PENINSULA ENGINEERING

August 28, 2023

Lee County Community Development - Zoning Department
1500 Monroe Street
Fort Myers, FL 33901

Re: ***Crosslands Commercial Planned Development***
Heights Career Technical School
PD Amendment
1st Review

To Whom It May Concern,

The applicant is seeking to amend the Crosslands Commercial Planned Development, by increasing the maximum permitted commercial floor area and building height to accommodate the future development of the Heights Career Technical School. The proposed vocational school will provide learning opportunities to area residents, helping to promote the mission of the Heights Foundation, to "Support Education and Wellness, Promote Family and Community Development and Provide Benefits of Enrichment of the Arts". The requested increase in both floor area and building height will allow the vocational school to be constructed and programmed to meet the current and growing educational needs of the community.

The below items are included for your review:

1. Completed Application for Public Hearing
2. Filing Fee
3. Affidavit of Authorization
4. Additional Agents Form
5. Disclosure of Interest
6. Legal Description and Sketch of Legal Description, signed and sealed
7. Boundary & Topography Survey, signed and sealed
8. Title Opinion
9. List of Surrounding Property Owners
10. Map of Surrounding Property Owners
11. Mailing Labels-Surrounding Property Owners
12. List of Previous Zoning Resolutions/Approvals
13. Request Statement
14. Traffic Impact Statement
15. Master Concept Plan
16. Schedule of Uses
17. Schedule of Deviations and Written Justifications, including Cross Section Details
18. Soils Map
19. FLUCCS Map

20. Rare and Unique Upland Habitat Map
21. Existing and Historic Flow-Ways Map
22. Environmental Assessment, including the Listed Species Survey
23. Letter of Utility Availability (from Lee County Utilities)
24. Aerial Location Map
25. FEMA Map
26. Future Land Use Map
27. Zoning Map
28. Ingress, Egress, Utility, and Signage Easement (OR 2584/PG 2781)
29. Parking Letter (from the Heights Foundation)
30. Warranty Deed
31. Z-86-081
32. Z-87-103

Should you have any questions or require additional information, please feel free to contact me at 239.403.6751 or by email at jharrelson@pen-eng.com.

Sincerely,

Jessica Harrelson, AICP
Planning Manager

cc: Neale Montgomery, Esq.

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Heights Career Technical School (Crosslands CPD)

Request: Rezone from: CPD To: CPD

Type: ☐ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☒ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES[1] for: N/A Bonus Units

[1] *If **YES**, submit additional fee required by LDC 2-147(A)(3)*

Summary of Project:
The request seeks to amend the Crosslands CPD to increase the maximum permitted commercial square footage from 23,000 SF to ±66,500 SF to allow the future development of the Heights Career Tech Center. The request also includes an increase in permitted building height from 35' to 50'. An updated PD Master Plan is included, providing a graphic illustration of the proposed development.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Kathryn Kelly, President, The Heights Land Company, Inc.
Address: 15570 Hagie Drive
City, State, Zip: Ft. Myers, FL 33908
Phone Number: 239.482.7706
E-mail Address: kathryn@heightsfoundation.org

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:
☒ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Peninsula Engineering
Contact Person: Jessica Harrelson, AICP
Address: 2640 Golden Gate Parkway, Suite 201
City, State, Zip: Naples, FL 34105
Phone Number: 239.403.6751 Email: jharrelson@pen-eng.com

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. **[34-202(a)(4)]**

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: The Heights Land Company, Inc.
Address: 15570 Hagie Drive
City, State, Zip: Ft. Myers, FL 33908
Phone Number: 239.482.7706 Email: kathryn@heightsfoundation.org

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

☐ Property owners list. **[34-202(a)(8)]**
☐ Property owners map. **[34-202(a)(8)]**

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): 6/22/2022

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**

32-45-24-00-00002.0010

B. Street Address of Property: **10940 GLADIOLUS DR, FORT MYERS, FL 33908**

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the 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.)
AND

Boundary Survey [34-202(a)(6):

☒ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☒ One set of mailing labels. **[34-202(a)(9)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: Crosslands CPD (Z-86-081, as amended)

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Undeveloped
2. Intended uses of property are: Institutional

G. Future Land Use Classification (Lee Plan):

Future Urban Area – Urban Community	4.88	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1.	Width (average if irregular parcel):	+/-375	Feet		
2.	Depth (average if irregular parcel):	+/-421	Feet		
3.	Total area:	4.88	Acres or square feet		
4.	Frontage on road or street:	550.67	Feet on	Pine Ridge Road	Street
	2nd Frontage on road or street:	642.73	Feet on	Gladiolus Drive	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☐ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☐ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-201(c)]**

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**				**4.88**	**Acres**
1.	Submerged land subject to tidal influence			0	Acres	
2.	**a.** Preserved freshwater wetlands	0	Acres			
	b. Impacted wetlands	0	Acres			
	c. Preserved saltwater wetlands	0	Acres			
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			0	Acres	
3.	R-O-W providing access to non-residential uses			0	Acres	
4.	Non-residential use areas (1) (2)			4.88	Acres	

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). **N/A** **Acres**

C. Gross residential acres. (A minus B) (3) **N/A** **Acres**

D. Gross residential acres (by Land Use Category)

1.	**a.**	Intensive Development – upland	0	Acres
	b.	Intensive Development – preserved freshwater wetlands	0	Acres
	c.	Intensive Development – impacted wetlands	0	Acres
2.	**a.**	Central Urban – upland	0	Acres
	b.	Central Urban – preserved freshwater wetlands	0	Acres
	c.	Central Urban – impacted wetlands	0	Acres
3.	**a.**	Urban Community or Suburban – upland	0	Acres
	b.	Urban Community or Suburban – preserved freshwater wetlands	0	Acres
	c.	Urban Community or Suburban – impacted wetlands	0	Acres

4.	**a.**	Suburban – upland	0	Acres
	b.	Suburban – preserved freshwater wetlands	0	Acres
	c.	Suburban – impacted wetlands	0	Acres
5.	**a.**	Outlying Suburban – upland	0	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Outlying Suburban – impacted wetlands	0	Acres
6.	**a.**	Sub-Outlying Suburban – upland	0	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	0	Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland	0	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	0	Acres
8.	**a.**	Open Lands – upland	0	Acres
	b.	Open Lands – wetlands	0	Acres
9.	**a.**	Resource – upland	0	Acres
	b.	Resource – wetlands	0	Acres
10.	**a.**	Wetlands	0	Acres
11.	**a.**	New Community – upland	0	Acres
	b.	New Community – wetlands	0	Acres
12.	**a.**	University Community – upland	0	Acres
	b.	University Community – wetlands	0	Acres
13.	**a.**	Coastal Rural – upland	0	Acres
	b.	Coastal Rural – wetlands	0	Acres
		TOTAL (should equal "C" above)	**0**	**Acres**

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: **Urban Community**

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
	a. Total upland acres (from Part 4, D.)	_____ x _____ equals		0
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____ equals		0
	c. Total impacted wetlands acres (from Part 4, D.)	_____ x _____ equals		0
	d. **Total Allowed Standard Units** (1)			**0**
2.	**Bonus Units [2-143]**			
	a. Site-built Affordable Housing			0
	b. Transferrable Dwelling Units			0
	c. Sub-total			**0**
3.	**Total Permitted Units** (1)			**0**

Note:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		
2.	General Office		
3.	Retail		
4.	Other: Institutional	50’	+/-66,500 SF
5.	**TOTAL FLOOR AREA**		

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	**TOTAL UNITS**		

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. Bonus Density: [34-202(a)(11)]

☒ Not Applicable

☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. Topography: Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**

See included Survey.

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].

The subject property does not contain any environmentally sensitive lands.

