

ADMINISTRATIVE AMENDMENT ADD2025-00135

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Civilgear, on behalf of Kelly Greens Master Association, filed an application for an administrative variance from the landscaping requirements on a conventionally-zoned residential development for a project known as Kelly Greens Buffer Wall to:

1. Request an administrative variance from Land Development Code (LDC) 34-1743(b)(3), which requires placement of the required landscaping to be on the exterior side of the wall, to allow required landscaping to be planted on the interior side of the wall.

WHEREAS, the property is located at 12290-12300 Kelly Greens Blvd., STRAP numbers: 01-46-23-04-00008.00CE, and 01-46-23-05-00003.00CE; and

WHEREAS, the property was originally zoned by Resolution Z-80-205 (as amended by Resolution Z-87-129, ADD2020-00024 and ADD2025-00017; and

WHEREAS, the subject property is zoned Residential Multiple Family (RM-2) and is in the Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, an application (LDO2024-00094-A01) was submitted to allow construction of an 8-foot-high pre-cast wall with associated landscaping improvements proposing landscaping on the interior side of the proposed wall; and

WHEREAS, Lee County Land Development Code 34-1743(b)(3) states that required or optional project walls must be landscaped on the exterior side of the wall; and

WHEREAS, Lee County Land Development Code 34-174 (a)(1)e allows for the applicant to request an administrative variance from the landscaping required from LDC 34-1743(b)(3); and

WHEREAS, an application for approval of an administrative variance has been filed pursuant to Lee County Land Development Code Section 34-174; and

WHEREAS, the Director has the authority to approve administrative variances pursuant to Lee County Land Development Code 34-174(a)(1); and

WHEREAS, the applicant has demonstrated placement of landscaping on the external side of the wall is not achievable in those areas where utility easements, existing mature vegetation, and steep side slopes prevent installation; and

WHEREAS, Environmental Sciences staff reviewed and recommended approval of the administrative variance with conditions; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question; the variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to the property; and the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of a variance from LDC Section 34-1743(b)(3), which requires residential project walls must be landscaped on the exterior side (between the wall and the abutting property or street right-of-way) to allow landscaping on the interior side of the wall is APPROVED subject to the following conditions:

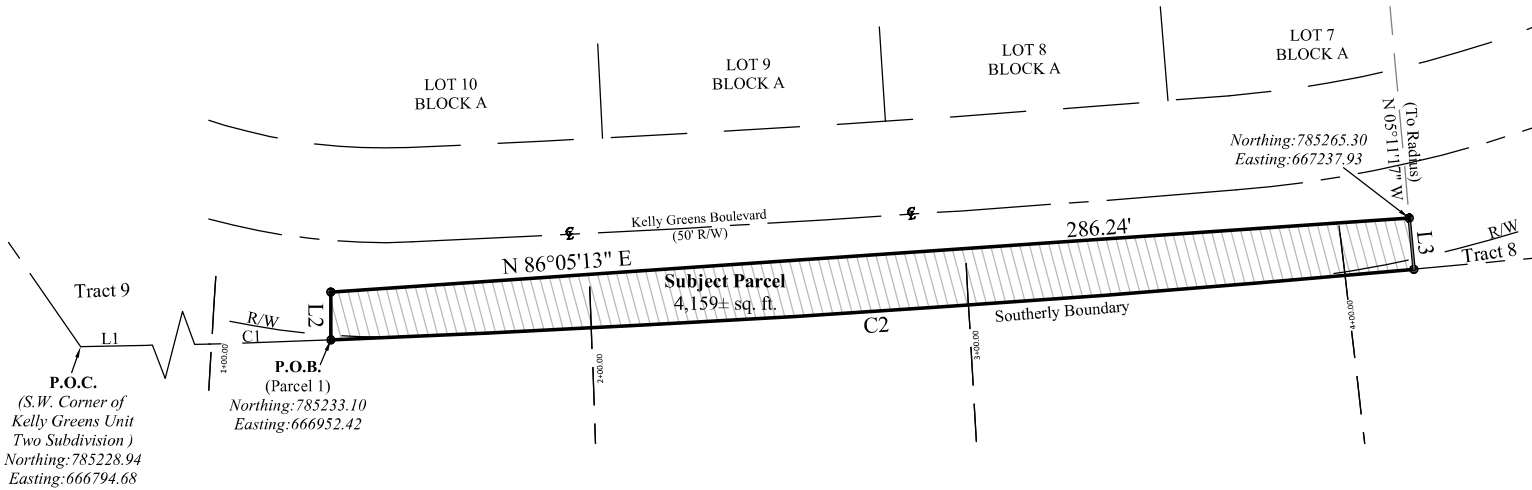
1. **Prior to development order approval, the development order plans must depict the landscaping in substantial compliance with the landscaping plans attached hereto as exhibit "B".**
2. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 09/15/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

Exhibits:

- A. Legal Description
- B. Kelly Greens Wall Landscape Plans - Phase 2

Sketch THIS IS NOT A SURVEY



LINE	BEARING	DISTANCE
L1	N 88°54'17\"	44.48'
L2	N 00°18'13\"	12.66'
L3	S 05°11'57\"	13.61'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	5609.58'	113.32'	N 88°19'33\"	113.32'	1°09'27\"
C2	5609.58'	287.38'	S 86°16'46\"	287.35'	2°56'07\"

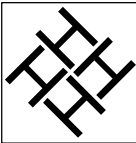
SURVEY NOTES:

1. BEARINGS ARE BASED ON SOUTHERLY LINE OF KELLY GREENS UNIT TWO, BEING S88°54'17\"
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. THIS IS NOT A SURVEY
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2025, HONC INDUSTRIES, INC., ALL RIGHTS RESERVED.
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Sketch to Accompany Description

Subject Parcel 1

A Parcel of Land Lying in a Portion of Right of Way of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida.



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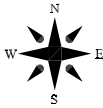
Client: CivilGear

Project # 51816

DATE	REVISION

LEGEND:

- = POINT OF COMMENCEMENT
- = POINT OF BEGINNING
- = PLAT BOOK
- = OFFICIAL RECORDS BOOK
- = PAGE
- = INSTRUMENT
- = RIGHT-OF-WAY



SCALE

1:40

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **August 8th, 2025** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Digitally signed by David K Cramer
DN: cn=David K Cramer, o=Honc Industries, Inc., ou=158655, email=keth@honc.com, c=US
Location: STATE OF FLORIDA
Date: 2025.08.07 13:02:36 -0400'

DAVID KEITH CRAMER (FOR THE FIRM)

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Subject Parcel Description: (Parcel 1)

A Parcel of Land Lying in a Portion of Right of Way of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida being more particularly described as follows:

Commencing at the Southwest Corner of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida run following two (2) courses along the Southerly boundary of said Kelly Greens Unit Two Subdivision: (1) run N88°54'17"E, for a distance of 44.48 feet, to the Point of Curvature of a 5609.58 foot radius curve to the left, concave Northerly, having a central angle of 01°09'27", a chord bearing and distance of N88°19'33"E and 113.32 feet; (2) run along the arc of said curve for a distance of 113.32 feet to the Point of Beginning. From said Point of Beginning, leaving said Southerly boundary, run N00°18'13"W, for a distance of 12.66 feet; thence run N86°05'13"E, for a distance of 286.24 feet; thence run S05°11'57"E, for a distance of 13.61 feet to said Southerly boundary line, also being a non-tangent Point of Curvature of a 5609.58 foot radius curve to the right, concave Northerly, from which a radial line bears S05°11'17"E, having a central angle of 02°56'07", a chord bearing and distance of S86°16'46"W and 287.35 feet; Thence run along the arc of said curve for a distance of 287.38 feet; to the Point of Beginning

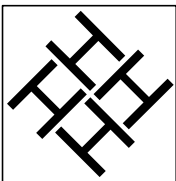
Said parcel contains 4,159 sq. ft. (more or less)

Bearings are based on South Line of Kelly Greens Unit Two, being S88°54'17"W.

Not Valid without Sheet 1 of 2

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THIS IS NOT A SURVEY



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Industries**

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Client: CivilGear

Project # 51816

Description to Accompany Sketch

Subject Parcel 1

*A Parcel of Land Lying in a Portion of
Right of Way of Kelly Greens Unit Two
Subdivision, According to Plat Book 40,
Pages 24 - 30, of the Public Records of Lee
County, Florida.*

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **August 8th, 2025** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

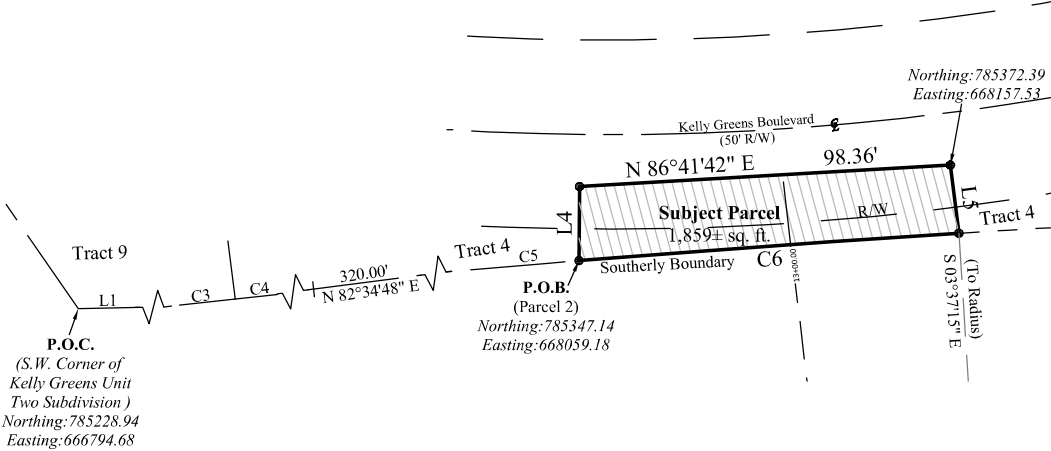
See Sheet 1 of 2 for Signature and Seal

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Sheet 2 of 2

Sketch THIS IS NOT A SURVEY



LINE	BEARING	DISTANCE
L1	N 88°54'17" E	44.48'
L4	N 00°26'53" E	19.58'
L5	S 07°04'57" E	18.15'

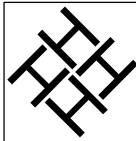
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C3	5609.58'	504.81'	N 86°19'36" E	504.64'	5°09'22"
C4	5609.58'	114.41'	N 83°09'51" E	114.41'	1°10'07"
C5	5849.58'	287.11'	N 83°59'09" E	287.08'	2°48'44"
C6	5849.58'	100.85'	S 85°53'06" W	100.85'	0°59'16"

SURVEY NOTES:

1. BEARINGS ARE BASED ON SOUTH LINE OF KELLY GREENS UNIT TWO, BEING S88°54'17"W.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2025, HONC INDUSTRIES, INC., ALL RIGHTS RESERVED.*
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Sketch to Accompany Description

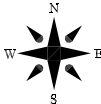
Subject Parcel 2
A Parcel of Land Lying in a Portion of Tract 4, and a Portion of Right of Way of Kelly Greens Unit One -A Subdivision, According to Plat Book 38, Pages 61 - 64, of the Public Records of Lee County, Florida.



