIDE VISUAL SCREENING AND MAY NOT BE PRUNED TO REDUCE HEIGHT. (5) PUBLIC AND QUASI-PUBLIC FACILITIES, INCLUDING, BUT NOT LIMITED TO, PLACES OF WORSHIP, PARKS, UTILITY FACILITIES, GOVERNMENT OFFICES, NEIGHBORHOOD RECREATIONAL FACILITIES AND PRIVATE SCHOOLS MUST PROVIDE A TYPE C BUFFER IF, IN THE OPINION OF THE DIRECTOR, THE PROPOSED DEVELOPMENT WILL HAVE A SIGNIFICANTLY ADVERSE IMPACT ON ADJACENT EXISTING RESIDENTIAL USES. (6) IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING SINGLE-FAMILY RESIDENTIAL SUBDIVISION OR SINGLE-FAMILY RESIDENTIAL LOTS, A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN EIGHT FEET IN HEIGHT MUST BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED (BETWEEN THE WALL AND THE ABUTTING PROPERTY) WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAL FEET OR A 30-FOOT WIDE TYPE F BUFFER WITHIN THE BUFFERED AREA. A MINIMUM OF 20 FEET FROM THE ABUTTING PROPERTY, WHERE RESIDENCES WILL BE CONSTRUCTED BETWEEN THE ROAD, DRIVE OR PARKING AREA AND THE EXISTING RESIDENTIAL SUBDIVISION OR LOTS, THE WALL OR WALL AND BERM COMBINATION ARE NOT REQUIRED. (7) USES OR ACTIVITIES THAT GENERATE NOISE, DUST, ODOR, HEAT, GLARE OR OTHER SIMILAR IMPACTS, MUST PROVIDE A TYPE C OR F BUFFER IF, IN THE OPINION OF THE DIRECTOR, THE PROPOSED DEVELOPMENT WILL HAVE A SIGNIFICANTLY ADVERSE IMPACT ON ADJACENT PROPERTY. (8) WALLS, BERMS AND BUFFER PLANTINGS MUST NOT BE PLACED SO THEY VIOLATE THE VEHICLE VISIBILITY REQUIREMENTS OF SECTION 34-3131. (9) DEVELOPMENT ABUTTING NATURAL WATERWAY. EXCEPT WHERE CHAPTER 33 PROVIDES A STRICTER STANDARD FOR GREATER PINE ISLAND (AS DEFINED IN GOAL 14 OF THE LEE PLAN AND IN SECTION 33-1002), THERE MUST BE A 50-FOOT WIDE VEGETATIVE BUFFER LANDWARD OF NONSEAWALLED NATURAL WATERWAYS AS MEASURED FROM THE MEAN HIGH WATER LINE OR TOP OF BANK, WHICHEVER IS FURTHER LANDWARD. a. IN RESIDENTIAL SUBDIVISIONS, THE BUFFER MUST BE LOCATED WITHIN A COMMON AREA OR TRACT, AND OUTSIDE OF ALL PRIVATE PROPERTY BOUNDARIES. LOCATION OF THE BUFFERS IN ACCORD WITH THIS SECTION WILL NOT PREVENT THE ISSUANCE OF RESIDENTIAL DOCK PERMITS MEETING THE REQUIREMENTS OF SECTION 26-71(G) OR PROHIBIT USE OF THE BUFFER AREA FOR PASSIVE RECREATIONAL USES. b. EXISTING NATIVE VEGETATION WITHIN THE BUFFER AREA MUST BE RETAINED. THE NATURAL WATERWAY BUFFER MUST INCLUDE, AT MINIMUM, SIX NATIVE CANOPY TREES AND 50 NATIVE SHRUBS PER 100 LINEAR FEET, WHICH MAY BE MET THROUGH CREDITS FROM THE EXISTING NATIVE VEGETATION WITHIN THE WATERWAY BUFFER AREA AT A 1:1 CREDIT RATIO. IF EXISTING NATIVE VEGETATION IS NOT PRESENT TO MEET THE BUFFER VEGETATION STANDARDS, A PLANTING PLAN MUST BE SUBMITTED