

# REPORT TO COUNCIL



**Date:** June 20, 2012

**To:** City Manager

**From:** Land Use Management, Community Sustainability (AW)

**Application:** DP11-0118                      **Owner:** Citizen Management Ltd., (Inc. No. 217830)

**Address:** 3327 Lakeshore Road                      **Applicant:** CTQ Consultants Ltd.

**Subject:** Development Permit

**Proposed OCP Designation:** Commercial

**Existing Zone:** C9 - Tourist Commercial

**Proposed Zone:** C4 - Urban Centre Commercial

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## 1.0 Recommendation

THAT Final Adoption of Zone Amending Bylaw No. 10650 be considered by Council;

THAT Council authorize the issuance of Development Permit No. DP11-0118 for Strata Lot 1-60, DL 14, ODYD, Strata Plan K533 together with an interest in the common property in proportion to the unit entitlement of Strata Lot as shown on Form 1, located at 3327 Lakeshore Road, Kelowna B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the development permit application in order for the permit to be issued.

## 2.0 Purpose

To consider a Development Permit for the form and character of the proposed mixed use development.

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### 3.0 Land Use Management

The proposed uses will help to create a complete community with a balance of jobs, homes and shopping. Although only a few residential units are proposed the project will create the ability to live close to inner-city employment. The applicant worked with Staff prior to submitting the application to ensure that the building design was consistent with the 2030 OCP Design Guidelines. While Staff would prefer to see a complete redevelopment of the property without any surface parking, significant improvements were made to the overall quality of site and building design. The scale and form of development will fit within the South Pandosy Town Centre.

### 4.0 Proposal

#### 4.1 Project Description

The applicant is proposing to demolish the existing ‘Pandosy Inn’ and develop the subject property with a two storey mixed use building. Shopper’s Drug Mart will be the anchor tenant occupying the entire ground floor while 7 rental apartment units will be provided on the second storey. The required parking is located at grade and meets the requirements of the Zoning Bylaw. The landscape plan shows that a number of street trees will be added to the area while a few additional trees have been applied to help provide shade to the surface parking areas. The colours and materials consist of brick, stone and stucco, the applicant team has added significant glazing to allow views into the building and stair wells. The application compares with the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000		
Criteria	Proposed	C4 Zone Requirements
<b>Development Regulations</b>		
Floor Area Ratio (FAR)	0.40	1.0
Site Coverage (buildings)	27%	75%
Height	13m / 2 storeys	15m / 4 storeys
Front yard	5.17m	0.0m
Side yard (N)	1.65m	0.0m
Side Yard (S)	56m	0.0m
Rear yard	6.1m	0.0m
<b>Other Regulations</b>		
Vehicle Parking	43 spaces	34 stalls required 34 x 125% = <b>43 spaces max</b>
Bicycle Parking	Class I: 5 / Class II: 18	Class I: 5 / Class II: 18
Loading stalls	1 stall	1 stall

The subject property is located at the south end of the South Pandosy Town Centre, and the existing motel will be demolished in order to accommodate the proposed development. The adjacent land uses are as follows:

Direction	Zoning Designation	Land Use
North	C4 - Urban Centre Commercial	Commercial
East	C4 - Urban Centre Commercial	Commercial
South	C9 - Tourist Commercial	Motel
West	C1 - Local Commercial	Parking

4.2 Site Context



5.0 Current Development Policies

5.1 South Pandosy / KLO Sector Plan  
Vision Statements

- A complete community with a balance of jobs, homes and shopping. The plan recognizes the need to encourage more local employment through commercial retail and service, offices and an enhanced agricultural industry. The ability to live close to inner-city employment will be fostered through a careful integration of higher density housing. A revitalized commercial district will improve access to a variety of services and retails businesses by tourists and local residents.
- Establishment of the South Pandosy Urban Town Centre with a mixture of commercial, multiple family housing forms and institutional uses.



South Pandosy Town Centre Policies

- Locate commercial and mixed-use buildings within the core business area close to the road corridor to minimize the distance between the sidewalk and the building front. Parking and service site uses should be located behind or within the building.
- Develop pedestrian connections to provide a continuous network of efficient pedestrian routes, in particular, to and from key destinations.
- Encourage mixed-use and multiple family residential buildings with useable exterior balconies and arcades. Also, encourage landscaping on the balconies and roof structures of these buildings.

**5.2 Kelowna Official Community Plan 2030 (OCP)**

**5.2.1 Urban Design Development Permit Areas (Chapter 14) - Design Guidelines**

The subject property is designated as Mixed Use (Commercial / Residential) for future land use.

**Revitalization Design Guidelines**

*Objectives*

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

**6.0 Technical Comments**

**6.1 Building & Permitting Department**

Building Permit required upon confirmation of land use.

**6.2 Development Engineering Department**

Addressed through Servicing Agreement

**6.3 Fire Department**

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow. Additional comments will be required at the building permit application.

**6.4 Fortis BC**

In response to the subject referral, the developer / owners will need to contact FortisBC at 1-866-436-7847 to make arrangements with FortisBC design to develop an electrical service plan for this proposal which may include the granting of SRWs as part of the plan.

**6.5 Telus**

TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy. Developer may be required to move existing TELUS X-Connect Cabinet.

**7.0 Application Chronology**

Advisory Planning Commission: August 16, 2011

Application on Hold: At the applicants request the application was on hold from August 16<sup>th</sup>, 2011 - January 18<sup>th</sup>, 2012 for Shopper's Drug Mart to conclude their feasibility review.

