

**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

<b>DRC Date:</b>	September 26, 2024	<b>Level of Review:</b>	Level 3
<b>PC Date:</b>	December 4, 2024	<b>Type:</b>	Conditional Use
<b>BoCC Date:</b>	N/A	<b>Case Numbers:</b>	LDCU-2024-31
<b>Applicant:</b>	Mary Solik	<b>Case Name:</b>	Milestone Towers Monopole
		<b>Case Planner:</b>	Kyle Rogus, Planner I

<b>Request:</b>	The applicant is requesting Conditional Use (CU) approval for a 150- foot monopole telecommunications tower with an additional 4-foot lightning rod to be placed in a Residential Medium (RM) land use district.
<b>Location:</b>	The subject site is located at 4754 Cypress Gardens Road, north of Cypress Gardens Boulevard SE, south of Dundee Road, east of Highway 17, west of US Highway 27 in Section 01, Township 29, Range 26.
<b>Property Owner:</b>	Robert Konger
<b>Parcel Size (Number):</b>	±6.58 acres Parcel IDs (#262901-000000-021090)
<b>Future Land Use:</b>	Residential Medium (RM)
<b>Development Area:</b>	Transit Supportive Development Area (TSDA)
<b>Nearest Municipality:</b>	N/A
<b>DRC Recommendation:</b>	Conditional Approval
<b>Planning Commission Vote:</b>	Pending Hearing

**Location**

**2020 Aerial**



## Summary of Analysis:

The applicant is requesting a Level 3 Conditional Use (CU) approval to place a 150' tall monopole communications tower with an additional 4' lightning rod on the site of a 6.58-acre warehouse and storage facility. Chapter 2, Table 2.1 (Use Table for Standard Land Use District) of the Land Development Code indicates the placement of monopole communication tower within a Residential Medium (RM) land use district requires Conditional Use approval via a Level 3 Review. In order to meet current development approval conditions, monopole requests are subject to the standards found in Section 303 of the LDC.

Per Chapter 3, Section 303 of the Land Development Code, communication towers shall be set back a distance equal to one times (1x) the height of the communication tower from any off-site residential Future Land Use designation or the property line of any off-site residential structure. The visual impacts of communication towers on nearby viewers shall be mitigated to the extent reasonably possible. At a minimum, a row of trees at least six feet tall at planting shall be planted around the perimeter of the fence to the property and a continuous hedge at least 30 inches high at planting and capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced, together providing for an opacity at planting of 60 percent and achieving 100 percent opacity within two years of planting. Plans illustrate the closest residential property line to be 150 feet, with the nearest residential structure approximately 225 feet, and meet all screening requirements.

Monopole towers create no burdens on public services but provide critical cellular coverage to the surrounding residents, workers, and first responders. The proposed monopole tower design provides structural capacity for one carrier (Verizon). There are no existing available 112.6' or higher structures within a 0.6-mile search ring. The proposed monopole tower should not cause any disruptive interference with any transmitter or receiver near their communications structures. The Federal Aviation Administration has conducted an aeronautical study and revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation. No environmental issues are located on the site which would hinder development.

The applicant has submitted the necessary documentation for approval pursuant to the standards and criteria found in LDC Section 303. The request meets the relevant criteria in the Comprehensive Plan and LDC. Staff finds no incompatibilities with this request and recommends approval.

## Findings of Fact

- *This is a request for Conditional Use approval of a 150' tall monopole communications tower to place within a warehouse and storage facility site. The subject site is approximately 6.58 acres and within a Residential Medium (RM) land use district in the Transit Supportive Development Area.*
- *“Communication Tower” is defined in Chapter 10 of the Land Development Code (LDC) as, “Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including lattice towers, guyed towers and monopole towers. The term includes, without exclusion, radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers and camouflaged towers. The term does not include structures which are utilized solely by amateur radio operators licensed by the FCC. For the purposes of applying the height thresholds and*

*setback requirements of this Section, antennas which add to the height of a communication tower shall be considered a part of the communication tower.”*

- *“Monopole Tower” is defined in Chapter 10 of the Land Development Code (LDC) as, “Any monopole structure that is designed and constructed primarily for the purpose of supporting one or more antennas. Specifically, a monopole tower is a single, self-supporting Communication tower of spin-cast concrete, concrete, steel or similar materials having a solid appearance and containing no guy wires.”*
- *According to LDC Chapter 2, Table 2.1, Monopole Communication Towers are “C3” conditional uses in Residential Medium land use districts.*
- *The subject site has frontage on Cypress Gardens Road (Road No. 960210). Cypress Gardens Road is an Urban Collector with a paved surface width of 24 feet. The roadway is monitored for Level of Service by the Polk Transportation Planning Organization (TPO).*
- *This property is served by Polk County Sheriff’s Office’s Central District. The district office is located at 3635 Avenue G Northwest in Winter Haven.*
- *Fire/EMS responses are primarily from Polk County Fire Rescue Station 18, located at 2101 Register Rd SE, Winter Haven, FL 33884.*
- *According to the Secretary of State’s Department of Historical Resources, the Florida Master Site File lists no archaeological sites at this location.*
- *The subject site is not located within any of the County’s Wellhead Protection Districts.*
- *The zoned schools are Garden Grove Elementary, Denison Middle, and Winter Haven Senior High School.*
- *The property is not located within a service area for potable water and wastewater services.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix (Matrix Unit 48744), the site is not located within an area of a recent documented endangered animal species sighting.*
- *Wetlands and flood zones are located on the subject site to the southwest.*
- *According to the Soil Survey of Polk County, the project area consists primarily of Udorthents, excavated (86.9%), St. Lucie Fine Sand (12.8%), and Tavares Fine Sand (0.3%).*
- *The subject site is not located within an Airport Impact District (AID).*
- *The Comprehensive Plan defines Compatibility in Section 4.400 as, “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”*