TO ENVIRONMENTAL SCIENCES FOR REVIEW PRIOR TO LOCAL DEVELOPMENT ORDER APPROVAL. ALL PROPOSED PLANTINGS WITHIN THE NATURAL WATERWAY BUFFER AREA MUST BE INSTALLED TO MIMIC A NATURAL SYSTEM, AND ALL PLANTINGS MUST COMPLY WITH THE PLANT STANDARDS SET FORTH IN SECTION 10-420. THE USE OF HEAVY MECHANICAL EQUIPMENT SUCH AS BULLDOZERS, FRONT END LOADERS, HYDRAULIC EXCAVATORS, OR SIMILAR EQUIPMENT IS PROHIBITED, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE COUNTY. c. THE NATURAL WATERWAY BUFFER MUST BE DESIGNED TO INCORPORATE THE NATURAL RESOURCES MAINTENANCE EASEMENT REQUIRED UNDER SECTION 10-328(A). VEGETATION REMOVAL WITHIN THE BUFFER IS LIMITED TO: 1. ROUTINE REMOVAL OF EXOTICS AND DOWNED VEGETATIVE DEBRIS; 2. LIMITED REMOVAL TO ALLOW ACCESS OF VEHICLES FOR MAINTENANCE OF THE WATERWAY; 3. REMOVAL PERMITTED AS A CONDITION OF DOCK PERMIT APPROVAL; AND 4. PRIOR TO REMOVAL OF NATIVE VEGETATION, APPROVAL MUST BE OBTAINED FROM ES STAFF. (10) ALL FREESTANDING PARKING AREAS, WHETHER COMMERCIAL, PUBLIC OR PRIVATE, NOT ASSOCIATED WITH OTHER DEVELOPMENT MUST PROVIDE A D TYPE BUFFER FOR THE RIGHT-OF-WAY AND C TYPE BUFFER IF THEY ABUT SINGLE-FAMILY RESIDENTIAL OR MULTIPLE-FAMILY RESIDENTIAL USES OR ZONING. (11) USE OF BUFFER AREAS. REQUIRED BUFFERS MAY BE USED FOR PASSIVE RECREATION SUCH AS PEDESTRIAN, BIKE, OR EQUESTRIAN TRAILS. PROVIDED THAT: a. NO REQUIRED TREES OR SHRUBS ARE ELIMINATED; b. NOT MORE THAN 20 PERCENT OF THE WIDTH OF THE BUFFER IS IMPERVIOUS SURFACE; c. THE TOTAL WIDTH OF THE BUFFER AREA IS MAINTAINED; AND d. ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET.</div>	BUFFER TYPES (PER 100 LINEAL FEET)										BUFFER TYPES	A	B	C	D(3)	E	F				MINIMUM WIDTH IN FEET	5	15	15	15	25	30				MINIMUM # OF TREES	4	5	5	5	5	10				MINIMUM # OF SHRUBS	-	HEDGE (2)	18 (4)	HEDGE (2)	30 (4)	30 HEDGE (2)				WALL REQUIRED (1)	NO	NO	YES	NO	YES	NO				<div>SEC. 10-420, CONTINUED (c) TREES AND PALMS. (1) CODE-REQUIRED TREES MUST BE A MINIMUM OF TEN FEET IN HEIGHT. HAVE A TWO-INCH CALIPER (AT SIX INCHES ABOVE THE GROUND) AND A FOUR-FOOT SPREAD AT THE TIME OF INSTALLATION. PALMS MUST HAVE A MINIMUM OF TEN FEET OF CLEAR TRUNK AT PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OR CROWN LESS THAN 20 FEET MAY BE SUBSTITUTED BY GROUPING THE SAME SO AS TO CREATE THE EQUIVALENT OF A 20-FOOT CROWN SPREAD. TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHTS-OF-WAY MUST BE MAINTAINED WITH EIGHT FEET OF CLEAR TRUNK. (2) LARGER TREES SUBSTITUTED TO REDUCE THE MINIMUM NUMBER OF GENERAL TREES MUST BE NO LESS THAN FOUR INCHES IN DIAMETER AT 12 INCHES ABOVE THE GROUND AND NO LESS THAN 16 FEET IN HEIGHT