C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 6.B. above will be protected by the completed project:

N/A

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

N/A

E. Soils Map: Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

F. FLUCCS Map: A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

G. Rare & Unique Upland Habitat Map: Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

H. Existing and Historic Flow-Ways Map: Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:
   The proposed development will connect to Lee County Utilities; therefore, there is no private on-site facilities.
2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify:
1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

PART 10
ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**
1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. **Private Recreational Facility Planned Developments (PRFPDs):**
1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**

G. Flood Hazard:

☒ Not applicable

☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☒ The minimum elevation required for the first habitable floor is The property's minimum required elevations fall within both Elevation 9 and Elevation 10. Refer to the FIRM Map.NAVD (MSL)

H. Excavations/Blasting:

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1104]**

☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**

☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**

☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**

☐ A Tall Structures Permit is required. **[34-1108]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
Clearly label your attachments as noted in bold below		
Copies Required		**SUBMITTAL ITEMS**
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]
3	☒	**Additional Agents** [34-202(a)(4)]
3	☐	**Multiple Owners List** (if applicable) [34-202(a)(2)]
3	☒	**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]
3	☒	**Legal description (must submit)** [34-202(a)(5)]
		☒ 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.)
3	☒	**Boundary Survey** – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	**Property Owners list** (if applicable) [34-202(a)(8)]
3	☐	**Property Owners map** (if applicable) [34-202(a)(8)]
3	☒	Confirmation of **Ownership/Title Certification** [34-202(a)(7)]
3	☐	**STRAP Numbers** (if additional sheet is required) [34-202(a)(5)]
1	☒	**List of Surrounding Property Owners** [34-202(a)(9)]
1	☒	**Map of Surrounding Property Owners** [34-202(a)(9)]
1	☒	**Mailing labels** [34-202(a)(9)]
3	☒	List of **Zoning Resolutions** and Approvals
3	☐	Summary of **Public Informational Session** (if applicable)
3	☐	**Waivers** from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary **Density** Calculations (if applicable)
3	☒	**Request Statement** [34-373(a)(5)]
3	☒	Traffic Impact Statement (**TIS**) (not required for existing development) [34-373(a)(7)]
3	☒	Master Concept Plan (**MCP**), **Non-PRFPD** [34-373(a)(6)]
3	☒	**Schedule of Uses** [34-373(a)(8)]
3	☒	Schedule of **Deviations and** Written **Justification** [34-373(a)(9)]
3	☒	**Topography** (if available) [34-373(a)(4)b.iv.]
3	☒	**Soils Map** [34-373(a)(4)b.9.]
3	☒	**FLUCCS Map** [34-373(a)(4)c.]
3	☒	Rare & Unique **Upland Habitat Map** [34-373(a)(4)b.iii.]
3	☒	Existing and Historic **Flow-Ways Map** [34-373(a)(4)b.v.]
3	☐	**Surface Water Management Plan** (if applicable) [34-373(b)(1)]
3	☐	**Phasing Program** (if applicable) [34-373(b)(3)]
3	☒	**Protected Species Survey** (if applicable) [34-373(b)(2)]
3	☐	**Proof of Notice** (if applicable) [34-373(c)]

3	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)(1)]
3	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
3	☐	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.]
3	☒	**Environmental Assessment** (if applicable) [34-941(g)(2)]
3	☐	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)]
3	☒	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing **Agricultural Use Affidavit** (if applicable) [34-202(a)(12)]
3	☐	Information Regarding **Proposed Blasting** (if applicable).
3	☐	Hazardous Materials **Emergency Plan** (if applicable)
3	☐	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-202(b)(4)]
3	☐	**Tall Structures Permit** (if applicable) [34-1108]

ADDITIONAL AGENTS

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery, Esq.		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239.336.6235	Email:	nealemontgomery@paveselaw.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

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, Kathryn Kelly (name), as President (owner/title) of The Heights Land Company, Inc. (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.

Kathryn Kelly
Signature

6/13/23
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 by means of ☒ physical presence or ☐ online notarization, this 13th day of June, 2023, by Kathryn Kelly (name of person providing oath or affirmation), who is personally known to me or who has produced drivers License (type of identification) as identification.

STAMP/SEAL

NANCY SANCHEZ
MY COMMISSION # GG 359067
EXPIRES: July 25, 2023
Bonded Thru Notary Public Underwriters

Nancy Sanchez
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Kathryn Kelly, President, The Heights Land Company, Inc., 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 10940 Gladiolus Drive, Ft Myers, FL 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	

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.

Kathryn Kelly, President, The Heights Land Company, Inc.
Property Owner

Kathryn Kelly
Print Name

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

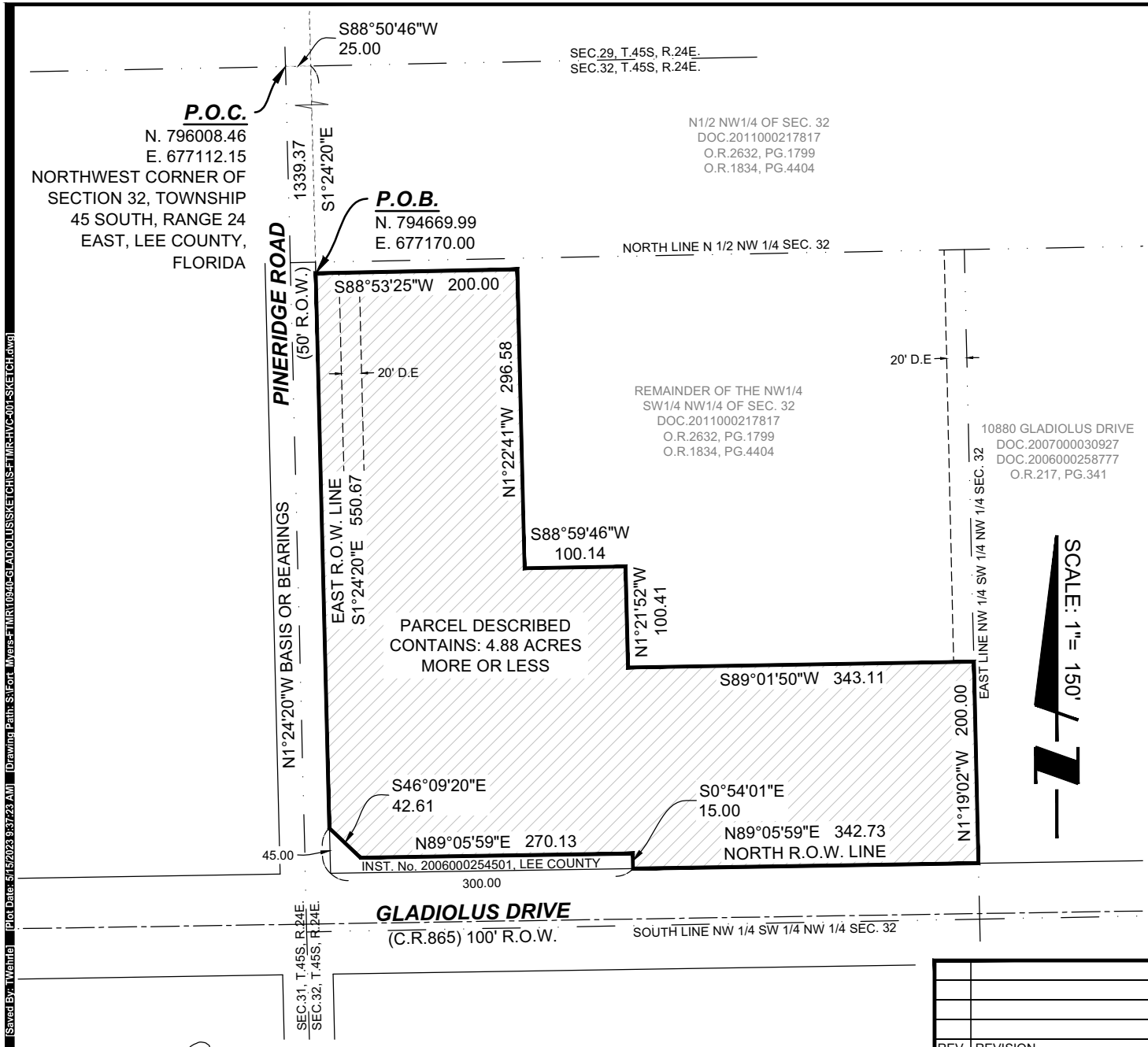
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, on June 13th 2023 (date) by Kathryn Kelly (name of person providing oath or affirmation), who is personally known to me or who has produced drivers license (type of identification) as identification.