- *This request has been reviewed for consistency with Tables 2.1 & 2.2.*
- *Site has been developed with multiple warehouse storage facilities since 1992.*
- *Prior zoning of this site was designated Commercial C-3 District – Regional Service Centers.*
- *Per Ordinance No. 71-8, “C-3 Districts are designed and intended to provide a broad range of central shopping facilities to serve a wide intra-city area and should be located along, or convenient to major highways and accessible to a multi-city market.”*

**Development Review Committee Recommendation:** Based on the information provided by the applicant, the findings of fact, recent site visits, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL** of LDCU-2024-31.

**CONDITIONS OF APPROVAL**

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2024-31 with the following Conditions:

1. This Conditional Use approval is for a 150-foot monopole communications tower, as described in the staff report and shown on the site plan. Any modifications to LDCU-2024-31, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission.

**GENERAL NOTES**

- NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*
- NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.*
- NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*
- NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners’ jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.*
- NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

## Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

**Table 1**

<p><b>Northwest:</b> RL-4 Audubon Place Single-family Subdivision</p>	<p><b>North:</b> RL-4 Audubon Place Single-family Subdivision</p>	<p><b>Northeast:</b> RL-4 Garden Grove South Single-family Subdivision</p>
<p><b>West:</b> RM Single-family dwelling 2.5 acres</p>	<p><b>Subject Property:</b> RM Warehouse and storage facility 6.58 acres</p>	<p><b>East:</b> RM Multi-family (50+ units) 8.45 acres</p>
<p><b>Southwest:</b> RM Doves Rest Mobile Home Park</p>	<p><b>South:</b> RM Doves Rest Mobile Home Park</p>	<p><b>Southeast:</b> RM Doves Rest Mobile Home Park</p>

*Source: Polk County Geographical Information System and site visit by County staff*

Staff has reviewed aerial photography of the subject site dating to 1980s. The site has been developed since at least 1988 with a self-storage facility. The proposed 150' tall monopole tower will provide structural capacity for one carrier. Monopole towers create no burdens on public services but provide critical cellular coverage to the surrounding residents, workers, and first responders.

### Compatibility with the Surrounding Land Uses and Infrastructure:

This communication tower is proposed on one of the largest non-residential used properties along Cypress Gardens Road. It is surrounded by detached site-built and mobile home residences. It is in close proximity to all forms of urban infrastructure including sidewalks on the north side of Cypress Gardens Road and mass transit. It is in driving distance to daily and weekly shopping needs.

#### A. Land Uses:

The surrounding future land use designations in the immediate area are all residentially based, ranging in densities from Residential Low (RL) to Residential High (RH). The proposed 150' monopole tower does

**The LDC defines compatibility as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”**

not present any conflicts with surrounding land uses. It was determined that there are no existing available 112.6' or higher structures within a 0.6-mile search ring. The proposed monopole communication tower should not cause any disruptive interference with any transmitter or receiver near their communications structures. The Federal Aviation Administration has conducted an aeronautical study and revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation. The greatest incompatibility with communication towers is predominantly visual, especially around the base of the tower, and the low risk that the tower collapses or loses parts that fall to the ground threatening harm to nearby neighbors. To offset the risk of falling debris, the Land Development Code (LDC) requires a setback of the height of the tower from any offsite residential property lines. The closest residential property line is approximately 150 feet to the west. The closest residential structure is approximately 225 feet to the south. The Land Development Code requires landscaping around

the base of the tower to offset any visual concerns. Evergreen landscaping consisting of a row of trees at least six feet tall at planting shall be planted around the perimeter of the fence to the property and a continuous hedge at least 30 inches high at planting and capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced, together providing for an opacity at planting of 60 percent and achieving 100 percent opacity within two years of planting.

**B. Infrastructure:**

Towers do not require the typical forms of development infrastructure. Once constructed, they require very little attention. Access can be merely an easement with an unimproved path. No water or wastewater service is needed. There is very little imperious surface to drain. The threat of fire or medical emergency is low. No schools or parks are demanded. The people that need the tower need those services. Therefore, the tower goes where the users are located.

