



December 20, 2017

Ms. Jessica Sulzer
Development Services Director
Lee County Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

RE: San Marino II Application for Administrative Deviation from Chapter 10

Dear Ms. Sulzer:

On behalf of San Marino II at Miromar Lakes (Applicant) enclosed please find an application for Administrative Deviation from Chapter 10 in regards to San Marino. The Applicant is requesting one (1) deviation from Land Development Code Section 34-329 to allow for the development of a slope at a 4:1 ratio as outlined in the attached Schedule of Deviations and Justifications.

Per the application checklist, the following items are enclosed for your review:

1. One (1) original application;
2. One (1) check in the amount of \$400.00 for the application fee;
3. One (1) original, signed & notarized Affidavit of Authorization;
4. One (1) original, signed & notarized Disclosure of Interest;
5. One (1) copy of the boundary survey of the platted subject property;
6. One (1) copy of the sketch of the platted subject property;
7. One (1) copy of the Schedule of Deviations and Justifications;
8. One (1) copy of the DO plans for the subject property;
9. One (1) copy of the CMLA plans for the subject property;
10. One (1) copy of 4:1 Lake Bank Slope Section.

Thank you in advance for your consideration of this request. Should you require additional information, please contact me directly at (239) 405-7777, ext. 214, or cindy.brizuela@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

A handwritten signature in blue ink, appearing to read 'Cindy Brizuela'.

Cindy Brizuela

Enclosures

cc: Dana Bessette, San Marino II at Miromar Lakes



APPLICATION FOR ADMINISTRATIVE DEVIATION FROM CHAPTERS 10 AND 33 IN UNINCORPORATED AREAS ONLY [LDC Section 10-104 and Chapter 33]

Project Name: San Marino Phase II

Request: Deviation from Section 10-329 to allow for a 4:1 bank slope

.....

1. Name of Applicant: San Marino II at Miromar Lakes, LLC

Address: 19731 Marino Lake Circle, #901

City, State, Zip: Miromar Lakes, FL 33913

Phone Number: _____ E-mail: _____

2. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

☒ Applicant is the sole owner of the property. [34-201; 34-204]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202; 34-204]

3. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]

a. Company Name: Waldrop Engineering

Contact Person: Cindy Brizuela

Address: 28100 Bonita Grande Dr, Suite 305

City, State, Zip: Bonita Springs, FL, 34135

Phone Number: 239-405-7777 ext. 207 E-mail: cindy.brizuela@waldropengineering.com

b. [Additional Agent\(s\)](#): Provide the names of other agents that the County may contact concerning this application. [34-202; 34-204]

4. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: San Marino II at Miromar Lakes

Address: 19731 Marino Lake Circle, # 901

City, State, Zip: Miromar Lakes, FL, 33913

Phone Number: _____ E-mail: _____

5. Disclosure of Interest [34-201; 34-204]:

☒ Attach [Disclosure of Interest](#) Form. [34-201; 34-204]

6. STRAP Number(s) [34-204]:

23-46-25-02-0000A.0010

7. Street Address of Property: SAN MARINO AT MIROMAR LAKES DESC IN INST#2005-55534 LAND FOR PH 31-40

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

8. Legal Description (must submit one):

☒ Legal description (metes and bounds) and sealed sketch of the legal description. [34-204]

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.) [34-204]

9. Use(s) of Property [34-204]:

a. Current uses of property are:

Vacant

b. Intended uses of property are:

Multi-family Residential

10. Lee Plan (Future Land Use) Designation of Property [34-204]:

University Community (99.71%) and Wetlands (.29%)

11. Current Zoning of Property [34-204]:

Development of Regional Impact (DRI)/(Mixed Use Planned Development (MPD))

12. Property Dimensions [34-204]:

a. Width (average if irregular parcel): 1000 Feet

b. Depth (average if irregular parcel): 630 Feet

c. Total area: 14.59 Acres or square feet

13. Current Use of the Adjacent Properties (briefly describe):

North: Miromar Lakes Golf Club (single-family residential development with golf course)

East: San Marino at Miromar Lakes (multi-family residential development)

South: Vacant (zoned MPD)

West: Right-of-Way (I-75)

14. Public Hearings: Has a public hearing for any purpose been held regarding the subject property within the last 12 months?

☒ **NO**

☐ **YES** – If **YES**, please provide the following information regarding the hearing:

a. Name of Applicant:

b. Date of Hearing:

c. Case Number:

d. Type of Request:

e. Result/Disposition of Hearing:

15. Local Development Orders: Has an application for a Development Order been filed with Lee County Department of Community Development?

