

Andrea Douglas, RLA
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2018.09.05 16:56:00 -04'00'

WILD BLUE PHASE 1

DEVELOPMENT ORDER PLANS

ESTERO, FLORIDA

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APPROVED
DOS2017-00103
Susan Hollingsworth, Sr. Development Review Representative
Lee County Development Review
10/1/2018

COVER

DO LANDSCAPE SET

08-29-2018 County comments
Date: 11-13-17
Designed By: CPI
Date: 11-13-17
Drawn By: BSH

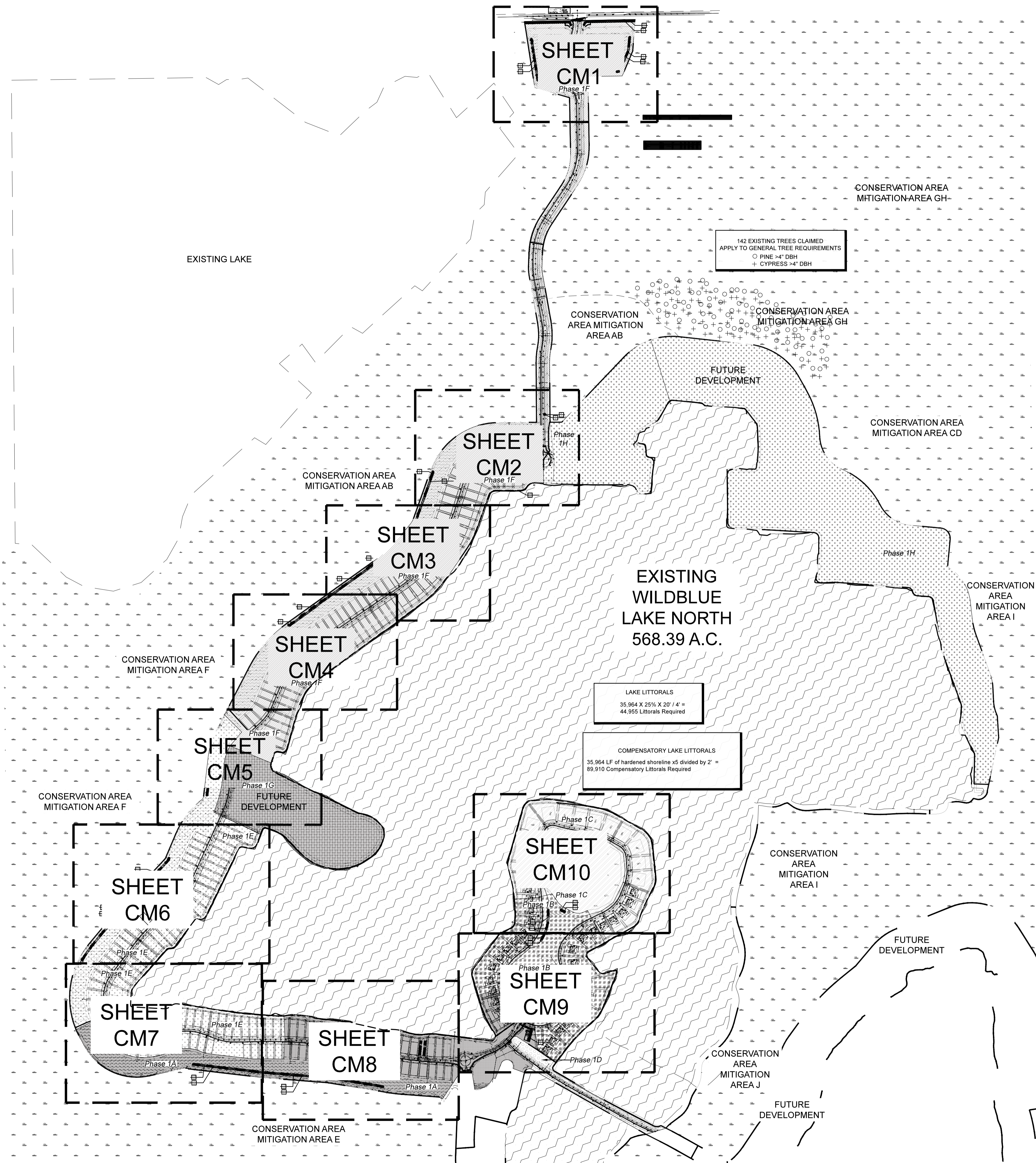
WILD BLUE - PHASE 1 RESIDENTIAL

PREPARED FOR: ALICO EAST FUND, LLC
ESTERO, LEE COUNTY, FLORIDA

Job Number: 09717
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W. Patrick Tetz, ASLA
Landscape Architect #461