AT THE TIME OF PLANTING. THE GENERAL TREE REQUIREMENT CANNOT BE REDUCED IN NUMBER BY MORE THAN 50 PERCENT. (d) SHRUBS AND HEDGES. SHRUBS MUST BE A MINIMUM OF 24 INCHES (48 INCHES FOR TYPE F BUFFERS) IN HEIGHT, AT TIME OF PLANTING. SAW PALMETTOS (SERENOA REPENS) AND COONTIES (ZAMIA FLORIDANA) MAY BE USED AS SHRUBS, PROVIDED THEY ARE 12 INCHES IN HEIGHT AT TIME OF PLANTING. ALL SHRUBS MUST BE A MINIMUM THREE-GALLON CONTAINER SIZE AND BE SPACED 18 TO 36 INCHES ON CENTER. THEY MUST BE AT LEAST 36 INCHES (60 INCHES FOR TYPE F BUFFERS) IN HEIGHT WITHIN 12 MONTHS OF TIME OF PLANTING AND MAINTAINED IN PERPETUITY AT A HEIGHT OF NO LESS THAN 36 INCHES (60 INCHES FOR TYPE F BUFFERS). (e) REQUIRED HEDGES MUST BE PLANTED IN DOUBLE STAGGERED ROWS AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN A MINIMUM OF ONE YEAR AFTER TIME OF PLANTING. (f) THE HEIGHT OF ALL TREES AND SHRUBS MUST BE MEASURED FROM THE FINAL GRADE OF THE PROJECT SITE. (g) MULCH REQUIREMENTS. A TWO-INCH MINIMUM LAYER, AFTER WATERING-IN, OF MULCH OR OTHER RECYCLED MATERIALS MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS, AND GROUND COVER PLANTINGS. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24 INCHES BEYOND ITS TRUNK IN ALL DIRECTIONS. THE USE OF CYPRESS MULCH IS STRONGLY DISCOURAGED. SAND, GRAVEL, ROCK, OR SHELL ARE NOT APPROPRIATE MULCH MATERIALS. (h) INVASIVE EXOTICS. THE FOLLOWING HIGHLY INVASIVE EXOTIC PLANTS MAY NOT BE PLANTED, (IE, ARE PROHIBITED) AND MUST BE REMOVED AND PROHIBITED FROM BEING REPLANTED: INVASIVE EXOTIC PLANTS MUST BE INCLUDED ON THE DEVELOPMENT ORDER PLANS. A STATEMENT MUST ALSO BE INCLUDED ON THE DEVELOPMENT ORDER THAT THE DEVELOPMENT AREA WILL BE MAINTAINED FREE FROM INVASIVE EXOTIC PLANTS IN PERPETUITY. FOR PURPOSES OF THIS SUBSECTION, INVASIVE EXOTIC PLANTS INCLUDE: (ACACIA ACURULIFORMIS) EARLEAF ACACIA, (ALBIZIA LEBECKII) WOMEN'S TONGUE, (BISCHOFIA JAVANICA) BISHOPWOOD, (ALL CASUARINA SPP.) AUSTRALIAN PINE, (CUPANOPSIS ANACARDIODES) CARROTTWOOD, (DALBERGIA SISSOO) ROSEWOOD, (DIOSCOREA ALATA) AIR POTATO, (EUCALYPTUS CAMALDULENSIS) MURRAY RED GUM, (FICUS BENJAMINA) WEEPING FIG, (FICUS MICROCARPA) CUBAN LAUREL FIG, (LYGODIUM JAPONICUM) JAPANESE CLIMBING FERN, (LYGODIUM MICROPHYLLUM) OLD WORLD CLIMBING FERN, (MEALUCA QUINQUERVIA) MEALUCA PAPER TREE, (RHODOMYRTUS TOMENTOSUS) DOWNY ROSE MYRTLE, (SAPINUS SENIFERUM) CHINESE TALLOW, (SCHINUS TEREBINTHIFOLIUS) BRAZILIAN PEPPER, FLORIDA HOLLY, (SOLANUM VILARUM) TROPICAL SODA APPLE, (SYZYGIUM CUMINI) JAVA PLUM, (SYZZIUM JAMBOS) ROSE APPLE, (THESPIESIA POPULNEA) CORK TREE, AND (WEDDIA TRILOBATA) WEDDIA. WALL REQUIRED (1) (f) IF DRY DETENTION