☐ **NO**

☒ **YES** – If **YES**, please provide the following information:

a. Name of Applicant: San Marino II at Miromar Lakes

b. Lee County DOS Application #: DOS2004-00046 & DOS2017-00053

c. Current Status of DOS Application: Approved (DOS2004-00046) & Received (DOS2017-00053)

16. Specific Request: Indicate the Section(s) of Lee County Land Development Code from which the administrative deviation approval is sought [please check the appropriate selection(s)]:

- ☐ Section 10-261 (refuse and solid waste disposal facilities)
- ☐ Section 10-283 (access streets)
- ☐ Section 10-285 (intersection separations)
- ☐ Section 10-296, Table 2 (ROW widths - County maintained streets)
- ☐ Section 10-296, Table 3 (ROW widths - private streets)
- ☐ Section 10-296(d)(3) (drainage and 10-296(e) through (i) road specifications)
- ☐ Section 10-296(l) (horizontal curves)
- ☐ Section 10-296(o) (intersection designs)
- ☐ Section 10-296(p) (cul-de-sacs)
- ☐ Section 10-322 (swale sections)
- ☐ Section 10-329(d)(1)a.2.&a.3 (Water excavation setbacks)
- ☒ Section 10-329(b)(4)a. (excavation bank slopes)
- ☐ Section 10-352 (public water)
- ☐ Section 10-353 (public sewer)
- ☐ Section 10-385(c) (water mains)
- ☐ Section 10-415(b)(5) (Indigenous native vegetation)
- ☐ Section 10-416(c) Landscaping of parking and vehicle use areas
- ☐ Section 10-418(3) (surface water management systems; limited to the prohibition of hardened structures behind single family residences for restriction of existing lake bank slopes as provided in section 10-329(d)(4)b)
- ☐ Section 10-441 (mass transit facilities)
- ☐ Section 10-610 (site design standards and guidelines for commercial developments)
- ☐ Section 10-716 (piping materials in right of way)
- ☐ Chapter 33 (if permitted) Section(s): _____

17. Explanation and Justification of Request: Explain the proposed request and why the administrative deviation is needed. For each deviation requested, provide an explanation as to how the deviation satisfies the criteria provided in 10-104(b). **[10-104]**

- (1) The request is based on sound engineering practices (not applicable to sections 10-352, 10-353 and division 7, article III, chapter 10);
- (2) The request is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested;
- (3) For division 7, article III, chapter 10, the required facility would unnecessarily duplicate existing facilities;
- (4) The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision; and
- (5) For sections 10-352 and 10-353, the utility that would otherwise serve the development cannot provide the service at the adopted level of service standard due to an inadequate central facility.

18. Plans:

- a. Provide a 24"x36" plan that is sealed and dated by a registered professional engineer, that accurately reflects the applicant's alternative proposal {not required for deviations requested from LCLDC Sections 10-415(b)(5) or 10-416(c)}.
- b. **For indigenous open space and parking lot landscaping deviations**, {LCLDC Section 10-415(b)(3) and Section 10-416(c)}, provide a 24"x36" plan signed, sealed and dated by a registered landscape architect, that accurately reflect the applicant's alternative proposal. **[10-104]**

19. Other Requested Documentation: Any other materials and/or calculations requested by the Director of Development Services to aid in the decision. **[10-104]**

SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below.

☒	Completed application [34-204]
☒	Filing Fee [34-204]
☒	Affidavit of Authorization Form [34-204; 34-202]
☐	Additional Agents [34-204; 34-202]
☐	Multiple Owners List (if applicable) [34-201; 34-204]
☒	Disclosure of Interest Form [34-204; 34-201]
☒	Legal description (must submit one) [34-202, 34-204]
☒	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	Explanation and Justification of Request [10-104]
☐	Alternate Proposal Plan [10-104]
☐	Other Requested Documentation (as may be required) [10-104]

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative deviation in no way guarantees its approval. If the Director determines that the requested deviation is beyond the scope of Land Development Code Section 10-104 and that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative deviation is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative deviation will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code when rendered, then, at any time, the Director 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.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

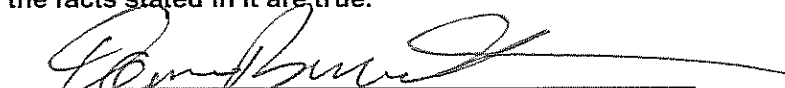
I, Dana Bessette (name), as Authorized Agent (owner/title) of SAN MARINO II AT MIROMAR LAKES, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.


Signature

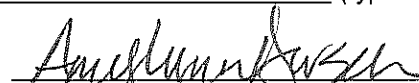
12/20/17
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 12/20/17 (date) by Dana Bessette (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

State of Florida
STAMP/SEAL Amy Lynn Dersch
Commission # 202161
Commission Expires 6/13/2019


Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Dana Bessette, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at SAN MARINO AT MIROMAR LAKES DESC IN INST#2005-55534 LAND FOR PH 31-40 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	0%

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



Property Owner

Dana Bessette

Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on
12/20/17 (date) by Dana Bessette (name of
person providing oath or affirmation), who is personally known to me or who has produced

(type of identification) as identification.