Code Minimum Plant List						
VEHICLE USE AREA TREES						
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native
1	IT	Please choose Parking Trees from the following:				
		Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia Tree	10' ht x 4' spr, 2" cal	as shown	Y
		Quercus virginiana	Live Oak Tree	10' ht x 4' spr, 2" cal	as shown	Y
		Swietenia mahogany	Mahogany Tree	10' ht x 4' spr, 2" cal	as shown	Y
		Pinus elliotii 'Densa'	South Florida Slash Pine Tree	10' ht x 4' spr, 2" cal	as shown	Y
		Sabal palmetto	Cabbage Palm	10' dt min, stagger hts., cut head slick	as shown	Y
* See LDC notes below regarding the use of Sabal Palms/Cabbage Palms						
BUFFER TREES						
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native
53	BT	Please choose Type D Buffer Trees from the following:				
		Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia Tree	10' ht x 4' spr, 2" cal	as shown	Y
		Quercus virginiana	Live Oak Tree	10' ht x 4' spr, 2" cal	as shown	Y
		Swietenia mahogany	Mahogany Tree	10' ht x 4' spr, 2" cal	as shown	Y
		Pinus elliotii 'Densa'	South Florida Slash Pine Tree	10' ht x 4' spr, 2" cal	as shown	Y
BUILDING PERIMETER SHRUBS						
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native
8	PS	Please choose Building Perimeter Shrubs from the following:				
		Hamelia patens	Firebush	3 gallon, 24" ht	30" center	Y
		Conocarpus erectus sericeus	Silver Buttonwood	3 gallon, 24" ht	30" center	Y
		Viburnum obovatum	Walters Viburnum	3 gallon, 24" ht	30" center	Y
		Myrsine fragnans	Simpson's Stopper	3 gallon, 24" ht	30" center	Y
BUFFER SHRUBS						
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native
647	BS	Please choose Screening Shrubs from the following:				
		Conocarpus erectus sericeus	Silver Buttonwood	3 gallon, 36" oa ht	36" center	Y
		Myrsine fragnans	Simpson's Stopper	3 gallon, 36" oa ht	36" center	Y
		Viburnum obovatum	Walters Viburnum	3 gallon, 36" oa ht	36" center	Y
264	BS1	Please choose Screening Shrubs from the following:				
		Conocarpus erectus sericeus	Silver Buttonwood	10 gallon, 48" oa ht	48" center	Y
		Myrsine fragnans	Simpson's Stopper	10 gallon, 48" oa ht	48" center	Y
		Viburnum obovatum	Walters Viburnum	10 gallon, 48" oa ht	48" center	Y
NOTE: Trees in Detention Area Optional. Install as Requested by Developer						
LITTORAL TREES						
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native
290	LT	Acer Rubrum	Red Maple	10' ht x 4' spr, 2" cal	as shown	Y
		Ilex Cassine	Dahoon Holly	10' ht x 4' spr, 2" cal	as shown	Y
		Liquidambar styraciflua	Sweetgum	10' ht x 4' spr, 2" cal	as shown	Y
		Magnolia virginiana	Sweet Bay Magnolia	10' ht x 4' spr, 2" cal	as shown	Y
		Persea palustris	Swamp Bay	10' ht x 4' spr, 2" cal	as shown	Y
		Pinus elliotii 'densa'	South Florida Slash Pine	10' ht x 4' spr, 2" cal	as shown	Y
		Quercus laurifolia	Laurel Oak	10' ht x 4' spr, 2" cal	as shown	Y
		Quercus virginiana	Live Oak	10' ht x 4' spr, 2" cal	as shown	Y
		Taxodium distichum	Bald Cypress	10' ht x 4' spr, 2" cal	as shown	Y
LITTORAL HERBACEOUS						
Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native
134,865	LITS	Canna flaccida	Yellow Canna	2" Liner	12" on center	Y
		Iris hexagona savannarum	Blue Flag Iris	2" Liner	12" on center	Y
		Pontederia cordata	Pickereel Weed	2" Liner	12" on center	Y
		Sagittaria latifolia	Lance-leaf Arrowhead	2" Liner	12" on center	Y
		Scirpus validus	Soft-stem Bulrush	2" Liner	12" on center	Y
		Spartina bakeri	Sand Cordgrass	2" Liner	12" on center	Y
MISCELLANEOUS						
Qty.	Symbol	Botanical Name	Common Name	Specification	Native	
32,400	SF	Irrigation	SEE PLANS OR SPECS	To be field verified by contractor.		
13,775	SF	Mulch	Cocobay	2" thick		

* Sec. 10-416, c. 2. 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 no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median. Canopy requirements may be met with existing indigenous native trees whenever such trees are located within the parking area

LITTORAL SUMMARY Existing Wild Blue North Lake by Phases									
	PHASE 1A	PHASE 1B	PHASE 1C	PHASE 1D	PHASE 1E	PHASE 1F	PHASE 1G	TOTALS BY PHASE	FUTURE DEVELOPMENT
Shore line length	2,520 LF	2,792 LF	3,488 LF	1,264 LF	3,725 LF	4,070 LF	2,863 LF	20,722 LF	15,242 LF
Required Littorals (including Compensatory)	9,450	13,580	13,080	4,740	13,969	15,223	10,736	80,778	57,158

Site Area Information	
LAND USE CALCULATIONS:	
DESCRIPTION	AREA (AC)
Ex. Wildblue Lake North @ Control	568.39 acres
Roadway	
Road and Curb	16.73 acres
Sidewalk	2.68 acres
Buildings	52.50 acres
Proposed Lakes @ Control	45.67 acres
Other	
Open space	241.64 acres
TOTAL SITE AREA	927.61 acres

APPROVED
DOS2017-00103
Susan Hollingsworth, Sr. Development Review Representative
Lee County Development Review
10/1/2018

W. Patrick, Inc. ASLA
Landscape Architect #1481

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ESTERO, LEE COUNTY, FLORIDA

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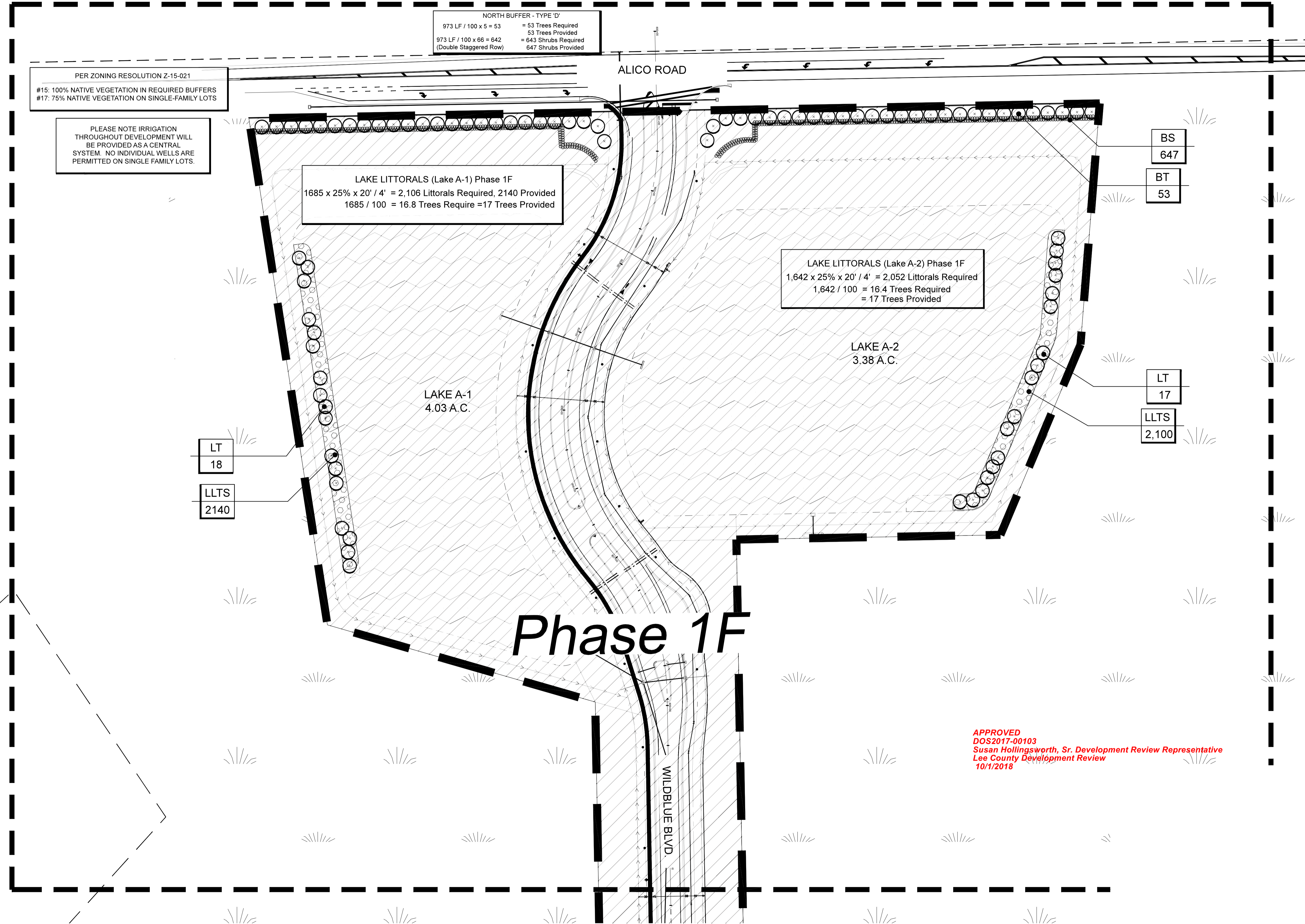
North Arrow