STAMP/SEAL

NANCY SANCHEZ
MY COMMISSION # GG 359067
EXPIRES: July 25, 2023
Bonded Thru Notary Public Underwriters

Nancy Sanchez
Signature of Notary Public



PENINSULA ENGINEERING
2600 GOLDEN GATE PARKWAY
NAPLES, FLORIDA 34105
PHONE: 239.403.6700 FAX: 239.261.1797
EMAIL: INFO@PEN-ENG.COM
WEBSITE: WWW.PEN-ENG.COM

- CERTIFICATE OF AUTHORIZATION #LB- 8479
- NOT VALID WITHOUT THE SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO OTHER PERSON OR ENTITY MAY RELY UPON THIS EXHIBIT.
- THIS EXHIBIT IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

GENERAL NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 SW 1/4 NW 1/4 SEC. 32 BEING NORTH 01°24'20"WEST.
- THIS SKETCH MAY HAVE BEEN REDUCED
- SEE ATTACHMENT FOR FULL LEGAL DESCRIPTION
- COORDINATES SHOWN ARE IN FL-WEST ZONE (NAD83)

LEGEND:
INST. No. = INSTRUMENT NUMBER
P.O.C. = POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
PB=P.B.=PLAT BOOK
OR=O.R.=OFFICIAL RECORDS
PG=PG.=PAGE
P.U.E. = PUBLIC UTILITY EASEMENT

REV.	REVISION

Date:	MAY 12TH, 2023
Horizontal Scale:	1-150
Fieldbook/Page:	
Fieldwork by:	
Drawn by:	TFW

APPROVED:

LANCE T MILLER, P.S.M. #LS5627

TITLE:

SKETCH OF DESCRIPTION

OF PART OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

PENINSULA ENGINEERING

CLIENT: PENINSULA ENGINEERING

PROJECT NO. P-HVC-001

SHEET #: SK - 01

DRAWING NO.: S-FTMR-HVC-001-SKETCH.dwg

[Save Date: 5/15/2023 9:35:23 AM] [Saved By: aWendle] [Plot Date: 5/15/2023 9:37:23 AM] [Drawing Path: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCHES-FTMR-HVC-001-SKETCH.dwg]

PENINSULA ENGINEERING

LEGAL DESCRIPTION

OF PART OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA;
THENCE ALONG THE NORTH LINE OF SAID SECTION 32 NORTH 88°50'46" EAST 25.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF PINERIDGE ROAD BEING A FIFTY FOOT WIDE ROAD CENTERED ON THE WEST LINE OF SAID SECTION 32;
THENCE ALONG SAID EAST RIGHT OF WAY LINE SOUTH 01°24'20" EAST 1,339.37 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID LINE NORTH 88°53'25" EAST 200.00 FEET;
THENCE SOUTH 01°22'41" EAST 296.58 FEET;
THENCE NORTH 88°59'46" EAST 100.14 FEET;
THENCE SOUTH 01°21'52" EAST 100.41 FEET;
THENCE NORTH 89°01'50" EAST 343.11 FEET;
THENCE SOUTH 01°19'02" EAST 200.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 865 KNOWN AS GLADIOLUS DRIVE;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°05'59" WEST 342.73 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2006000254501 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG SAID PARCEL OF LAND FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:

1. NORTH 00°54'01" WEST 15.00 FEET;
2. SOUTH 89°05'59" WEST 270.13 FEET;
3. NORTH 46°09'20" WEST 42.61 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE;

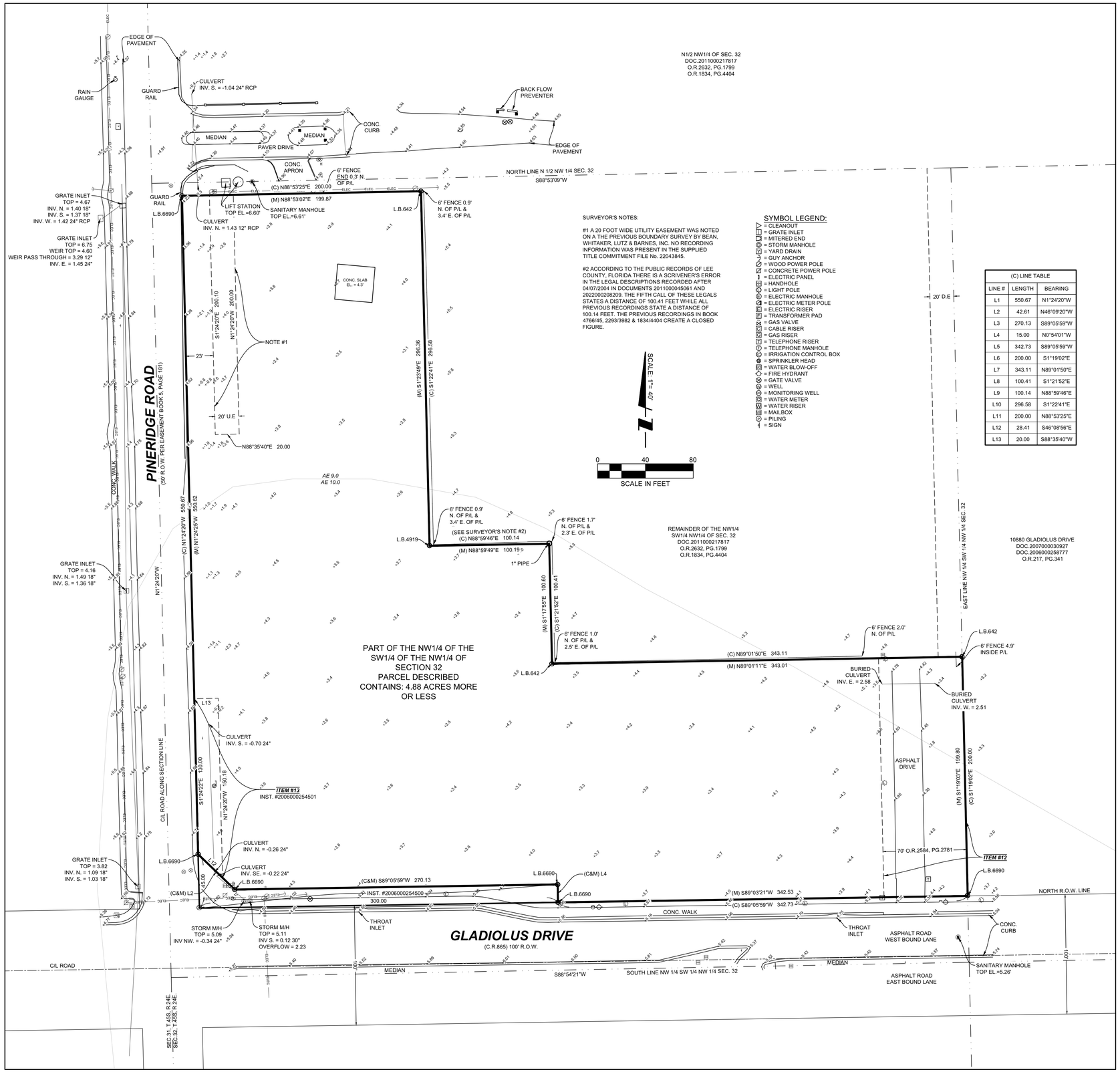
THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 01°24'20" WEST 550.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.88 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 SW 1/4 NW 1/4 SEC. 32 BEING NORTH 01°24'20"WEST.

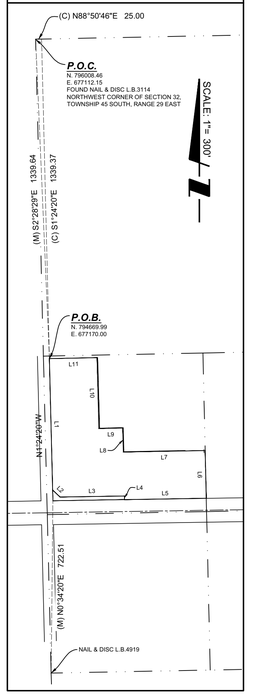
LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479

MAY 12TH, 2023
DATE OF SURVEY

REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg



BOUNDARY DETAIL
(SCALE: 1"=300')