**Nearest Elementary, Middle, and High School**

The zoned public schools are Garden Grove Elementary (+/- 0.3 miles); Denison Middle; and Winter Haven Senior High School. The proposed tower will have no impact on schools or busing. Communication towers have no demand for schools and pose no threat if located near them. Some Polk County School campuses host cell tower sites. The table to follow provides data on the zoned schools and current capacities.

**Table 2**

<b>Name of School</b>	<b>Annual Estimated Demand</b>	<b>Distance from subject site</b>	<b>School Capacity</b>
Garden Grove Elementary	0 students	±0.3 mile driving distance from entrance to entrance	111%
Denison Middle School	0 students	±5.5 miles driving distance from entrance to entrance	62%
Winter Haven Senior High School	0 students	±4.8 miles driving distance from entrance to entrance	110%

**Nearest Sheriff, Fire, and EMS Station**

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all of unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Fire and EMS responses are primarily from Polk County Fire Rescue Station 18, located at 2101 Register Rd SE, Winter Haven, FL 33884.

This property is served by Polk County Sheriff’s Office’s Central District. The district office is located at 3635 Avenue G Northwest in Winter Haven. The average response times for the Central District were:

- Priority 1 Calls – 13:34 Minutes
- Priority 2 Calls – 30:09 Minutes

Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. At any rate, response times are not as much a function of the distance to the nearest substation but more a function of the overall number of patrol officers within the County. Table 2, to follow, provides a breakdown of response times and travel distances for emergency services.

**Table 2**

	<b>Name of Station</b>	<b>Distance</b>	<b>Response Time*</b>
Sheriff	Central District 3635 Ave G NW, Winter Haven	±9.2 miles	P1: 13:34 P2: 30:09
Fire/EMS	Polk County Fire Rescue Station 18 2101 Register Rd SE, Winter Haven, FL 33884.	±1.9 miles	7 minutes

*Source: Polk County Sheriff's Office and Public Safety \*Response times are based from when the station receives the call, not from when the call is made to 911.*

**Water and Wastewater Demand and Capacity:**

**A. Estimated Demand and Service Provider:**

A communication tower does not need potable water or wastewater service. There is no need to provide potable water or wastewater services due to the nature of this request.

**B. Planned Improvements:**

There are no planned improvements by the County in the vicinity of the parcel.

**Roadways/ Transportation Network**

There are no anticipated impacts to the transportation systems in the area because communication towers have very few visitors once constructed. There is ample capacity to support the highest development request the district will allow.

**A. Estimated Demand:**

There will be no increase in transportation demand as a result of this approval. Towers do not have more than one trip per week let alone one per day. Maximum use of the property would not require a major traffic study.

**B. Available Capacity:**

The subject site has frontage on Cypress Gardens Road (Road No. 960210). The roadway is monitored for Level of Service by TPO. Table 3, below, charts the generalized available capacity of the most-affected links.

<b>Link #</b>	<b>Road Name</b>	<b>Current Level of Service (LOS)</b>	<b>Available PM Peak Hour Capacity</b>	<b>Minimum LOS Standard</b>
4171 N	Cypress Gardens Rd From Lake Ned Rd to SR 540 (Cypress Gardens Blvd SE)	C	446	C
4171 S	Cypress Gardens Rd From Lake Ned Rd to SR 540 (Cypress Gardens Blvd SE)	C	432	C

*Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database*

As Table 3 demonstrates, ample capacity is available on Cypress Gardens Road for the use as intended.

**C. Roadway Conditions:**

Cypress Gardens Road is an Urban Collector with a paved surface width of 24 feet. No roadway improvements are anticipated at this time.

**D. Sidewalk Network**

There is a sidewalk that runs along the frontage of the property. No sidewalks are required, per LDC Section 707.

**E. Planned Improvements**

There are no planned improvements in the immediate area of the site.

**F. Mass Transit**

This is an area of the County that is planned for transit services. The nearest Citrus Connection Transit Route is the 30 Line. The closest stop is located at Cypress Gardens Road at Garden Grove Elementary School approximately 0.3 miles to the north of the subject site.

**Park Facilities and Environmental Lands:**

The area does not have many public parks, but the closest park is Lake Ned Park.

**A. Location & Services:**

Lake Ned Park is a 3-minute drive located 1.3 miles northwest of the site on Lake Ned. The park provides a boat ramp, dock, a half-court basketball hoop, and ample parking.

**B. Multi-use Trails:**

Street Audubon Nature Center provides nature trails and benches for pedestrian use. Street Audubon Nature Center is dog friendly.

### **Environmental Conditions**

Data viewers show the subject property has been developed for warehouse and storage prior to 1994, after 1988. Communication towers produce very little adverse environmental impact. While the proposed communication tower site is in the AE flood zone, the tower only consumes a small amount of space. The equipment at the base of the tower will need to be elevated and require floodplain compensation. There is a manmade detention pond onsite directly to the west of the proposed communication tower site.

#### **A. Surface Water:**

No surface water is found onsite.

#### **B. Wetlands/Floodplains:**

The site contains AE flood zone located in the southwest corner of the property. Within the flood zone is a man-made detention pond with a BFE of 147.6 feet.