State of Florida
Amy Lynn Dersch
STAMP/SEAL Commission #202161
Commission expires:
06/13/2019



Signature of Notary Public

NOTARY I.D. NO.
1313182



COMMISSION NO.
FF 202161

STATE OF FLORIDA

Executive Department

I, Rick Scott, Governor of Florida, by virtue of the authority vested in me
by the Constitution and Laws of this State,
do hereby commission

Amy Lynn Dersch

to be

NOTARY PUBLIC

in and for the State of Florida

from June 14, 2015 through June 13, 2019 and in the

Name of the People of Florida to have, hold and exercise the said office and
all the powers and responsibilities appertaining thereto, and to receive the privileges
and emoluments thereof in accordance with the law,

In Testimony Whereof, I do hereunto set my hand and cause to be affixed the

Great Seal of the State, Tallahassee, Florida.

Governor

Handwritten signature of Rick Scott in black ink.

Secretary of State

NNAF

Handwritten signature of Ken Detjen in black ink.

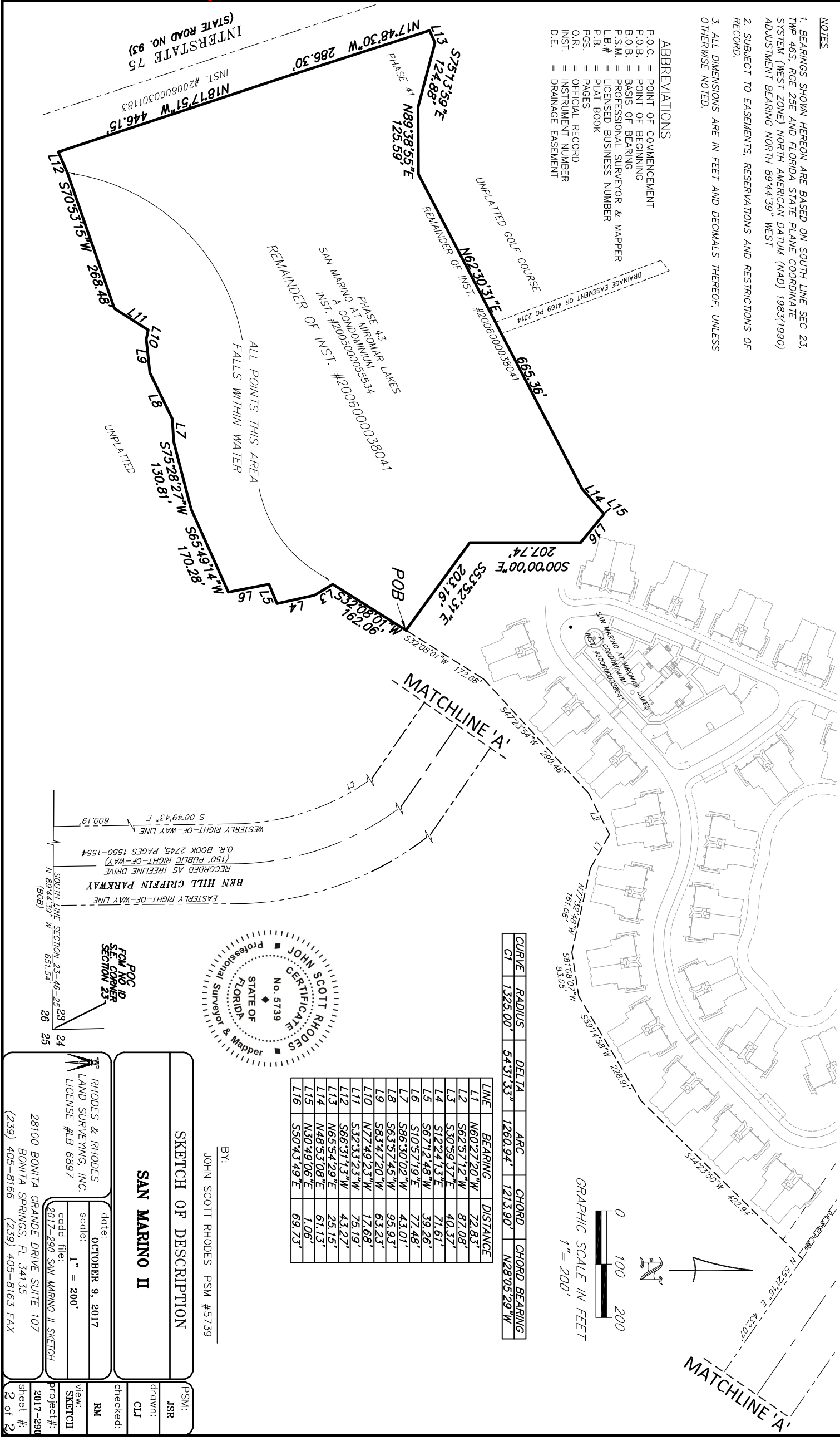
ADJUSTMENT BEARING NORTH 89°44'39" WEST

1. BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE SEC 23 TWP 45S. REF 25E AND FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NORTH AMERICAN DATUM (NAD) 1983(1990)