AREAS ARE PLANTED WITH NATIVE CLUMP GRASSES IN LIEU OF SOO OR SEEDING, THEN THE PLANTS MUST BE A MINIMUM ONE-GALLON CONTAINER SIZE PLANTED THREE-FOOT ON CENTER. SEC. 10-421 - PLANT INSTALLATION AND MAINTENANCE STANDARDS. (a) INSTALLATION. PLANT MATERIALS MUST BE INSTALLED IN SOIL CONDITIONS THAT ARE CONDUCTIVE TO THE PROPER GROWTH OF THE PLANT MATERIAL. LIMEROCK LOCATED WITHIN PLANTING AREAS MUST BE REMOVED AND REPLACED WITH NATIVE OR GROWING QUALITY SOIL BEFORE PLANTING. A PLANT'S GROWTH HABIT MUST BE CONSIDERED IN ADVANCE OF CONFLICTS THAT MIGHT BE CREATED (E.G. VIEWS, SIGNAGE, OVERHEAD POWER LINES, LIGHTING, BUILDINGS, AND CIRCULATION). TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE, SUBSURFACE UTILITIES, OR OVERHEAD UTILITY LINES, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING IN ORDER TO AVOID INTERFERENCE WITH OVERHEAD POWER LINES. LIGHT POLES MUST BE LOCATED OUTSIDE OF ALL PARKING ISLANDS CONTAINING REQUIRED TREES. SEE ILLUSTRATION 10-421(a). ALL LANDSCAPE MATERIALS MUST BE INSTALLED IN A RECOGNIZED HORTICULTURAL CORRECT MANNER. AT A MINIMUM, THE FOLLOWING INSTALLATION REQUIREMENTS MUST BE MET: (1) ALL LANDSCAPE AREAS MUST BE MULCHED UNLESS VEGETATIVE COVER IS ALREADY ESTABLISHED. (2) TREES AND SHRUBS USED IN BUFFERS MUST BE PLANTED IN A MINIMUM WIDTH AREA EQUAL TO ONE-HALF THE REQUIRED WIDTH OF THE BUFFER, HOWEVER, IN NO CASE MAY THE PLANTING AREA BE LESS THAN FIVE FEET IN WIDTH. (3) ALL LANDSCAPED AREAS MUST BE PROVIDED PROTECTION FROM ENCRoACHMENT BY ANY TYPE OF VEHICLE. (4) ALL REQUIRED PLANTS USED IN BUFFERS AND LANDSCAPING MUST BE INSTALLED USING XERISCAPE PRINCIPLES. XERISCAPE PRINCIPLES INCLUDE WATER CONSERVATION THROUGH DROUGHT-TOLERANT LANDSCAPING, THE USE OF APPROPRIATE PLANT MATERIAL, MULCHING, AND THE REDUCTION OF TURF AREAS. (5) UTILITY OR DRAINAGE EASEMENTS MAY OVERLAP REQUIRED BUFFERS; HOWEVER, NO CODE REQUIRED TREES OR SHRUBS MAY BE LOCATED IN ANY UTILITY OR DRAINAGE EASEMENT UNLESS A WRITTEN STATEMENT, FROM THE ENTITY HOLDING THE BENEFICIAL INTEREST IN THE EASEMENT, IS SUBMITTED SPECIFICALLY STATING THAT THE ENTITY HAS NO OBJECTION TO THE LANDSCAPING AND, THAT THE PROPOSED LANDSCAPING WILL NOT INTERFERE WITH THE LONG TERM MAINTENANCE OF THE INFRASTRUCTURE WITHIN EASEMENT AREA, NO CODE REQUIRED LANDSCAPING MAY BE LOCATED IN ANY STREET EASEMENT OR RIGHT-OF-WAY, TO AVOID CONFLICTS WITH OVERHEAD UTILITY LINES, ONLY TREES LESS THAN 20 FEET IN HEIGHT AT MATURITY MAY BE USED DIRECTLY ADJACENT TO AN OVERHEAD LINE. VARIANCES OR DEVIATIONS FROM THE REQUIREMENTS OF THIS SUBSECTION ARE PROHIBITED (6) SAFE SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND VEHICLE CONNECTIONS, WHERE AN ACCESS WAY INTERSECTS A RIGHT-OF-WAY OR WHEN A PROPERTY ABUTS THE INTERSECTION OF TWO OR MORE RIGHTS-OF-WAY, A MINIMUM SAFE SIGHT DISTANCE TRIANGULAR AREA MUST BE ESTABLISHED. WITHIN THIS AREA, VEGETATION MUST BE PLANTED AND MAINTAINED IN A WAY THAT PROVIDES UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND EIGHT FEET ABOVE THE CROWN OF THE ADJACENT ROADWAY. LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE ROADSIDE RECOVERY AREA PROVISIONS OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION'S MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF STREETS AND HIGHWAYS (FDOT GREEN BOOK) LOCATED APPROPRIATE. (7) SIGNAGE LOCATED WITHIN OR ADJACENT TO LANDSCAPE BUFFER AREA. ALL TREES AND SHRUBS LOCATED WITHIN LANDSCAPE BUFFER MUST BE LOCATED SO AS NOT TO BLOCK THE VIEW OF SIGNAGE. (8) IF A WALL OR FENCE IS PROPOSED, BUT NOT REQUIRED, THEN THE REQUIRED BUFFER PLANTINGS MUST BE INSTALLED ON THE EXTERIOR SIDE BETWEEN THE WALL AND THE ABUTTING PROPERTY OR STREET RIGHT-OF-WAY OR TO THE BACK OF THE FENCE. (b) MAINTENANCE OF LANDSCAPING. THE OWNER IS RESPONSIBLE FOR MAINTAINING THE REQUIRED LANDSCAPING IN A HEALTHY AND VIGOROUS CONDITION AT ALL TIMES. TREE AND PALM STAKING MUST BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION. ALL LANDSCAPES MUST BE KEPT FREE OF REFUSE, DEBRIS, DISEASE, PESTS, AND WEEDS. ONGOING MAINTENANCE TO PROHIBIT THE ESTABLISHMENT OF PROHIBITED INVASIVE EXOTIC SPECIES IS REQUIRED. (c) PRUNING. VEGETATION MAINTAINED BY THIS CODE MAY ONLY BE PRUNED TO PROMOTE HEALTHY, UNIFORM, NATURAL GROWTH OF THE VEGETATION (EXCEPT WHERE NECESSARY TO PROMOTE HEALTH, SAFETY, AND WELFARE) AND BE IN ACCORDANCE WITH "AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS - TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING) (A300, PART 1)" BY THE AMERICAN NATIONAL STANDARD INSTITUTE, AND "BEST MANAGEMENT PRACTICES: TREE PRUNING" BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREES MUST NOT BE SEVERELY PRUNED TO PERMANENTLY MAINTAIN GROWTH AT A REDUCED HEIGHT OR SPREAD. PRUNING MUST NOT INTERFERE WITH THE DESIGN INTENT OF THE ORIGINAL INSTALLATION. SEVERELY PRUNED TREES MUST BE REPLACED BY THE PROPERTY OWNER. REPLACEMENT TREES MUST MEET THE TREE SIZE REQUIREMENTS OF LDC SECTION 10-420. A PLANT'S GROWTH HABIT MUST BE CONSIDERED IN ADVANCE OF CONFLICTS WHICH MIGHT ARISE (I.E. VIEWS, SIGNAGE, OVERHEAD POWER LINES, LIGHTING, CIRCULATION, SIDEWALKS, BUILDINGS, AND SIMILAR CONFLICTS).