MAP OF BOUNDARY SURVEY OF PART OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING A POINT ON THE CENTERLINE OF PINE RIDGE ROAD;
THENCE S 89°30'20"EAST, A DISTANCE OF 25.00 FEET, ALONG THE NORTH SECTION LINE OF SAID SECTION 32, TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID PINE RIDGE ROAD; THENCE S 00°14'37"W, A DISTANCE OF 1,339.37 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING;
THENCE CONTINUE S 00°14'37"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 595.67 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GLADIOLUS DR.(S.R. 865);
THENCE S 89°15'04"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 642.73 FEET; THENCE N 00°19'55"E, A DISTANCE OF
200.00 FEET; THENCE N 89°19'13"W, A DISTANCE OF343.11FEET;
THENCE N00°17'05"E,A DISTANCE OF 100.41 FEET;
THENCE N 89°21'17"W, A DISTANCE OF 100.14 (SEE SURVEYORS NOTE #2) FEET;
THENCE N 00°16'16"E, A DISTANCE OF 296.58 FEET;
THENCE N 89°27'38"W, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING;
LESS THE REAL PROPERTY CONVEYED TO LEE COUNTY BY GENERAL WARRANTY DEED RECORDED ON JUNE 26, 2006, AS INSTRUMENT #2006000254500 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THE PROPERTY DEPICTED HEREON AND DESCRIBED BY THE LEGAL DESCRIPTION ABOVE IS ONE AND THE SAME AS THE PROPERTY DESCRIBED BY THE FOLLOWING LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA;
THENCE ALONG THE NORTH LINE OF SAID SECTION 32 NORTH 88°50'46" EAST 25.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF PINERIDGE ROAD BEING A FIFTY FOOT WIDE ROAD CENTERED ON THE WEST LINE OF SAID SECTION 32;
THENCE ALONG SAID EAST RIGHT OF WAY LINE SOUTH 01°24'20" EAST 1,339.37 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID LINE NORTH 88°53'25" EAST 200.00 FEET;
THENCE SOUTH 01°22'41" EAST 296.58 FEET;
THENCE NORTH 88°59'46" EAST 100.14 FEET;
THENCE SOUTH 01°21'52" EAST 100.41 FEET;
THENCE NORTH 89°01'50" EAST 343.11 FEET;
THENCE SOUTH 01°19'02" EAST 200.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 865 KNOWN AS GLADIOLUS DRIVE;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°05'59" WEST 342.73 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2006000254501 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG SAID PARCEL OF LAND FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:
1. NORTH 00°54'01" WEST 15.00 FEET;
2. SOUTH 89°05'59" WEST 270.13 FEET;
3. NORTH 46°09'20" WEST 42.61 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE;
THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 01°24'20" WEST 550.67 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIBED CONTAINS: 4.88 ACRES MORE OR LESS

PREPARED FOR: PENINSULA ENGINEERING

PENINSULA ENGINEERING
2600 GOLDEN GATE PARKWAY
NAPLES, FLORIDA 34105
PHONE: 239.403.6700 FAX: 239.261.1797
EMAIL: INFO@PEN-ENG.COM
WEBSITE: WWW.PEN-ENG.COM

LANCE T. MILLER
PROFESSIONAL SURVEYOR AND MAPPER, #LS5627

APRIL 26TH, 2023
DATE

Digitally signed by Lance Miller
DN: cn=Lance Miller, c=US, o=Peninsula Improvement Corporation, email=lmiller@pen-eng.com
Reason: This item has been digitally signed and sealed by Lance T Miller, PSM #5627 on the date adjacent to the seal. The seal much be verified on any electronic copies. Printed copies of this document are not considered signed and sealed.
Location: 2600 Golden Gate Parkway, Naples, Florida 34105
Date: 2023.06.07 15:53:37 -04'00'

-CERTIFICATE OF AUTHORIZATION #LB- 8479
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO OTHER PERSON OR ENTITY MAY RELY UPON THIS EXHIBIT.
- THIS EXHIBIT IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

GENERAL NOTES:
- BEARINGS ARE BASED ON THE WEST LINE OF THE NW1/4 SW1/4 NW1/4 SEC. 32 BEING NORTH 01°24'20"WEST.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988, (N.A.V.D.)
- LINES SHOWN OUTSIDE OF THE LAND DESCRIBED ARE FOR REFERENCE USE ONLY AND WERE NOT SURVEYED.
- PROPERTY LIES WITHIN FLOOD ZONE AE 9.0 & AE 10.0 PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL #12071 0418 G LEE COUNTY UNINCORPORATED AREAS 125124 DATED NOVEMBER 17TH, 2022.

LEGEND:
A.E. = ACCESS EASEMENT
BM = BENCHMARK
C/L = CENTERLINE
C.U.E. = COUNTY UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
EL. & ELEV. = ELEVATION
F.P.L. = FLORIDA POWER & LIGHT
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
P = PLAT, M = MEASURED, C = CALCULATED, F = FIELD
○ (S.I.P.)SET 5/8"IRON PIN & CAP STAMPED LB-8479
● (F.I.P.) FOUND IRON PIN & CAP STAMPED AS SHOWN
■ (F.C.M.) FOUND CONCRETE MONUMENT
⊙ (F.N.D.) FOUND PK NAIL & DISK STAMPED
⊙ (D.H.) DRILL HOLES
✦ (PK) = PARKER KYLON NAIL

TITLE COMMITMENT REVIEWED
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE No. 2204845 CJ3
DATED: MARCH 22ND, 2022 @ 11:00PM

SCHEDULE BII:

9. LEE COUNTY ORDINANCES 86-14, 86-38,11-03 AND 11-27 PROVIDING FOR MANDATORY SOLID WASTE COLLECTION AND THE IMPOSITION OF SPECIAL ASSESSMENTS FOR SAID COLLECTION SERVICES. AFFECTS THE PARCEL SURVEYED AND CANNOT BE PLOTTED
10. RESOLUTION NUMBER Z-86-81 RECORDED JULY 9, 1987 IN OFFICIAL RECORDS BOOK 1928, PAGE 1909, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS THE PARCEL SURVEYED AND CANNOT BE PLOTTED
11. RESOLUTION NUMBER Z-87-103 RECORDED JULY 29, 1987 IN OFFICIAL RECORDS BOOK 1932, PAGE 1011, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS THE PARCEL SURVEYED AND CANNOT BE PLOTTED
12. DECLARATION OF INGRESS, EGRESS, UTILITY AND SIGNAGE EASEMENT RECORDED APRIL 22, 1992 IN OFFICIAL RECORDS BOOK 2293, PAGE 3969 AND AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 2781, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS THE PARCEL SURVEYED AND PLOTTED HEREON
13. PERPETUAL STORM WATER DRAINAGE EASEMENT IN FAVOR OF LEE COUNTY RECORDED JUNE 26, 2006 IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006000254501, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS THE PARCEL SURVEYED AND PLOTTED HEREON.

CLIENT: PENINSULA ENGINEERING
PROJECT NO. P-HVC-001
DRAWING NO.: SHEET #: SU OF 01 S-FTMR-HVC-001-SURVEY.dwg

TITLE: MAP OF BOUNDARY SURVEY OF PART OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

Date: MAY, 2023
Horizontal Scale: 1"= 40'
Vertical Scale: N.T.S.
Fieldbook/Page: #10177 SD
Fieldwork by: TFH
Drawn by: LANCE T MILLER, P.S.M. #LS 5627

REV. | REVISION

CHEFFER HAGAN

ATTORNEYS AT LAW

M. Brian Cheffer
Samuel J. Hagan, IV

2120 McGregor Blvd.
Fort Myers, FL 33901
Telephone: 239-334-1381
Facsimile: 239-334-0266

OPINION OF TITLE

Samuel J. Hagan, IV, Cheffer & Hagan, P.A.

Effective Date of Title Opinion: May 29, 2023 at 8:00 a.m.

Re: 10940 Gladiolus Dr., Fort Myers, FL 33913
Strap No. 32-45-24-00-00002.0010

Certified to: Lee County Board of County Commissioners

I am an attorney licensed and eligible to practice law in the State of Florida and I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as **Exhibit "A."** I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached **Exhibit "A."** This Opinion of Title is provided to satisfy the requirements of Florida Statutes, Section 177.041 and Lee County Land Administrative Code AC-13-19. Based on the foregoing, I am of the opinion that:

Title to the property, as of the Effective Date of the Opinion of Title set forth above, is vested in The Heights Land Company, Inc., a Florida corporation.

The following are all of those persons or entities holding a mortgage secured by the property: NONE.

The following are all easements and rights of way affecting the property to be developed:

Resolution (Resolution No. Z-86-81) of the Board of County Commissioners of Lee County, Florida recorded at Official Records Boo 1928, Page 1909, Public Records of Lee County, Florida;

Resolution (Resolution No. Z-87-103) of the Board of County Commissioners of Lee County, Florida recorded at Official Records Boo 1928, Page 1911, Public Records of Lee County, Florida;

Declaration of Ingress, Egress, Utility and Signage Easement recorded at Official Records Book 2293, Page 3969, as amended at Official Records Book 2584, Page 2781, Public Records of Lee County, Florida;

Perpetual Stormwater Drainage Easement recorded at Official Records Instrument No. 2006000254501, Public Records of Lee County, Florida.