#### **C. Soils:**

According to the Soil Survey of Polk County, this development area consists primarily of Udorthents, excavated (86.9%), St. Lucie Fine Sand (12.8%), and Tavares Fine Sand (0.3%). There are no anticipated challenges present in the soils onsite that would hinder development as proposed.

#### **D. Protected Species**

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting.

#### **E. Archeological Resources:**

According to the Secretary of State's Department of Historical Resources, the Florida Master Site File lists no archaeological sites.

#### **F. Wells (Public/Private)**

This site is not within any of the County's Wellhead Protection Districts. The applicant does not indicate any private wells.

#### **G. Airports:**

The site is not within any Airport Impact Districts. The nearest airports are Winter Haven Municipal Airport to the northwest, and Chalet Suzanne Airport to the southeast.

### **Economic Factors:**

Telecommunications infrastructure, including wireless and cellular infrastructure, is critical to daily life, business, emergency services, and government purposes. Today most residents of this County have not only cell phones but other multiple communication devices, including personal computing devices that rely on the constant transfer of data over the cellular network. It is a necessity for residents that these towers are located near their home.

**Consistency with the Comprehensive Plan:**

The site is located within the TSDA. Table 3, to follow, outlines the application’s consistency with the Comprehensive Plan.

**Table 3**

Comprehensive Plan Policy	Consistency Analysis
<p><i>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</i></p>	<p><i>Staff finds the proposed communication tower is compatible with neighboring properties and there is adequate infrastructure to support it as well. It’s on a large property separated from surrounding residential development by over 150 feet on all sides. Once the tower is constructed, it will be difficult to notice it is there.</i></p>
<p><i>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</i></p>	<p><i>This request does not require public utilities. No environmental issues are present onsite, and this tower will be placed on a site that has been utilized for warehouse and storage since the early 90s.</i></p>
<p><i>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</i></p>	<p><i>The request is located within an area of the County with public utilities. No structures are proposed which would demand public utilities.</i></p>
<p><i>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan’s Level of Service requirements and the County’s concurrency management system.</i></p>	<p><i>The request is not anticipated to create a Level-of-Service (LOS) deficiency upon existing services provided by the County. No structures are proposed which would demand public utilities.</i></p>
<p><i>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff’s Department, and Emergency Management Service (EMS).</i></p>	<p><i>The request is consistent with the stated policy in that the location of the subject site is in an area of the County that has adequate public safety services as expressed in the analysis of this report.</i></p>

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 4 in accordance with Section 906.D.7 of the LDC.

**Table 4**

<b>The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:</b>	
<b>Whether the proposed development is consistent with all relevant requirements of this Code;</b>	<i>Yes, this request is consistent with the LDC, specifically Section 303 which permits this use upon completion of a Level 3 Review. These can be found in the Findings of Fact on Pages 2-3 of the staff report.</i>
<b>Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;</b>	<i>Yes, this request is consistent with the Comprehensive Plan, as reviewed above.</i>
<b>Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and</b>	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See Pages 3 &amp; 4 of this staff report for data and analysis on surrounding uses and compatibility.</i>
<b>How the concurrency requirements will be met if the development were built.</b>	<i>This request will not require concurrency determinations from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 5-9 of the staff report.</i>