**Report prepared by:**



Alec Warrender, Land Use Planner

**Reviewed by:**



Danielle Noble, Manager of Urban Land Use

**Approved for Inclusion:**



Shelley Gambacort, Director of Land Use Management

**Attachments:**

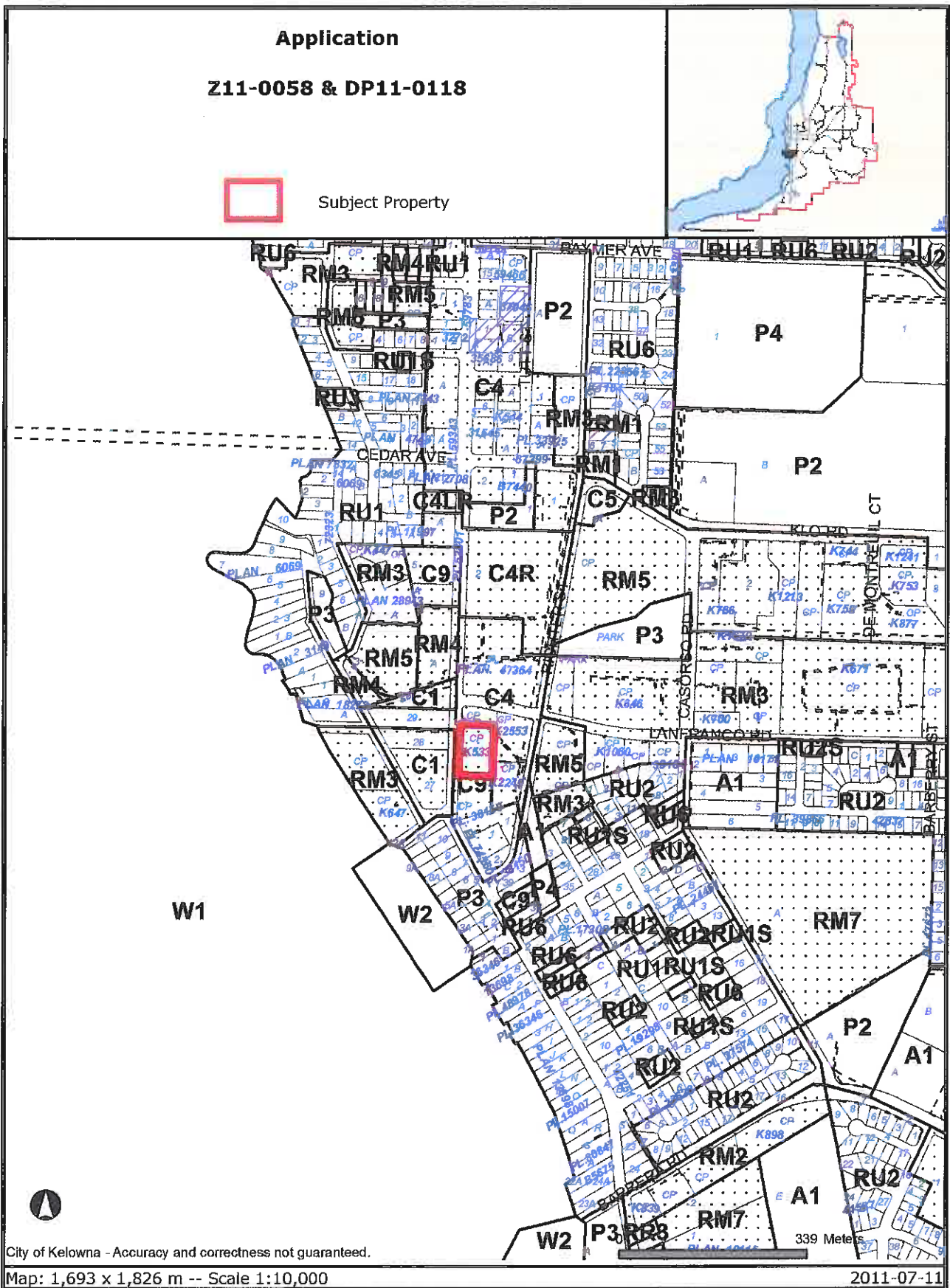
Subject Property Map

Site Plan

Building Elevations

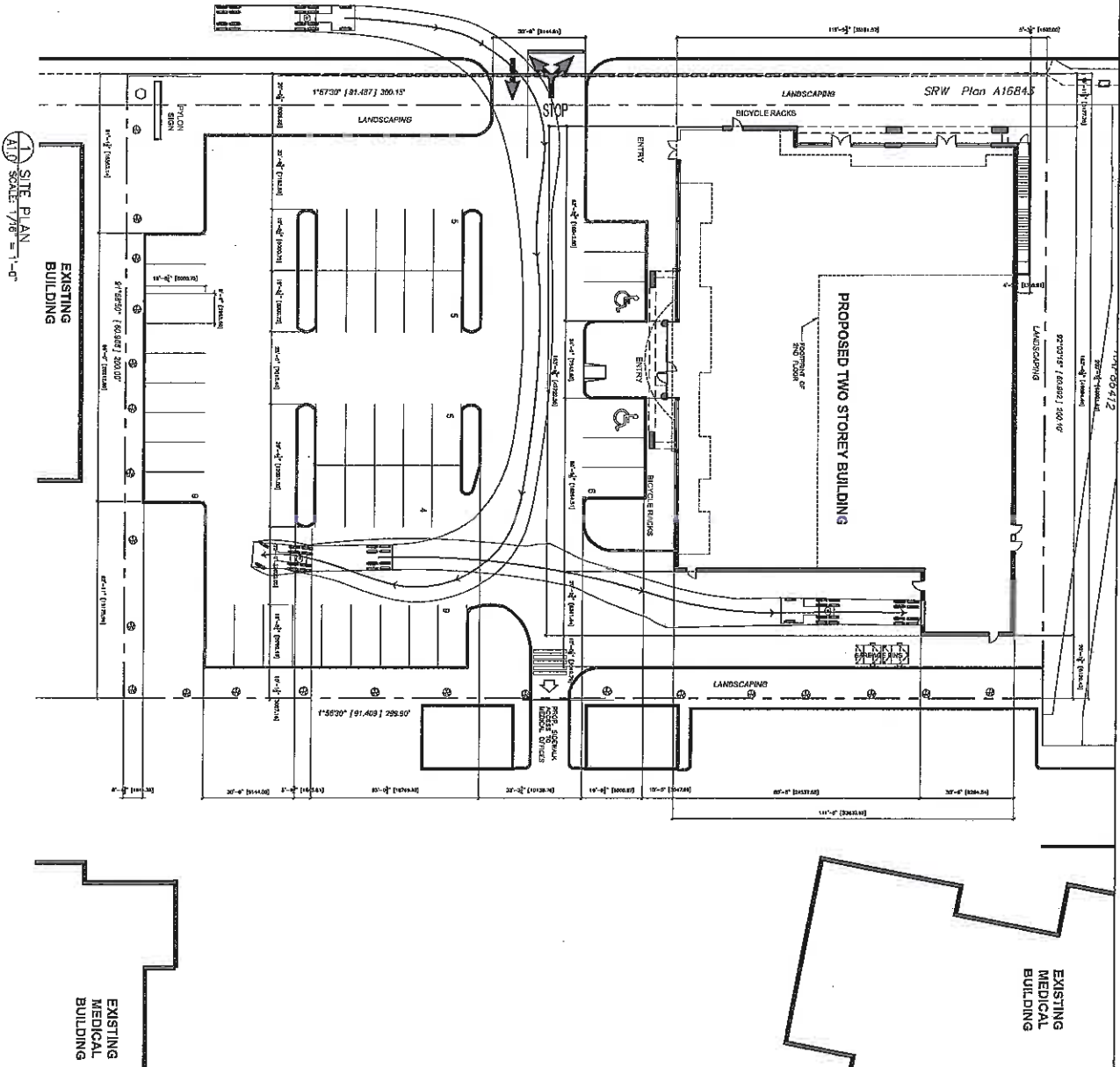
Schematic Rendering

Landscape Plan



*Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.*

LAKESHORE ROAD



1 SITE PLAN  
SCALE 1/8" = 1'-0"

EXISTING MEDICAL BUILDING

EXISTING MEDICAL BUILDING

SITE STATISTICS	
PROPOSED ZONING	- C4 - URBAN CENTRE COMMERCIAL
LEGAL DESCRIPTION	LOT OF PLAN VASBRO D.L. 44, Q21/2
CMC ADDRESS	3277 LAKESHORE ROAD KELOWNA, B.C.
LOT AREA	5,572 m <sup>2</sup> (69,860 ft <sup>2</sup> )
PERMITTED MAXIMUM DENSITY	- 10 X 5.67% m <sup>2</sup> - 627% m <sup>2</sup> (69,860 ft <sup>2</sup> )
DENSITY	
PROPOSED DENSITY	1,000 m <sup>2</sup> (10,930 ft <sup>2</sup> )
GROUND FLOORS	728 m <sup>2</sup> (7,840 ft <sup>2</sup> )
SECOND FLOOR	2,268 m <sup>2</sup> (24,420 ft <sup>2</sup> )
TOTAL	3,000 m <sup>2</sup> (32,460 ft <sup>2</sup> )
BIKE COVERAGE COVERAGE	- 27%
PROPOSED BIKE COVERAGE	- 67%
HEIGHT	
MAXIMUM BUILDING HEIGHT	- 6.00 m
PROPOSED BUILDING HEIGHT	- 6.00 m
SETBACKS	
MAXIMUM FRONT	0 m
PROPOSED FRONT	0.2 m
MAXIMUM REAR	0 m
PROPOSED REAR	0 m
MAXIMUM SIDE	0 m