2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

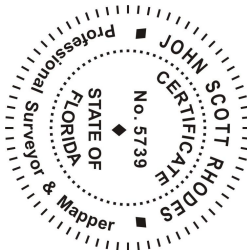
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
B.O.B.	=	BASIS OF BEARING
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
L.B.#	=	LICENSED BUSINESS NUMBER
P.B.	=	PLAT BOOK
PGS.	=	PAGES
O.R.	=	OFFICIAL RECORD
INST.	=	INSTRUMENT NUMBER
D.E.	=	DRAINAGE EASEMENT



CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1325.00'	54°31'33"	1260.94'	1213.90'	N28°05'29"W

LINE	BEARING	DISTANCE
L1	N60°27'20"W	72.83'
L2	S62°57'12"W	87.08'
L3	S30°59.37"E	40.33'
L4	S122°24'13"E	71.61'
L5	S67°12'48"W	39.26'
L6	S10°57'19"E	77.48'
L7	S66°30'02"W	43.01'
L8	S63°57'45"W	95.93'
L9	S63°47'20"W	63.23'
L10	N77°49'23"W	77.68'
L11	S32°33'23"W	75.19'
L12	S66°31'13"E	43.27'
L13	N65°54'29"E	25.15'
L14	N48°53'08"E	61.13'
L15	N30°49'40"E	7.06'
L16	S50°43'49"E	69.23'



SKETCH OF DESCRIPTION		PSM: JSR
SAN MARINO II		drawn: CLJ
checked:		
date: OCTOBER 9, 2017		RM
scale: 1" = 200'		view: SKETCH
cadd file: 2017-290 SAN MARINO II SKETCH		project#: 2017-290
THE RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897		sheet #: 2 of 2
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		