NORTH

CM

OVERALL KEY SHEET & PLANTING LIST

08-29-2018 County comments



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CM1

CODE MINIMUM LANDSCAPE
PLAN

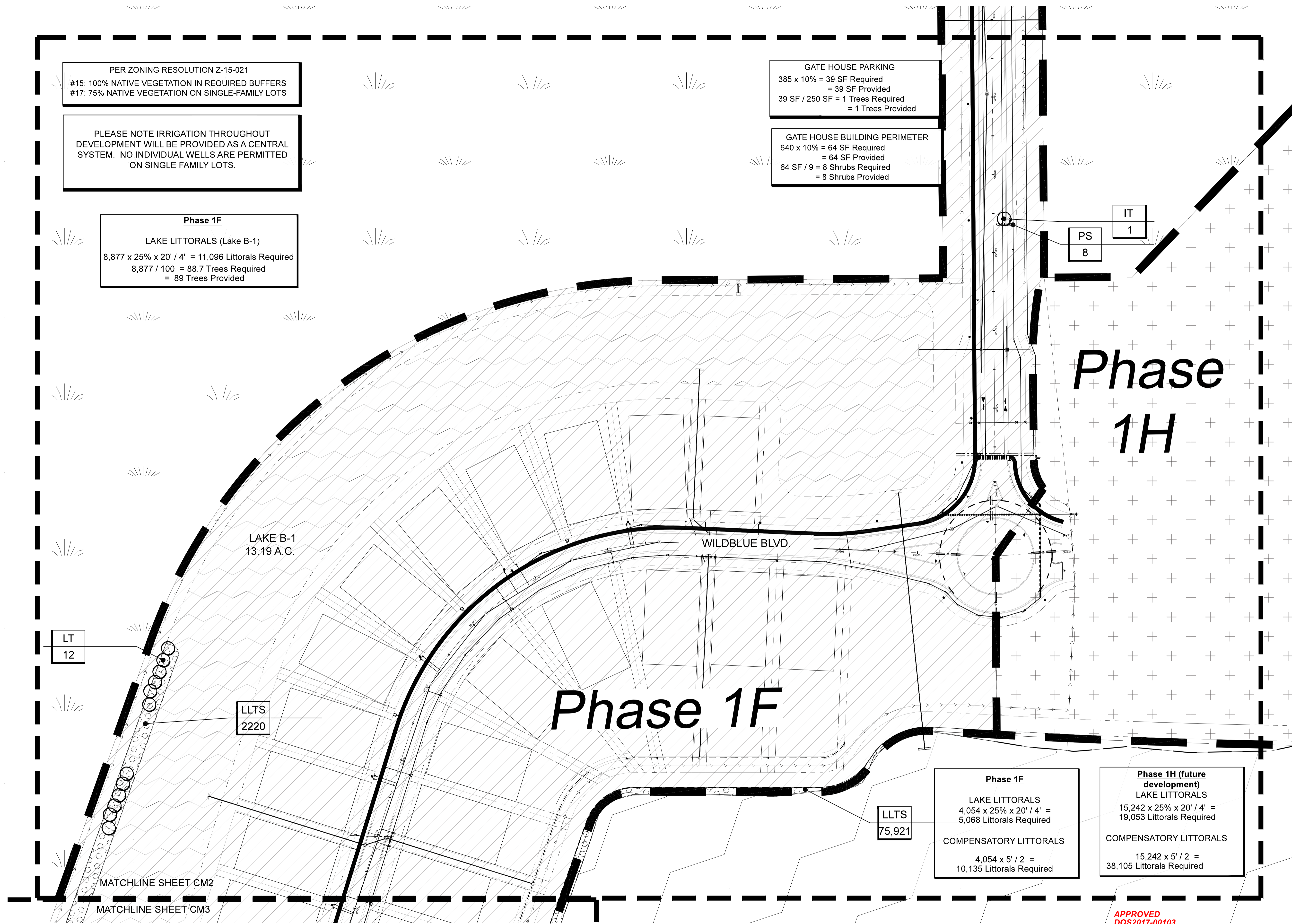
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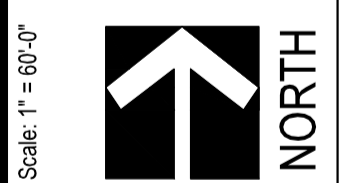
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CM2