PROPOSED SIDE	0 m
MAXIMUM PERMITS ALLOWED	- 65 SPACES X 125
PROPOSED PARKING	- 48 SPACES
LANDSCAPING REQUIREMENTS	1 PER 1,000 m <sup>2</sup> - 1 LAKESHORE BAY
PROPOSED	- 1 LAKESHORE BAY
BICYCLE PARKING	
BICYCLE CLASS I (1,000 PER HOUR)	- 2004 X 0.20 = 5 SPACES
BICYCLE CLASS II (1,000 PER HOUR)	- 2004 X 0.20 = 16 SPACES
TOTAL	- 21 SPACES

**SCHEDULE A**  
This forms part of development  
Permit # **DPII-0118**

200 - 1607 WEST BROADWAY  
VANCOUVER, B.C. V6J 1K2  
TEL: 726-3720 FAX: 726-132

GENERAL CONTRACTOR: [Name]  
ARCHITECT: [Name]  
ENGINEER: [Name]

REVISIONS

no.	date	description
1.	APR 12/11	ISSUED FOR REVIEW
2.	MAY 26/11	REVISED DRAWINGS
3.	MAY 26/11	REVISED PLANS
4.	OCT 20/11	REVISED PLANS
5.	DEC 06/11	REVISED PLANS

DATE: [Date]  
DRAWN BY: [Name]  
SCALE: AS NOTED

PROJECT: 3277 LAKESHORE ROAD  
KELOWNA, BC

DESIGN & CONSTRUCTION

SHOPPERS  
DESIGN & CONSTRUCTION

2131 A1.0

200 - 1607 WEST BROADWAY  
VANCOUVER, B.C. V6J 1K2  
TEL: 726-3720 FAX: 726-132

GENERAL CONTRACTOR: [Name]  
ARCHITECT: [Name]  
ENGINEER: [Name]

REVISIONS

no.	date	description
1.	APR 12/11	ISSUED FOR REVIEW
2.	MAY 26/11	REVISED DRAWINGS
3.	MAY 26/11	REVISED PLANS
4.	OCT 20/11	REVISED PLANS
5.	DEC 06/11	REVISED PLANS

DATE: [Date]  
DRAWN BY: [Name]  
SCALE: AS NOTED

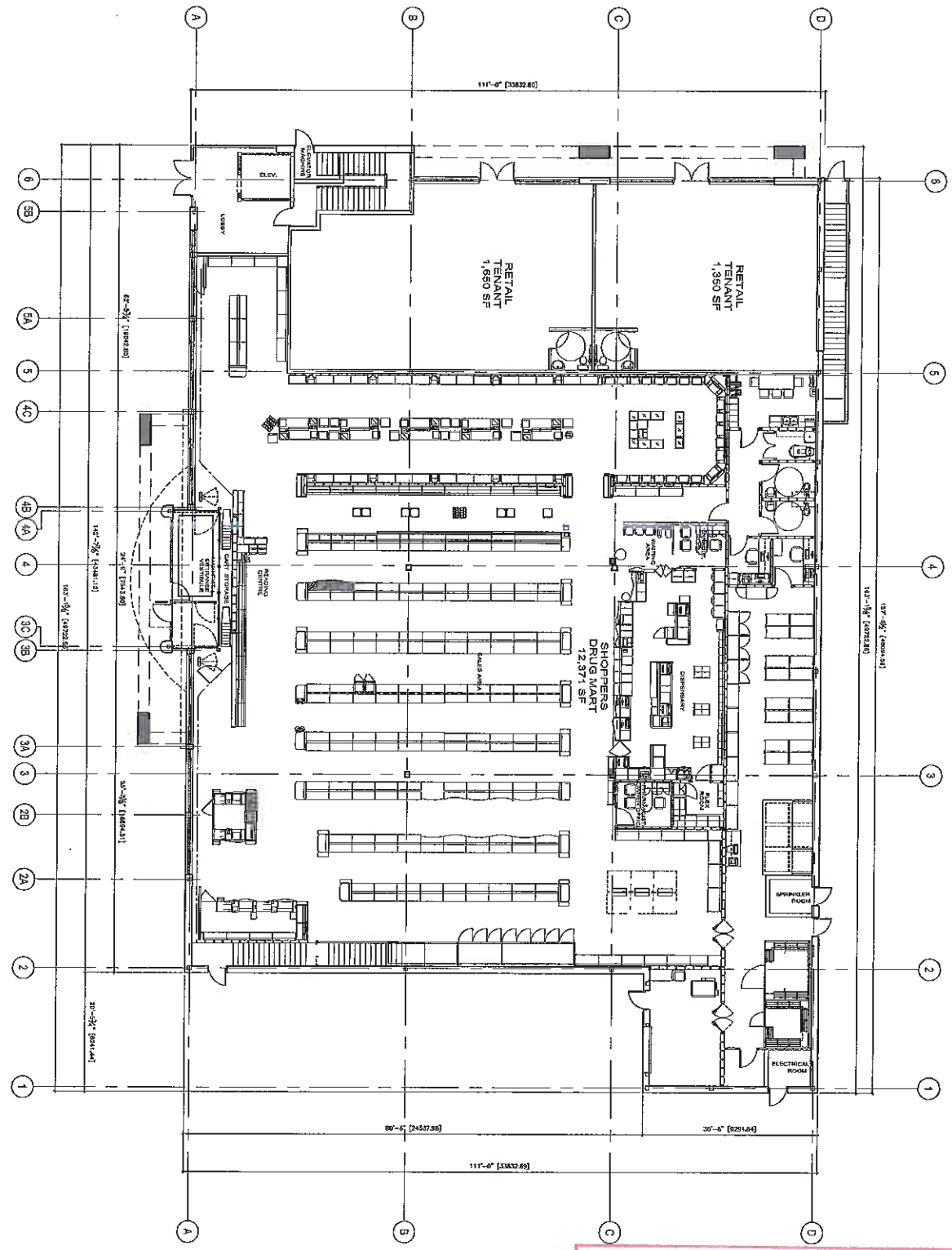
PROJECT: 3277 LAKESHORE ROAD  
KELOWNA, BC

