

MASTER CONCEPT PLAN

FOR

EASTWOOD 44 ACRE COMMERCIAL PUD REZONE

PART OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 25 EAST
CITY OF FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS DR MARTIN LUTHER KING JR BLVD., FORT MYERS, FLORIDA 33909	PROJECT DATUM FLORIDA STATE PLANE WEST ZONE (NAD1983/90) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929 (SUBTRACT 1.14' TO UTILIZE NAVD 1988 DATUM)
ZONING EASTWOOD PUD - ORDINANCE NO. 3755	RECORD PLAT
FLOOD ZONE ACCORDING TO F.L.R.M. Nos. 12071C0427F, 12071C0285F, 12071C0285F & 12071C0427F EFFECTIVE DATE: AUGUST 28, 2009, THE PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 17' NAVD) & FLOOD ZONE X (OTHER AREAS).	STRAP NUMBERS 21-44-25-P1-00100.0170

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	PENDING	
ARMY CORPS OF ENGINEERS	PENDING	

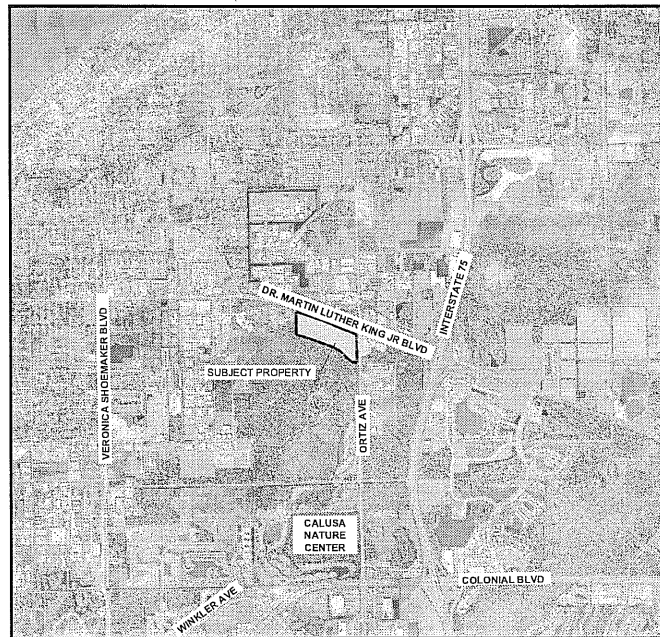
NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER TIMOTHY B. GAVIN, P.E.	PROJECT MANAGEMENT STEVE COLEMAN
DESIGN ENGINEER WES KAYNE, P.E.	PROJECT SURVEYOR SCOTT WHEELER
LEAD DESIGN TECHNICIAN PENDING	SITE PLANNING ANGELICA HARDY
DESIGN STAFF PENDING	LAND PLANNING JENNIFER SAPIEN
QUALITY CONTROL CHRIS VAN BUSKIRK	RECORD DRAWINGS PENDING

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

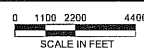
ALL DIMENSIONS ARE IN FEET.



PROJECT
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	-	23366-Z01.DWG
2	MASTER SITE PLAN	A	23366-Z02.DWG
3	LANDSCAPE PLAN	-	23366-Z03.DWG
4	EXISTING CONDITIONS SITE PLAN	A	23366-Z04.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	BASE LINEWORK PLAN	23366-Z00.DWG

PLAN STATUS

NOT FOR CONSTRUCTION

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING T085 - SURVEYING LB-6040

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PROJECT DESCRIPTION

EASTWOOD
44 AC.
COMMERCIAL

CITY OF FORT MYERS, FLORIDA

DRAWINGS NOT VALID WITHOUT SEAL, SIGNATURE AND DATE.
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FILE NAME: 23366-Z01.DWG

LOCATION: 2123366WZ01E01

PLOT DATE: MON, 4-24-2011, 11:35 AM

PLOT BY: ANGELICA HARDY

CROSS REFERENCED DRAWINGS:

MASTER = 041 COVER-1.DWG

PLAN REVISIONS

NO.	DATE	DESCRIPTION
4-10-11		PER PLANNING BOARD COMMENTS
4-21-11		744 ACRE NAME

PLAN STATUS

COVER SHEET
AND
LOCATION MAP

PROJECT / FILE NO. SHEET NUMBER

23366 1

REQUIRED OPEN SPACE

44.1 AC X 25% = 11.0 AC

NO INDIGENOUS PRESERVE REQUIRED. NO INDIGENOUS VEGETATION ON SITE. APPROVAL TO CLEAR THROUGH SFWMD PERMIT NO. 36-01140-S AND COE PERMIT NO. SAJ-2004-00055.