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CODE MINIMUM LANDSCAPE
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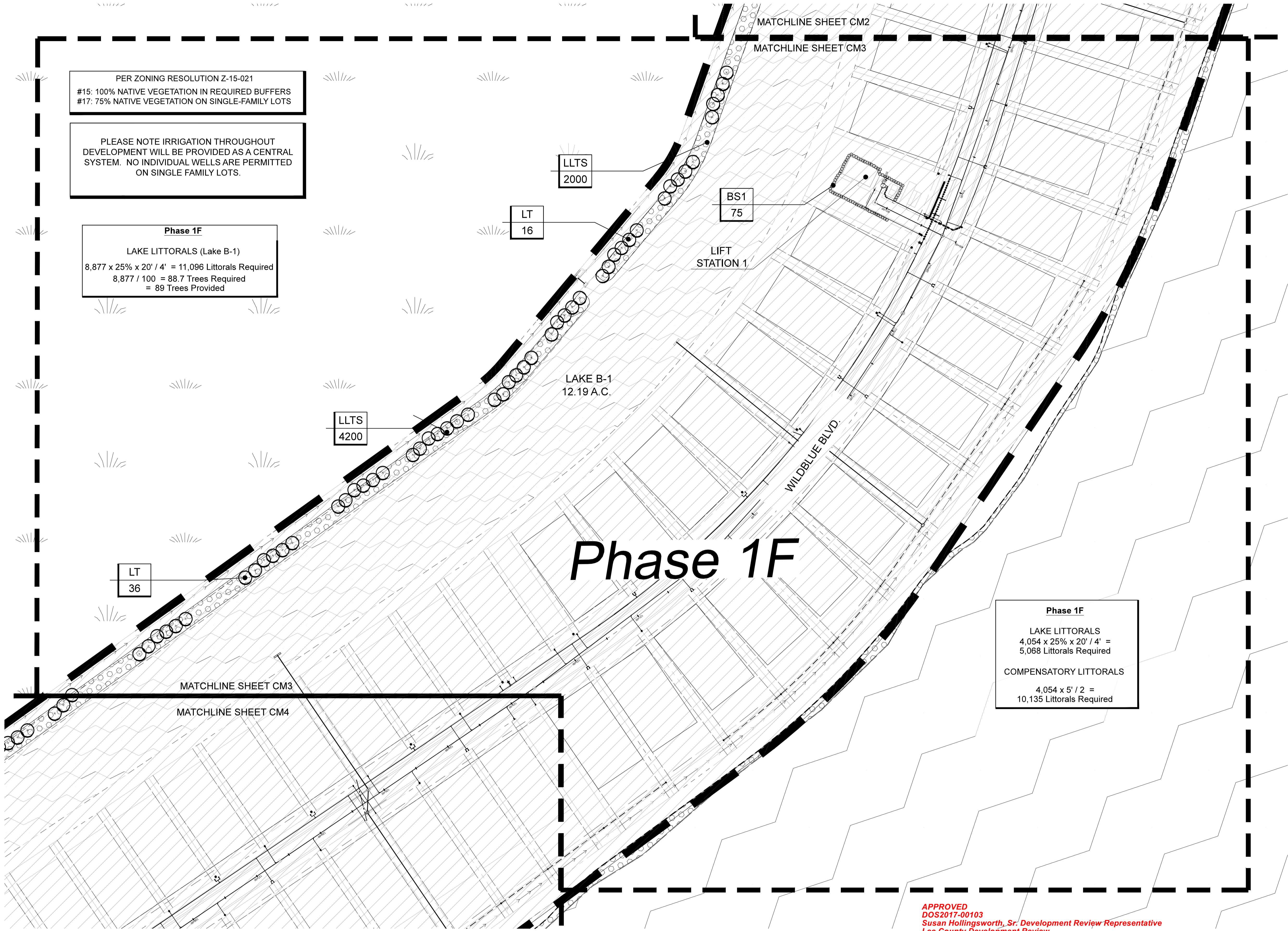
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CM3

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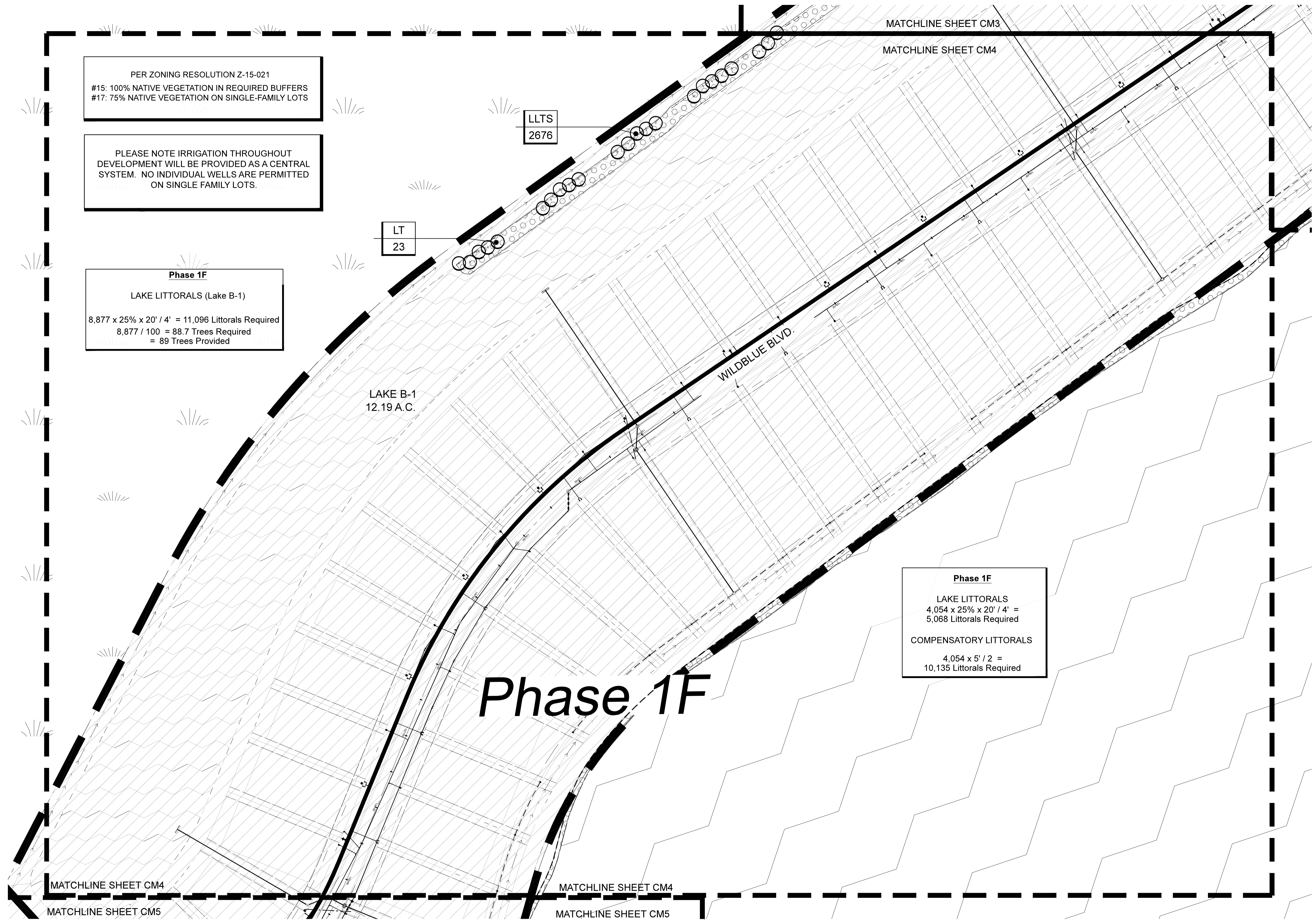
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CM4

CODE MINIMUM LANDSCAPE
PLAN

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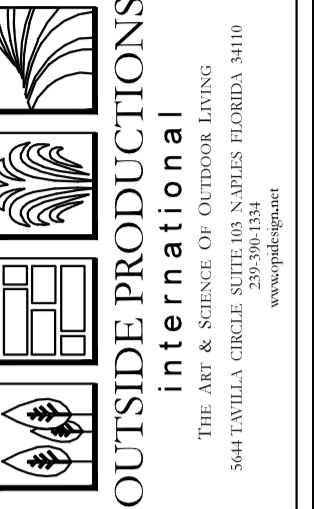