</div>	<div>SEC. 10-420, CONTINUED (c) TREES AND PALMS. (1) CODE-REQUIRED TREES MUST BE A MINIMUM OF TEN FEET IN HEIGHT. HAVE A TWO-INCH CALIPER (AT SIX INCHES ABOVE THE GROUND) AND A FOUR-FOOT SPREAD AT THE TIME OF INSTALLATION. PALMS MUST HAVE A MINIMUM OF TEN FEET OF CLEAR TRUNK AT PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OR CROWN LESS THAN 20 FEET MAY BE SUBSTITUTED BY GROUPING THE SAME SO AS TO CREATE THE EQUIVALENT OF A 20-FOOT CROWN SPREAD. TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHTS-OF-WAY MUST BE MAINTAINED WITH EIGHT FEET OF CLEAR TRUNK. (2) LARGER TREES SUBSTITUTED TO REDUCE THE MINIMUM NUMBER OF GENERAL TREES MUST BE NO LESS THAN FOUR INCHES IN DIAMETER AT 12 INCHES ABOVE THE GROUND AND NO LESS THAN 16 FEET IN HEIGHT AT THE TIME OF PLANTING. THE GENERAL TREE REQUIREMENT CANNOT BE REDUCED IN NUMBER BY MORE THAN 50 PERCENT. (d) SHRUBS AND HEDGES. SHRUBS MUST BE A MINIMUM OF 24 INCHES (48 INCHES FOR TYPE F BUFFERS) IN HEIGHT, AT TIME OF PLANTING. SAW PALMETTOS (SERENOA REPENS) AND COONTIES (ZAMIA FLORIDANA) MAY BE USED AS SHRUBS, PROVIDED THEY ARE 12 INCHES IN HEIGHT AT TIME OF PLANTING. ALL SHRUBS MUST BE A MINIMUM THREE-GALLON CONTAINER SIZE AND BE SPACED 18 TO 36 INCHES ON CENTER. THEY MUST BE AT LEAST 36 INCHES (60 INCHES FOR TYPE F BUFFERS) IN HEIGHT WITHIN 12 MONTHS OF TIME OF PLANTING AND MAINTAINED IN PERPETUITY AT A HEIGHT OF NO LESS THAN 36 INCHES (60 INCHES FOR TYPE F BUFFERS). (e) REQUIRED</div>
INDIGENOUS PLANT COMMUNITY & NATIVE TREE PRESERVATION AREA CREDITS																																																																																				
CREDIT PROVIDED	MINIMUM SIZE	MINIMUM WIDTH																																																																																		
110%	1/2 ACRE	50 FEET																																																																																		
125%	1 ACRE	75 FEET																																																																																		
150%	3 ACRE	100 FEET																																																																																		
BUFFER TYPES (PER 100 LINEAL FEET)																																																																																				
BUFFER TYPES	A	B	C	D(3)	E	F																																																																														
MINIMUM WIDTH IN FEET	5	15	15	15	25	30																																																																														
MINIMUM # OF TREES	4	5	5	5	5	10																																																																														
MINIMUM # OF SHRUBS	-	HEDGE (2)	18 (4)	HEDGE (2)	30 (4)	30 HEDGE (2)																																																																														
WALL REQUIRED (1)	NO	NO	YES	NO	YES	NO																																																																														