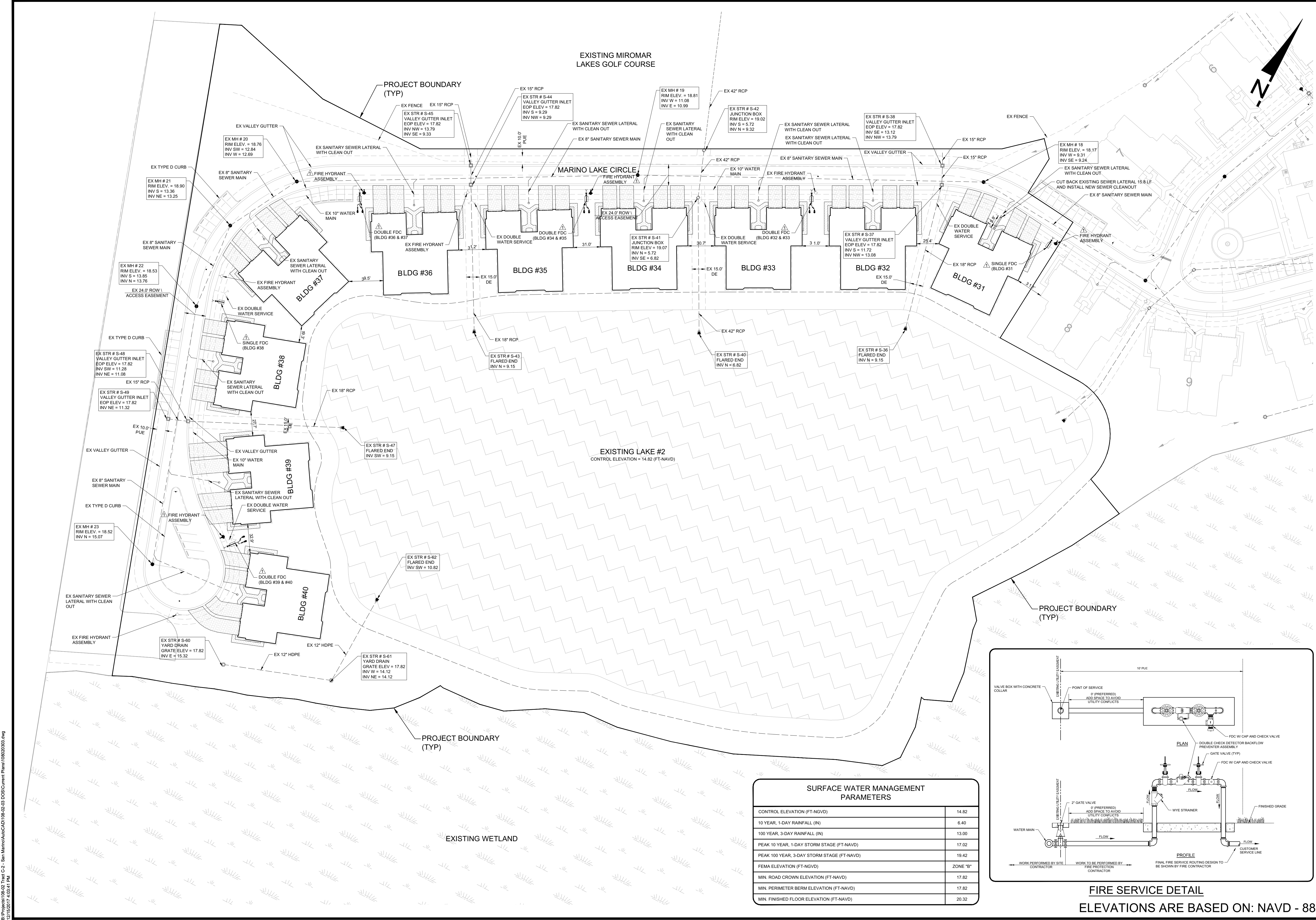
JUSTIFICATION FOR DEVIATION

EXPLANATION: Deviation from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; to allow for a minimum ratio of 4:1 slope.

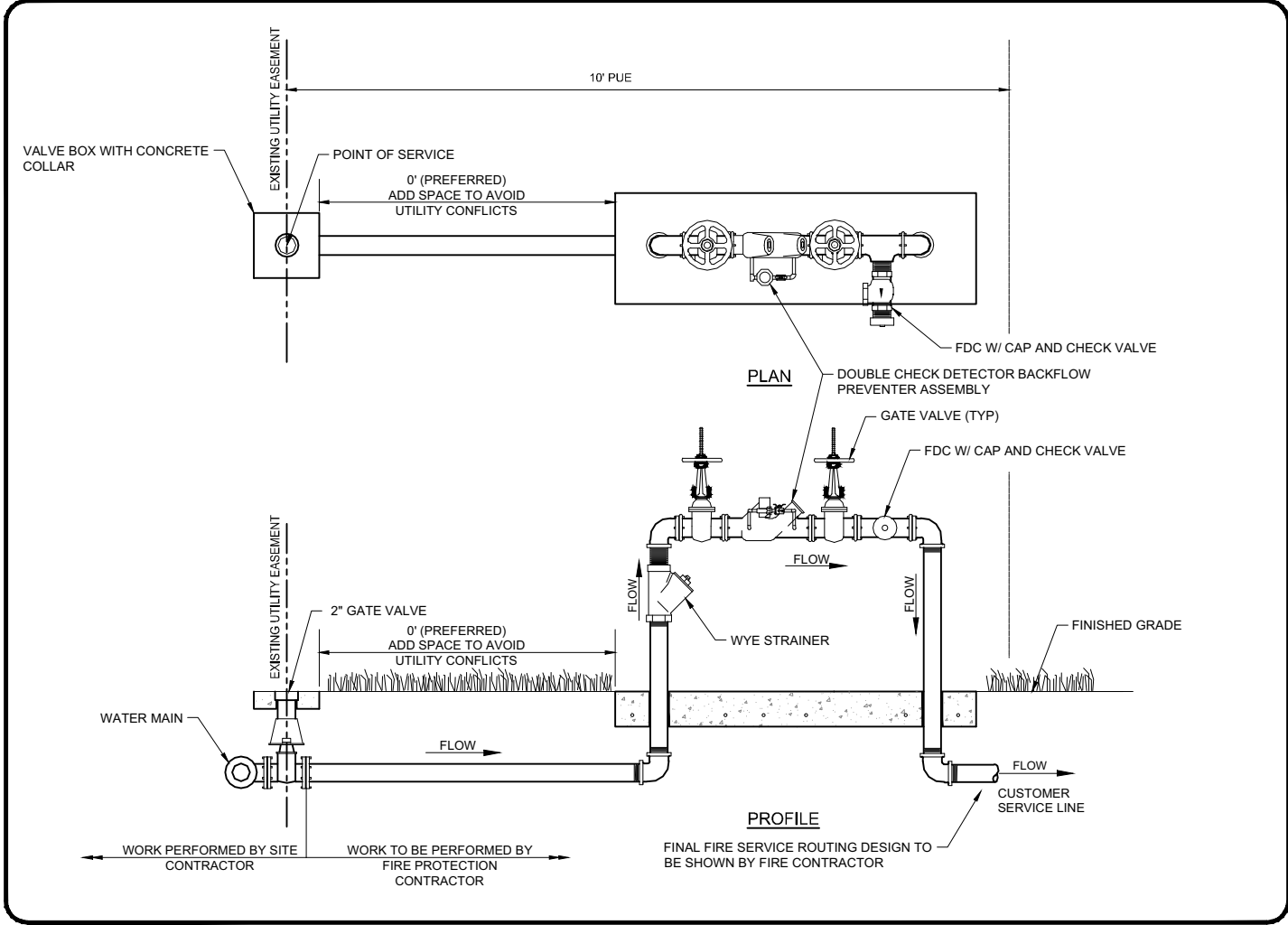
JUSTIFICATION: The subject property is constrained by development to the north, east, and west such as existing roadways, existing multi-family dwelling units, and other infrastructure. This project was initiated in 2004 per DOS2004-00046, and is in its final phase of development which attributes to the number of physical constraints on the site.