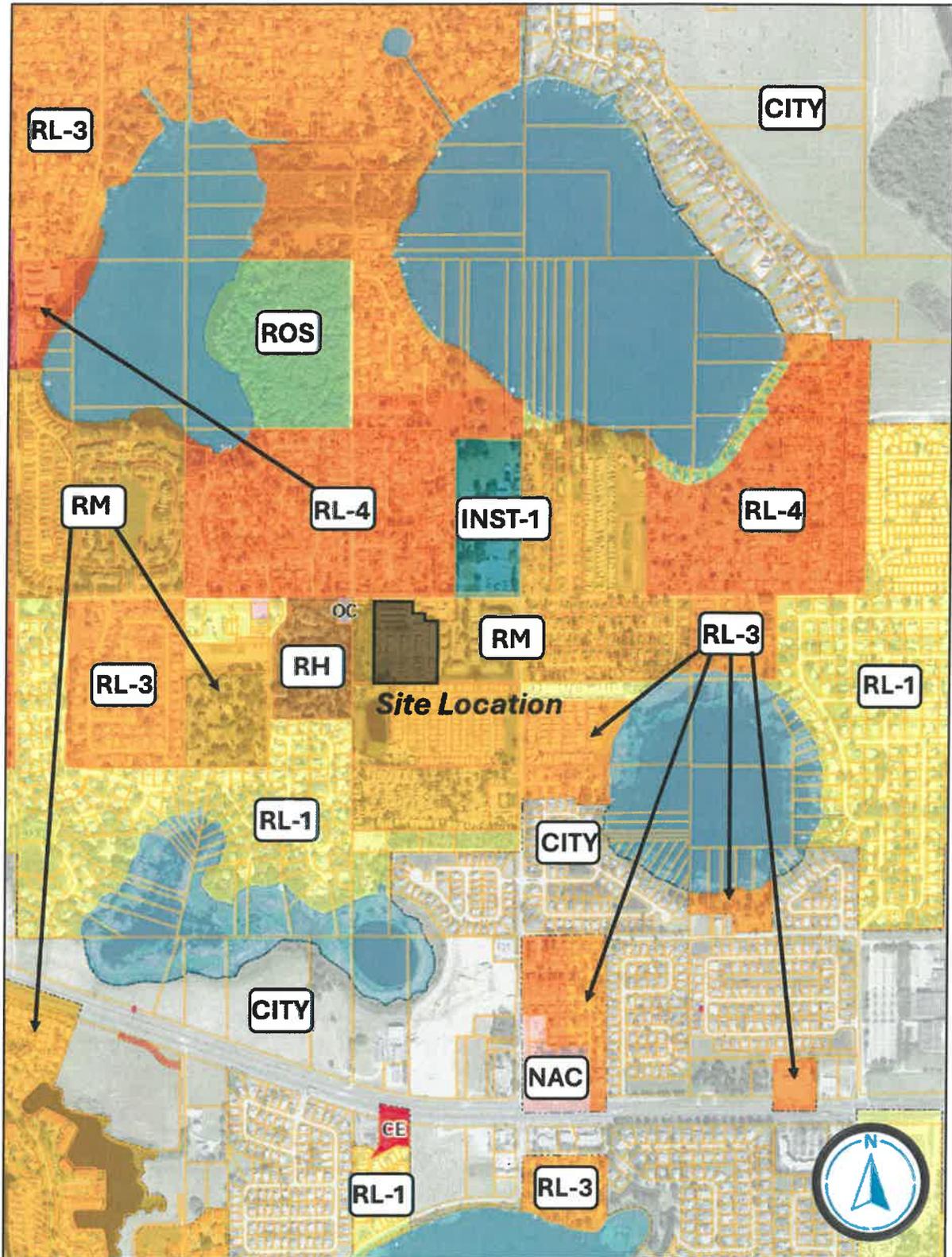
**Comments from other Agencies: None**

**Exhibits:**

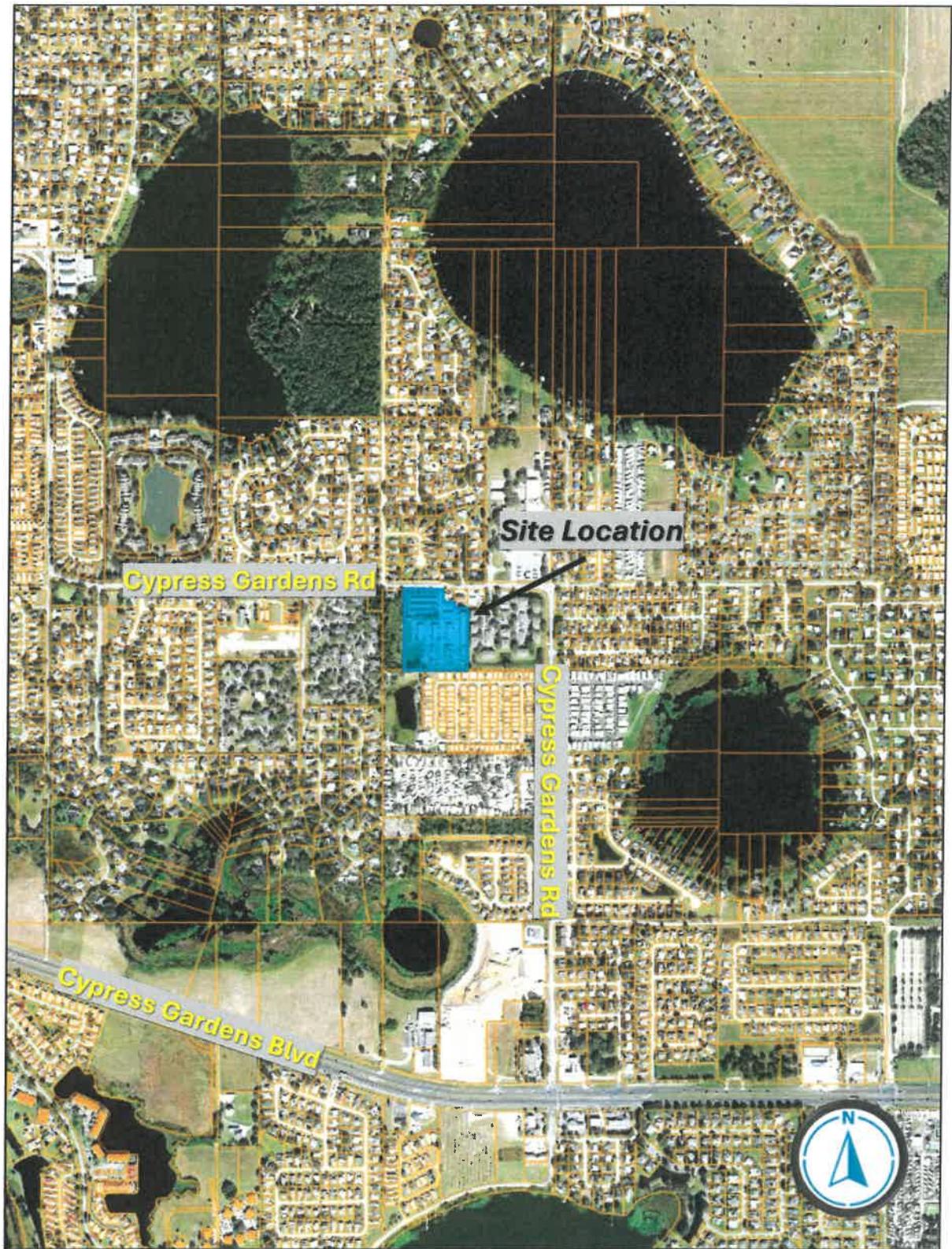
- Exhibit 1      Location Map
- Exhibit 2      Future Land Use Map
- Exhibit 3      Aerial Image – Context
- Exhibit 4      Aerial Image – Close
- Exhibit 5      Overall Site Plan
- Exhibit 6      Monopole Tower Elevation
- Exhibit 7      Landscaping Plan
- Exhibit 8      Landscaping Notes