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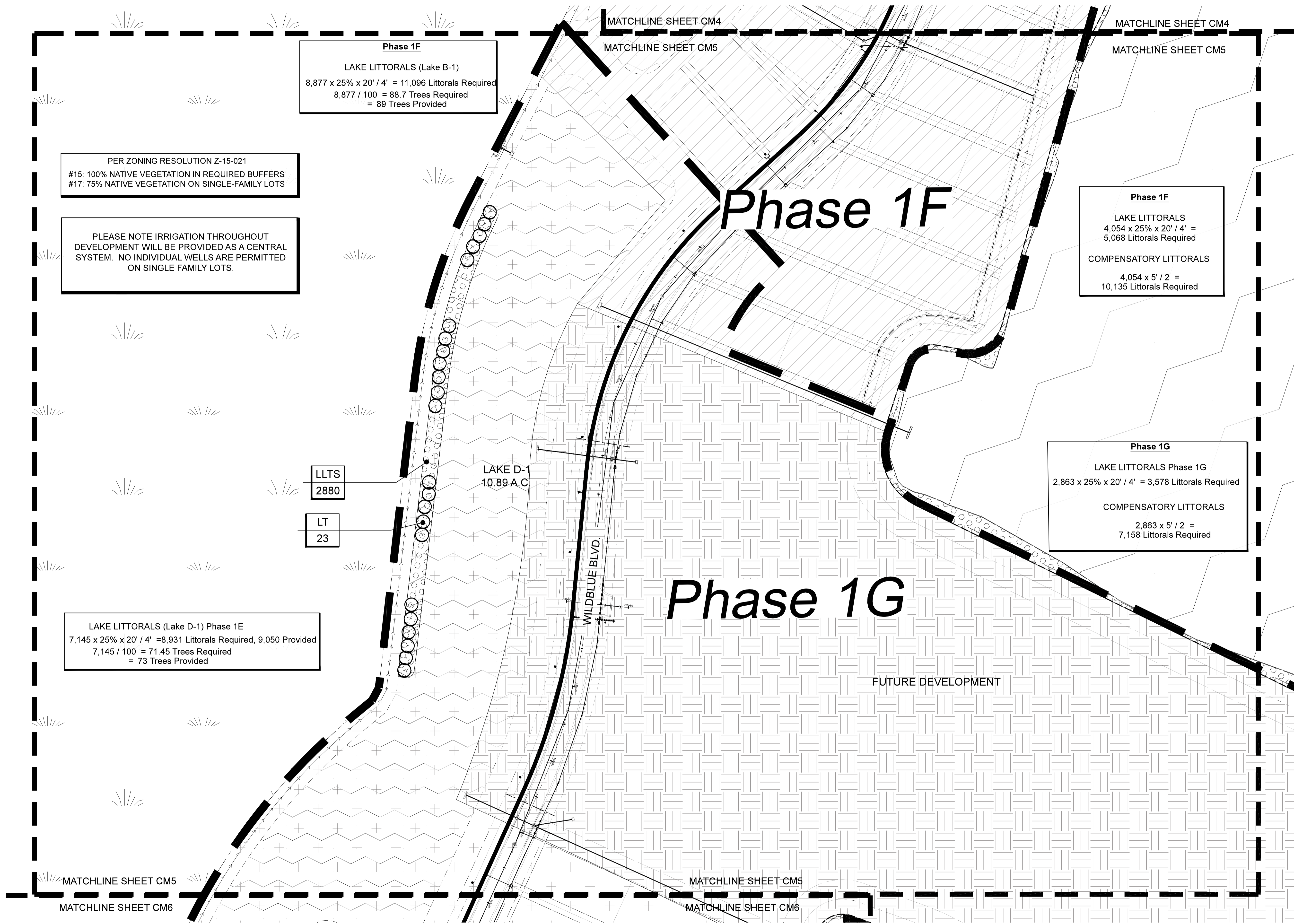
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CM5

CODE MINIMUM LANDSCAPE
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NORTH

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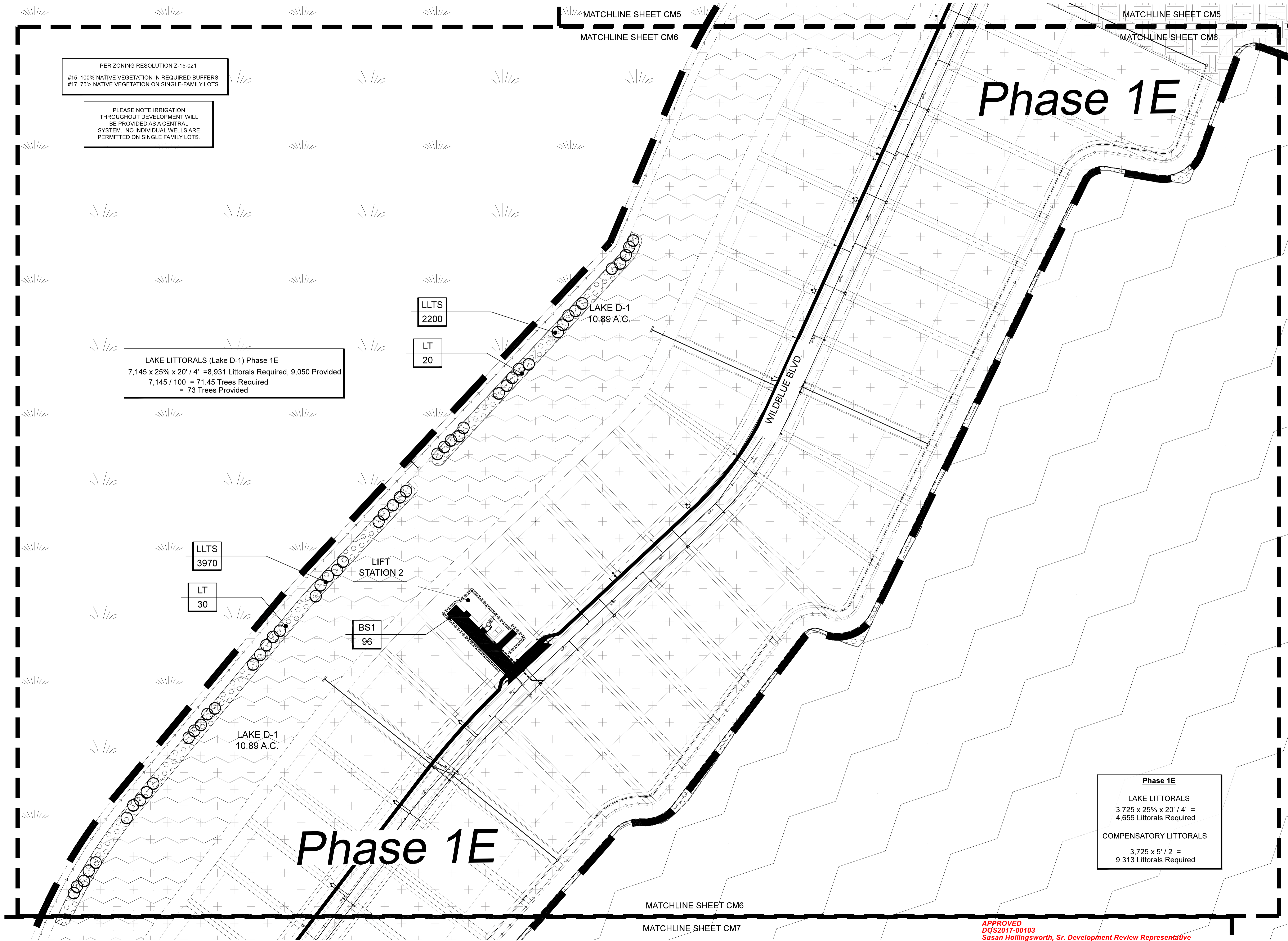
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W. Patrick T. Smith, A.S.A.
Landscape Architect #1481