TOTAL SITE

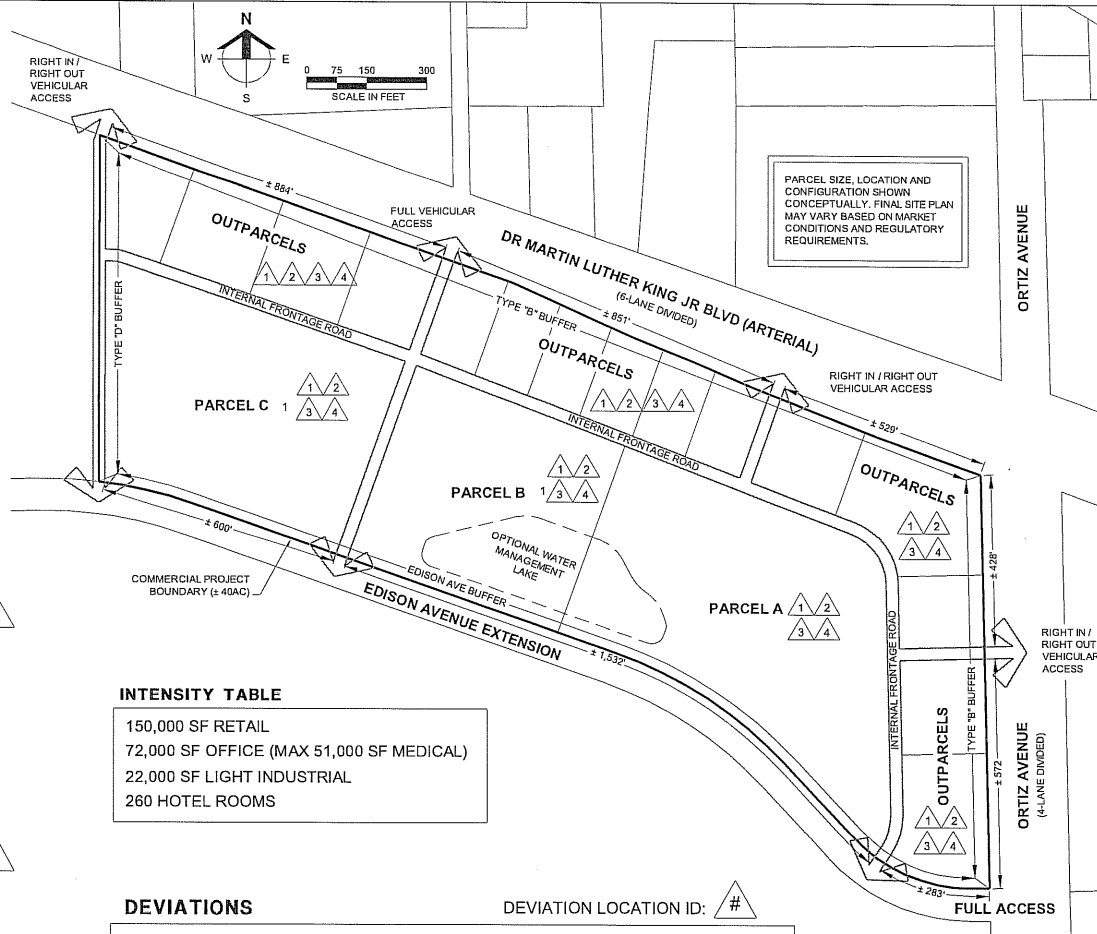
44.1 AC

PROPERTY DEVELOPMENT REGULATIONS

SETBACKS	
FRONT STREET (ORTIZ AVE AND MLK BLVD ROW)	25'
SIDE STREET (EDISON AVE AND INTERNAL ROW)	20'
REAR AND SIDE LOT LINE (MULTI-TENANT)	0'
REAR AND SIDE LOT LINE	10'
WATERFRONT	25'
PUD SETBACK (NORTH AND EAST BOUNDARY)	25'
PUD SETBACK (SOUTH AND WEST BOUNDARY)	20'
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	100'
MAXIMUM LOT COVERAGE	45%
MAXIMUM BUILDING HEIGHT	70'
MAXIMUM BUILDING HEIGHT (HOTEL ONLY)	80'

SCHEDULE OF USES

ALL CI USES
 CONDITIONAL USE: HEAVY EQUIPMENT SALES
 USES WITH ENHANCED CONDITIONS:
 VEHICLE SALES
 LIGHT MANUFACTURING



PARCEL SIZE, LOCATION AND CONFIGURATION SHOWN CONCEPTUALLY. FINAL SITE PLAN MAY VARY BASED ON MARKET CONDITIONS AND REGULATORY REQUIREMENTS.

INTENSITY TABLE

150,000 SF RETAIL
 72,000 SF OFFICE (MAX 51,000 SF MEDICAL)
 22,000 SF LIGHT INDUSTRIAL
 260 HOTEL ROOMS

DEVIATIONS

1. DEVIATION FROM LDC SECTION 134.3.3(a) WHICH REQUIRES A MINIMUM PARKING SPACE WIDTH OF 10 FEET TO ALLOW A MINIMUM PARKING SPACE WIDTH OF 9 FEET.