Location Map

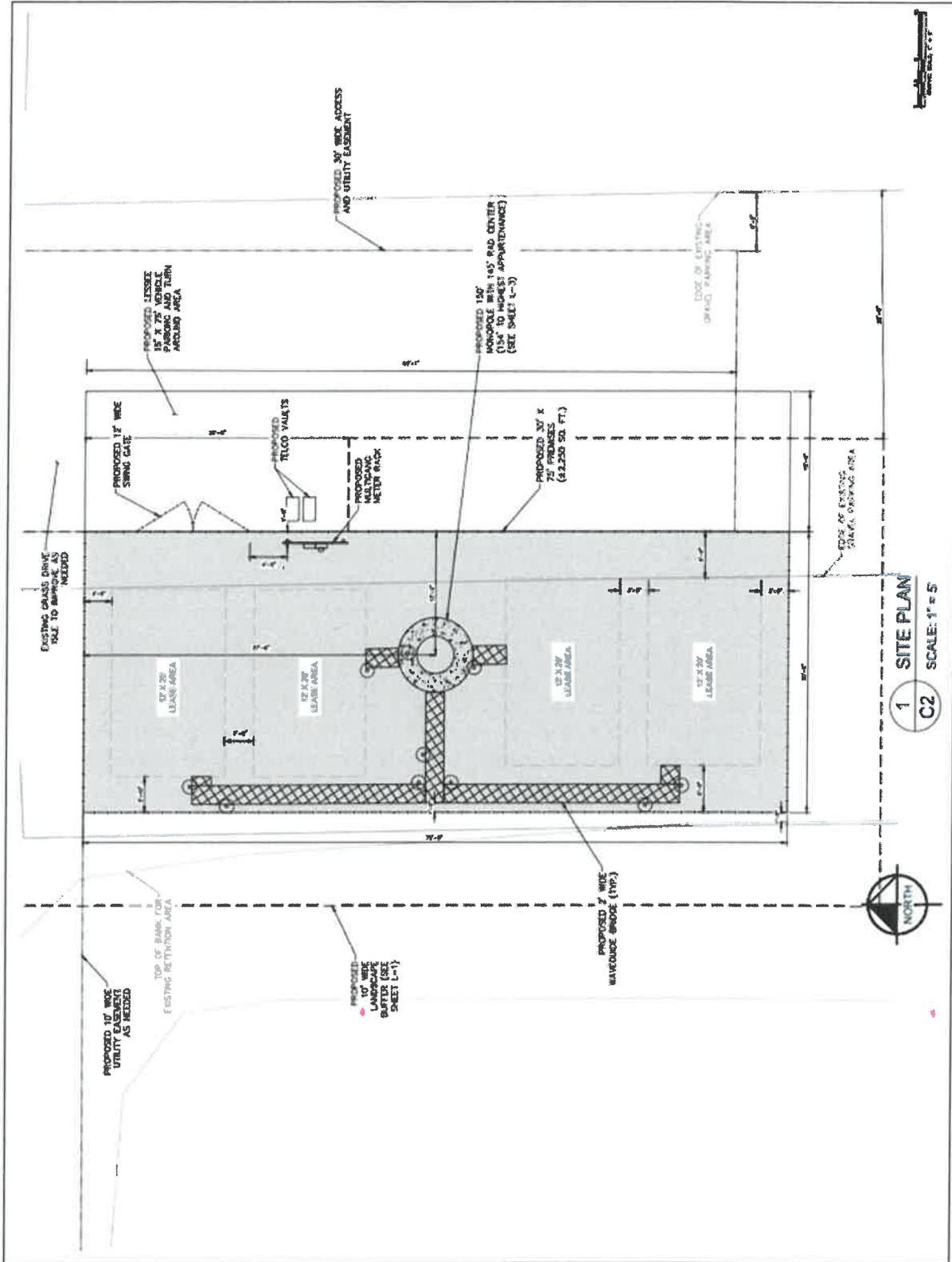


Future Land Use Map

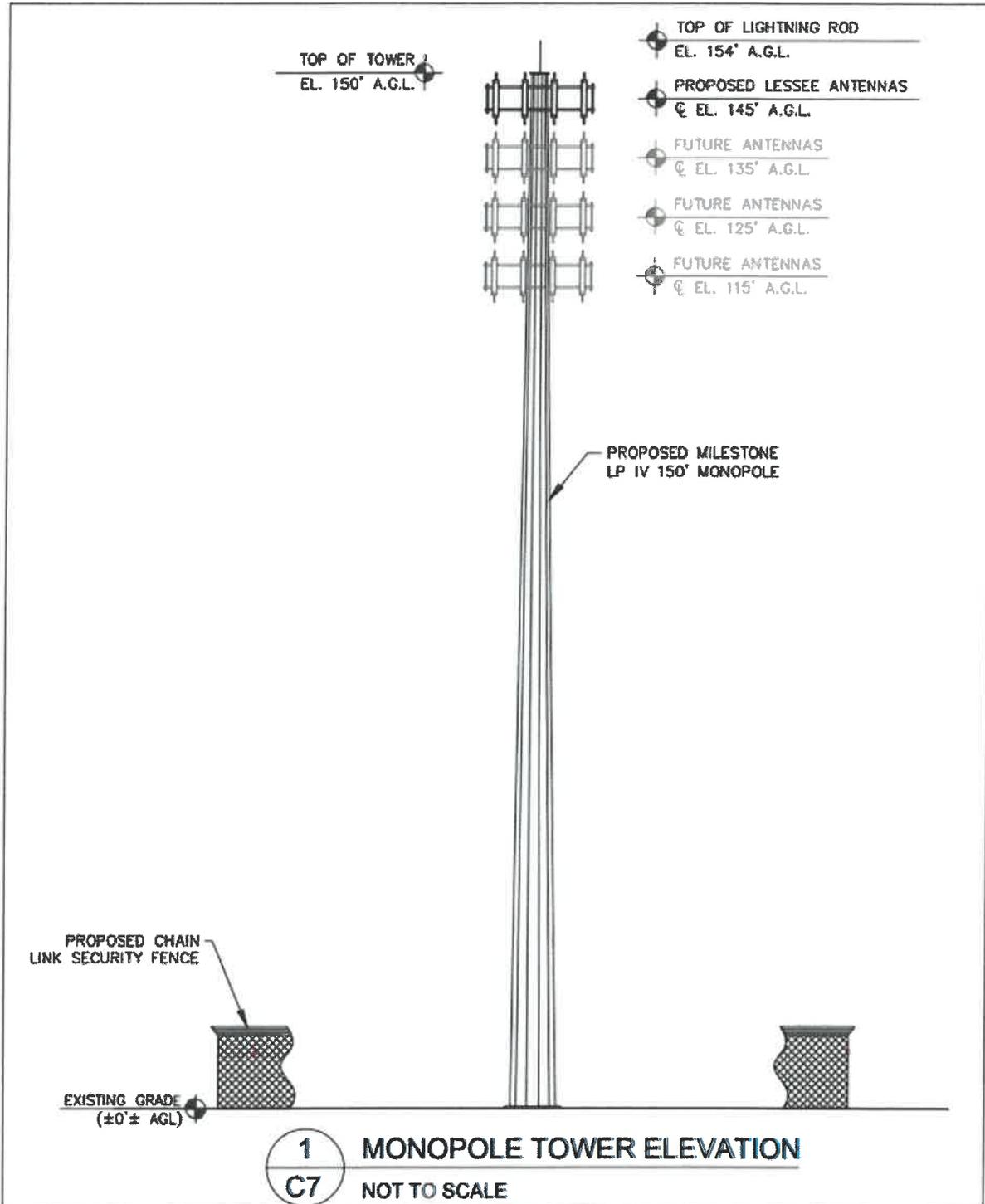


Aerial Image - Context

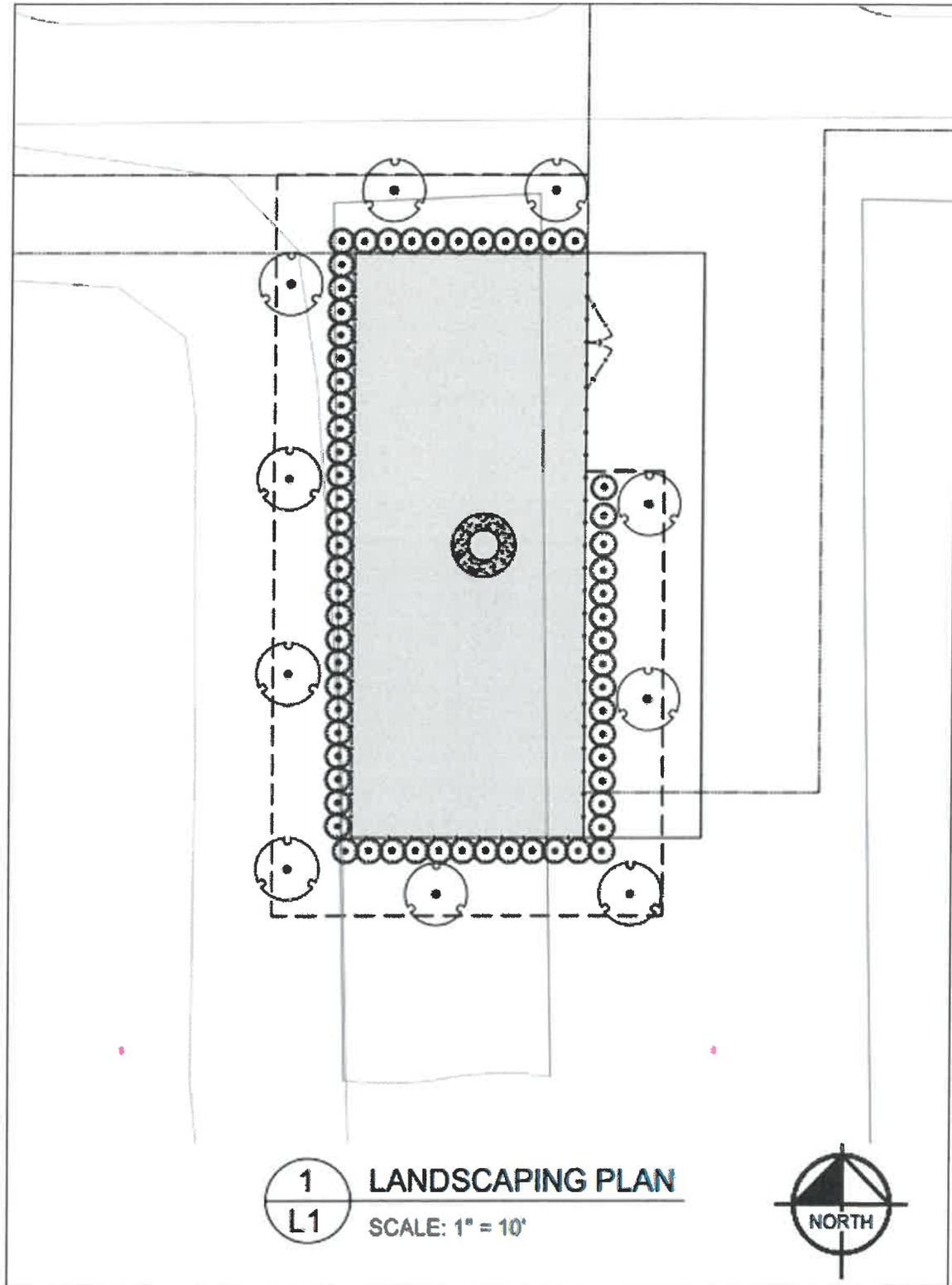




Site Plan



# Monopole Tower Elevation



## Landscaping Plan

PLANT SCHEDULE				
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
	10	GREEN BUTTONWOOD	CONOCARPUS ERECTUS SERICEUS	2.5" CAL., 10' HT MIN AT PLANTING, FULL., NOT TO EXCEED 25' O.C. SPACING, MULTI-TRUNK FL #1, 4' CANOPY SPREAD
	63	WAX MYRTLE	MYRICA CERIFERA	36" HT MIN AT PLANTING, 3' O.C., FL #1, 5 GAL, FULL TO BASE

- LANDSCAPE INSTALLATION NOTES:**
1. PROPOSED LANDSCAPING SHALL COMPLY WITH LDC SECTION 4.06.05.
  2. ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