PER ZONING RESOLUTION Z-15-021
#15: 100% NATIVE VEGETATION IN REQUIRED BUFFERS
#17: 75% NATIVE VEGETATION ON SINGLE-FAMILY LOTS

PLEASE NOTE IRRIGATION
THROUGHOUT DEVELOPMENT WILL
BE PROVIDED AS A CENTRAL
SYSTEM. NO INDIVIDUAL WELLS ARE
PERMITTED ON SINGLE FAMILY LOTS.

LAKE LITTORALS (Lake D-1) Phase 1E
7,145 x 25% x 20' / 4' = 8,931 Littorals Required, 9,050 Provided
7,145 / 100 = 71.45 Trees Required
= 73 Trees Provided

LLTS
2200

LT
20

LLTS
3970

LT
30

BS1
96

Phase 1E

Phase 1E

Phase 1E
LAKE LITTORALS
3,725 x 25% x 20' / 4' =
4,656 Littorals Required
COMPENSATORY LITTORALS
3,725 x 5' / 2 =
9,313 Littorals Required

MATCHLINE SHEET CM6
MATCHLINE SHEET CM7

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Lee County Development Review
10/1/2018

W. Patrick Webb, A.S.A.
Landscape Architect #181

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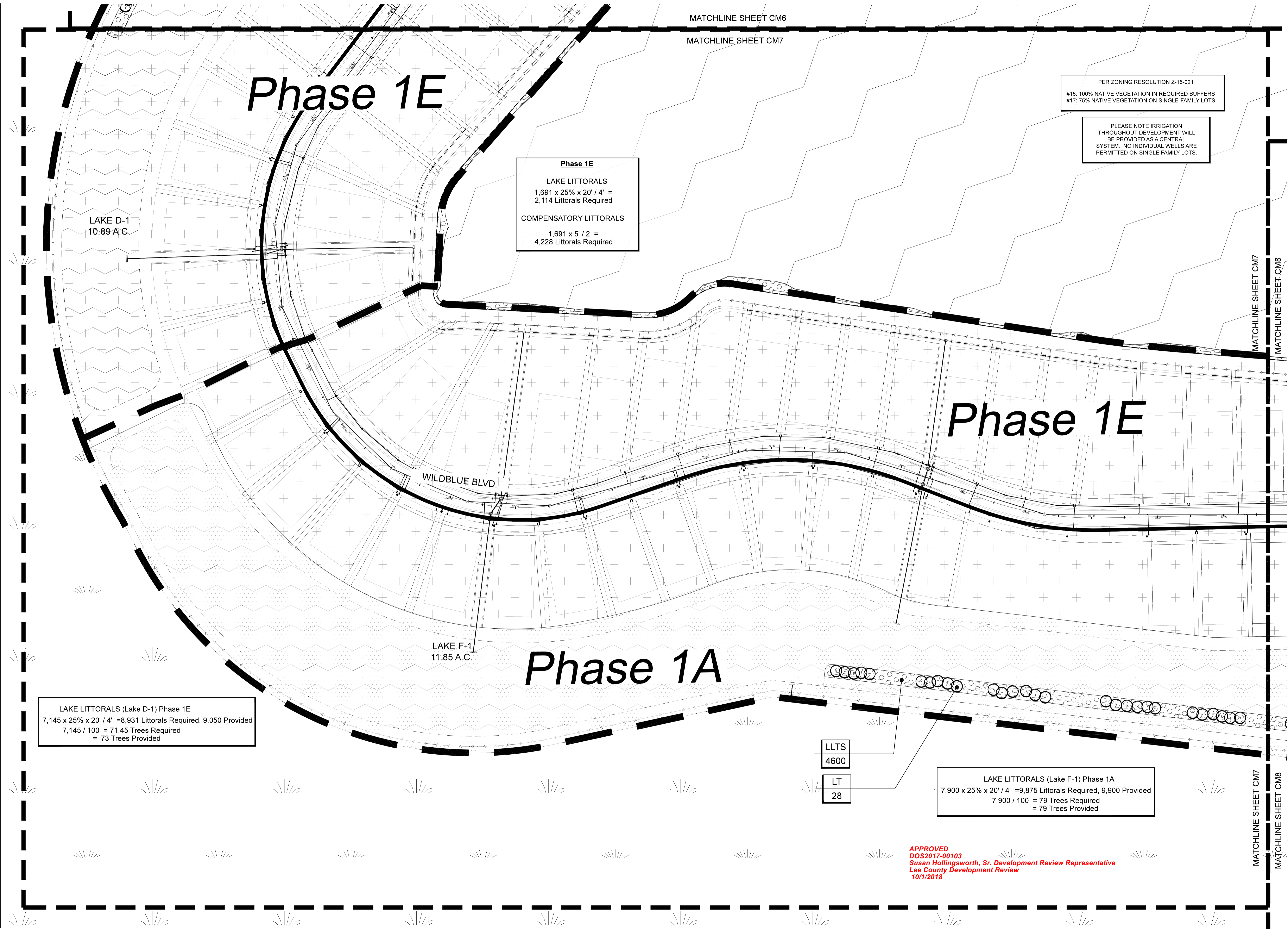
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 NORTH

