

SITE INFORMATION

SITE ADDRESS:

2910 Lee Boulevard
Lehigh Acres, FL 33971

STRAP:

25-44-26-03-00024.0060

SITE AREA:

40,361 SF (0.92 AC)

CURRENT ZONING:

C-2 (Commercial)

PROPOSED ZONING:

Central Urban/Mixed Use Overlay (Car Wash)

DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA: (0.92 ACRES)

40,361 SF

100.0%

PROPOSED PAVEMENT AREA:

18,789 SF

46.5%

PROPOSED CONCRETE AREA:

3,016 SF

7.5%

PROPOSED BUILDING AREA:

3,849 SF

9.5%

PROPOSED TOTAL IMPERVIOUS AREA:

25,654 SF

63.5%

PROPOSED DRY DETENTION AREA:

4,266 SF

10.5%

PROPOSED OPEN GREEN AREA:

10,441 SF

26.0%

PROPOSED TOTAL PERVIOUS AREA:

14,707 SF

36.5%

LEE COUNTY

LANDSCAPE REQUIREMENTS

(Per Lee County, FL - Land Development Code / Chapter 10 - DEVELOPMENT STANDARDS / ARTICLE III. - DESIGN STANDARDS AND REQUIREMENTS / DIVISION 6. - OPEN SPACE, BUFFERING AND LANDSCAPING)

Required:

Provided:

Sec. 10-425. - Open Space. (Per Mixed Use Overlay)

(a) Open Space Calculations: Small Development

10% of developable parcel area

► Required Open Space: 40,361 SF x 0.10 = 4,036 SF

4,036 SF

14,707 SF

Sec. 10-425. - General Tree Requirements. (Per Mixed Use Overlay)

(b) General Trees. (GEN)

(3) One canopy tree must be provided per each 1,000 square feet of required open space.

► GEN: 4,036 SF / 1,000 = 4.03 Trees

5

5

Sec. 10-425. - Building Perimeter. (Per Mixed Use Overlay)

(e) Building Perimeter (BPP)

To provide building perimeter planting on only two sides of the building which are most visible to the public. All other requirements of 10-416(b) must be met.

Sec. 10-416.(b) Building perimeter plantings. (BPP)

Building Perimeter Plantings equal to ten percent of the proposed building gross ground level floor area must be provided.

► BPP: 3,849 SF x 0.10 = 384.9 SF

385 SF

441 SF

► BPP: (385 SF / 2) / 9 = 21.38 Shrubs

22

25

Sec. 10-416. - Landscape standards.

(c) Landscaping of parking and vehicle use areas. (VUA)

(2) Internal landscaping.

a. 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 no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median.

► VUA: 1,879 SF / 250 = 7.51 Trees

8

8

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.

► VUA: 18,789 SF x 0.10 = 1,878.9 SF

1,879 SF

2,239 SF

► VUA: 1,879 SF / 9 = 208.77 Shrubs

209

251

(d) Buffering adjacent property. (BUF)

C-2(Car Wash) Development abutting the following uses:

North Property Boundary: C -> ROW (5th Street West)

► See SEC. 34-1353 (Below)

South Property Boundary: C -> ROW (Lee Blvd)

► See SEC. 34-1353 (Below)

East Property Boundary: C-2 -> ROW (Vacant Lot)

Type A Buffer

(5' min. width; 4 Trees / 100 LF)

► 252 LF = 13 Trees

13

13

252 / 100 = 2.52 x 5 = 12.6 Trees

West Property Boundary: C-2 -> C-2 (Commercial)

Type A Buffer

(5' min. width; 4 Trees / 100 LF)

► 252 LF = 13 Trees

13

13

252 / 100 = 2.52 x 5 = 12.6 Trees

Sec. 34-1353. - Convenience food and beverage stores, automobile service stations, fast food restaurants, and car washes.

(e) Street right-of-way buffer landscaping. (ROW)

(1)Landscaping adjacent to rights-of-way external to the development project must be located within a landscape buffer that is a minimum of 25 feet in width; or, 15 feet in width if abutting an internal accessway to a commercial development.

(3)The required number of trees is five canopy trees per 100 linear feet. Three sabal palm trees may be clustered to meet one canopy tree requirement. Palms are limited to a maximum of 50 percent of the right-of-way tree requirement.

(4)All of the trees must be a minimum of 14 feet in height at the time of installation. Trees must have a minimum of a three and one-half inch caliper at 12 inches above the ground and a six-foot spread.