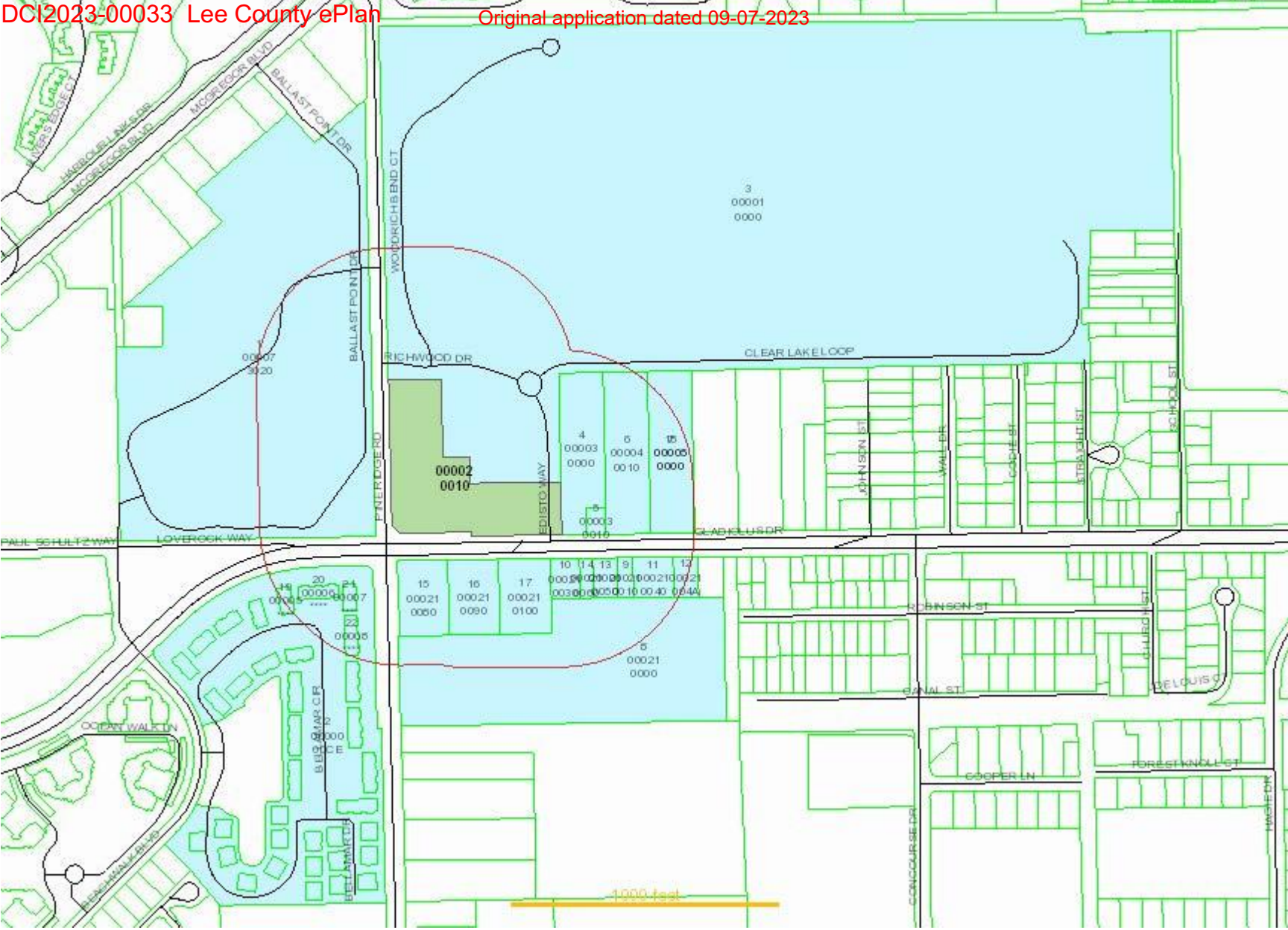
This opinion is intended solely for the use of Lee County. No other person or entity shall have any rights to rely on this opinion without the express written consent of Cheffer & Hagan, P.A.

Cheffer & Hagan, P.A.

By: _____
Samuel J. Hagan, IV, Partner

EXHIBIT A

Commencing at the northwest corner of Section 32, Township 45 South, Range 24 East, Lee County, Florida, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" East, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning; thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northerly right-of-way line of Gladiolus Dr. (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.41 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning; LESS the real property conveyed to Lee County by General Warranty Deed recorded on June 26, 2006, as Instrument #2006000254500 in the Public Records of Lee County, Florida.


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RICHWOOD DR
CLEAR LAKE LOOP
BALLAST POINT DR
WOODRICH BEND CT
PINERIDGE RD
EDISTO WAY
GLADIOLUS DR
LOVEROCK WAY
PAUL SCHULTZ WAY
MCGREGOR BLVD
HAGBOLDT LANE DR
INVERSRIDGE CT
JOHNSON ST
WALLER
COOKE ST
STRAIGHT ST
SCHOOL ST
ROBINSON ST
CANAL ST
CLIFFORD ST
DELOUIS CT
COOPER LN
FOREST KNOLL ST
HAGIE DR
CONCOURSE DR
OCEAN WALK LN
BENCHWALK BLVD
BELLAMAR CIR
1000 feet