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Project # 51816	
DATE	REVISION

- LEGEND:**
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SCALE

1:40

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Digitally signed by David K Cramer
DN: cn=David K Cramer, o=Honc Industries, Inc., ou=L56655, email=keth@honc.com, c=US
Location: STATE OF FLORIDA
Date: 2025.08.07 13:04:30 -04'00'

DAVID KEITH CRAMER (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Subject Parcel Description: (Parcel 2)

A Parcel of Land Lying in a Portion of Tract 4, and a Portion of Right of Way of Kelly Greens Unit One -A Subdivision, According to Plat Book 38, Pages 61 - 64, of the Public Records of Lee County, Florida, being more particularly described as follows:

Commencing at the Southwest Corner of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida run the following five (5) courses along the Southerly boundary of said Kelly Greens Unit Two Subdivision: (1) run N88°54'17"E, for a distance of 44.48 feet to the Point of Curvature of a 5609.58 foot radius curve to the left, concave Northerly, having a central angle of 05°09'22", a chord bearing and distance of N86°19'36"E and 504.64 feet; (2) run along the arc of said curve for a distance of 504.81 feet; Thence continue along said 5609.58 foot radius curve to the left, being concave Northerly, having a central angle of 01°10'07", a chord bearing and distance of N83°09'51"E and 114.41 feet; (3) run along the arc of said curve for a distance of 114.41 feet; (4) run N82°34'48"E, for a distance of 320.00 feet to the Point of Curvature of a 5849.81 foot radius curve to the right, concave Southerly, having a central angle of 02°48'44", a chord bearing and distance of N83°59'09"E and 287.08 feet; (5) run along the arc of said curve for a distance of 287.11 feet to the Point of Beginning. From said Point of Beginning, leaving said Southerly line, run N00°26'53"E, for a distance of 19.58 feet; thence run N86°41'42"E, for a distance of 98.36 feet; thence run S07°04'57"E, for a distance of 18.15 feet to said Southerly line, also being a non-tangent Point of Curvature of a 5849.58 foot radius curve to the left, concave Southerly, to which a radial line bears N03°37'15"W, having a central angle of 00°59'16", a chord bearing and distance of S85°53'06"W and 100.85 feet; Thence run along the arc of said curve for a distance of 100.85 feet to the Point of Beginning.

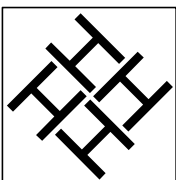
Said parcel contains 1,859 sq. ft. (more or less)

Bearings are based on South Line of Kelly Greens Unit Two, being S88°54'17"W.

Not Valid without Sheet 1 of 2

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THIS IS NOT A SURVEY



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Client: CivilGear

Project # 51816

Description to Accompany Sketch

Subject Parcel 2

*A Parcel of Land Lying in a Portion of
Tract 4, and a Portion of Right of Way of
Kelly Greens Unit One -A Subdivision,
According to Plat Book 38, Pages 61 - 64,
of the Public Records of Lee County,
Florida.*

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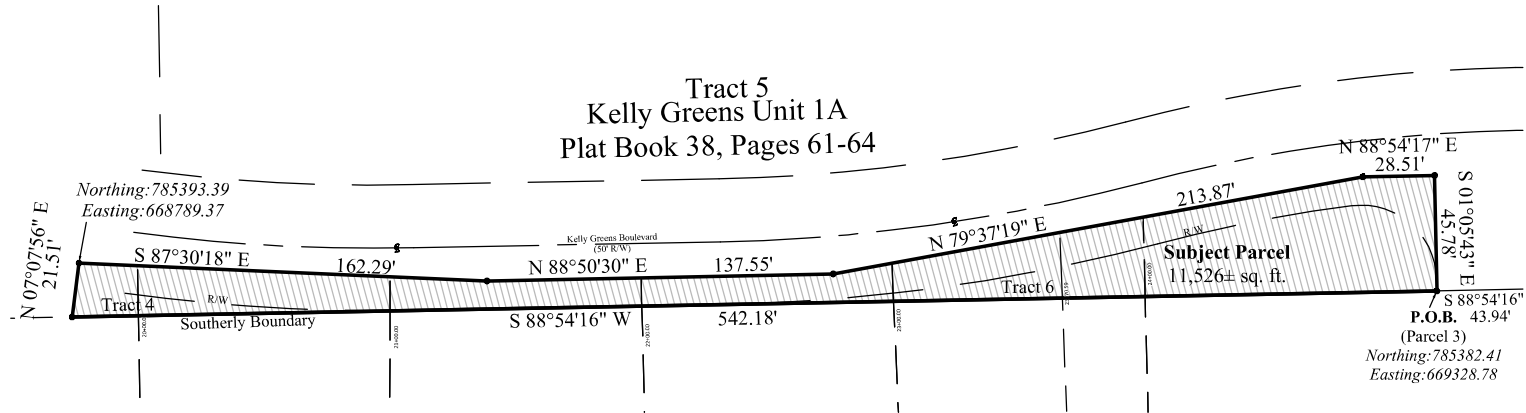
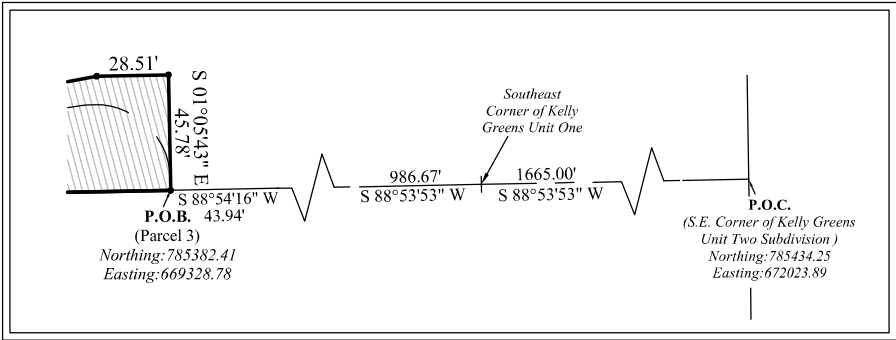
See Sheet 1 of 2 for Signature and Seal

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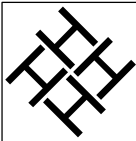
SURVEY NOTES:

1. BEARINGS ARE BASED ON SOUTHERLY LINE OF KELLY GREENS UNIT TWO, BEING S88°53'53"W.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2025, HONC INDUSTRIES, INC., ALL RIGHTS RESERVED.*
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Sketch to Accompany Description

Subject Parcel 3

A Parcel of Land Lying in a Portion of
Tracts 4 and 6, and a Portion of Right of
Way of Kelly Greens Unit One -A
Subdivision, According to Plat Book 38,
Pages 61 - 64 of the Public Records of Lee
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Client: CivilGear

Project # 51816

DATE	REVISION

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P.O.B. = POINT OF BEGINNING
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R/W = RIGHT-OF-WAY



SCALE

1:60

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DN: cn=David K Cramer, o=Honc Industries, Inc.,
ou=L56655, email=keith@honc.com, c=US
Location: STATE OF FLORIDA
Date: 2025.08.07 13:05:51 -04'00'

DAVID KEITH CRAMER (FOR THE FIRM)

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.66655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Subject Parcel Description: (Parcel 3)

A Parcel of Land Lying in a Portion of Tracts 4 and 6, and a Portion of Right of Way of Kelly Greens Unit One -A Subdivision, According to Plat Book 38, Pages 61 - 64, of the Public Records of Lee County, Florida, being more particularly described as follows:

Commencing at the Southeast Corner of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida run S88°53'53"W, along the Southerly Line of said Kelly Greens Unit Two Subdivision, for a distance of 1665.00 feet to the Southeast Corner of Kelly Greens Unit One -A Subdivision, According to Plat Book 38, Pages 61 - 64, of the Public Records of Lee County, Florida; thence run the following two (2) courses along said the Southerly line of said Kelly Greens Unit One -A Subdivision: (1) Run S88°53'53"W, for a distance of 986.67 feet; (2) Run S88°54'16"W, for a distance of 43.94 feet to the Point of Beginning. From said Point of Beginning, continue running S88°54'16"W, along said Southerly Line of Kelly Greens Unit One -A Subdivision, for a distance of 542.18 feet; Thence leaving said Southerly line, run N07°07'56"E, for a distance of 21.51 feet; Thence run S87°30'18"E, for a distance of 162.29 feet; Thence run N88°50'30"E, for a distance of 137.55 feet; Thence run N79°37'19"E, for a distance of 213.87 feet; Thence run N88°54'17"E, for a distance of 28.51 feet; Thence run S01°05'43"E, for a distance of 45.78 feet to the Point of Beginning

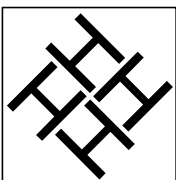
Said parcel contains 11,526 sq. ft. (more or less)

Bearings are based on Southerly Kelly Green Unit Two Subdivision, being S88°53'53"W

Not Valid without Sheet 1 of 2

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Client: CivilGear

Project # 51816

Description to Accompany Sketch

Subject Parcel 3

A Parcel of Land Lying in a Portion of Tracts 4 and 6, and a Portion of Right of Way of Kelly Greens Unit One -A Subdivision, According to Plat Book 38, Pages 61 - 64 of the Public Records of Lee County, Florida.

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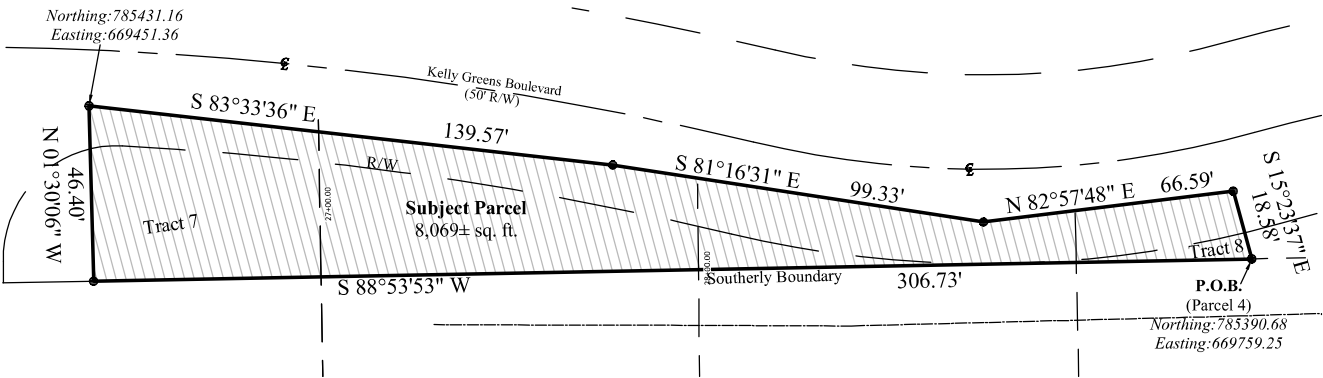
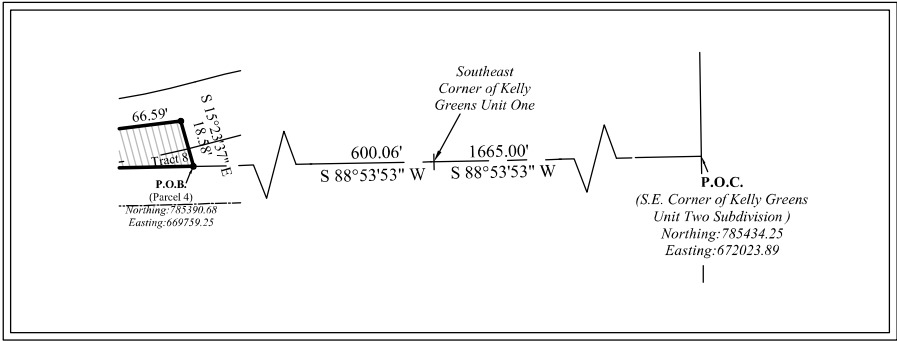
See Sheet 1 of 2 for Signature and Seal

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Sheet 2 of 2

Sketch THIS IS NOT A SURVEY



SURVEY NOTES:

1. BEARINGS ARE BASED ON SOUTHERLY LINE OF KELLY GREENS UNIT TWO, BEING S88°53'53"W.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
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Sketch to Accompany Description

Subject Parcel 4

A Parcel of Land Lying in a Portion of Tracts 7 and 8, and a Portion of Right of Way of Kelly Greens Unit One -A Subdivision, According to Plat Book 38, Pages 61 - 64 of the Public Records of Lee County, Florida.



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DN: cn=David K Cramer, o=Honc Industries, Inc., ou=L56655, email=k@cramerhonc.com, c=US
Location: STATE OF FLORIDA
Date: 2025.08.07 13:08:11 -0400'

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Description

Subject Parcel Description: (Parcel 4)

A Parcel of Land Lying in a Portion of Tracts 7 and 8, and a Portion of Right of Way of Kelly Greens Unit One -A Subdivision, According to Plat Book 38, Pages 61 - 64, of the Public Records of Lee County, Florida, being more particularly described as follows:

Commencing at the Southeast Corner of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida run S88°53'53"W, along the Southerly Line of said Kelly Greens Unit Two Subdivision, for a distance of 1665.00 feet to the Southeast Corner of Kelly Greens Unit One -A Subdivision, According to Plat Book 38, Pages 61 - 64, of the Public Records of Lee County, Florida; thence run, S88°53'53"W, along the Southerly line of said Kelly Greens Unit One -A Subdivision for a distance of 600.06 feet to the Point of Beginning. From said Point of Beginning, run S88°53'53"W, for a distance of 306.73 feet; Thence leaving said Southerly line, run N01°30'06"W, for a distance of 46.40 feet; Thence run S83°33'36"E, for a distance of 139.57 feet; Thence run S81°16'31"E, for a distance of 99.33 feet; Thence run N82°57'48"E, for a distance of 66.59 feet; Thence run S15°23'37"E, for a distance of 18.58 feet to the Point of Beginning

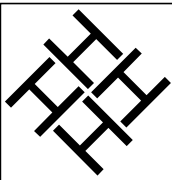
Said parcel contains 8,069 sq. ft. (more or less)

Bearings are based on Southerly Kelly Green Unit Two Subdivision, being S88°53'53"W.