The proposed 4:1 lake bank slope will allow for the continuation of the lake's existing condition as the lake was constructed with 4:1 lake bank slopes per DOS2004-00046.

4:1 lake banks slopes have been proven to function as intended by the LDC through appropriate construction standards and lake maintenance measures. As shown in the attached Cross Section Exhibit, turf reinforcement mats and enhanced herbaceous plantings are proposed to mitigate lake bank erosion in accordance with the slope protection measures set forth in LDC Section 10-329(d)(4). This design standard has been successfully implemented throughout Lee County and is accepted by the South Florida Water Management District. Therefore, the requested deviations will not negatively impact public health, safety or welfare, and will uphold the intent of the LDC.



SURFACE WATER MANAGEMENT PARAMETERS	
CONTROL ELEVATION (FT-NGVD)	14.82
10 YEAR, 1-DAY RAINFALL (IN)	6.40
100 YEAR, 3-DAY RAINFALL (IN)	13.00
PEAK 10 YEAR, 1-DAY STORM STAGE (FT-NAVD)	17.02
PEAK 100 YEAR, 3-DAY STORM STAGE (FT-NAVD)	19.42
FEMA ELEVATION (FT-NGVD)	ZONE "B"
MIN. ROAD CROWN ELEVATION (FT-NAVD)	17.82
MIN. PERIMETER BERM ELEVATION (FT-NAVD)	17.82
MIN. FINISHED FLOOR ELEVATION (FT-NAVD)	20.32



FIRE SERVICE DETAIL
ELEVATIONS ARE BASED ON: NAVD - 88

**WALDROP
ENGINEERING**

CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTANTS

25100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

DEVELOPMENT ORDER PLANS FOR
SAN MARINO
PHASE II
CLIENT: SAN MARINO II AT MIROMAR LAKES, LLC
MASTER SITE, UTILITY, AND DRAINAGE PLAN

PLAN REVISIONS

REVISION	SUBMITTED / BID SET	06/08/17
1	09/25/17	REVISED PER COUNTY COMMENTS

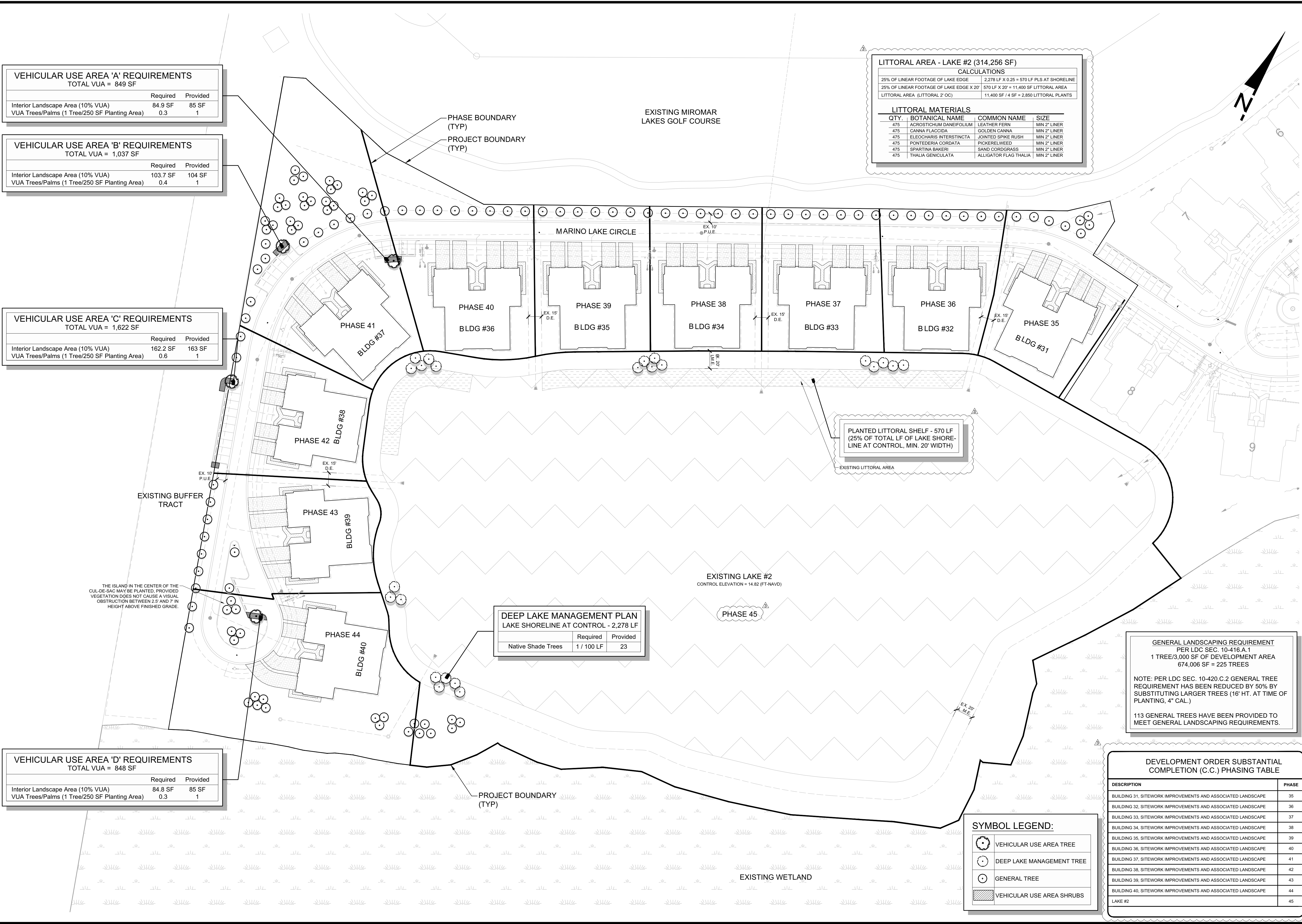
0 25 50 100
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66621