DESIGN & CONSTRUCTION

SHOPPERS  
DESIGN & CONSTRUCTION

2131 A1.0

1 MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**SCHEDULE A**  
This forms part of development  
Permit # **DP11-018**

**MAIN FLOOR PLAN**  
SHEET TITLE:  
DRAWING NO. 2131 A2.0  
DATE: APR. 2011  
SCALE: AS NOTED  
SHEET NO. 2131 A2.0

3327 LAKESHORE ROAD  
KELOWNA, BC  
PROJECT:  
DESIGN & CONSTRUCTION  
**SHOPPERS DRUG MART**

4420 JENNIFER DRIVE  
VANCOUVER, B.C. V6N 1K6  
TEL: 604-273-4423  
FAX: 604-273-4423  
**ANDREW HENNETT ARCHITECT**

NOTES:  
1. THE DRAWING SET HAS BEEN PREPARED FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
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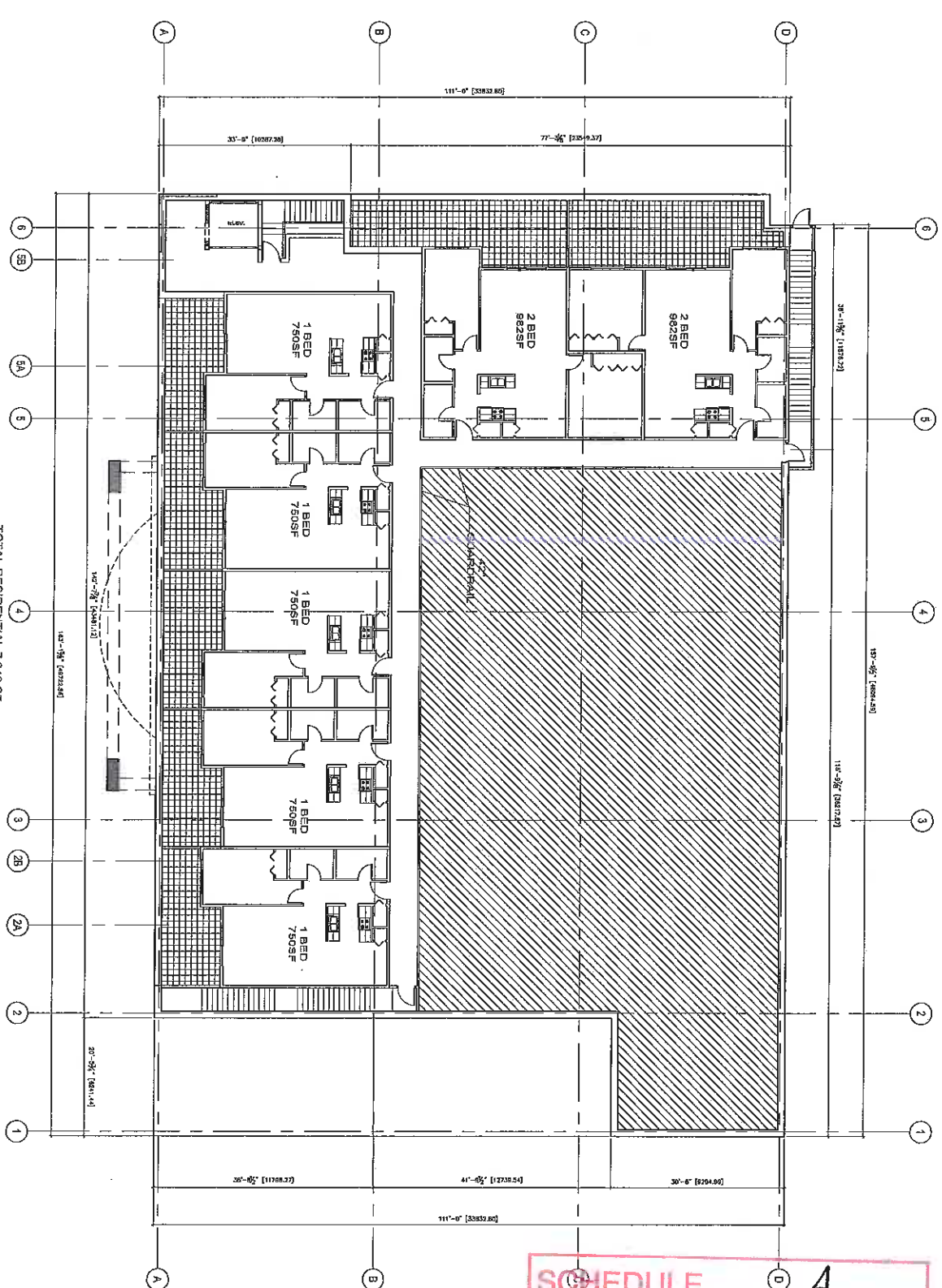
REV.	DATE	DESCRIPTION
1	APR 12/11	ISSUED FOR REVIEW
2	MAY 12/11	ISSUED FOR REVIEW
3	MAY 26/11	REVISED ELEVATIONS
4	SEP 04/11	REVISED PLANS
5	OCT 20/11	REVISED PLANS
6	DEC 06/11	REVISED PLANS
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200 - 1887 WEST BROADWAY  
VANCOUVER, B.C. V6J 1Y2  
TEL: 756-9700 FAX: 756-4  
**ANDREW HENNETT ARCHITECT**