Not Valid without Sheet 1 of 2

Not Valid without Sheet 1 of 2

THIS IS NOT A SURVEY



Honc Industries

10101 Mallory Parkway East, St. James City, Florida 33956
Phone: (239) 772-4662 / www.honc.com / License #LB 8628

Client: CivilGear
Project # 51816

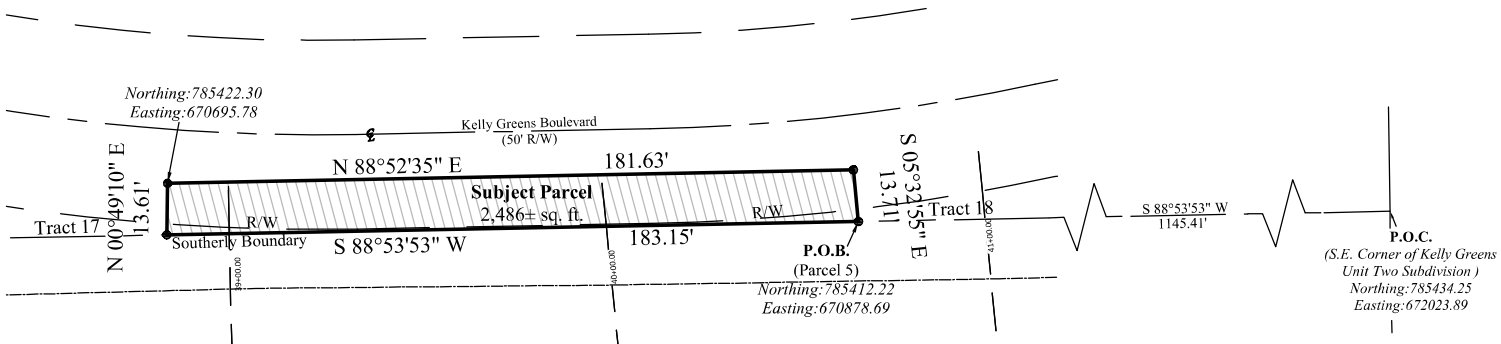
Description to Accompany Sketch
Subject Parcel 4
A Parcel of Land Lying in a Portion of Tracts 7 and 8, and a Portion of Right of Way of Kelly Greens Unit One -A Subdivision, According to Plat Book 38, Pages 61 - 64 of the Public Records of Lee County, Florida.

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **August 8th, 2025** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

See Sheet 1 of 2 for Signature and Seal

DAVID KEITH CRAMER (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sketch THIS IS NOT A SURVEY



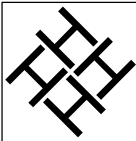
SURVEY NOTES:

1. BEARINGS ARE BASED ON SOUTHERLY LINE OF KELLY GREENS UNIT TWO, BEING S88°53'53"W.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2025, HONC INDUSTRIES, INC., ALL RIGHTS RESERVED.*
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Sketch to Accompany Description

Subject Parcel 5

A Parcel of Land Lying in a Portion of Tracts 17 and 18, and a Portion of Right of Way of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida.



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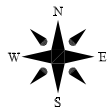
Client: CivilGear

Project # 51816

DATE	REVISION

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- I.N. = INSTRUMENT
- R/W = RIGHT-OF-WAY



SCALE

1:40

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **August 8th, 2025** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Digitally signed by David K Cramer
DN: cn=David K Cramer, o=Honc Industries, Inc.,
ou=156655, email=keith@honc.com, c=US
Location: STATE OF FLORIDA
Date: 2025.08.07 13:09:52 -04'00'

DAVID KEITH CRAMER (FOR THE FIRM)

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Subject Parcel Description: (Parcel 5)

A Parcel of Land Lying in a Portion of Tracts 17 and 18, and a Portion of Right of Way of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida, being more particularly described as follows:

Commencing at the Southeast Corner of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida run S88°53'53"W, along the Southerly Line of said Kelly Greens Unit Two Subdivision, for a distance of 1145.41 feet to the Point of Beginning. From said Point of Beginning, run S88°53'53"W, for a distance of 183.15 feet; Thence leaving said Southerly line, run N00°49'10"E, for a distance of 13.61 feet; Thence run N88°52'35"E, for a distance of 181.63 feet; Thence run S05°32'55"E, for a distance of 13.71 feet to the Point of Beginning

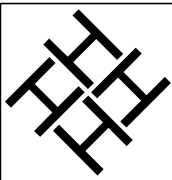
Said parcel contains 2,486 sq. ft. (more or less)

Bearings are based on Southerly Kelly Green Unit Two Subdivision, being S88°53'53"W.

Not Valid without Sheet 1 of 2

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Client: CivilGear
Project # 51816

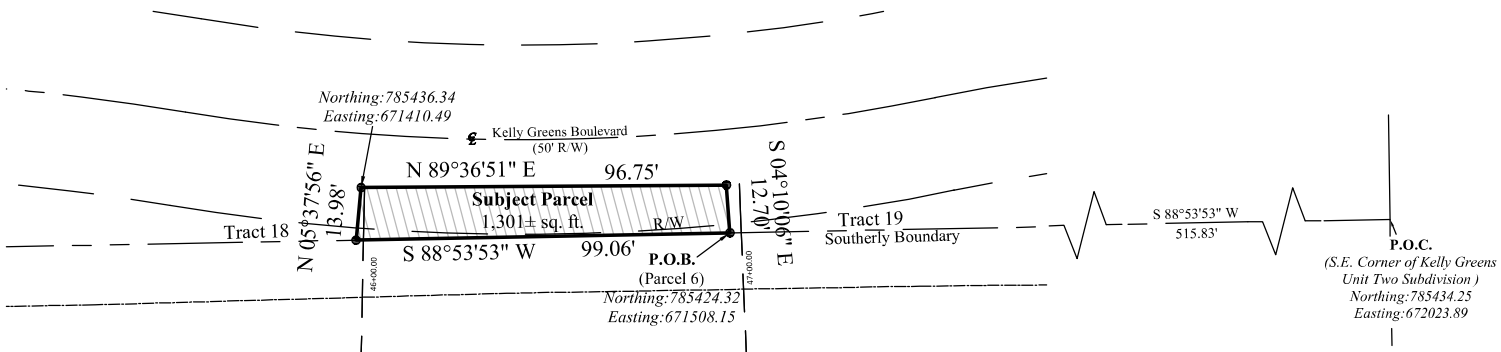
Description to Accompany Sketch
Subject Parcel 5
A Parcel of Land Lying in a Portion of Tracts 17 and 18, and a Portion of Right of Way of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida.

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **August 8th, 2025** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

See Sheet 1 of 2 for Signature and Seal

DAVID KEITH CRAMER (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sketch THIS IS NOT A SURVEY



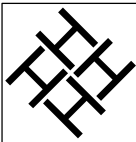
SURVEY NOTES:

1. BEARINGS ARE BASED ON SOUTHERLY LINE OF KELLY GREENS UNIT TWO, BEING S88°53'53"W.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2025, HONC INDUSTRIES, INC., ALL RIGHTS RESERVED.*
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Sketch to Accompany Description

Subject Parcel 6

A Parcel of Land Lying in a Portion of Tracts 18 and 19, and a Portion of Right of Way of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida.



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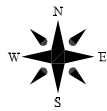
Client: CivilGear

Project # 51816

DATE	REVISION

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.B. = PLAT BOOK
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
I.N. = INSTRUMENT
R/W = RIGHT-OF-WAY



SCALE

1:40

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **August 8th, 2025** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Digitally signed by David K Cramer
DN: cn=David K Cramer, o=Honc Industries, Inc., ou=156655, email=keith@honc.com, c=US
Location: STATE OF FLORIDA
Date: 2025.08.07 13:11:16 -0400

DAVID KEITH CRAMER (FOR THE FIRM)

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Subject Parcel Description: (Parcel 6)

A Parcel of Land Lying in a Portion of Tracts 18 and 19, and a Portion of Right of Way of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida, being more particularly described as follows:

Commencing at the Southeast Corner of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida run S88°53'53"W, along the Southerly Line of said Kelly Greens Unit Two Subdivision, for a distance of 515.83 feet to the Point of Beginning. From said Point of Beginning, run S88°53'53"W, for a distance of 99.06 feet; Thence leaving said Southerly line, run N05°37'56"E, for a distance of 13.98 feet; Thence run N89°36'51"E, for a distance of 96.75 feet; Thence run S04°10'06"E, for a distance of 12.70 feet to the Point of Beginning

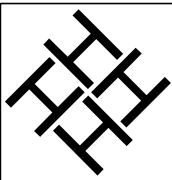
Said parcel contains 1,301 sq. ft. (more or less)

Bearings are based on Southerly Kelly Green Unit Two Subdivision, being S88°53'53"W.

Not Valid without Sheet 1 of 2

Not Valid without Sheet 1 of 2

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Honc Industries

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Phone: (239) 772-4662 / www.honc.com / License #LB 8628

Client: CivilGear
Project # 51816

Description to Accompany Sketch
Subject Parcel 6
A Parcel of Land Lying in a Portion of Tracts 18 and 19, and a Portion of Right of Way of Kelly Greens Unit Two Subdivision, According to Plat Book 40, Pages 24 - 30, of the Public Records of Lee County, Florida.

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **August 8th, 2025** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

See Sheet 1 of 2 for Signature and Seal

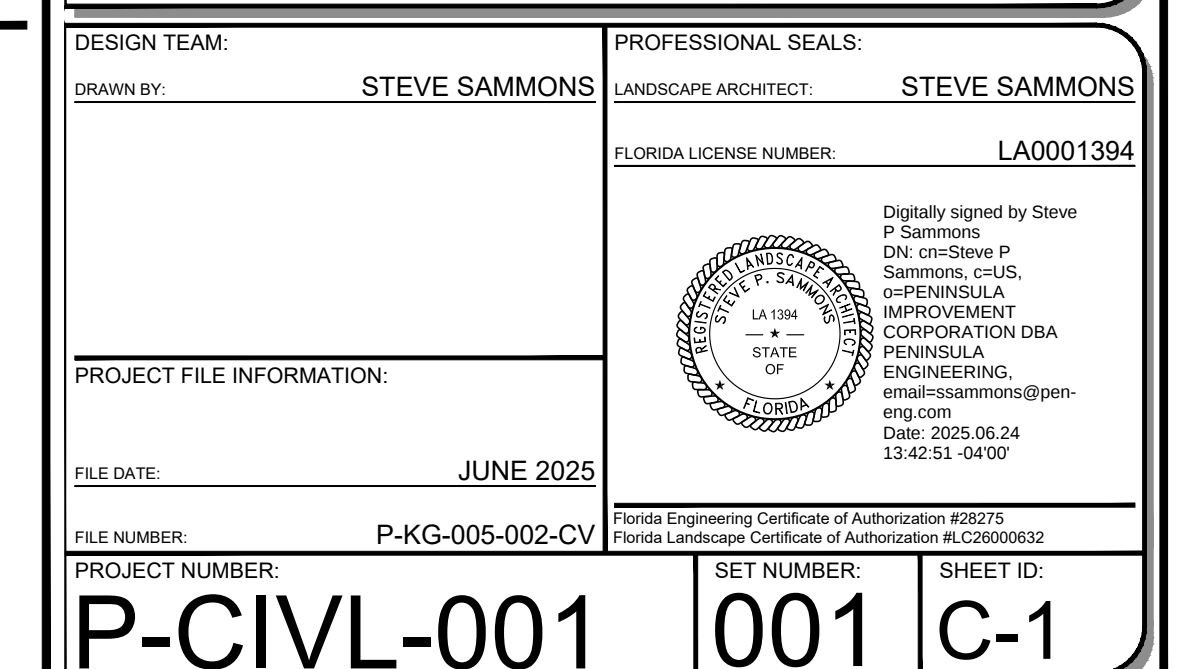
DAVID KEITH CRAMER (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Exhibit B