Subjects: 1 Affected: 5 Buffer: 500 Date: 5/25 List Size: 59

Index	Subject	FolioId	STRAP	OwnerNam	OwnerNam	MailAddres	MailAddres	MailCity	MailSta	MailZip	MailCountr	SiteNum	SiteStreet	SiteUnit	SiteCity	SiteZip
0	TRUE	10217795	32-45-24-0	HEIGHTS LAND COMP/		15570 HAGIE DR		FORT MYEF	FL	33908		10940	GLADIOLUS DR		FORT MYERS	33908
1	FALSE	10216742	31-45-24-0	RIVERVIEW WTI INC		20660 STEVENS CREEK		CUPERTINC	CA	95014		15241-33	BALLAST POINT DR		FORT MYERS	33908
2	FALSE	10478393	31-45-24-5	BELLAMAR FLORIDA SI		16956 MCGREGOR BL\		FORT MYEF	FL	33908			BELLAMAR @ BEACHWAL		FORT MYERS	33908
3	FALSE	10217794	32-45-24-0	PACIFICA EDISTO LAKE		1775 HANCOCK ST STE		SAN DIEGO	CA	92110		15251	PINE RIDGE RD		FORT MYERS	33908
4	FALSE	10217796	32-45-24-0	WIMBUSH JULIE		2511 NW 18TH PL		CAPE CORA	FL	33993		10880	GLADIOLUS DR		FORT MYERS	33908
5	FALSE	10217797	32-45-24-0	LOPEZ RAMIRO GIOVA		10655 ROBINSON ST		FORT MYEF	FL	33908		10870	GLADIOLUS DR		FORT MYERS	33908
6	FALSE	10574568	32-45-24-0	GLADIOLUS CONGREG/		1041 N TOWN AND RI\		FORT MYEF	FL	33919		10850	GLADIOLUS DR		FORT MYERS	33908
7	FALSE	10217800	32-45-24-0	GLADIOLUS CONGREG/		7171 EMILY DR		FORT MYEF	FL	33908		10810	GLADIOLUS DR		FORT MYERS	33908
8	FALSE	10217851	32-45-24-0	YOUNGQUIST HARVEY		15465 PINE RIDGE RD		FORT MYEF	FL	33908		15465	PINE RIDGE RD		FORT MYERS	33908
9	FALSE	10217852	32-45-24-0	SANCHEZ GLADYS		10841 GLADIOLUS DR		FORT MYEF	FL	33908		10841	GLADIOLUS DR		FORT MYERS	33908
10	FALSE	10217854	32-45-24-0	LUZ EN EL I J GUADALL		4796 DUERA MAE DR		FORT MYEF	FL	33908		10891	GLADIOLUS DR		FORT MYERS	33908
11	FALSE	10217855	32-45-24-0	ACEVEDO LUZ NEREID/		10821 GLADIOLUS DR		FORT MYEF	FL	33908		10821	GLADIOLUS DR		FORT MYERS	33908
12	FALSE	10217856	32-45-24-0	CLIFFGARD ELBA IRIS +		N 8172 CARVER SCHO(		EAST TROY	WI	53120		10801	GLADIOLUS DR		FORT MYERS	33908
13	FALSE	10217857	32-45-24-0	SANCHEZ ANGEL L		10851 GLADIOLUS DR		FORT MYEF	FL	33908		10851	GLADIOLUS DR		FORT MYERS	33908
14	FALSE	10217858	32-45-24-0	MARINI MATTEO &		10881 GLADIOLUS DR		FORT MYEF	FL	33908		10881	GLADIOLUS DR		FORT MYERS	33908
15	FALSE	10575049	32-45-24-0	INVESTORS CARTEL IN(		14380 RIVA DEL LAGO		FORT MYEF	FL	33907		15415	PINE RIDGE RD		FORT MYERS	33908
16	FALSE	10217861	32-45-24-0	GOODE PROPERTY MA		10730 BROMLEY LN		FORT MYEF	FL	33966		10931/9	GLADIOLUS DR		FORT MYERS	33908
17	FALSE	10217862	32-45-24-0	MILLER GREG ALAN &		10905 GLADIOLUS DR		FORT MYEF	FL	33908		10905	GLADIOLUS DR		FORT MYERS	33908
18	FALSE	10596417	32-45-24-9	VALLEY FARMS CORP		900 RED MILLSRD		WALLKILL	NY	12589			SUBSURFACE RIGHTS		FORT MYERS	33908
19	FALSE	10491854	31-45-24-5	MALECHA RHONDA &		3242 CIRCLE BLUFF TR/		FARIBAULT	MN	55021		15393	BELLAMAR CIR	511	FORT MYERS	33908
19	FALSE	10491855	31-45-24-5	DIAZ JUAN CARLOS &		1824 CORNWALLIS PK\		CAPE CORA	FL	33904		15393	BELLAMAR CIR	512	FORT MYERS	33908
19	FALSE	10491856	31-45-24-5	JAIRAM RAJU		1709 RANGEVIEW DR		FORT COLL	CO	80524		15393	BELLAMAR CIR	513	FORT MYERS	33908
19	FALSE	10491857	31-45-24-5	WRENN CYNTHIA HELE		15393 BELLAMAR CIR		FORT MYEF	FL	33908		15393	BELLAMAR CIR	514	FORT MYERS	33908
19	FALSE	10491858	31-45-24-5	WILSON SAMANTHA		4791 RUE HELENE		SANIBEL	FL	33957		15393	BELLAMAR CIR	521	FORT MYERS	33908
19	FALSE	10491859	31-45-24-5	LUMACANG LUCIA S		15393 BELLAMAR CIR		FORT MYEF	FL	33908		15393	BELLAMAR CIR	522	FORT MYERS	33908
19	FALSE	10491860	31-45-24-5	PANGRACS RODNEY &		PO BOX 212		SILTON	SK	S0G 4L0	CANADA	15393	BELLAMAR CIR	523	FORT MYERS	33908
19	FALSE	10491861	31-45-24-5	GRUDZINSKI MATTHEV		214 W MARKET ST		DANVILLE	PA	17821		15393	BELLAMAR CIR	524	FORT MYERS	33908
20	FALSE	10488660	31-45-24-5	LEMONS CHRISTOPHEI		15401 BELLAMAR CIR		FORT MYEF	FL	33908		15401	BELLAMAR CIR	611	FORT MYERS	33908
20	FALSE	10488661	31-45-24-5	DRUMM JERRY E &		408 FLORENCE ST		MIDDLETO'	OH	45044		15401	BELLAMAR CIR	612	FORT MYERS	33908
20	FALSE	10488662	31-45-24-5	BREUIL TIMOTHY L & C		16411 DIAMOND PL		WESTON	FL	33331		15401	BELLAMAR CIR	613	FORT MYERS	33908
20	FALSE	10488663	31-45-24-5	HOFERICA LUBOMIR		281 DANFORTH AVE		TORONTO	ON	M4K 1N2	CANADA	15401	BELLAMAR CIR	614	FORT MYERS	33908
20	FALSE	10488664	31-45-24-5	MARMOLEJOS YENNY '		15401 BELLAMAR CIR		FORT MYEF	FL	33908		15401	BELLAMAR CIR	615	FORT MYERS	33908
20	FALSE	10488665	31-45-24-5	CAPPELLI ROBERT B		15401 BELLAMAR CIR		FORT MYEF	FL	33908		15401	BELLAMAR CIR	616	FORT MYERS	33908
20	FALSE	10488666	31-45-24-5	SICA DONNA TR		2569 SAWGRASS LAKE		CAPE CORA	FL	33909		15401	BELLAMAR CIR	621	FORT MYERS	33908
20	FALSE	10488667	31-45-24-5	TORRES LOUIS H TR		5700 OAKTON		MORTON G	IL	60053		15401	BELLAMAR CIR	622	FORT MYERS	33908
20	FALSE	10488668	31-45-24-5	RICHARDSON LAURA E		15401 BELLAMAR CIR		FORT MYEF	FL	33908		15401	BELLAMAR CIR	623	FORT MYERS	33908
20	FALSE	10488669	31-45-24-5	DRESCHER THOMAS A		3539 LAKESIDE DR		LUPTON	MI	48635		15401	BELLAMAR CIR	624	FORT MYERS	33908
20	FALSE	10488670	31-45-24-5	ADORNO FERNANDO J		15401 BELLAMAR CIR		FORT MYEF	FL	33908		15401	BELLAMAR CIR	625	FORT MYERS	33908
20	FALSE	10488671	31-45-24-5	WRIGHT STEVEN P +		15401 BELLAMAR CIR		FORT MYEF	FL	33908		15401	BELLAMAR CIR	626	FORT MYERS	33908
21	FALSE	10488763	31-45-24-5	SRNEC JAN &		CONDOMII	SP03-70 M	TORONTO	ON	M5A 4R1	CANADA	15409	BELLAMAR CIR	711	FORT MYERS	33908
21	FALSE	10488764	31-45-24-5	CHICAGOLAND REAL E!		16101 108TH AVE		ORLAND P/	IL	60467		15409	BELLAMAR CIR	712	FORT MYERS	33908
21	FALSE	10488765	31-45-24-5	MCDOWELL WHITNEY		15409 BELLAMAR CIR		FORT MYEF	FL	33908		15409	BELLAMAR CIR	713	FORT MYERS	33908
21	FALSE	10488766	31-45-24-5	DEFEND MARY ANN TF		89 ANDOVER DR		SPRINGFIEL	IL	62704		15409	BELLAMAR CIR	714	FORT MYERS	33908
21	FALSE	10488767	31-45-24-5	CONN ALEXANDER L &		345 LENITY SCHOOL RI		BELLE VERI	PA	15012		15409	BELLAMAR CIR	721	FORT MYERS	33908
21	FALSE	10488768	31-45-24-5	TISO JOHN TR		15409 BELLAMAR CIR		FORT MYEF	FL	33908		15409	BELLAMAR CIR	722	FORT MYERS	33908

21	FALSE	10488769	31-45-24-5	BALL DONALD W SR TF	6662 ESTERO BLVD #8(	FORT MYEF	FL	33931	15409	BELLAMAR CIR	723	FORT MYERS	33908
21	FALSE	10488770	31-45-24-5	FARAGOI JOHN & CARI	15409 BELLAMAR CIR I	FORT MYEF	FL	33908	15409	BELLAMAR CIR	724	FORT MYERS	33908
22	FALSE	10485957	31-45-24-5	GRANATA JERI T & MIC	15417 BELLAMAR CIR /	FORT MYEF	FL	33908	15417	BELLAMAR CIR	811	FORT MYERS	33908
22	FALSE	10485958	31-45-24-5	GORJIAN ANTHONY +	107 STEAMBOAT RD	GREAT NEC	NY	11024	15417	BELLAMAR CIR	812	FORT MYERS	33908
22	FALSE	10485959	31-45-24-5	RODEMER GRACIAN R(	60 WOODSEDGE DR	ELIZABETH	PA	17022	15417	BELLAMAR CIR	813	FORT MYERS	33908
22	FALSE	10485960	31-45-24-5	FREDERICO JOEL D & JI	15417 BELLAMAR CIR #	FORT MYEF	FL	33908	15417	BELLAMAR CIR	814	FORT MYERS	33908
22	FALSE	10485961	31-45-24-5	PETERS KALYNN & JOS	15417 BELLAMAR CIR #	FORT MYEF	FL	33908	15417	BELLAMAR CIR	815	FORT MYERS	33908
22	FALSE	10485962	31-45-24-5	SURI GURPREET S & VE	2464 TALLGRASS AVE S	GRAND RAI	MI	49546	15417	BELLAMAR CIR	816	FORT MYERS	33908
22	FALSE	10485963	31-45-24-5	FLOREZ GRACE A	8060 BANYAN BREEZE	FORT MYEF	FL	33908	15417	BELLAMAR CIR	821	FORT MYERS	33908
22	FALSE	10485964	31-45-24-5	BEGLOV ILDAR &	15417 BELLAMAR CIR #	FORT MYEF	FL	33908	15417	BELLAMAR CIR	822	FORT MYERS	33908
22	FALSE	10485965	31-45-24-5	HORSLEY DAVID & VIC	15417 BELLAMAR CIR #	FORT MYEF	FL	33908	15417	BELLAMAR CIR	823	FORT MYERS	33908
22	FALSE	10485966	31-45-24-5	TANTSYURA EVA	311 KNOLLWOOD ROA	ELMSFORD	NY	10523	15417	BELLAMAR CIR	824	FORT MYERS	33908
22	FALSE	10485967	31-45-24-5	MAMULASHVILI IRMA	15417 BELLAMAR CIR #	FORT MYEF	FL	33908	15417	BELLAMAR CIR	825	FORT MYERS	33908
22	FALSE	10485968	31-45-24-5	HERRMANN ENTERPRI	14560 LAGUNA DR	FORT MYEF	FL	33908	15417	BELLAMAR CIR	826	FORT MYERS	33908