1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

TOTAL RESIDENTIAL 7,940 SF



**SCHEDULE A**  
This forms part of development  
Permit # **DP11-0118**

ATM  
ARCHITECT

200 - 1687 WEST BROADWAY  
VANCOUVER, B.C. V6J 1X2  
TEL: 726-3720 FAX: 726-3721

REVISIONS:  
1. APR 12/11 ISSUED FOR REVIEW  
2. MAY 17/11 ISSUED FOR REVIEW  
3. MAY 24/11 REVISIONS  
4. SEP 04/11 REVISED PLANS  
5. NOV 20/11 REVISED PLANS  
6. DEC 04/11 REVISED PLANS  
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PROJECT NO. 2131  
DRAWING NO. A2.1

3327 LAKESHORE ROAD  
KELOWNA, BC

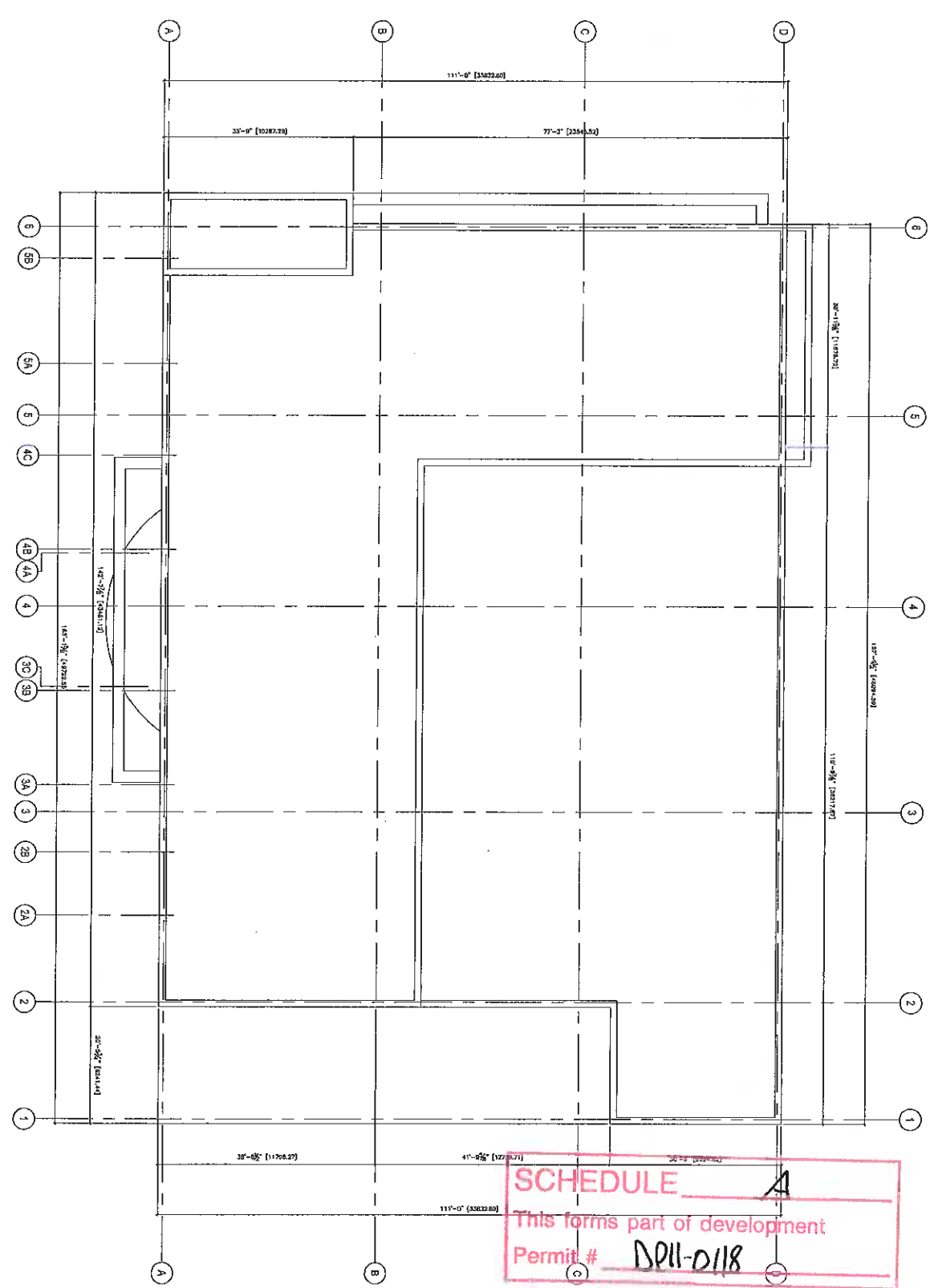


SHOPPIERS  
DRUG MART  
DESIGN & CONSTRUCTION

PROJECT NO. 2131  
DRAWING NO. A2.1

SECOND FLOOR PLAN  
DATE: APR. 2011  
SCALE: AS NOTED  
SHEET TITLE: SECOND FLOOR PLAN

1 ROOF PLAN  
SCALE: 1/8" = 1'-0"



**SCHEDULE A**  
This forms part of development  
Permit # **DPII-0118**

**ATMA**  
ANDREW TEBERT ARCHITECT

200 - 1887 WEST BROADVA  
VANCOUVER, B.C. V6J 1X2  
TEL: 256-3720 FAX: 256-3723

REVISIONS:  
1. APR 12/11 ISSUED FOR REVIEW  
2. MAY 17/11 ISSUED FOR REVIEW  
3. MAY 20/11 REVISED ELEVATIONS  
4. SEP 04/11 REVISED PLANS  
5. OCT 20/11 REVISED PLANS  
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REV#	DATE	DESCRIPTION
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3.	MAY 20/11	REVISED ELEVATIONS
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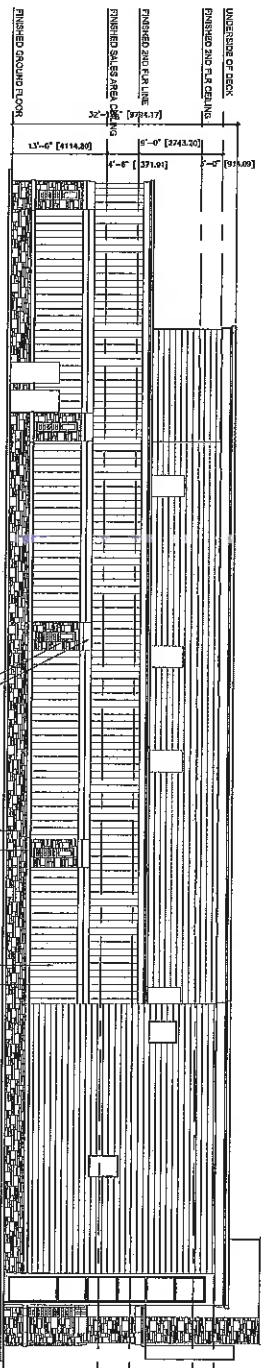