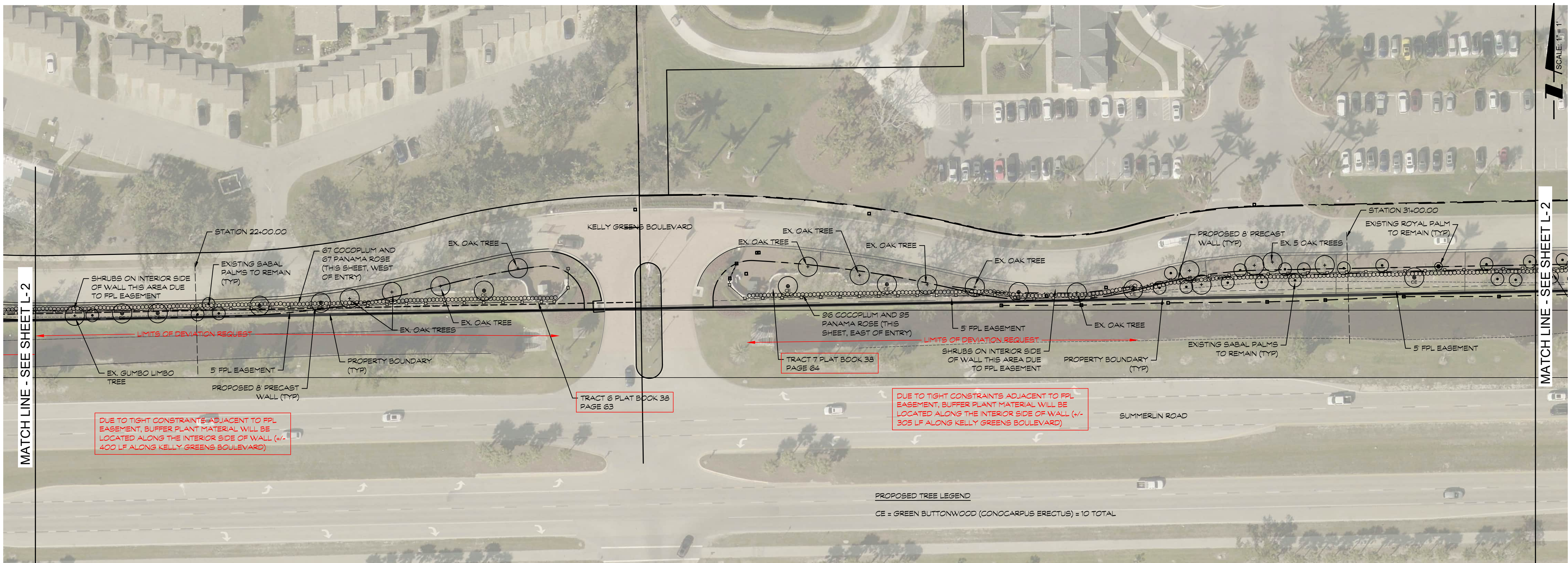


Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com







PROPOSED TREE LEGEND

CE = GREEN BUTTWOOD (CONOCARPUS ERECTUS) = 10 TOTAL

MINIMUM BUFFER REQUIREMENTS THIS SHEET

SOUTH BUFFER ADJACENT TO SUMMERLIN ROAD R.O.W.	BUFFER LOCATION	BUFFER TYPE	LENGTH	TREES REQUIRED	HEDGES REQUIRED
RESIDENTIAL PROJECT WALLS	MIN. 5 TREES PER 100 LF	285 LF	50 (NO EXISTING)		
	MIN. 35 SHRUBS PER 100 LF	285 LF		325	

- CONTRACTOR TO FIELD VERIFY LOCATIONS OF TREES - TREES ARE REQUIRED WITH HEDGES PLANTED AND MAINTAINED TO MEET REQUIREMENTS LISTED IN LDC04-203.
- PER LDC 10-42(10) NO REQUIRED TREES OR SHRUBS WILL BE LOCATED IN ANY UTILITIES EASEMENT WITHOUT A TEN YEAR APPROVAL FROM EUTV HOLDING THE BENEFICIAL INTEREST TO THE EASEMENT. NO CODE REQUIRED LANDSCAPING MAY BE LOCATED IN ANY STREET EASEMENT OR RIGHT-OF-WAY.

NOTES

- NEWLY LANDSCAPED AREAS SHALL BE IRRIGATED. WATER SOURCE TO BE SURFACE WATER FROM ON-SITE LAKE IN ACCORDANCE WITH SPVMD PERMIT 832-00455-W.
- REFER TO LDC 10-417 FOR FURTHER REQUIRED IRRIGATION SPECIFICATIONS.

PER LDC 10-420(1)(c) - 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-INCH SPREAD AT THE TIME OF INSTALLATION. PALMS MUST HAVE A MINIMUM OF TEN FEET OF CLEAR TRUNK AT PLANTING.

PER LDC 10-420(1)(c) - CODE REQUIRED SHRUBS MUST BE A MINIMUM OF 24 INCHES (AS NICHES FOR TYPE F BUFFERS IN HEIGHT) AT THE TIME OF PLANTING. SAW PALMETTO (SERENOA REPENS) AND COONTREE (ZAMIA FLORIDANA) MAY BE USED AS SHRUBS, PROVIDED THEY ARE 2 INCHES IN HEIGHT AT THE 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 48 INCHES (80 INCHES FOR TYPE F BUFFERS) IN HEIGHT WITHIN 12 MONTHS OF THE TIME OF PLANTING AND MAINTAINED IN PERPETUITY AT A HEIGHT OF NO LESS THAN 36 INCHES (80 INCHES FOR TYPE F BUFFERS).

FUTURE STRATIFICATION. PER LDC 10-424(VI) - PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE (CC), ALL CODE REQUIRED PLANTS MUST BE INSTALLED OUTSIDE OF ANY EASEMENTS UNLESS PERMITTED ON THE APPROVED PLANS.

PLANT LIST

PLANT LEGEND FOR SOUTH BUFFER ALONG KELLY GREENS BOULEVARD

EXISTING TREES AND PALMS ON BOTH SIDES OF THE WALL INCLUDE LIVE OAK, ROYAL PALM, SABAL PALM, AND ARECA PALM. ADDITIONAL TREES WILL BE ADDED TO MEET MINIMUM REQUIREMENTS AND WILL BE LOCATED ON THE OUTSIDE OF WALL WHERE SPACE ALLOWS AND WILL MAINTAIN A MINIMUM 75% NATIVE SPECIES.

REQUIRED SHRUBS SHALL BE 24" TALL OR GREATER, 50% OF WHICH ARE REQUIRED TO BE FLORIDA NATIVE SPECIES. THE SHRUBS WILL BE PLANTED ON THE INTERIOR SIDE OF THE WALL WHEN SPACE CONSTRAINTS DO NOT ALLOW THEM TO BE ON THE OUTSIDE. SPECIES MAY INCLUDE A COMBINATION OF PODOCARPUS, SMALL LEAF OLIVE, GREEN ARBORESCA, PANAMA ROSE, DWARF CLEMATIS, HIBISCUS, MIMULUS, JASMINE, CACTUS, COCCOPLUM, SIMPSON STOPPER.

- TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AT PLANTING WITH A MINIMUM TRUNK DIAMETER OF TWO (2) INCH MEASURED AT NINE (9) INCHES ABOVE THE GROUND. A SPREAD OF FOUR (4) FEET PALMS MUST HAVE A TEN (10) FOOT CLEAR TRUNK AT PLANTING.
- ALL REQUIRED SHRUBS SHALL BE 24" TALL OR GREATER IN SIZE AND BE SPACED 18 TO 36 INCHES ON CENTER. HEDGES MUST BE PLANTED AND MAINTAINED AS TO FORM A 36-INCH HIGH CONTINUOUS VISUAL SCREEN WITHIN ONE YEAR AFTER TYPE OF PLANTING. ALL LANDSCAPED AREAS SHALL BE MULCHED. THE MULCH WILL BE 2" OR GREATER IN DEPTH AFTER WATERING. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24 INCHES BEYOND IT TRUNK IN ALL DIRECTIONS.
- LIVE GROUND COVERS SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND SUBSTANTIALLY COMPLETED COVERAGE WITHIN ONE YEAR AFTER PLANT.
- PLANT MATERIALS USED IN CONFORMANCE WITH PROVISIONS OF THIS ORDINANCE SHALL CONFORM TO THE STANDARDS FOR THE FLORIDA NO. 1 OR BETTER AS SHOWN IN GRACES AND STANDARDS FOR NURSERY PLANTS, PARTS (A) AND (B) FLORIDA DEPARTMENT OF AGRICULTURE.
- ALL TREES SHOWN SHALL BE 75% NATIVE MINIMUM. SHRUBS SHALL BE 50% NATIVE MINIMUM.