2. DEVIATION FROM LDC SECTION 138-4 WHICH REQUIRES 5' TYPE D VEGETATIVE BUFFERS BETWEEN TWO, ADJACENT COMMERCIAL USES TO ALLOW FOR NO REQUIRED BUFFERS BETWEEN INTERNAL COMMERCIAL USES.
3. DEVIATION FROM LDC SECTION 118.2.2 WHICH REQUIRES A 10 FOOT SIDE YARD SETBACK FOR THE CI ZONING DISTRICT TO ALLOW A 0 FOOT SIDE YARD SETBACK BETWEEN TENANTS WITHIN A MULTI-TENANT BUILDINGS.
4. DEVIATION FROM LDC SECTION 118.2.2 WHICH RESTRICTS A MAXIMUM HEIGHT OF 70' FOR THE C1 ZONING DISTRICT, TO ALLOW A MAXIMUM HEIGHT OF 80' FOR HOTEL USE ONLY.

DEVIATION LOCATION ID: /#

Barraco and Associates, Inc.
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PROJECT DESCRIPTION
**EASTWOOD
 44 AC.
 COMMERCIAL**
 CITY OF FORT MYERS, FLORIDA

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FILE NAME: 23366-2102.DWG
 LOCATION: J:\23366\2102\2102.DWG
 PLOT DATE: MON, 12-24-2017 11:57 AM
 PLOT BY: ANGELICA HARNY

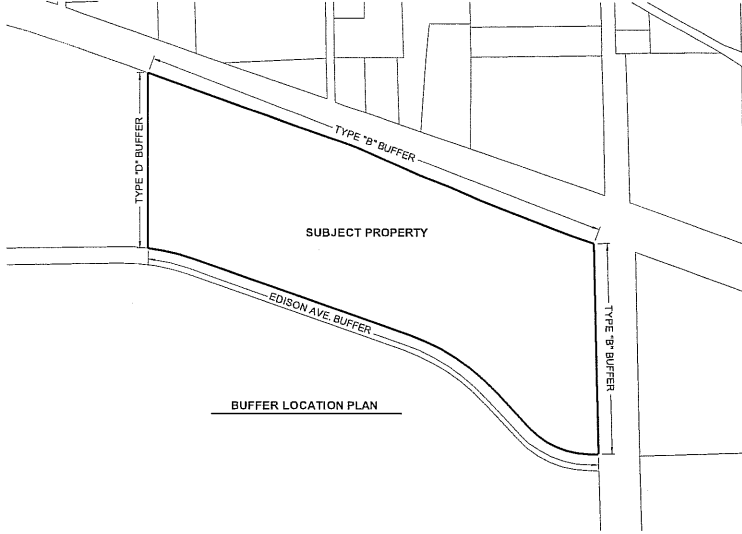
CROSS REFERENCED DRAWINGS
 BASE PLAN - 23366.DWG