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CM6

**CODE MINIMUM LANDSCAPE
PLAN**



Phase 1E

Phase 1E

Phase 1A

MATCHLINE SHEET CM6

MATCHLINE SHEET CM7

MATCHLINE SHEET CM7

MATCHLINE SHEET CM8

MATCHLINE SHEET CM7

MATCHLINE SHEET CM8

PER ZONING RESOLUTION Z-15-021
#15: 100% NATIVE VEGETATION IN REQUIRED BUFFERS
#17: 75% NATIVE VEGETATION ON SINGLE-FAMILY LOTS

PLEASE NOTE IRRIGATION
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Phase 1E
LAKE LITTORALS
1,691 x 25% x 20' / 4' =
2,114 Littorals Required
COMPENSATORY LITTORALS
1,691 x 5' / 2 =
4,228 Littorals Required

LAKE LITTORALS (Lake D-1) Phase 1E
7,145 x 25% x 20' / 4' =8,931 Littorals Required, 9,050 Provided
7,145 / 100 = 71.45 Trees Required
= 73 Trees Provided

LAKE LITTORALS (Lake F-1) Phase 1A
7,900 x 25% x 20' / 4' =9,875 Littorals Required, 9,900 Provided
7,900 / 100 = 79 Trees Required
= 79 Trees Provided

LLTS
4600
LT
28

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W. Patrick Reid, ASLA
Landscape Architect #1481

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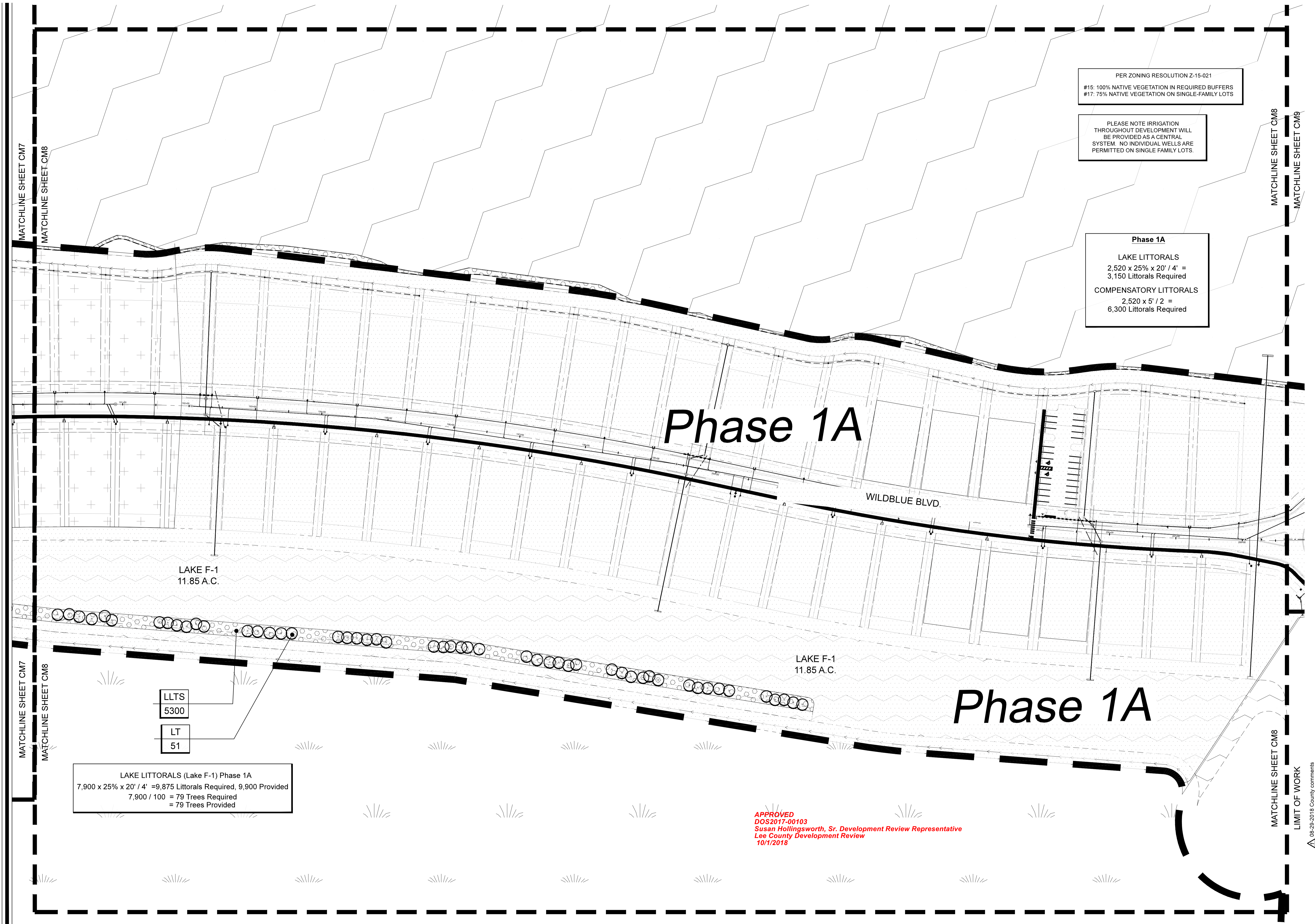
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CM7
**CODE MINIMUM LANDSCAPE
PLAN**



PER ZONING RESOLUTION Z-15-021
#15: 100% NATIVE VEGETATION IN REQUIRED BUFFERS
#17: 75% NATIVE VEGETATION ON SINGLE-FAMILY LOTS

PLEASE NOTE IRRIGATION
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SYSTEM. NO INDIVIDUAL WELLS ARE
PERMITTED ON SINGLE FAMILY LOTS.

Phase 1A

LAKE LITTORALS
2,520 x 25% x 20' / 4' =
3,150 Littorals Required

COMPENSATORY LITTORALS
2,520 x 5' / 2 =
6,300 Littorals Required

LAKE F-1
11.85 A.C.

LAKE F-1
11.85 A.C.