LANDSCAPE NOTES

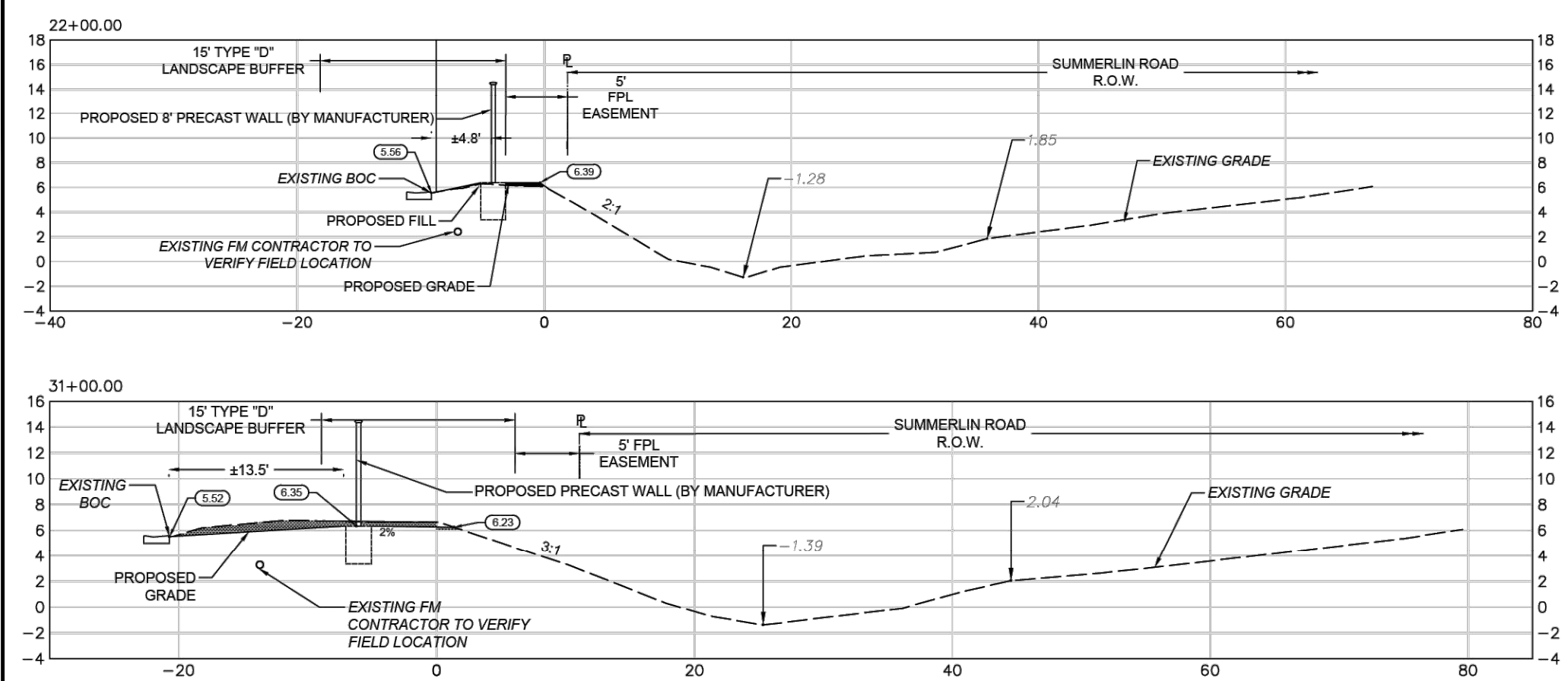
- QUALITY PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THIS DIVISION MUST MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRACES AND STANDARDS FOR NURSERY PLANTS, PARTS (A) AND (B) DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED PLANT MATERIALS MUST ALSO MEET STATE STANDARDS.
- NATIVE VARIETIES, AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED TO FULFILL THESE REQUIREMENTS MUST BE NATIVE FLORIDA SPECIES.
- TREES AND PALMS:
 - CODE-REQUIRED TREES MUST BE A MINIMUM OF TEN FEET IN HEIGHT, HAVE A TWO-INCH CALIPER (AT 12 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 50 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. 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 NUMBERS BY MORE THAN 50 PERCENT.
 - SHRUBS AND HEDGES SHRUBS MUST BE A MINIMUM OF 24 INCHES (AS NICHES FOR TYPE F BUFFERS) IN HEIGHT AT THE TIME OF PLANTING. SAW PALMETTO (SERENOA REPENS) AND COONTREE (ZAMIA FLORIDANA) MAY BE USED AS SHRUBS, PROVIDED THEY ARE 12 INCHES IN HEIGHT AT THE 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 (80 INCHES FOR TYPE F BUFFERS) IN HEIGHT WITHIN 12 MONTHS OF THE TIME OF PLANTING AND MAINTAINED IN PERPETUITY AT A HEIGHT OF NO LESS THAN 36 INCHES (80 INCHES FOR TYPE F BUFFERS).
- REQUIRED SHRUBS WILL BE PLANTED IN A SINGLE ROW AT 36" ON CENTER TO MEET THE CODE REQUIREMENT OF 33 SHRUBS PER 100 LINEAL FEET.
- THE HEIGHT OF ALL TREES AND SHRUBS MUST BE MEASURED FROM THE FINAL GRADE OF THE PROJECT SITE.
- 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 CYPERUS PLENUM IS PROHIBITED AND DISCOURAGED.
- INVASIVE EXOTICS: THE FOLLOWING HIGHLY INVASIVE EXOTIC PLANTS MAY NOT BE PLANTED: (E) ARE PROHIBITED AND MUST BE REMOVED FROM THE DEVELOPMENT AREA. METHODS TO REMOVE AND CONTROL 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:
 - CREDS (DOES NOT APPLY TO BUFFERS)
 - EXCEPT FOR PROHIBITED INVASIVE EXOTIC SPECIES AS LISTED ABOVE, EVERY CONSIDERATION MUST BE GIVEN TO RETAINING AS MUCH OF THE EXISTING PLANT MATERIAL AS POSSIBLE.
 - EACH EXISTING NON-INDIGENOUS NATIVE TREE PRESERVED IN PLACE WHICH HAS A TRUNK DIAMETER OF FOUR INCHES OR GREATER MEASURED AT FOUR AND ONE-HALF FEET ABOVE THE GROUND (DBH) WILL RECEIVE A CREDIT OF FIVE TREES AGAINST THE GENERAL LANDSCAPE REQUIREMENTS. NATIVE PALMS PRESERVED IN PLACE THAT ARE EIGHT FEET OR GREATER FROM GROUND LEVEL TO BASE OF FRONDS, WILL RECEIVE A CREDIT OF THREE TREES. EXISTING PALMS, CENTERED ON THE DEVELOPMENT ORDER PLANS THAT ARE RELOCATED ON-SITE WILL BE GIVEN A TWO TREE CREDIT. CREDITS FOR EXISTING TREES MAY NOT BE USED TO REDUCE THE REQUIRED PARKING CANOPY TREES IN PARKING OR VEHICLE USE AREAS. EXISTING NATIVE TREES IN BUFFERS MAY BE USED FOR CREDIT PROVIDED THEY OCCUR WITHIN THE REQUIRED 100-FOOT BUFFER EASEMENT.
 - CREDITS WILL APPLY ONLY WHEN THE TREES ARE LABELED AS PROTECTED-CREDIT TREES. IF THE PROTECTED-CREDIT TREES DIE WITHIN THREE YEARS FROM THE DEVELOPMENT ORDER CERTIFICATE OF COMPLIANCE, THEY MUST BE REPLACED BY THE NUMBER OF CREDIT TREES TAKEN.
 - INSTALLATION: PLANT MATERIALS MUST BE INSTALLED IN SOIL CONDITIONS THAT ARE CONDUCE TO THE PROPER GROWTH OF THE PLANT MATERIAL. LIME/CALC. LOCATED WITHIN PLANTING AREAS MUST BE REMOVED AND REPLACED WITH NATIVE OR GROWING QUALITY SOIL BEFORE PLANTING.
 - REFER TO LDC 10-420 AND 10-421 FOR FURTHER REQUIRED LANDSCAPE SPECIFICATIONS.

PROHIBITED INVASIVE EXOTICS

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
EARLEAF ACACIA	ACACIA	OLD WORLD CLEMATIS	LYCOPOLY
WOMAN'S TONGUE	ALBIZIA LEBBECK	MEALICA PAPER TREE	MEALICA QUINQUEFOLIA
BISHOPWOOD	BESCHOFFIA JAVANICA	DOWNY ROSE MYRTLE	RODOPHYLLUS COMPTONII
AUSTRALIAN PINES	ALL CASUARINA SPECIES	CHINESE TALLOW	SAPINUS BESSEYERII
CARROTWOOD	GUANACOSIA	BRAZILIAN PEPPER	SCHNUS TEREBINTHIFOLIA
ROSEWOOD	DAUBERSSIA SIBBOOD	TROPICAL BODA APPLE	SOLANUM VILLOSUM
AIR POTATO	DIOSCOREA ALATA	JAVA PLUM	SYZIGIUM OLIVE
MURRAY RED GUM	EUCALYPTUS CAMALDULENSIS	ROSE APPLE	SYZIGIUM JAMBOS
WEEDING FIG	FIGUS BENJAMINIA	CORK TREE	THEOPHYLLA POPULNEA
CUBAN LAUREL FIG	FIGUS MICROCARPA	WEDDIA	WEDDIA TRILOBATA
JAPANESE CLEMATIS	LYCOPOLY		

- CREDS (DOES NOT APPLY TO BUFFERS)
- EXCEPT FOR PROHIBITED INVASIVE EXOTIC SPECIES AS LISTED ABOVE, EVERY CONSIDERATION MUST BE GIVEN TO RETAINING AS MUCH OF THE EXISTING PLANT MATERIAL AS POSSIBLE.
- EACH EXISTING NON-INDIGENOUS NATIVE TREE PRESERVED IN PLACE WHICH HAS A TRUNK DIAMETER OF FOUR INCHES OR GREATER MEASURED AT FOUR AND ONE-HALF FEET ABOVE THE GROUND (DBH) WILL RECEIVE A CREDIT OF FIVE TREES AGAINST THE GENERAL LANDSCAPE REQUIREMENTS. NATIVE PALMS PRESERVED IN PLACE THAT ARE EIGHT FEET OR GREATER FROM GROUND LEVEL TO BASE OF FRONDS, WILL RECEIVE A CREDIT OF THREE TREES. EXISTING PALMS, CENTERED ON THE DEVELOPMENT ORDER PLANS THAT ARE RELOCATED ON-SITE WILL BE GIVEN A TWO TREE CREDIT. CREDITS FOR EXISTING TREES MAY NOT BE USED TO REDUCE THE REQUIRED PARKING CANOPY TREES IN PARKING OR VEHICLE USE AREAS. EXISTING NATIVE TREES IN BUFFERS MAY BE USED FOR CREDIT PROVIDED THEY OCCUR WITHIN THE REQUIRED 100-FOOT BUFFER EASEMENT.
- CREDITS WILL APPLY ONLY WHEN THE TREES ARE LABELED AS PROTECTED-CREDIT TREES. IF THE PROTECTED-CREDIT TREES DIE WITHIN THREE YEARS FROM THE DEVELOPMENT ORDER CERTIFICATE OF COMPLIANCE, THEY MUST BE REPLACED BY THE NUMBER OF CREDIT TREES TAKEN.
- INSTALLATION: PLANT MATERIALS MUST BE INSTALLED IN SOIL CONDITIONS THAT ARE CONDUCE TO THE PROPER GROWTH OF THE PLANT MATERIAL. LIME/CALC. LOCATED WITHIN PLANTING AREAS MUST BE REMOVED AND REPLACED WITH NATIVE OR GROWING QUALITY SOIL BEFORE PLANTING.
- REFER TO LDC 10-420 AND 10-421 FOR FURTHER REQUIRED LANDSCAPE SPECIFICATIONS.

PROPOSED SECTION



SITE BUFFER PICTURE



SITE BUFFER PICTURE

PROJECT:

KELLY GREENS
WALL PERMIT
PHASE 2

SHEET TITLE:

CODE MINIMUM
LANDSCAPE
PLAN (C)

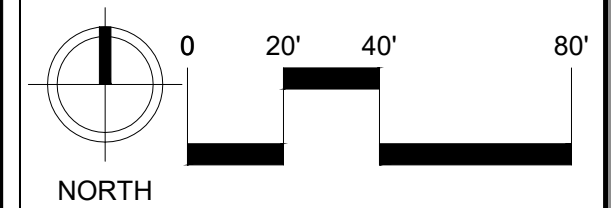
PREPARED FOR:

KELLY GREENS
GOLF AND
COUNTRY CLUB

REVISIONS:

No.	Revision:	Date:

GRAPHIC SCALE:



VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:

LANDSCAPE ARCHITECT: STEVE SAMMONS

FLORIDA LICENSE NUMBER: LA0001394

Florida Engineering Certificate of Authorization #26275

Florida Landscape Certificate of Authorization #C20000632

Designed by: STEVE SAMMONS

Drawn by: STEVE SAMMONS

Date: JUNE 2025

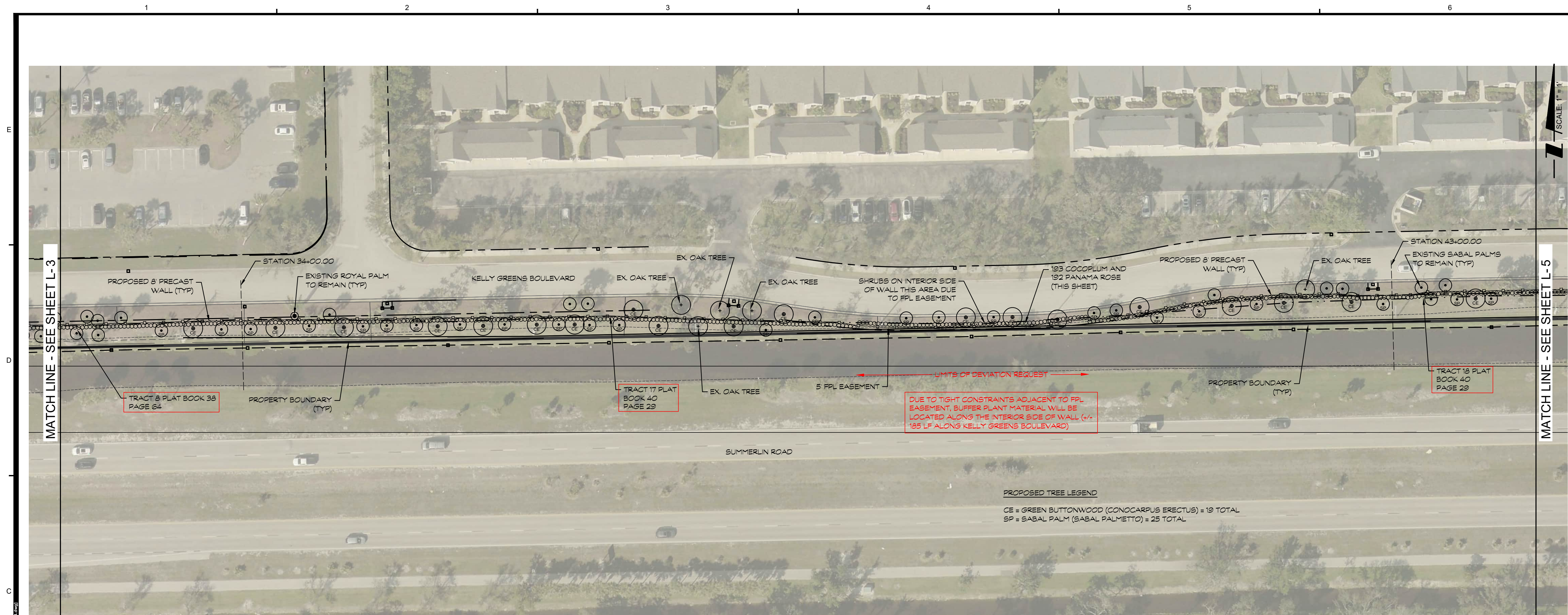
Horizontal Scale: 1" = 40'