SET NUMBER: 108-02-03

SHEET: 3



VEHICULAR USE AREA 'A' REQUIREMENTS		
TOTAL VUA = 849 SF		
	Required	Provided
Interior Landscape Area (10% VUA)	84.9 SF	85 SF
VUA Trees/Palms (1 Tree/250 SF Planting Area)	0.3	1

VEHICULAR USE AREA 'B' REQUIREMENTS		
TOTAL VUA = 1,037 SF		
	Required	Provided
Interior Landscape Area (10% VUA)	103.7 SF	104 SF
VUA Trees/Palms (1 Tree/250 SF Planting Area)	0.4	1

VEHICULAR USE AREA 'C' REQUIREMENTS		
TOTAL VUA = 1,622 SF		
	Required	Provided
Interior Landscape Area (10% VUA)	162.2 SF	163 SF
VUA Trees/Palms (1 Tree/250 SF Planting Area)	0.6	1

VEHICULAR USE AREA 'D' REQUIREMENTS		
TOTAL VUA = 848 SF		
	Required	Provided
Interior Landscape Area (10% VUA)	84.8 SF	85 SF
VUA Trees/Palms (1 Tree/250 SF Planting Area)	0.3	1

LITTORAL AREA - LAKE #2 (314,256 SF)		
CALCULATIONS		
25% OF LINEAR FOOTAGE OF LAKE EDGE	2,276 LF X 0.25 = 570 LF PLS AT SHORELINE	
25% OF LINEAR FOOTAGE OF LAKE EDGE X 20'	570 LF X 20' = 11,400 SF LITTORAL AREA	
LITTORAL AREA (LITTORAL 2' OC)	11,400 SF / 4 SF = 2,850 LITTORAL PLANTS	
LITTORAL MATERIALS		
QTY.	BOTANICAL NAME	COMMON NAME SIZE
475	ACROSTICHUM DANIEFOLIU	LEATHER FERN MIN 2' LINER
475	CANNA FLACCIDA	GOLDEN CANNA MIN 2' LINER
475	ELEOCHARIS INTERSTINCTA	JOINTED SPIKE RUSH MIN 2' LINER
475	PONTEDERIA CORDATA	PICKERELWEED MIN 2' LINER
475	SPARTINA BAKERS	SAND CORNGRASS MIN 2' LINER
475	THALIA GENICULATA	ALLIGATOR FLAG THALIA MIN 2' LINER

DEEP LAKE MANAGEMENT PLAN		
LAKE SHORELINE AT CONTROL - 2,278 LF		
	Required	Provided
Native Shade Trees	1 / 100 LF	23

PLANTED LITTORAL SHELF - 570 LF	
(25% OF TOTAL LF OF LAKE SHORELINE AT CONTROL, MIN. 20' WIDTH)	
EXISTING LITTORAL AREA	

GENERAL LANDSCAPING REQUIREMENT
PER LDC SEC. 10-416 A.1
1 TREE/3,000 SF OF DEVELOPMENT AREA
674,006 SF = 225 TREES

NOTE: PER LDC SEC. 10-420 C.2 GENERAL TREE REQUIREMENT HAS BEEN REDUCED BY 50% BY SUBSTITUTING LARGER TREES (16' HT. AT TIME OF PLANTING, 4" CAL.)