North Property Boundary: C-2 -> ROW(Three Oaks Marketplace Dr.)

15' wide buffer; (15' min. width; 5 Trees / 100 LF)

► 160 LF / 100 = 1.6 x 5 = 8.00 Trees

^8

^8

South Property Boundary: C-2 -> ROW (Alico Rd.)

25' wide buffer; (25' min. width; 5 Trees / 100 LF)

► 160 LF / 100 = 1.6 x 5 = 8.00 Trees

^8

^8

TREES

55

55

SHRUBS

231

276

LANDSCAPE AREA

2,264 SF

2,680 SF

BPP

Building Perimeter Planting

BUF

Buffer

GEN

General

VUA

Vehicle Use Area

PLANT SCHEDULE						
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
Cd		13	PIGEON PLUM, <i>Coccoloba diversifolia</i>	CANOPY	BUF	YES
Cs		7	ORANGE GEIGER TREE, <i>Cordia sebestena</i>	CANOPY	BUF	YES
Ic		8	DAHOO HOLLY, <i>Ilex cassine</i>	CANOPY	BUF	YES
Pe		5	SOUTHERN SLASH PINE, <i>Pinus elliotii</i> var. <i>densa</i>	CANOPY	BUF	YES
Sp		9	CABBAGE PALM, <i>Sabal palmetto</i>	PALM	VUA (3:1)	YES
Tc		6	GOLDEN TRUMPET TREE, <i>Tabebuia chrysostricha</i>	CANOPY	BUF	NO
TOTAL TREES		61	*14'-0" HT. min., 3.5" Caliper @ 12" above grade min., 6'-0" Spread min. *REVIEW PURPOSE ONLY: 55 = 52 + 9 (@3:1)			
PROPOSED SHRUBS						
Cl		153	RED TIP COCLOPUM, <i>Chrysobalanus icaco</i> 'Red Tip'	SHRUB	VUA	YES
Hp		14	FIREBUSH, <i>Hamelia patens</i>	SHRUB	BPP	YES
Im		28	MAUI IXORA, <i>Ixora maui</i>	SHRUB	VUA	NO
Zf		70	COONTIE, <i>Zamia floridana</i>	SHRUB	VUA	YES
TOTAL SHRUBS		276				
---		---	FLORATAM GRASS, <i>Stenotaphrum secundatum</i> 'Floratam'	LAWN	THROUGHOUT	YES
---		123	SMALL RIVER ROCK 2'-4" DIAMETER 123 SF OF AREA TO COVER	ROCK	BPP	YES
SEC. 10-420. Size & Specification Notes						
TREES: 10'-0" HT. min., 2" Caliper @ 6" above grade min., 4'-0" Spread min.						
PALMS: 10'-0" min. of clear trunk after planting. Staggered heights when grouped.						
TREE CREDITS: 16'-0" HT. min., 4" Caliper @ 6" above grade min., 4'-0" Spread min.						
SHRUBS: 24" HT., 3-Gal. Cont., Spaced 18" - 36" O.C. Coontie (Zamia pumila) and Saw Palmetto (Serenoa repens) 12' HT., minimum @ installation.						
SOD: All sod to be solid, free of weeds and pests, sand-grown, sand-leveled, and hand-laid.						
MULCH: A minimum two-inch thick layer of mulch, measured after watering-in, shall be placed around all newly installed trees, shrubs, and groundcover plantings. All landscape areas not receiving a vegetative cover must be mulched. Each tree must have a ring of mulch no less than 24 inches beyond its trunk. The use of cypress mulch is discouraged.						
QUALITY: Plant materials used to meet the requirements of this division must meet the standards for Florida No. 1 or better, as provided in Grades and Standards for Nursery Plants, Parts I and II, Department of Agriculture, State of Florida (as amended). Root ball sizes on all transplanted plant materials must also meet state standards.						
NATIVE VARIETIES: At least 75 percent of the trees and 50 percent of the shrubs used to fulfill requirements of this chapter must be Florida native species. Required: 75% / 50% Provided: 92% / 94%						
ROOT BARRIERS: A root barrier shall be required for all canopy trees planted within 7'-0" of any roadway, sidewalk, or easement.						

Prepared By:

18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal:

Digitally signed by David K. Kulsveen
Date: 2022.05.04 15:21:33 -04'00'

2910 Lee Boulevard
Lehigh Acres, FL 33971

In Conjunction With:

43 Bankley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
dca@tdmconsulting.com
www.tdmcivilengineering.com