Project Number: P-CIVL-001

File Name: P-KG-005-002-L3.dwg

L-3

Sheet Number: 04 of 06



PROPOSED TREE LEGEND

CE = GREEN BUTTWOOD (*CONOCARPUS ERECTUS*) = 19 TOTAL
SP = SABAL PALM (*SABAL PALMETTO*) = 25 TOTAL

MINIMUM BUFFER REQUIREMENTS THIS SHEET

SOUTH BUFFER ADJACENT TO SUMMERLIN ROAD R.O.W.	BUFFER LOCATION	BUFFER TYPE	LENGTH	TREES REQUIRED	HEDGES REQUIRED
RESIDENTIAL PROJECT WALLS	MIN. 5 TREES PER 100 LF	165 LF	59 (5 EXISTING)		
	MIN. 35 SHRUBS PER 100 LF	165 LF		385	

- CONTRACTOR TO FIELD VERIFY LOCATIONS OF TREES - TREES ARE REQUIRED WITH HEDGES PLANTED AND MAINTAINED TO MEET REQUIREMENTS LISTED IN LDC0420A3
- PER LDC 10-420(B) NO REQUIRED TREES OR SHRUBS WILL BE LOCATED IN ANY UTILITIES/EASEMENT WITHOUT WRITTEN APPROVAL FROM ENTITY HOLDING THE BENEFICIAL INTEREST TO THE EASEMENT. NO CODE REQUIRED LANDSCAPING MAY BE LOCATED IN ANY STREET EASEMENT OR RIGHT-OF-WAY.

NOTES

- NEWLY LANDSCAPED AREAS SHALL BE IRRIGATED. WATER SOURCE TO BE SURFACE WATER FROM ON-SITE LAKE IN ACCORDANCE WITH SPWMD PERMIT 858-0455-W.
- REFER TO LDC 10-447 FOR FURTHER REQUIRED IRRIGATION SPECIFICATIONS.

PER LDC 10-420(C)(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-FEET SPREAD AT THE TIME OF INSTALLATION. PALMS MUST HAVE A MINIMUM OF TEN FEET OF CLEAR TRUNK AT PLANTING.

PER LDC 10-420(C) - CODE REQUIRED SHRUBS MUST BE A MINIMUM OF 24 INCHES (AS INCHES FOR TYPE F BUFFERS IN HEIGHT) AT TIME OF PLANTING. SAW PALMETTOS (SERENGA REPERNS) AND COONTIES (ZAMIA FLORIDANA) MAY BE USED AS SHRUBS, PROVIDED THEY ARE 2 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 48 INCHES (60 INCHES FOR TYPE F BUFFERS) IN HEIGHT WITHIN 12 MONTHS OF THE TIME OF PLANTING AND MAINTAINED IN PERPETUITY AT A HEIGHT OF NO LESS THAN 36 INCHES (60 INCHES FOR TYPE F BUFFERS).

FUTURE REPLANTATION, PER LDC 10-420(A)(3), PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE (CC), ALL CODE REQUIRED PLANTS MUST BE INSTALLED OUTSIDE OF ANY EASEMENTS UNLESS PERMITTED ON THE APPROVED PLANS.

PLANT LIST

PLANT LEGEND FOR SOUTH BUFFER ALONG KELLY GREENS BOULEVARD:

EXISTING TREES AND PALMS ON BOTH SIDES OF THE WALL INCLUDE LIVE OAK, ROYAL PALM, SABAL PALM, AND ARECA PALM. ADDITIONAL TREES WILL BE ADDED TO MEET MINIMUM REQUIREMENTS AND WILL BE LOCATED ON THE OUTSIDE OF WALL WHERE SPACE ALLOWS AND WILL MAINTAIN A MINIMUM 75% NATIVE SPECIES.

REQUIRED SHRUBS SHALL BE 24" TALL OR GREATER, 50% OF WHICH ARE REQUIRED TO BE FLORIDA NATIVE SPECIES. THE SHRUBS WILL BE PLANTED ON THE INTERIOR SIDE OF THE WALL. WHEN SPACE CONSTRAINTS DO NOT ALLOW THEM TO BE ON THE OUTSIDE, SPECIES MAY INCLUDE A COMBINATION OF PODOCARPUS, SMALL LEAF CLusia, GREEN ARBORECOLA, PANAMA ROSE, CYNARE, CLOUTIER, HIBISCUS, MULHY GRASS, JAMAICAN CAPER, COCOPLUM, BISHOP STOFFER.

- TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AT PLANTING WITH A MINIMUM TRUNK DIAMETER OF TWO (2) INCH MEASURED AT NINE (9) INCHES ABOVE THE GROUND. A SPREAD OF FOUR (4) FEET. PALMS MUST HAVE A TEN (10) FOOT CLEAR TRUNK AT PLANTING.
- ALL REQUIRED SHRUBS SHALL BE 24" TALL OR GREATER IN SIZE AND BE SPACED 18 TO 36 INCHES ON CENTER. HEDGES MUST BE PLANTED AND MAINTAINED 60 AS TO FORM A 36-INCH HIGH CONTINUOUS VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING. ALL LANDSCAPED AREAS SHALL BE MULCHED. THE MULCH WILL BE 2" OR GREATER IN DEPTH AFTER WATERING. EACH TREE MUST HAVE A KIND OF MULCH NO LESS THAN 24 INCHES BEYOND 17 TRUNK IN ALL DIRECTIONS.
- LIVE GROUND COVERS SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND SUBSTANTIALLY COMPLETED COVERAGE WITHIN ONE YEAR AFTER PLANTING.
- PLANT MATERIALS USED IN CONFORMANCE WITH PROVISIONS OF THIS ORDINANCE SHALL CONFORM TO THE STANDARDS FOR THE FLORIDA NO. 1 OR BETTER AS SHOWN IN GRASSES AND STANDARDS FOR NURSERY PLANTS, PARTS (A) AND (B) FLORIDA DEPARTMENT OF AGRICULTURE.
- ALL TREES SHOWN SHALL BE 75% NATIVE MINIMUM. SHRUBS SHALL BE 50% NATIVE MINIMUM.

LANDSCAPE NOTES

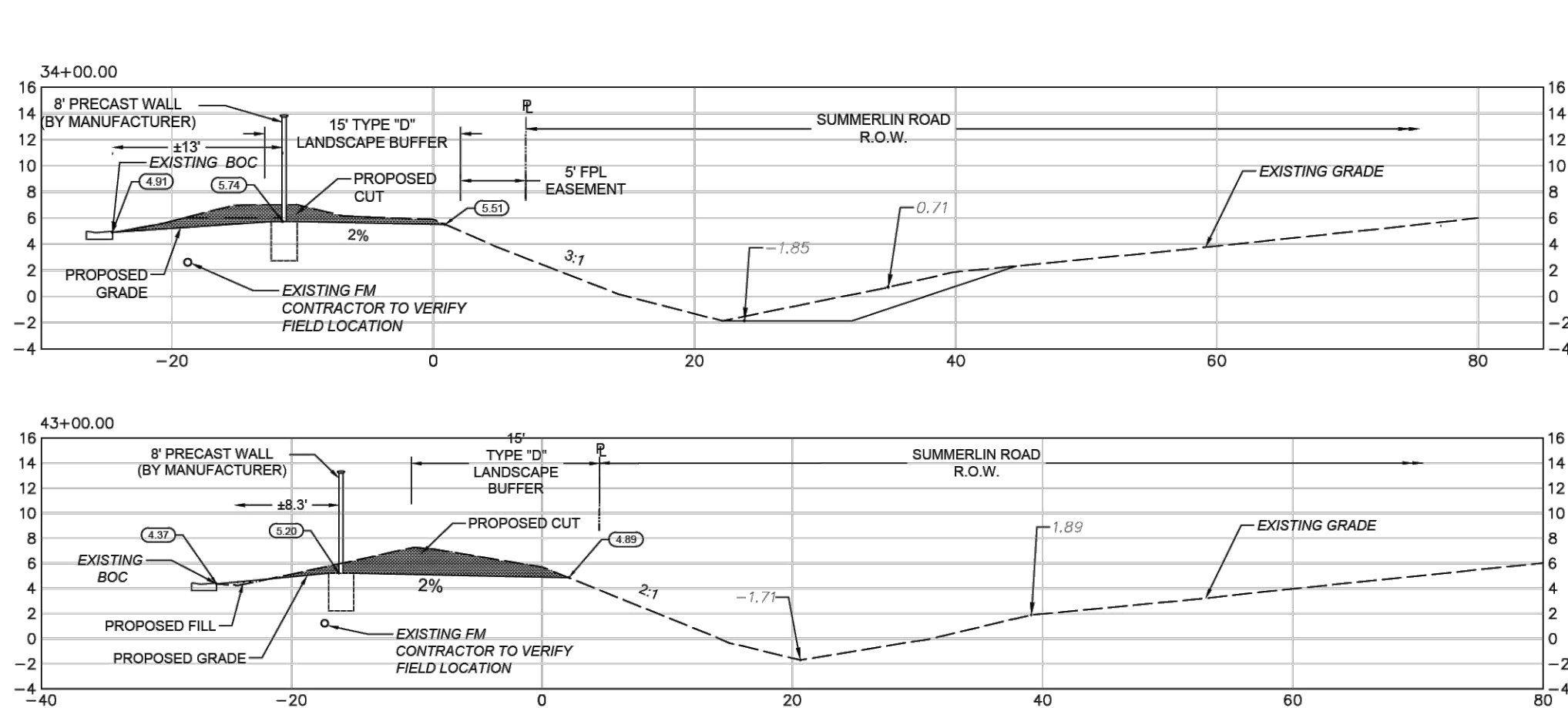
- QUALITY PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THIS DIVISION MUST MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRASSES AND STANDARDS FOR NURSERY PLANTS, PARTS (A) AND (B) FLORIDA DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPORTED 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 THESE REQUIREMENTS MUST BE NATIVE FLORIDA SPECIES.
- TREES AND PALMS:
 - CODE REQUIRED TREES MUST BE A MINIMUM OF TEN FEET IN HEIGHT, HAVE A TWO-INCH CALIPER (AT 12 INCHES ABOVE THE GROUND) AND A FOUR-FEET 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. 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 18 FEET IN HEIGHT AT THE TIME OF PLANTING. THE GENERAL TREE REQUIREMENT CANNOT BE REDUCED IN NUMBER BY MORE THAN 50 PERCENT.
 - SHRUBS AND HEDGES SHRUBS MUST BE A MINIMUM OF 24 INCHES (AS INCHES FOR TYPE F BUFFERS) IN HEIGHT AT TIME OF PLANTING. SAW PALMETTOS (SERENGA REPERNS) 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 THE TIME OF PLANTING AND MAINTAINED IN PERPETUITY AT A HEIGHT OF NO LESS THAN 36 INCHES (60 INCHES FOR TYPE F BUFFERS).
- REQUIRED SHRUBS WILL BE PLANTED IN A SINGLE ROW AT 36" ON CENTER TO MEET THE CODE REQUIREMENT OF 35 SHRUBS PER 100 LINEAL FEET.
- THE HEIGHT OF ALL TREES AND SHRUBS MUST BE MEASURED FROM THE FINAL GRADE OF THE PROJECT SITE.
- 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 KIND OF MULCH NO LESS THAN 24 INCHES BEYOND ITS TRUNK IN ALL DIRECTIONS. THE USE OF CYPERUS MULCH IS STRONGLY DISCOURAGED.
- INVASIVE EXOTICS: THE FOLLOWING HIGHLY INVASIVE EXOTIC PLANTS MAY NOT BE PLANTED: (E) ARE PROHIBITED AND MUST BE REMOVED FROM THE DEVELOPMENT AREA. METHODS TO REMOVE AND CONTROL 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:

PROHIBITED INVASIVE EXOTICS

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
EARLEAF ACACIA	ACACIA	OLD WORLD CLOVER	LYCOPOL
WOMANS TONGUE	ALBUCA	ALBUCA PAPER TREE	ALBUCA
BISHOPWOOD	BISHOPWOOD	DOVY ROSE	DOVY ROSE
AUSTRALIAN PINE	ALL CASUARINA	CHINESE TALLOW	SAPIN
CARROTWOOD	GUINARDIA	BRAZILIAN PEPPER	SCHNUS
ROSEWOOD	DAUBERDIA	FLORIDA BODA	SOLANUM
AIR POTATO	DOSCOREA	JAVA PLUM	SYZBIUM
MURRAY RED GUM	FCUS BENJAMINA	ROSE APPLE	SYZBIUM
WEERING FIG	FCUS BENJAMINA	CORK TREE	THESEPIA
CLUB LAUREL FIG	FCUS MICROCARPA	WEDDIA	WEDDIA
JAPANESE CLIMBING FERN	LYCOPOL	JAPANESE CLIMBING FERN	LYCOPOL

- EXCEPT FOR PROHIBITED INVASIVE EXOTIC SPECIES AS LISTED ABOVE, EVERY CONSIDERATION MUST BE GIVEN TO RETAINING AS MUCH OF THE EXISTING PLANT MATERIAL AS POSSIBLE.
- EACH EXISTING NON-PROTECTED NATIVE TREE PRESERVED IN PLACE WITH A TRUNK DIAMETER OF FOUR INCHES OR GREATER MEASURED AT FOUR AND ONE-HALF FEET ABOVE THE GROUND (DBH) WILL RECEIVE A CREDIT OF FIVE TREES AGAINST THE GENERAL LANDSCAPE REQUIREMENTS. NATIVE PALMS PRESERVED IN PLACE THAT ARE EIGHT FEET OR GREATER FROM GROUND LEVEL TO BASE OF FRONDS, WILL RECEIVE A CREDIT OF THREE TREES. EXISTING SABAL PALMS, CENTERED ON THE DEVELOPMENT ORDER PLANS THAT ARE RELOCATED ON-SITE WILL BE GIVEN A TWO TREE CREDIT. CREDITS FOR EXISTING TREES MAY NOT BE USED TO REDUCE THE REQUIRED PARKING CANOPY TREES IN PARKING OR VEHICLE USE AREAS. EXISTING NATIVE TREES IN BUFFER AREAS MAY BE USED FOR CREDIT PROVIDED THEY OCCUR WITHIN THE REQUIRED 100-FOOT BUFFER EASEMENT.
- CREDITS WILL APPLY ONLY WHEN THE TREES ARE LABELED AS PROTECTED-CREDIT TREES. IF THE PROTECTED-CREDIT TREES DIE WITHIN THREE YEARS FROM THE DEVELOPMENT ORDER CERTIFICATE OF COMPLIANCE, THEY MUST BE REPLACED BY THE NUMBER OF CREDIT TREES TAKEN.
- INSTALLATION: PLANT MATERIALS MUST BE INSTALLED IN SOIL CONDITIONS THAT ARE CONDUCE TO THE PROPER GROWTH OF THE PLANT MATERIAL. UNUSUAL LOCATED WITHIN PLANTING AREAS MUST BE REMOVED AND REPLACED WITH NATIVE OR GROWING QUALITY SOIL BEFORE PLANTING.
- REFER TO LDC 10-420 AND 10-421 FOR FURTHER REQUIRED LANDSCAPE SPECIFICATIONS.

PROPOSED SECTION



PROJECT:

**KELLY GREENS
WALL PERMIT
PHASE 2**

SHEET TITLE:

**CODE MINIMUM
LANDSCAPE
PLAN (D)**

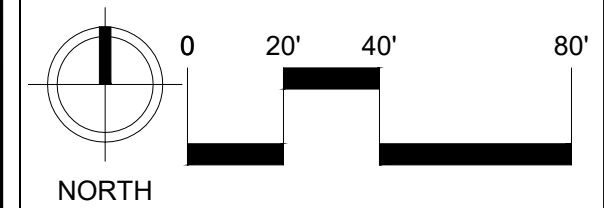
PREPARED FOR:

**KELLY GREENS
GOLF AND
COUNTRY CLUB**

REVISIONS:

No.	Revision:	Date:

GRAPHIC SCALE:



VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:

LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001394Florida Engineering Certificate of Authorization #26275
Florida Landscape Certificate of Authorization #LC20000632

Designed by: STEVE SAMMONS

Drawn by: STEVE SAMMONS

Date: JUNE 2025

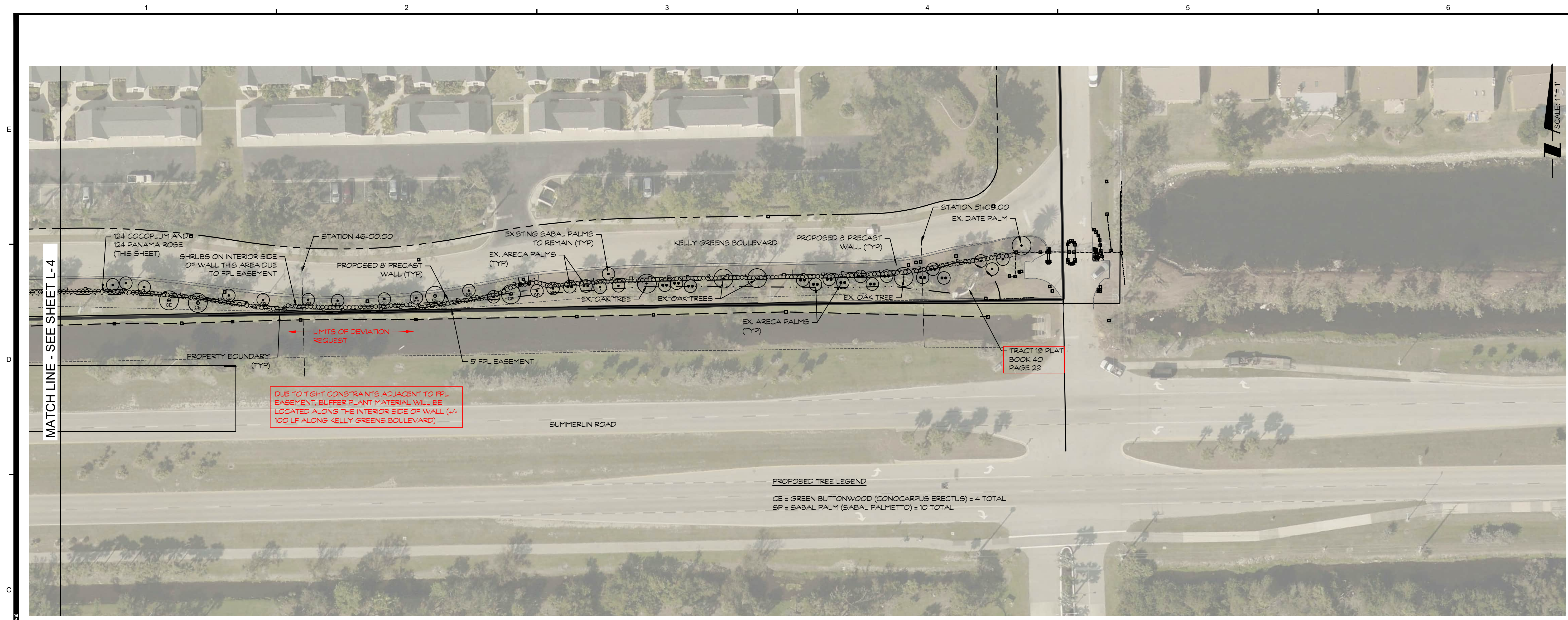
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Project Number: P-CIVL-001

File Name: P-KG-005-002-L4.dwg

L-4

Sheet Number: 05 of 06



PROPOSED TREE LEGEND
CE = GREEN BUTTONWOOD (CONOCARPUS ERECTUS) = 4 TOTAL
SP = SABAL PALM (SABAL PALMETTO) = 10 TOTAL

MINIMUM BUFFER REQUIREMENTS THIS SHEET				
SOUTH BUFFER ADJACENT TO SUMMERLIN ROAD R.O.W.				
BUFFER LOCATION	BUFFER TYPE	LENGTH	TREES REQUIRED	HEDGES REQUIRED
RESIDENTIAL PROJECT WALLS	MIN. 5 TREES PER 100 LF	750 LF	38 (35 EXISTING)	
	MIN. 35 SHRUBS PER 100 LF	750 LF		248

1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF TREES - TREES ARE REQUIRED WITH HEDGES PLANTED AND MAINTAINED TO MEET REQUIREMENTS LISTED IN LDC34103.2
2. PER LDC 10-42(2)(b) NO REQUIRED TREES OR SHRUBS WILL BE LOCATED IN ANY UTILITIES/EASEMENT WITHOUT A TEN APPROVAL FROM THE CITY HOLDING THE BENEFICIAL INTEREST TO THE EASEMENT. NO CODE REQUIRED LANDSCAPING MAY BE LOCATED IN ANY STREET EASEMENT OR RIGHT-OF-WAY.

NOTES

1. NEWLY LANDSCAPED AREAS SHALL BE REGATED WATER SOURCE TO BE SURFACE WATER FROM ON-SITE LAKE IN ACCORDANCE WITH SPVMD PERMIT 832-0455-W.
2. REFER TO LDC 10-47 FOR FURTHER REQUIRED IRRIGATION SPECIFICATIONS.

PER LDC 10-42(2)(c) - 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-FEET SPREAD AT THE TIME OF INSTALLATION. PALMS MUST HAVE A MINIMUM OF TEN FEET OF CLEAR TRUNK AT PLANTING.

PER LDC 10-42(2)(c) - CODE REQUIRED SHRUBS MUST BE A MINIMUM OF 24 INCHES (AS INCHES FOR TYPE F BUFFERS IN HEIGHT) AT THE TIME OF PLANTING. SAW PALMETTOS (SERENOA REPENS) AND COONTIES (ZAMIA FLORIDANA) MAY BE USED AS SHRUBS, PROVIDED THEY ARE 2 INCHES IN HEIGHT AT THE TIME OF PLANTING. ALL SHRUBS MUST BE A MINIMUM THREE-GALLON CONTAINER SIZE AND BE SPACED 18 TO 36 INCHES IN HEIGHT WITHIN 12 MONTHS OF THE TIME OF PLANTING AND MAINTAINED IN PERPETUITY AT A HEIGHT OF NO LESS THAN 36 INCHES (60 INCHES FOR TYPE F BUFFERS).

PLANT ESTABLISHMENT: PER LDC 10-42(4)(b) - PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE (CC), ALL CODE REQUIRED PLANTS MUST BE INSTALLED OUTSIDE OF ANY EASEMENTS UNLESS PERMITTED ON THE APPROVED PLANS.