PLAN REVISIONS
 4-15-17 PER PLANNING BOARD COMMENTS
 8-24-17 "4" ACRE NAME

PLAN STATUS

SITE PLAN

PROJECT / FILE NO: 23366 SHEET NUMBER: 2



BUFFER LOCATION PLAN

SITE PERMIT LANDSCAPING NOTES:

1. PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY CODE SECTION 138-42 AND SECTION 138-43.
2. TREES MUST BE A MINIMUM OF TEN FEET IN HEIGHT AFTER INSTALLATION, HAVE A THREE INCH CALIPER AT 12 INCHES ABOVE GRADE, AND A FOUR FOOT WIDE CANOPY. TREES LOCATED ALONG ARTERIAL ROADS MUST HAVE A MINIMUM THREE INCH CALIPER AT 12 INCHES ABOVE GRADE AT THE TIME OF INSTALLATION. PLANTS MUST HAVE A MINIMUM OF TEN FEET OF CLEAR TRUNK AFTER PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OR CROWN LESS THAN 20 FEET MAY BE SUBSTITUTED BY GROUPING THE SAME SPECIES, SO AS TO CREATE THE EQUIVALENT OF 20 FOOT CROWN SPREAD. TREES ADJACENT TO WALK AND BIKEWAYS MUST BE MAINTAINED WITH EIGHT FOOT OF CLEAR TRUNK. THESE REQUIREMENTS SHALL SUPERSEDE THOSE FOR STREET TREES LISTED IN SECTION 138.72.
3. WHERE TREES ARE LARGER THAN EIGHT (8) FEET, GUYS AND STAYS ARE TO BE PROVIDED AND INSTALLED.
4. SHRUBS SHALL BE A MINIMUM OF 3 GALLON, TWENTY FOUR (24) INCHES IN HEIGHT AT PLANTING. SHRUBS SHALL BE FULL AND WELL BRANCHED AT TIME OF PLANTING.
5. SOODING IS REQUIRED IN ALL UNPAVED AREAS WITHIN THE SITE BOUNDARIES UNLESS OTHER PLANTINGS ARE SPECIFIED. THE BALANCE OF LANDSCAPED AREAS SHALL BE SOODING WITH BAHAI OR ST. AUGUSTINE GRASS OR AN APPROVED SOO VARIETY.
6. ALL PLANTING AREAS ARE TO BE MULCHED NO LESS THAN 24 INCHES BEYOND ITS TRUNK. THE USE OF CYPRESS MULCH IS STRONGLY DISCOURAGED.
7. PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND "GRADES AND STANDARDS OF NURSERY PLANTS" PART II, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER OF TALLAHASSEE.
8. 75% OF THE TOTAL NUMBER OF TREES AND 50% OF THE TOTAL NUMBER OF SHRUBS SHALL BE INDIGENOUS.
9. MAINTAIN, IN PERPETUITY, THE ANNUAL CONTROL OF ANY EXOTIC VEGETATION WITH AN APPROVED HERBICIDE TREATMENT, AND THE MANUAL REMOVAL OF ANY NEW GROWTH DURING THE SPRING DRY SEASON. TREES ADJACENT TO WALKWAYS, AND BIKE PATHS, OR RIGHT-OF WAYS MUST BE MAINTAINED WITH 8" OF CLEAR TRUNK.
10. LITTORAL PLANTS SHALL BE INSTALLED IN CLUSTERS AROUND THE LAKE PERIMETER. CLUSTERS SHALL CONTAIN A MINIMUM 25 PLANTS WITHIN A 50 S.F. AREA. AT LEAST 4 SPECIES SHALL BE USED. NO BARE FOOT PLANTS TO BE USED. MINIMUM SIZE IS A TWO-INCH CONTAINER (LINER). A MINIMUM OF 50% SURVIVABILITY AT ONE YEAR IS REQUIRED FOR HERBACEOUS WETLAND PLANTS.
11. TREES OR SHRUBS DESIGNED FOR BUFFER YARDS MAY NOT BE LOCATED WITHIN ANY EASEMENT OR RIGHT-OF-WAY. ONE HALF OF THE REQUIRED BUFFER WIDTH MAY BE LOCATED WITHIN EASEMENT.
12. BUFFERS TO BE DETERMINED AT SITE DEVELOPMENT PHASE. THE FINAL LAND USES AND DEVELOPMENT SCENARIOS FOR EACH PARCEL ARE NOT KNOWN AT THIS TIME AND UPON DETAILED SITE DEVELOPMENT PHASE, LANDSCAPE REQUIREMENTS SET FORTH IN THE CITY OF FORT MYERS CODE OF ORDINANCES WILL BE REQUIRED, REVIEWED AND APPROVED.
13. PER SECTION 138-76, PROHIBITED NUISANCE SPECIES. IT SHALL BE UNLAWFUL TO PLANT IN THE CITY THE FOLLOWING TREES: BRAZILIAN PEPPER, MELALEUCA, WOMAN'S TONGUE, BISHOP WOOD, CARROT WOOD, ROSE WOOD, MURRAY RED GUM, BENJAMIN FIG, CUBAN LAUREL, CHINESE TALLOW, JAVA PLUM, ROSE APPLE, OR CORK TREE. IS SUCH TREES EXIST ON SITE AT THE TIME OF DEVELOPMENT THEY MUST BE REMOVED. AFTER DEVELOPMENT THE SITE MUST BE MAINTAINED IN PERPETUITY, FREE FROM PROHIBITED NUISANCE SPECIES DEFINED HEREIN.