RIVERVIEW SUNSHINE INVESTMENTS
WTI INC
20660 STEVENS CREEK BLVD # 383
CUPERTINO CA 95014

BELLAMAR AT BEACHWALK
FLORIDA SUNSET MANAGEMENT
16956 MCGREGOR BLVD STE 1
FORT MYERS FL 33908

PACIFICA EDISTO LAKE LLC
1775 HANCOCK ST STE 200
SAN DIEGO CA 92110

WIMBUSH JULIE
2511 NW 18TH PL
CAPE CORAL FL 33993

LOPEZ RAMIRO GIOVANNY FELIX
10655 ROBINSON ST
FORT MYERS FL 33908

GLADIOLUS CONGREGATION OF JEHO
1041 N TOWN AND RIVER DR
FORT MYERS FL 33919

GLADIOLUS CONGREGATION OF JEHO
7171 EMILY DR
FORT MYERS FL 33908

YOUNGQUIST HARVEY TR
15465 PINE RIDGE RD
FORT MYERS FL 33908

SANCHEZ GLADYS
10841 GLADIOLUS DR
FORT MYERS FL 33908

LUZ EN EL DESIERTO INC
J GUADALUPE GARCIA
4796 DUERA MAE DR
FORT MYERS FL 33908

ACEVEDO LUZ NEREIDA AVILA L/E
10821 GLADIOLUS DR
FORT MYERS FL 33908

CLIFFGARD ELBA IRIS +
N 8172 CARVER SCHOOL RD
EAST TROY WI 53120

SANCHEZ ANGEL L
10851 GLADIOLUS DR
FORT MYERS FL 33908

MARINI MATTEO &
10881 GLADIOLUS DR
FORT MYERS FL 33908

INVESTORS CARTEL INC
14380 RIVA DEL LAGO DR #1404
FORT MYERS FL 33907

GOODE PROPERTY MANAGEMENT LLC
10730 BROMLEY LN
FORT MYERS FL 33966

MILLER GREG ALAN & CAROL F
10905 GLADIOLUS DR # 1
FORT MYERS FL 33908

VALLEY FARMS CORP
900 RED MILLSRD
WALLKILL NY 12589

MALECHA RHONDA & KENNETH
3242 CIRCLE BLUFF TRAIL
FARIBAULT MN 55021

DIAZ JUAN CARLOS &
1824 CORNWALLIS PKWY
CAPE CORAL FL 33904

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JAIRAM RAJU
1709 RANGEVIEW DR
FORT COLLINS CO 80524

WRENN CYNTHIA HELEN
15393 BELLAMAR CIR #514
FORT MYERS FL 33908

WILSON SAMANTHA
4791 RUE HELENE
SANIBEL FL 33957

LUMACANG LUCIA S
15393 BELLAMAR CIR #522
FORT MYERS FL 33908

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DANVILLE PA 17821

LEMONS CHRISTOPHER M
15401 BELLAMAR CIR # 611
FORT MYERS FL 33908

DRUMM JERRY E &
408 FLORENCE ST
MIDDLETOWN OH 45044

BREUIL TIMOTHY L & CAROL
16411 DIAMOND PL
WESTON FL 33331

HOFERICA LUBOMIR
281 DANFORTH AVE
TORONTO ON M4K 1N2
CANADA

MARMOLEJOS YENNY V DIAZ &
15401 BELLAMAR CIR # 615
FORT MYERS FL 33908

CAPPELLI ROBERT B
15401 BELLAMAR CIR #616
FORT MYERS FL 33908

SICA DONNA TR
2569 SAWGRASS LAKE CT
CAPE CORAL FL 33909

TORRES LOUIS H TR
5700 OAKTON
MORTON GROVE IL 60053

RICHARDSON LAURA E
15401 BELLAMAR CIR #623
FORT MYERS FL 33908

DRESCHER THOMAS A TR
3539 LAKESIDE DR
LUPTON MI 48635

ADORNO FERNANDO JR +
15401 BELLAMAR CIR #625
FORT MYERS FL 33908

WRIGHT STEVEN P +
15401 BELLAMAR CIR #626
FORT MYERS FL 33908

SRNEC JAN &
CONDOMINIUM
SP03-70 MILL ST
TORONTO ON M5A 4R1
CANADA

CHICAGOLAND REAL ESTATE GROUP
16101 108TH AVE
ORLAND PARK IL 60467

DCI2023-00033 Lee County eFile Original application dated 09-07-2023

MCDOWELL WHITNEY E
15409 BELLAMAR CIR # 713
FORT MYERS FL 33908

DEFEND MARY ANN TR
89 ANDOVER DR
SPRINGFIELD IL 62704

CONN ALEXANDER L &
345 LENITY SCHOOL RD
BELLE VERNON PA 15012

TISO JOHN TR
15409 BELLAMAR CIR #722
FORT MYERS FL 33908

BALL DONALD W SR TR
6662 ESTERO BLVD #807B
FORT MYERS BEACH FL 33931

FARAGOI JOHN & CARLITA
15409 BELLAMAR CIR UNIT 724
FORT MYERS FL 33908

GRANATA JERI T & MICHELLE B TR
15417 BELLAMAR CIR APT 811
FORT MYERS FL 33908

GORJIAN ANTHONY +
107 STEAMBOAT RD
GREAT NECK NY 11024

RODEMER GRACIAN ROBERT &
60 WOODSEDGE DR
ELIZABETHTOWN PA 17022

FREDERICO JOEL D & JENNIFER
15417 BELLAMAR CIR #814
FORT MYERS FL 33908

PETERS KALYNN & JOSEPH R
15417 BELLAMAR CIR #815
FORT MYERS FL 33908

SURI GURPREET S & VEENU
2464 TALLGRASS AVE SE
GRAND RAPIDS MI 49546

FLOREZ GRACE A
8060 BANYAN BREEZE WAY
FORT MYERS FL 33908

BEGLOV ILDAR &
15417 BELLAMAR CIR # 822
FORT MYERS FL 33908

HORSLEY DAVID & VICTORIA
15417 BELLAMAR CIR #823
FORT MYERS FL 33908

TANTSYURA EVA
311 KNOLLWOOD ROAD EXT
ELMSFORD NY 10523

MAMULASHVILI IRMA
15417 BELLAMAR CIR #825
FORT MYERS FL 33908

HERRMANN ENTERPRISES LLC
14560 LAGUNA DR
FORT MYERS FL 33908

PENINSULA ENGINEERING

LIST OF ZONING APPROVALS

Resolution #	Case Number	Hearing Date	Status	
PD-94-013*	86-06-07-DCI(b)	06/08/1994	Approved	Relocated 84 units within the RPD. (*Does not apply to CPD.)
Z-87-103	86-06-07-DCI(a)	07/13/1987	Approved	Added deviation to allow a 0-foot setback from a structure to a quarter section line.
Z-86-081	86-06-07 DCI	03/23/1987	Approved	Rezone AG-2 to RPD & CPD