**SHOPPIERS DRUG MART**  
DESIGN & CONSTRUCTION

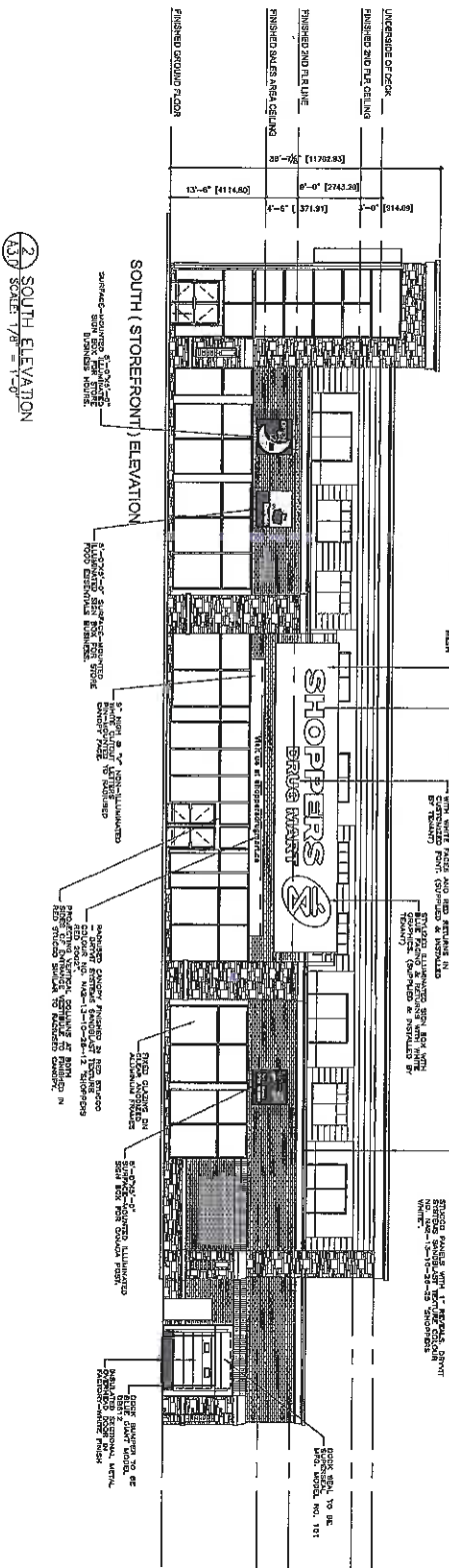
3327 LAKESHORE ROAD  
KELOWNA, BC

SHEET TITLE  
**ROOF PLAN**

CHECKED BY: **AA**  
DESIGN BY: **AA**  
DATE: **APR 1, 2011**  
SCALE: **AS NOTED**  
SHEET NO.: **2131**  
DRAWING NO.: **A2.2**



**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**SOUTH (STOREFRONT) ELEVATION**  
SCALE 1/8" = 1'-0"

**SCHEDULE A**  
This forms part of development  
Permit # DP11-0118



200 - 1687 WEST BROADWAY  
VANCOUVER, B.C. V6J 3K2  
TEL. 735-3730 FAX. 736-3

ANGELI TRUETT ARCHITECT  
ANGELI TRUETT ARCHITECT  
1000 WEST 10TH AVENUE  
VANCOUVER, B.C. V6H 2G6  
TEL. 681-8888 FAX. 681-8889

REVISIONS:

REV.	DATE	DESCRIPTION
1.	JAN 12, 2011	ISSUED FOR REVIEW
2.	MAY 17, 2011	ISSUED FOR REVIEW
3.	MAY 26, 2011	REVISED DIMENSIONS
4.	SEP 04, 2011	REVISED PLANS
5.	OCT 20, 2011	REVISED PLANS
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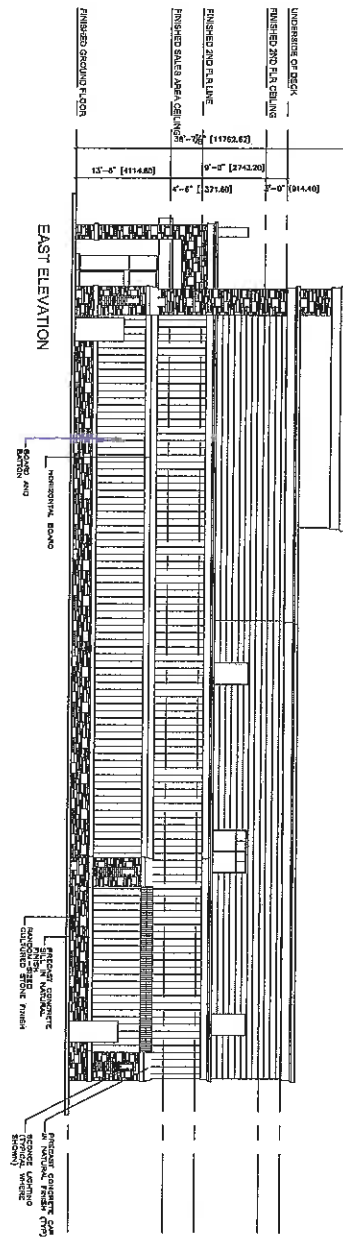
3327 LAKESHORE ROAD  
KELOWNA, BC

**SHOPPERS DRUG MART**  
DESIGN & CONSTRUCTION

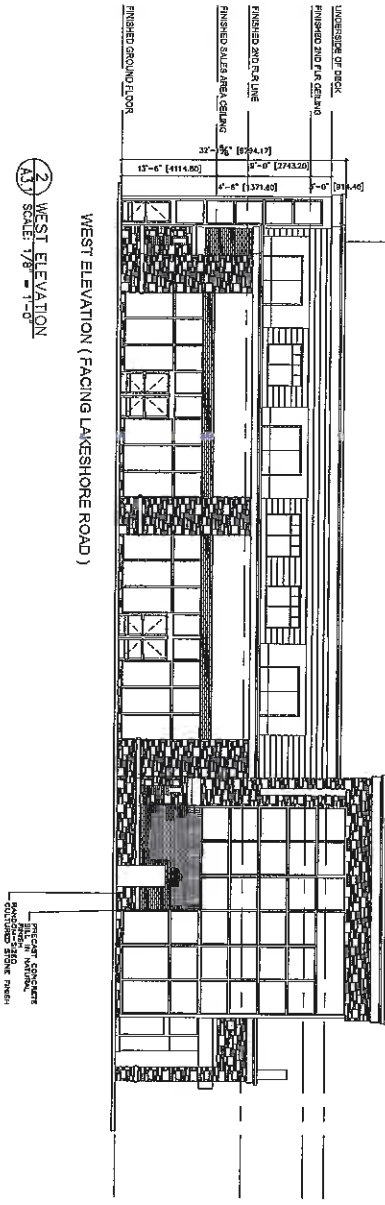
PROJECT:  
3327 LAKESHORE ROAD  
KELOWNA, BC