NOTE:

CONTRACTOR SHALL COORDINATE SIGN GRAPHICS AND
COLORS WITH LEE COUNTY PARKS AND RECREATION.

NON-REGULATORY SIGNAGE KEY

A. METAL ENTRANCE SIGN

Sign, 1 each of 1 FT L x 2 FT W metal, "Entrance" sign with 6 FT H 4 X 4 wood post.

B. PARKING FEE SIGN

Sign, 1 each of 2 FT x 2 FT metal, "Parking Fee Required" with 3 IN W x 6 FT H metal post.

C. DO NOT FEED BIRDS SIGN

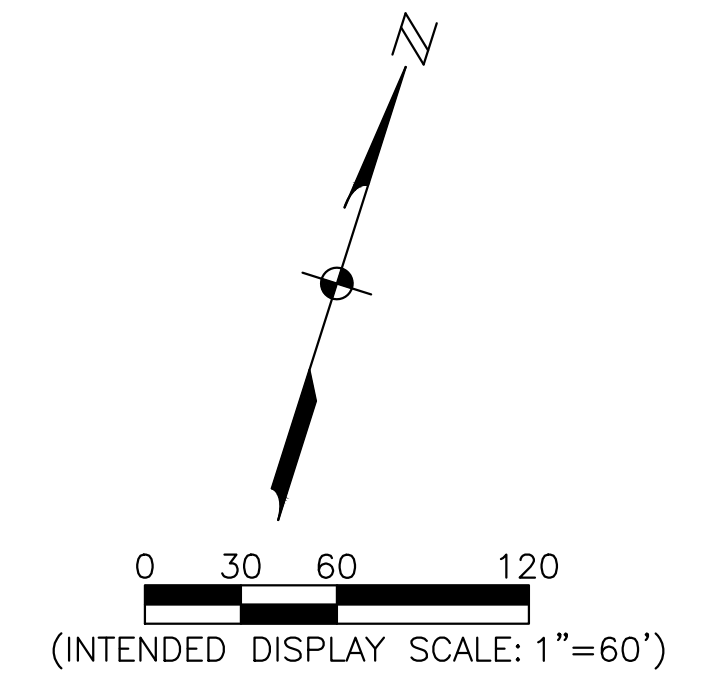
Sign, 1 each of metal, "Do Not Feed the Birds", 1.5 FT wide x 2 FT high.

D. FISH CLEANING TABLE GUIDELINES

Sign, 1 each of metal, "Fish Cleaning Table Guidelines", 24 IN wide x 30 IN high.