POTENTIAL TREE PLANT LIST:

- JACARANDA
- LIVE OAK
- CASIA
- DAHOON HOLLY
- SOUTHERN MAGNOLIA
- SLASH PINE
- SEA GRAPPE

NOTE: OWNER DEVELOPER MAY CHOOSE ALTERNATE SPECIES NOT LISTED, HOWEVER 50% OF THE REQUIRED TREES SHALL BE NATIVE VARIETY.

POTENTIAL HEDGE PLANT LIST:

- COCOPLUM
- GREEN BUTTONWOOD
- SILVER BUTTONWOOD
- SIMPSON STOPPER
- FAKAHATCHEE GRASS
- WAX MYRTLE
- GOLDEN DEW DROP
- SWEET VIBURNUM
- MYRSINE
- DAHOON HOLLY
- INDIA HANTHORN
- SAW PALMETTO

NOTE: OWNER DEVELOPER MAY CHOOSE ALTERNATE SPECIES NOT LISTED, HOWEVER 50% OF THE REQUIRED SHRUBS SHALL BE NATIVE VARIETY.

EASTWOOD 40 AC COMMERCIAL-LITTORAL PLANTING:

BOTANICAL NAME	COMMON NAME	SPECIFICATION
ACHROSTICHUM DANIEFOLIUM	LEATHER FERN	#3, 18" X 18"
CANNA FALCIDA	GOLDEN CANNA LILY	2", LINER
PANTEDERIA LANCELATA	PICKERELWEED	2", LINER
SPARTINA BAKERI	SAND CORDGRASS	#1, 15" X 12"

NOTE: OWNER DEVELOPER MAY CHOOSE ALTERNATE SPECIES NOT SPECIFIED ABOVE, BUT SHALL UTILIZE A MINIMUM OF 4 SPECIES PER NOTE # 10 OF THE SITE PERMIT LANDSCAPE NOTES.