**ELEVATIONS**

DESIGNED BY:	AM
DRAWN BY:	AM
CHECKED BY:	AM
DATE:	APR 7, 2011
SCALE:	AS NOTED
SOON LAYOUT BY:	PM/OS
PROJECT NO.:	2131
DRAWING NO.:	A3.0



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**SCHEDULE A**  
This forms part of development  
Permit # DP11-0118



200 - 1487 WEST BROADWAY  
VANCOUVER, B.C. V6J 1X2  
TEL. 736-2730 FAX. 736-2731

PROJECT NO. 2131  
DRAWING NO. A3.1

REVISIONS	REV.	DATE	DESCRIPTION
	1	APR 12/11	ISSUED FOR REVIEW
	2	MAY 12/11	ISSUED FOR REVIEW
	3	MAY 26/11	ISSUED FOR REVIEW
	4	SEP 04/11	REVISED PLANS
	5	SEP 20/11	REVISED PLANS
	6	SEP 06/11	REVISED PLANS
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**SHOPPERS**  
CORPORATE  
DESIGN & CONSTRUCTION

3327 LAKESHORE ROAD  
KELOWNA, BC

**ELEVATIONS**  
CHECKED BY: AIA  
DRAWN BY: AIA  
START DATE: MAY 1, 2011  
SCALE: AS NOTED  
SHEET NUMBER: 2131  
PROJECT NO.: 2131  
DRAWING NO.: A3.1

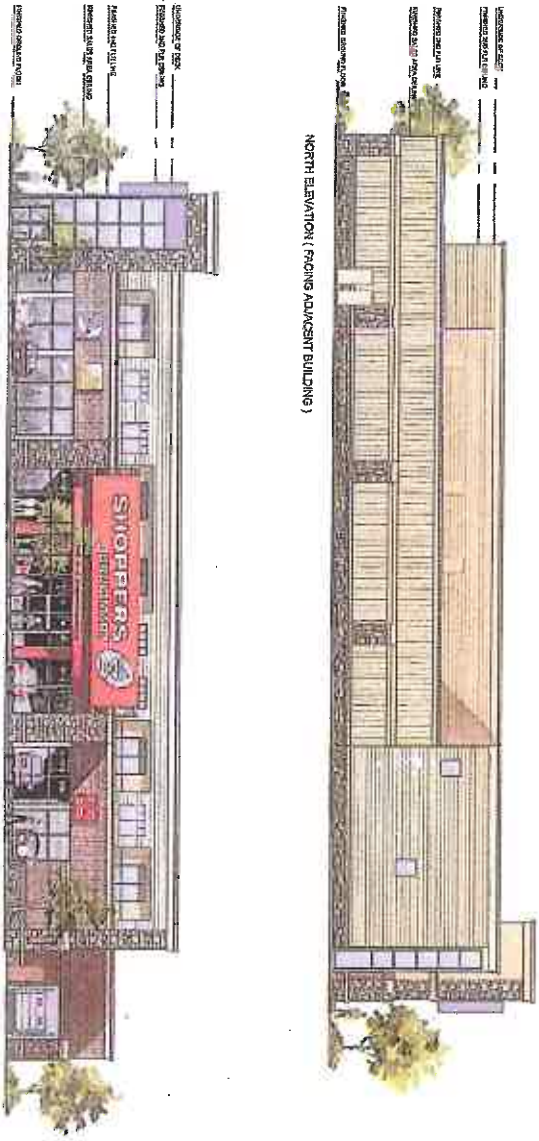


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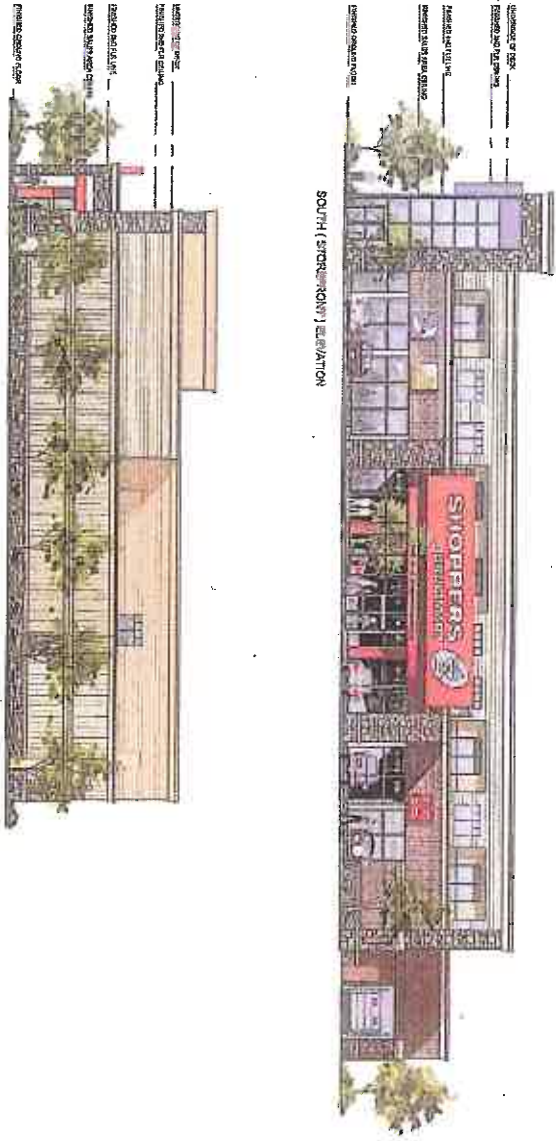
rev. code	description
1	JUN 12/11 SUBS 5th REVISION
2	MAY 12/11 ISSUED FOR REVIEW
3	JUN 20/11 REVISIONS
4	SEP 04/11 REVISIONS PLANS
5	OCT 26/11 REVISIONS PLANS
6	OCT 26/11 REVISIONS PLANS
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**SCHEDULE B**  
This forms part of development  
Permit # **DP11-0118**