E. PAY PARKING INFORMATION SIGN

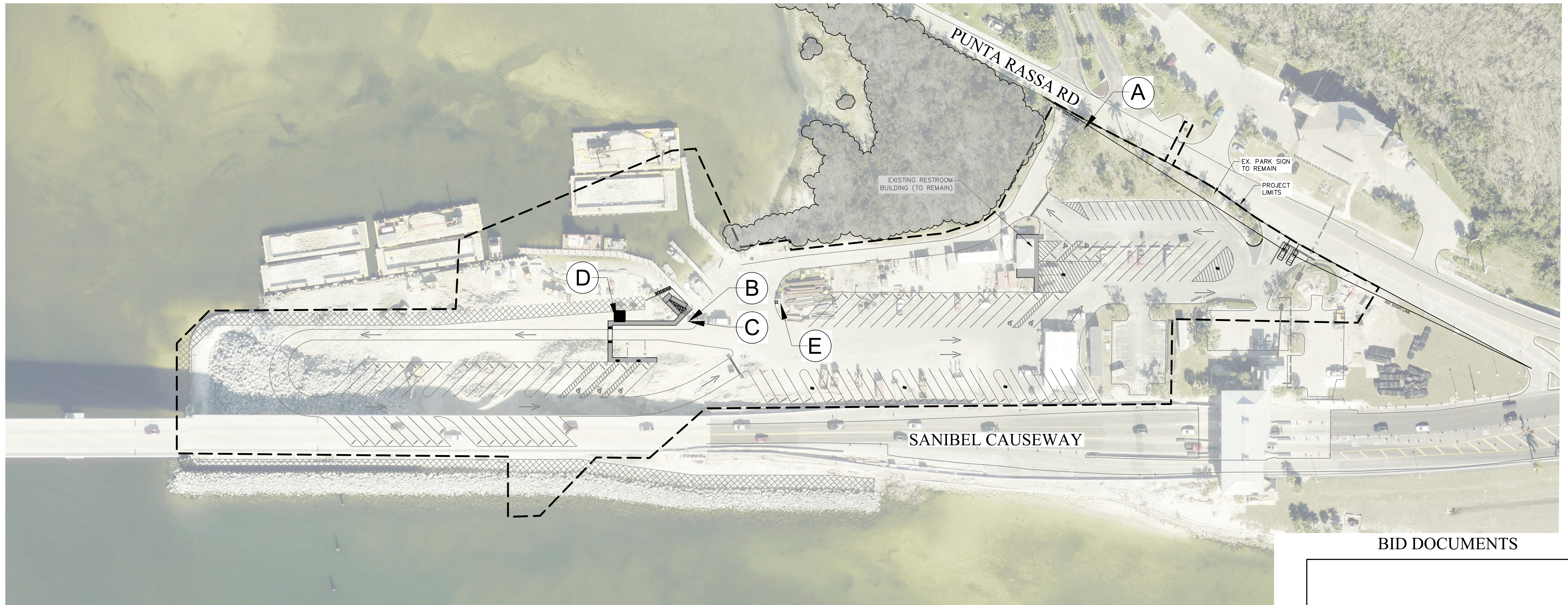
Sign, 1 each of metal, "Pay Parking Information", 4 FT wide x 4 FT high.



NOTICE TO ALL
CONTRACTORS

IT'S THE LAW IN FLORIDA
2 BUSINESS DAYS BEFORE
YOU DIG
CALL SUNSHINE
1-800-432-4770

STATE, COUNTIES & CITIES
ARE "NOT" PART OF THE
ONE CALL SYSTEM.THEY
MUST BE CALLED
INDIVIDUALLY.



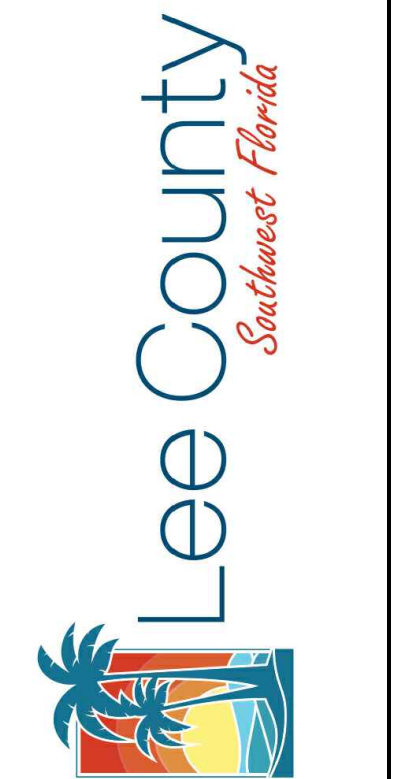
BID DOCUMENTS



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E.R. #642 & L.B. #642

FL License No. LA-6667059



PUNTA RASSA BOAT RAMP IMPROVEMENTS
LEE COUNTY, FLORIDA

[illegible]

DATE: FEBRUARY 2025
PROJECT NO. 20247063-000
FILE NO. 09-46-23
SCALE: AS SHOWN

NON-REGULATORY WAYFINDING SIGNAGE PLAN

SHEET NUMBER

L06