EXOTIC VEGETATION REMOVAL PLAN:

1. NUISANCE SPECIES CURRENTLY LISTED IN THE FORT MYERS CODE OF ORDINANCES SHALL BE REMOVED FROM THE SITE AND MAINTAINED IN PERPETUITY. THE OWNER MUST MAINTAIN THE PARCEL FREE OF EXOTICS WITH AN APPROVED HERBICIDE TREATMENT. NUISANCE SPECIES TO BE REMOVED ARE:
 - BRAZILIAN PEPPER
 - WOMAN'S TONGUE
 - CARROTWOOD
 - MURRAY RED GUM
 - CUBAN LAUREL
 - MELALEUCA
 - BISHOPWOOD
 - CHINESE FALLOW
 - BENJAMIN FIG
 - ROSE APPLE
 - CORK TREE
 - JAVA PLUM
 - ROSEWOOD

SITE DEVELOPMENT NOTES:

1. BREAKS IN THE REQUIRED STREET TREE AND PERIMETER BUFFER SHRUB REQUIREMENTS WILL BE ALLOWED AT SPECIFIC AREAS ALONG DR. MARTIN LUTHER KING JR BOULEVARD AND ORTIZ AVENUE, TO ALLOW VIEW WINDOWS / CORRIDORS INTO THE PROJECT DEVELOPMENT. THIS MAY OCCUR AT FEATURES OF INTEREST AND WILL BE DETERMINED AT SITE DEVELOPMENT PERMITTING.
2. PLANTING SUBSTITUTIONS FOR THE REQUIRED STREET TREE SPECIES MAY BE ALLOWED AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW.
3. REQUIRED LITTORAL PLANTING SHALL BE INSTALLED AT THE TIME OF INFRASTRUCTURE CONSTRUCTION. ALL OTHER LANDSCAPING REQUIREMENTS WILL BE REVIEWED AND APPROVED FOR EACH INDIVIDUAL PARCEL AT TIME OF SITE DEVELOPMENT PERMIT.

EXTERNAL RIGHT OF WAY BUFFERS*

	TREES	SHRUBS	WIDTH
MARTIN LUTHER KING BLVD (STANDARD USES)	6-7(*)	66	15'
ORTIZ AVENUE (STANDARD USES)	4-7(*)	66	15'
EDISON AVENUE (STANDARD USES)	6(*)	66	15'
VEHICLE SALE / HEAVY EQUIPMENT	10(*)	66	25'

QUANTITIES ARE PER 100 L.F.
 * SPECIFIC CORRIDOR SPECIES PER LDC SEC. 138-72
 ** 20% OF ENHANCED TREES (THOSE ABOVE MINIMUM LDC REQUIREMENTS) MUST BE SHADE TREES

INTERNAL RIGHT OF WAY BUFFERS

	TREES	SHRUBS	WIDTH
TYPE B (PER LDC)	4	66	15'
VEHICLE SALES / HEAVY EQUIPMENT	10(*)	66	25'

QUANTITIES ARE PER 100 L.F.
 ** 20% OF ENHANCED TREES (THOSE ABOVE MINIMUM LDC REQUIREMENTS) MUST BE SHADE TREES

INTERNAL BUFFERS (TO INTERNAL LOT LINE)

	TREES	SHRUBS	WIDTH
TYPE D (PER LDC)	4	33	5'
VEHICLE SALES / HEAVY EQUIPMENT	6(*)	66	15'

QUANTITIES ARE PER 100 L.F.
 ** 20% OF ENHANCED TREES (THOSE ABOVE MINIMUM LDC REQUIREMENTS) MUST BE SHADE TREES

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and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
 LAND PLANNING - LANDSCAPE DESIGN

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PREPARED FOR:



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PROJECT DESCRIPTION:

**EASTWOOD
 44 AC.
 COMMERCIAL**

CITY OF FORT MYERS, FLORIDA

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FILE NAME: 23366-2302625

LOCATION: J:\23366\2302625\2302625

PLT DT DATE: NOV 1 2011 11:57 AM

PLT DT BY: ANGELICA HANBY

CROSS REFERENCED DRAWINGS:

PLAN REVISIONS

DATE	DESCRIPTION
4-16-17	PER PLANNING BOARD COMMENTS
4-24-17	"41" ACRE NAME

PLAN STATUS

LANDSCAPE PLAN

PROJECT / FILE NO.	SHEET NUMBER
23366	3