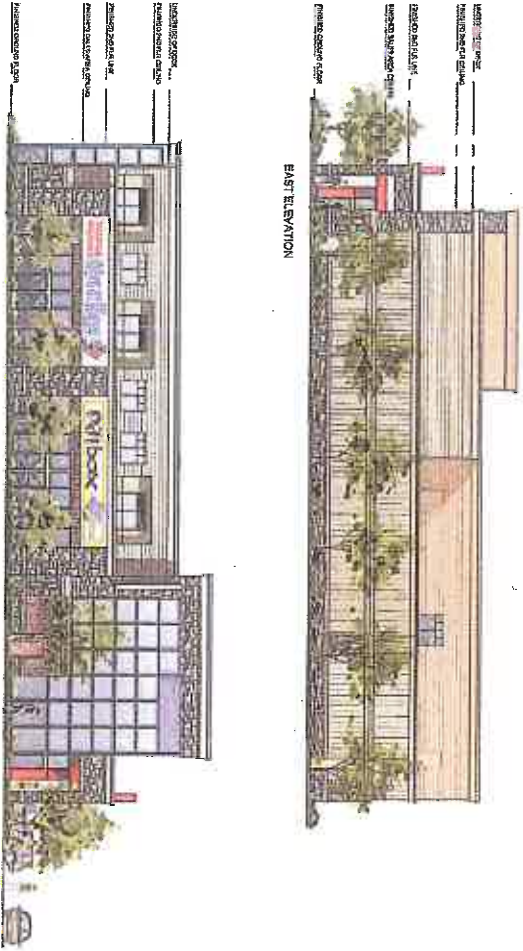
**NORTH ELEVATION ( FACING ADJACENT BUILDING )**



**SOUTH ( STAIRWELL ) ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION ( FACING LAKESHORE ROAD )**

**SHOPS**  
3327 LAKESHORE ROAD  
KELOWNA, BC

**SHOPSERS**  
DANIEL HARRIS  
DESIGN & CONSTRUCTION

**COLOURED ELEVATIONS**

DATE: 2011-06-12  
PROJECT: SHOPSERS  
DRAWN BY: JH  
CHECKED BY: JH  
SCALE: AS NOTED  
SHEET NO: 2131  
SHEET TOTAL: A3.2



SCHEDULE B

This forms part of development

Permit # D211-0118



ANDREW TERRETT ARCHITECT

200-1687 West Broadway, Vancouver, B.C. V6J 1X2

Telephone: (604) 736-3730

Fax: (604) 736-3771

Cellular: (604) 657-5146

e-mail: andrew@atarchitect.ca

June 13, 2011

City of Kelowna  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

Dear Sir/Ms:

Regarding: 3327 Lakeshore Road, Shoppers Drug Mart

RED STUCCO



WHITE STUCCO



SCHEDULE B

This forms part of development

Permit #, DPN-018



ARRISCRAFT  
A DIVISION OF  
ARRIS GROUP, INC.

SHADOW STONE  
BUILDING STONE

Driftwood

SCHEDULE ES  
This forms part of development  
Permit # DP11-018





ONE trusted source

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- Traditional Series
- Tumbled Series
- Architectural Series
- Stoneworks
- Artiste
- Symphony
- Finesse Architectural
- Vivace
- Harmony

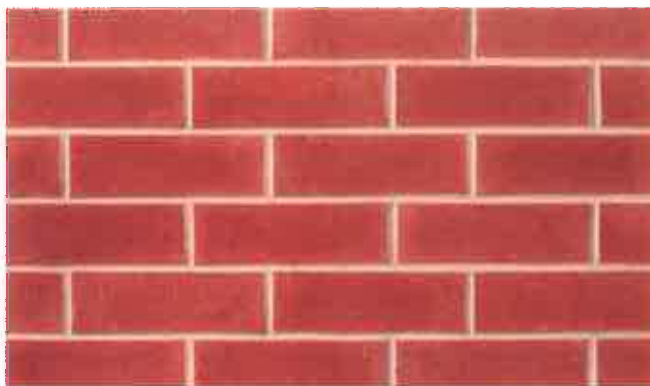
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Windsor



Designer Series

- |            |               |
|------------|---------------|
| Bedford    | Desert Rose   |
| Kentville  | Queensport    |
| Raven      | Regency Brown |
| Sahara     | St. John      |
| Ste. Marie | Victoriaville |
| Westville  | Windsor       |

SCHEDULE   B    
 This forms part of development  
 Permit #   D11 018

# Lakeshore Road



## CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE FORM AND LANDSCAPE PLAN

CTO CONSULTANTS  
PROFESSIONAL ENGINEER

SHOPPERS DRUG MART

SCHEDULE

This forms part of development  
Permit # DP11

### RECOMMENDED PLANT MATERIAL

CHARACTER SPECIES



- ORNAMENTAL DECIDUOUS TREES: SPR. MANQUILA, CHAMBERED/PEAR, MASSAD SHUBIC/OLIVECOVEY, ROSE, LOW SWING, ORNAMENTAL GRASSES, LAVENDER, LIME BLOSSOM, WINTER CASSER, DWARF PEECORN CRAB, PINK WINKLE
- LANDSCAPE BOLLERS

Proposed Plant List: Shoppers Drug Mart

Qty.	Plant Name	Container Name	Size	Spacing
4	Greenleaf redbud (Formosa) 20" pot	Shrub	20"	20"
4	Morongo redbud	Shrub	20"	20"
4	China redbud	Shrub	20"	20"
4	Chinese redbud	Shrub	20"	20"
4	Red redbud	Shrub	20"	20"
4	Yellow redbud	Shrub	20"	20"
4	Orange redbud	Shrub	20"	20"
4	White redbud	Shrub	20"	20"
4	Pink redbud	Shrub	20"	20"
4	Blue redbud	Shrub	20"	20"
4	Black redbud	Shrub	20"	20"
4	Grey redbud	Shrub	20"	20"
4	Brown redbud	Shrub	20"	20"
4	Purple redbud	Shrub	20"	20"
4	White redbud	Shrub	20"	20"
4	Orange redbud	Shrub	20"	20"
4	Yellow redbud	Shrub	20"	20"
4	Red redbud	Shrub	20"	20"
4	Pink redbud	Shrub	20"	20"
4	White redbud	Shrub	20"	20"
4	Orange redbud	Shrub	20"	20"
4	Yellow redbud	Shrub	20"	20"
4	Red redbud	Shrub	20"	20"
4	Pink redbud	Shrub	20"	20"
4	White redbud	Shrub	20"	20"



### NOTES

The Client warrants that all information provided in this plan is true and correct to the best of their knowledge.

All landscape work shall be in accordance with the Florida Department of Transportation (FDOT) standards and the Florida Department of Transportation (FDOT) standards for landscape design.

All plant material shall be in accordance with the Florida Department of Transportation (FDOT) standards for landscape design.

Any plant material not shown in this plan shall be in accordance with the Florida Department of Transportation (FDOT) standards for landscape design.