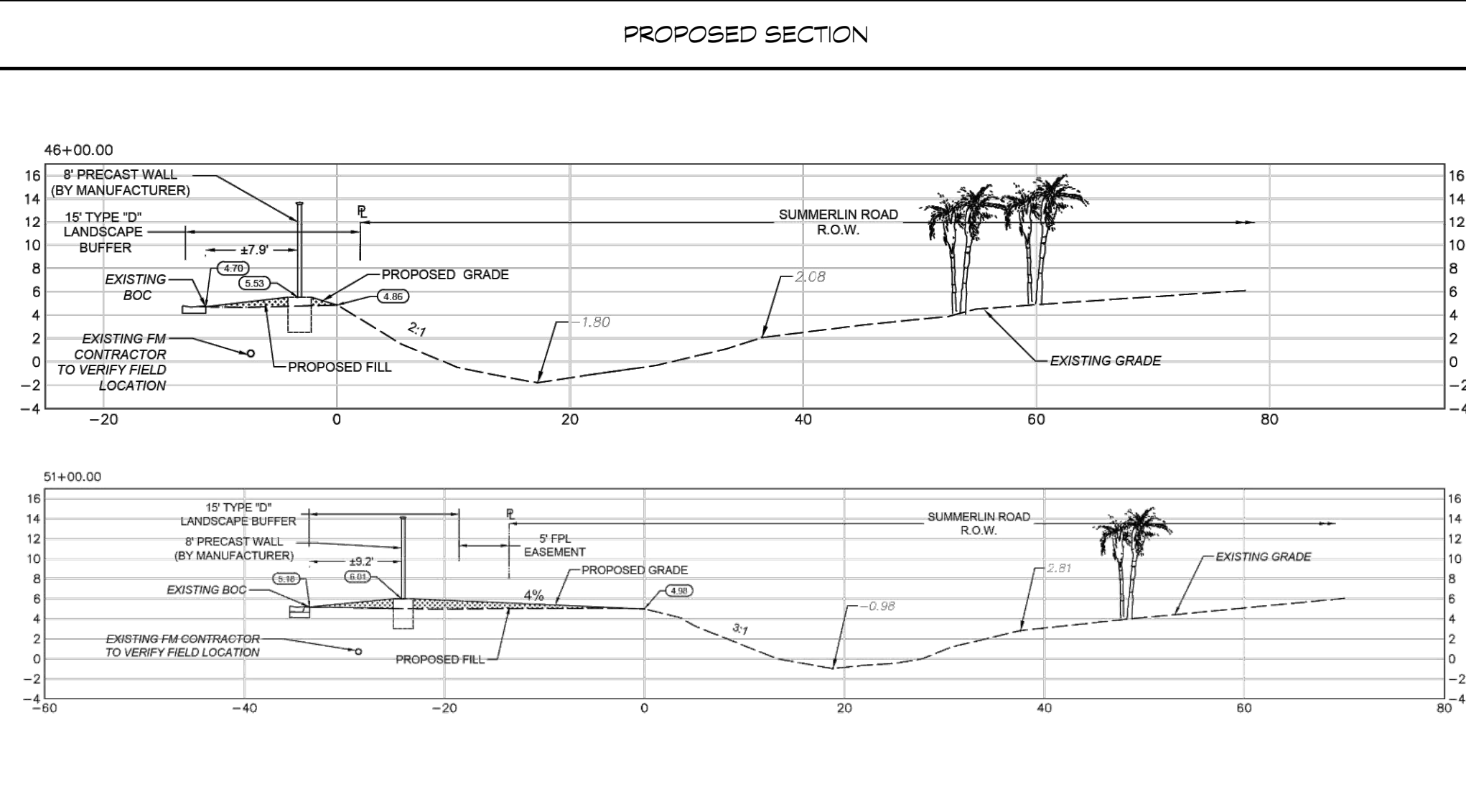
PLANT LIST

PLANT LEGEND FOR SOUTH BUFFER ALONG KELLY GREENS BOULEVARD:
EXISTING TREES AND PALMS ON BOTH SIDES OF THE WALL INCLUDE LIVE OAK, ROYAL PALM, SABAL PALM, AND ARECA PALM. ADDITIONAL TREES WILL BE ADDED TO MEET MINIMUM REQUIREMENTS AND WILL BE LOCATED ON THE OUTSIDE OF WALL WHERE SPACE ALLOWS AND WILL MAINTAIN A MINIMUM TEN NATIVE SPECIES.

REQUIRED SHRUBS SHALL BE 24" TALL OR GREATER SON OF WHICH ARE REQUIRED TO BE FLORIDA NATIVE SPECIES. THE SHRUBS WILL BE PLANTED ON THE INTERIOR SIDE OF THE WALL WHEN SPACE CONSTRAINTS DO NOT ALLOW THEM TO BE ON THE OUTSIDE. SPECIES MAY INCLUDE A COMBINATION OF COCCOLABA, SHAL, LEAF CLIPPER, GREEN ANDERSONIA, PANAMA ROSE, DWARF CLEMATIS, HIBISCUS, MULHLY GRASS, JAMAICAN CAPER, COCCOLABA, BISHOP, STORERS.

1. TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AT PLANTING WITH A MINIMUM TRUNK DIAMETER OF TWO (2) INCH MEASURED AT NINE (9) INCHES ABOVE THE GROUND A SPREAD OF FOUR (4) FEET. PALMS MUST HAVE A TEN (10) FOOT CLEAR TRUNK AT PLANTING.
2. ALL REQUIRED SHRUBS SHALL BE 24" TALL OR GREATER IN SIZE AND BE SPACED 18 TO 36 INCHES ON CENTER. HEDGES MUST BE PLANTED AND MAINTAINED SO AS TO FORM A SIX-INCH HIGH CONTINUOUS VISUAL SCREEN WITHIN ONE YEAR AFTER TYPE OF PLANTING.
3. ALL LANDSCAPED AREAS SHALL BE MULCHED. THE MULCH WILL BE 2" OR GREATER IN DEPTH AFTER WATERING. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24 INCHES BEYOND IT TRUNK IN ALL DIRECTIONS.
4. LIVE GROUND COVERS SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND SUBSTANTIALLY COMPLETED COVERAGE WITHIN ONE YEAR AFTER PLANT.
5. PLANT MATERIALS USED IN CONFORMANCE WITH PROVISIONS OF THE ORDINANCE SHALL CONFORM TO THE STANDARDS FOR THE FLORIDA NO. 1 OR BETTER AS SHOWN IN GRASSES AND STANDARDS FOR NURSERY PLANTS, PARTS (A) AND (B) FLORIDA DEPARTMENT OF AGRICULTURE.
6. ALL TREES SHOWN SHALL BE 75% NATIVE MINIMUM. SHRUBS SHALL BE 50% NATIVE MINIMUM.

LANDSCAPE NOTES			
1. QUALITY PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THIS DIVISION MUST MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRASSES AND STANDARDS FOR NURSERY PLANTS, PARTS (A) AND (B) DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED PLANT MATERIALS MUST ALSO MEET STATE STANDARDS. 2. NATIVE VARIETIES, AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED TO FULFILL THESE REQUIREMENTS MUST BE NATIVE FLORIDA SPECIES. 3. TREES AND PALMS: 3.1. CODE-REQUIRED TREES MUST BE A MINIMUM OF TEN FEET IN HEIGHT, HAVE A TWO-INCH CALIPER (AT 12 INCHES ABOVE THE GROUND) AND A FOUR-FEET 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 WALLWAYS, SIDE RAYS AND RIGHTS-OF-WAY MUST BE MAINTAINED WITH EIGHT FEET OF CLEAR TRUNK. 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 18 FEET IN HEIGHT AT THE TIME OF PLANTING. THE GENERAL TREE REQUIREMENT CANNOT BE REDUCED IN NUMBERS BY MORE THAN 50 PERCENT. 3.2. SHRUBS AND HEDGES MUST BE A MINIMUM OF 24 INCHES (AS INCHES FOR TYPE F BUFFERS) IN HEIGHT AT THE TIME OF PLANTING. SAW PALMETTOS (SERENOA REPENS) AND COONTIES (ZAMIA FLORIDANA) MAY BE USED AS SHRUBS, PROVIDED THEY ARE 12 INCHES IN HEIGHT AT THE 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 THE TIME OF PLANTING AND MAINTAINED IN PERPETUITY AT A HEIGHT OF NO LESS THAN 36 INCHES (60 INCHES FOR TYPE F BUFFERS). 3.3. REQUIRED SHRUBS WILL BE PLANTED IN A SINGLE ROW AT 36" ON CENTER TO MEET THE CODE REQUIREMENT OF 35 SHRUBS PER 100 LINEAL FEET. 3.4. THE HEIGHT OF ALL TREES AND SHRUBS MUST BE MEASURED FROM THE FINAL GRADE OF THE PROJECT SITE. 3.5. 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 CYPERUS MULCH IS PROHIBITELY DISCOURAGED. 3.6. INVASIVE EXOTICS: THE FOLLOWING HIGHLY INVASIVE EXOTIC PLANTS MAY NOT BE PLANTED: (a) ARE PROHIBITED AND MUST BE REMOVED FROM THE DEVELOPMENT AREA. METHODS TO REMOVE AND CONTROL 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: 3.7. CREDIT (DOES NOT APPLY TO BUFFERS) 3.8. EXCEPT FOR PROHIBITED INVASIVE EXOTIC SPECIES AS LISTED ABOVE, EVERY CONSIDERATION MUST BE GIVEN TO RETAINING AS MUCH OF THE EXISTING PLANT MATERIAL AS POSSIBLE. 3.9. EACH EXISTING NONPROBABLE NATIVE TREE PRESERVED IN PLACE, WHICH HAS A TRUNK DIAMETER OF FOUR INCHES OR GREATER MEASURED AT FOUR AND ONE-HALF FEET ABOVE THE GROUND (DBH) WILL RECEIVE A CREDIT OF FIVE TREES AGAINST THE GENERAL LANDSCAPE REQUIREMENTS. NATIVE PALMS PRESERVED IN PLACE THAT ARE EIGHT FEET OR GREATER FROM GROUND LEVEL TO BASE OF FRONDS, WILL RECEIVE A CREDIT OF THREE TREES. EXISTING SABAL PALMS, CENTERED ON THE DEVELOPMENT ORDER PLANS THAT ARE RELOCATED ON-SITE WILL BE GIVEN A TWO TREE CREDIT. CREDITS FOR EXISTING TREES MAY NOT BE USED TO REDUCE THE REQUIRED PARKING CANOPY TREES IN PARKING OR VEHICLE USE AREAS. EXISTING NATIVE TREES IN BUFFERS MAY BE USED FOR CREDIT PROVIDED THEY OCCUR WITHIN THE REQUIRED 100-FOOT BUFFER EASEMENT. 3.10. CREDITS WILL APPLY ONLY WHEN THE TREES ARE LABELED AS PROTECTED-CREDIT TREES. IF THE PROTECTED-CREDIT TREES DIE WITHIN THREE YEARS FROM THE DEVELOPMENT ORDER CERTIFICATE OF COMPLIANCE, THEY MUST BE REPLACED BY THE NUMBER OF CREDIT TREES TAKEN. 3.11. INSTALLATION: PLANT MATERIALS MUST BE INSTALLED IN SOIL CONDITIONS THAT ARE CONDUVIVE TO THE PROPER GROWTH OF THE PLANT MATERIAL. LYSICAL LOCATED WITHIN PLANTING AREAS MUST BE REMOVED AND REPLACED WITH NATIVE OR GROWING QUALITY SOIL BEFORE PLANTING. 3.12. REFER TO LDC 10-42(2) AND 10-42(4) FOR FURTHER REQUIRED LANDSCAPE SPECIFICATIONS.			
PROHIBITED INVASIVE EXOTICS			
COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
EARLEAF ACACIA	ACACIA	OLD WORLD CLOUTIER	LYCIDIUM
WOMANS TONGUE	ALBUCA LEBBECK	MELALUCA PAPER TREE	MELALUCA QUINQUEMNERIA
BISHOPWOOD	BISCHOPIA JAVANICA	DOWNY ROSE MYRTLE	MYRTLE
AUSTRALIAN PINES	ALL CASUARINA SPECIES	CHINESE TALLOW	SAPUM BESPERM
CARROTWOOD	GUINARDIA	BRAZILIAN PEPPER	SCHNUS TERESINIFOLIUS
ROSEWOOD	DAUBERSIA BISSOO	TROPICAL BODA APPLE	SOLANUM VIARUM
AIR POTATO	DIOSCOREA ALATA	JAVA PLUM	SYZGIUM OLIM
MURRAY RED GUM	BUCALYPTUS CAHALDULINIS	ROSE APPLE	SYZGIUM JAMBOS
WEEDING FIG	FIGUS BENJAMINA	CORK TREE	THESEPIA POPULNEA
CLUB LAUREL FIG	FIGUS MICROCARPA	WEDDIA	WEDDIA TRILOBATA
JAPANESE CLIMBING	LYCIDIUM JAPONICUM		



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2600 Golden Gate Pkwy
Naples, FL 34105

239.403.6700
Pen-Eng.com

PROJECT:

KELLY GREENS WALL PERMIT PHASE 2

SHEET TITLE:

CODE MINIMUM LANDSCAPE PLAN (E)

PREPARED FOR:

KELLY GREENS GOLF AND COUNTRY CLUB

REVISIONS:

No.	Revision:	Date:

GRAPHIC SCALE:

0 20' 40' 80'

NORTH

VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:

LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001394

Florida Engineering Certificate of Authorization #26275
Florida Landscape Certificate of Authorization #LC20000632

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