113 GENERAL TREES HAVE BEEN PROVIDED TO MEET GENERAL LANDSCAPING REQUIREMENTS.

SYMBOL LEGEND:	
	VEHICULAR USE AREA TREE
	DEEP LAKE MANAGEMENT TREE
	GENERAL TREE
	VEHICULAR USE AREA SHRUBS

DEVELOPMENT ORDER SUBSTANTIAL COMPLETION (C.C.) PHASING TABLE	
DESCRIPTION	PHASE
BUILDING 31, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	35
BUILDING 32, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	36
BUILDING 33, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	37
BUILDING 34, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	38
BUILDING 35, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	39
BUILDING 36, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	40
BUILDING 37, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	41
BUILDING 38, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	42
BUILDING 39, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	43
BUILDING 40, SITEWORK IMPROVEMENTS AND ASSOCIATED LANDSCAPE	44
LAKE #2	45

WALDROP ENGINEERING

25100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

CODE MINIMUM LANDSCAPE PLANS FOR

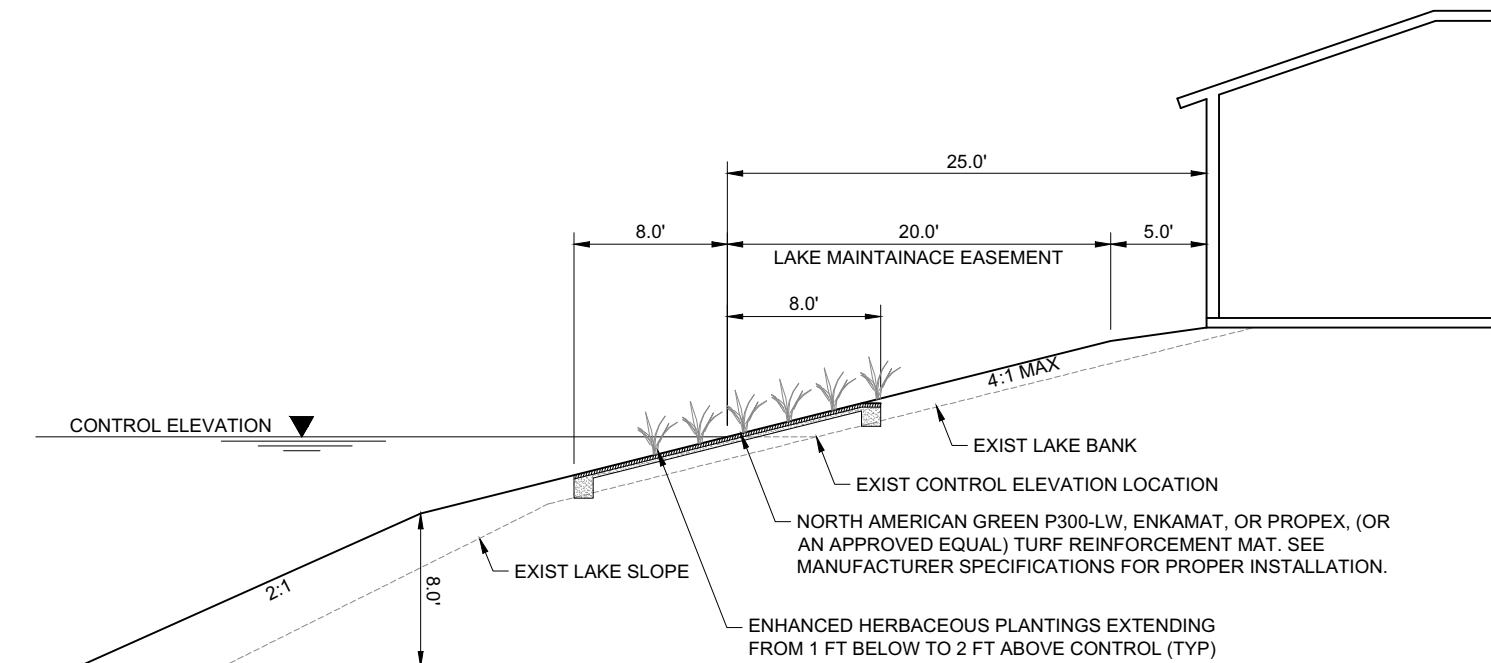
SAN MARINO

PHASE II

CLIENT: SAN MARINO II AT MIROMAR LAKES, LLC.

CODE MINIMUM LANDSCAPE PLAN

PLAN REVISIONS	
REV#	DATE
01	08/28/17
02	12/14/17
03	12/21/17
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26800035	
RICHARD GRANT WILBANKS, P.L.A. FL LICENSE NO. LA0666723	
SET NUMBER:	108-02-04
SHEET:	2



4:1 LAKE BANK SLOPE SECTION

SCALE: 1" = 10'