  3. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. TRUNK CALIPER IS MEASURED SIX INCHES ABOVE THE GROUND ON TREES.
  4. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE COLLIER COUNTY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY, AND WEED FREE CONDITION.
  5. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
  6. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
  7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES.
  8. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK MULCH. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM 24" RADIUS, ALL NEW TREES AND PALMS SHALL BE STAKED.
  9. TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT. ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT, AS PER THE SPECIFICATIONS.
  10. TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.
  11. THE CONTRACTOR MUST MAINTAIN THE LANDSCAPING FOR 1 YEAR FROM THE DATE OF CONSTRUCTION COMPLETION. THIS INCLUDES BUT IS NOT LIMITED TO WATERING AND INSURING THAT THE LANDSCAPING DOES NOT DIE. IF ANY OF THE LANDSCAPING DIES WITHIN THE 1 YEAR TIME FRAME, THE CONTRACTOR MUST REPLACE IT WITH EQUIVALENT LANDSCAPING. LOCAL JURISDICTION WATERING GUIDELINES SHALL BE FOLLOWED THOROUGHLY.
  12. CONTRACTOR MUST CONFIRM LANDSCAPE REQUIREMENTS AND SPECIFICATIONS WITH LOCAL JURISDICTION.
  13. WHERE EXISTING TREES REMAIN, LOCATION/SPACING OF NEW LANDSCAPING MAY BE MODIFIED TO AVOID CONFLICT.

## Landscaping Plan Notes