LLTS
5300

LT
51

LAKE LITTORALS (Lake F-1) Phase 1A
7,900 x 25% x 20' / 4' = 9,875 Littorals Required, 9,900 Provided
7,900 / 100 = 79 Trees Required
= 79 Trees Provided

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Lee County Development Review
10/1/2018

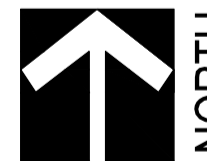
CM8

CODE MINIMUM LANDSCAPE
PLAN

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ESTERO, LEE COUNTY, FLORIDA

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NORTH


Date: 11-13-17
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08-28-2018 County comments

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MATCHLINE SHEET CM10

MATCHLINE SHEET CM9

MATCHLINE SHEET CM10

MATCHLINE SHEET CM9

LLTS
325
LT
4

LAKE E-1

Phase 1B

CONSERVATION
AREA
MITIGATION
AREA E

STREET 500

LIFT
STATION 3

BS1
93

PER ZONING RESOLUTION Z-15-021
#15: 100% NATIVE VEGETATION IN REQUIRED BUFFERS
#17: 75% NATIVE VEGETATION ON SINGLE-FAMILY LOTS

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Phase 1B

LAKE LITTORALS
1,101 x 25% x 20' / 4' =
1377 Littorals Required

COMPENSATORY LITTORALS
1,101 x 5' / 2 =
2,753 Littorals Required

Phase 1A

LAKE LITTORALS
2,520 x 25% x 20' / 4' =
3,150 Littorals Required

COMPENSATORY LITTORALS
2,520 x 5' / 2 =
6,300 Littorals Required

Phase 1D

Phase 1D

LAKE LITTORALS
1,264 x 25% x 20' / 4' =
1,580 Littorals Required

COMPENSATORY LITTORALS
1,264 x 5' / 2 =
3,160 Littorals Required

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10/1/2018

W. Patrick, Inc. ASLA
Landscape Architect #1481

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WILD BLUE - PHASE 1 RESIDENTIAL

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ESTERO, LEE COUNTY, FLORIDA

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CM9

CODE MINIMUM LANDSCAPE
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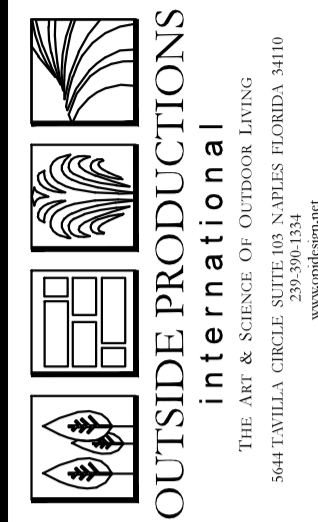
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Date: 11-13-17 Drawn By: BSH

Phase 1C
LAKE LITTORALS
3,488 x 25% x 20' / 4' =
4,360 Littorals Required
COMPENSATORY LITTORALS
3,488 x 5' / 2 =
8,720 Littorals Required

PER ZONING RESOLUTION Z-15-021
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#17: 75% NATIVE VEGETATION ON SINGLE-FAMILY LOTS

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Date: 11-13-17
Drawn By: BSH

CM10
CODE MINIMUM LANDSCAPE
PLAN

08-28-2018 County comments

MATCHLINE SHEET CM10

MATCHLINE SHEET CM9

MATCHLINE SHEET CM10

MATCHLINE SHEET CM9

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10/1/2018

LLTS
250
LT
3

LLTS
1300
LT
8

LAKE E-1
2.24 A.C.

Phase 1B

Phase 1C

Phase 1C

CONSERVATION
AREA MITIGATION AREA E

STREET 500

102

102

102

102

102

102

102

140

150

140

140

140

140

140

140

102

102

102

102

102

102

102

102

Lee County Requirements and Specifications

Section 10-415. Open space.

- (a) Open space calculations. All development must contain the minimum percentage of open space as outlined in the following table below:
- Percent of Open Space Required: PLEASE SEE OPEN SPACE TABLE ON SHEET CM
- (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(c)(9).

- (c) 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. Effort must be made to preserve heritage trees (live oak, South Florida slash pine, or longleaf pine with minimum 20-inch caliper dbh). If a heritage tree must be removed from a site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space area.

- 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. Open space areas must be designed to incorporate as many of the existing large native trees and sabal palms as possible. Irrigation water must be available on the development site and provisions for adequate irrigation provided.
- a. Sabal palms. Healthy sabal palms with a minimum eight-foot clear trunk must be salvaged if conditions (e.g., no rock) and sequence of construction allows. If sequence of construction does not allow the on-site relocation of sabal palms, then the sabal palms must be salvaged for an off-site recipient site or sale. The salvage efforts must be coordinated with the division of environmental sciences staff whether used on-site or otherwise. The number of sabal palms to be relocated or salvaged must be shown on the approved landscape plan approved as part of the development order. Any sabal palm being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A. A 90 percent survival for relocated sabal palms is required. Death of over ten percent of the relocated sabal palms will require a 1:1 replanting.
- b. Other trees. 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 code required landscaping. The trees must be properly prepared for relocation through root pruning or other horticulturally correct methods approved by the environmental sciences director.

- (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 native upland plant communities or indigenous native trees in large tracts, a scaled open space credit for single contiguous preserve areas will be granted.
- 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 groundcover 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 development order approval; and, again after project construction in order to obtain a certificate of compliance (CC). The CC 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.

- (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. The average minimum width may be reduced to 30 feet when the preserve is adjacent to a public road.

- (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.

- (d) Use of open space.
- (1) Open space areas must be preserved 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 area.
 - d. Active and passive recreation areas such as playgrounds, golf courses, beach frontage, nature 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.

Section 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) or through use of an alternative landscape betterment plan (see section 10-419). Existing waterbodies within the development area will not be included in the calculation for general tree requirements.
- General Tree Calculation:

- (1) Single-family residence developments that are constructed on individual (single) lots. One tree must be provided per 3,000 square feet of development area, which must include a minimum of two trees per single-family lot installed prior to issuance of the certificate of occupancy.
- (2) All other residential developments. All other residential developments must provide one tree per 3,000 square feet of development area.
- (3) Recreational vehicle developments. One tree must be provided per 3,000 square feet of development area.
- (4) All other developments. One tree must be provided per each 3,500 square feet of development area.
- (b) Building perimeter plantings.
- Applicable to this project: YES

2. Internal Landscaping: Guardhouse Parking

Total Landscaping Surface:

385	x 10% =	39	SF	39	SF
Total Surface Area	Planting Area Required	Planting Area Provided			

Lake A-1	1,685	x 25% x 20' /4'	2106.3	2,140
LF of lake edge		Herbaceous Required		Herbaceous Provided
Lake A-2	1,642	x 25% x 20' /4'	2052.5	2,100
LF of lake edge		Herbaceous Required		Herbaceous Provided
Lake B-1	8,877	x 25% x 20' /4'	11096.3	11,097
LF of lake edge		Herbaceous Required		Herbaceous Provided
Lake D-1	7,145	x 25% x 20' /4'	8931.3	9,050
LF of lake edge		Herbaceous Required		Herbaceous Provided
Lake E-1	1,500	x 25% x 20' /4'	1875.0	1,875
LF of lake edge		Herbaceous Required		Herbaceous Provided
Ex. Lake Blue	35,964	x 25% x 20' /4'	44955.0	44,955
LF of lake edge		Herbaceous Required		Herbaceous Provided
Compensatory For Ex. Lake Blue	35,964	x 5 if x 50%	89910.0	89,910
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Lake E-1 1,500 x 25% x 20' /4' 1875.0 1,875

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Ex. Lake Blue 35,964 x 25% x 20' /4' 44955.0 44,955

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