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

PENINSULA ENGINEERING

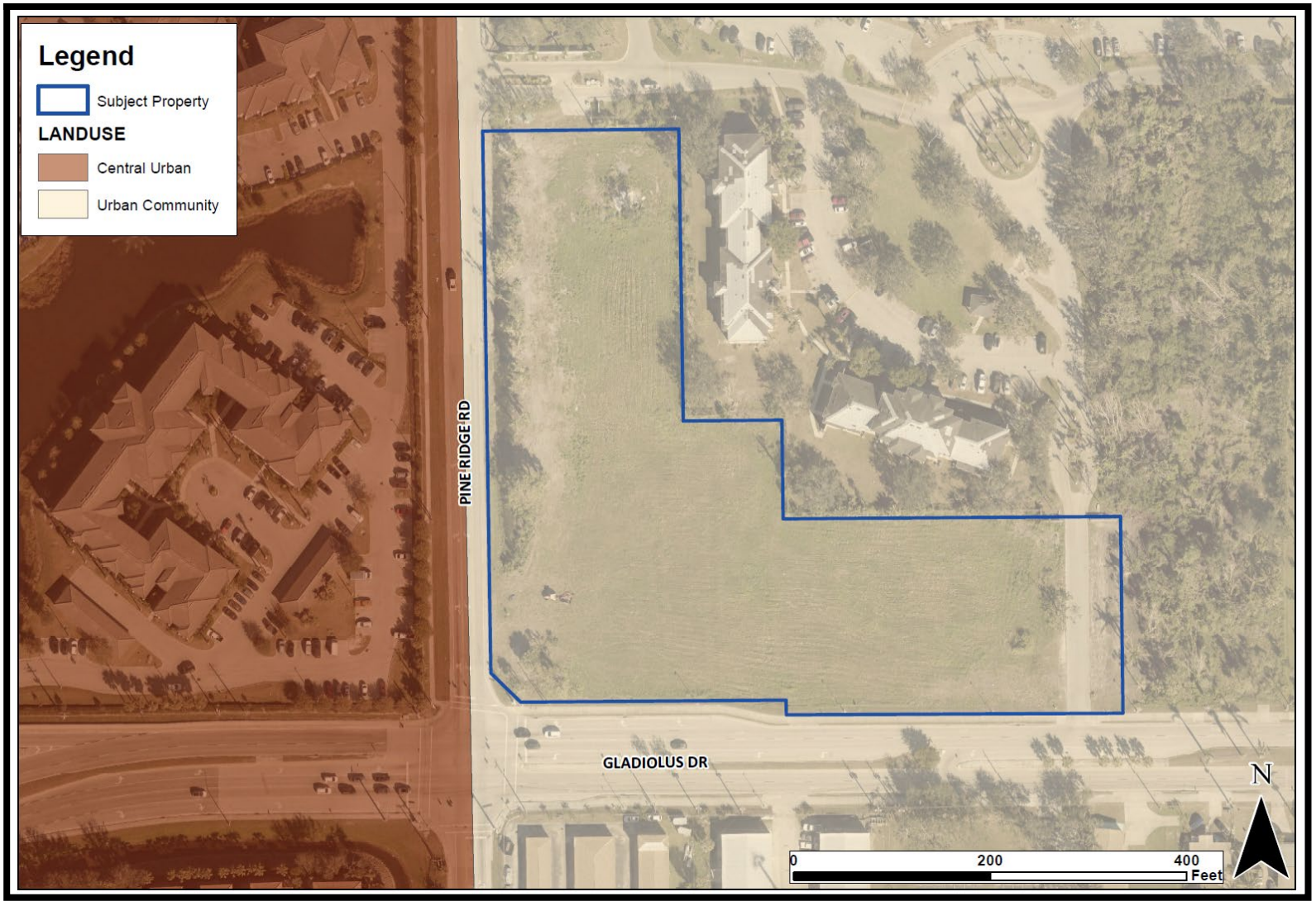
HEIGHTS CAREER TECHNICAL SCHOOL
REQUEST STATEMENT

Property Information

The Crosslands Commercial Planned Development (CPD) currently encompasses one undeveloped parcel consisting of ±4.88-acres. The property is located at the northeast corner of Pine Ridge Road and Gladiolus Drive, within unincorporated Lee County. The site is designated Urban Community per the Future Land Use Map of the Lee Plan.



Zoning Map



Future Land Use Map

Details of Request

The applicant is seeking to amend the Commercial Planned Development (CPD), by increasing the maximum permitted commercial floor area and building height to accommodate the future development of the Heights Career Technical School. The proposed vocational school will provide learning opportunities to area residents, helping to promote the mission of the Heights Foundation, to "Support Education and Wellness, Promote Family and Community Development and Provide Benefits of Enrichment of the Arts". The requested increase in both floor area and building height will allow the vocational school to be constructed and programmed to meet the current and growing educational needs of the community.

In summary, the PD Amendment seeks approval of the following:

- An increase in maximum permitted commercial floor area from 23,000 SF to 66,500 SF.
- An increase in maximum building height from 35' to 50'.
- Addition of a deviation from LDC Section 10-285, "Connection Separations"; *refer to the supplmental Deviations and Justifications document*
- Addition of a deviation from LDC Section 10-416(d) "Buffer Types/Wall Measurement"; *refer to the supplmental Deviations and Justifications document*
- Addition of a deviation from LDC Section 10-420(f) "Plant Material Standards"; *refer to the supplmental Deviations and Justifications document*
- Amended Master Plan.

The subject property was rezoned from AG to the Crosslands CPD, per Resolution 86-81, which permits a maximum of 23,000 SF of commercial uses and a maximum building height of 35 feet. The CPD currently allows all permitted land uses within the Community Commercial (CC) zoning district, except convenience stores; thus, the proposed vocational school is a permitted use, per LDC Section 34-888 "Use Regulations Table".

The site is bounded by rights-of-way along the northern, western and southern property lines and is adjacent to multi-family residential development/residential zoning along the east. The proposed development has been designed to comply with development regulations set forth for the Community Commercial zoning district. Furthermore, the project has been planned to be compatible with adjacent residential uses and will complement the surounding neighborhood.

DEVELOPMENT STANDARDS

Minimum Lot Size (Corner Lots)	20,000 SF
Minimim Lot Width	100'
Minimum Lot Depth	100'
Maximum Building Height	50'*
Maximum Lot Coverage	40%
Minimum Setbacks*	
Street- Gladiolus Drive (Arterial)	25'
Street- Richwood Drive (Private)	20'
Street- Pine Ridge Road (from Centerline)	75'**
Side Yard	15'

*The requested 50' building height is consistent with the Future Land Use Element of the Lee Plan.

**Per existing Deviation #7

Landscaping & Open Space

The CPD complies with LDC Sections 10-415 and 34-414, providing a minimum of 30% of open space. The site does not contain indigenous native communities or native trees; consequently, open space requirements are met through landscaped areas, buffers and dry detention areas.

Landscape buffers include a 15' Type 'D' buffer adjacent to rights-of-way (Pine Ridge Road and Gladiolus Drive) and 15' Type 'C' buffers along remaining boundaries. The Type 'C' buffers include an 8' solid wall/retaining wall combination and additional plantings to mitigate potential impacts to adjacent residential uses.

Parking and Pedestrian Pathways

Per LDC Section 34-2020, Table B, Vocational Institutions are required to provide one parking space per employee plus student parking as the Director seems necessary. The applicant proposes the following in respect to required parking:

The development has been designed with an overall 186 parking spaces, inclusive of 6 disabled spaces. The Heights Career Technical School will have a maximum of 30 employees and a maximum of 165 students, with alternating class times and schedules. No more than a maximum of 156 students and 30 employees will be on campus at any given time; therefore, generating a parking demand of 186 total parking spaces; *refer to the 'Parking Letter' prepared by the Heights Foundation*.

A pedestrian walkway has been designed along the easternmost boundary of the site, adjacent to Edisto Way. This has been planned to promote safety of school-aged children that currently walk from within the abutting residential development to the existing public school bus stop located at the Edisto Way/ Gladiolus Drive intersection. An additional pedestrian pathway has been designed to provide access between the building entry, parking area and external sidewalk along Gladiolus. This pathway provides pedestrians direct access to the crosswalk at the Pine Ridge Road/Gladiolus Drive intersection.

Utilities

The subject property is located within the Lee County Utilities Future Service Area, as depicted on Maps 4A and 4B of the Lee County Comprehensive Plan. The proposed development will connect to existing potable water and sanitary sewer lines that are in current operation adjacent to the property. Lee County Utilities currently has sufficient capacity to provide both water and sewer to the site; *see the Potable Water and Wastewater Availability letter*.

Stormwater

The site water management system will be permitted via the South Florida Water Mangement District (SFWMD) under a new general permit. The proposed stormwater system will consist of both open dry detention areas and vaulted underground chambers.

Traffic

The Traffic Impact Statement, prepared by TR Transportation Consultants, Inc., concludes that all applicable roadways will operate above their minimum adopted Levels of Service with and without the proposed project and there is sufficient roadway capacity to accommodate the development.

Lee Plan Consistency

Policy 1.1.4 - The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units

The site is designated Urban Community and will be developed with a vocational school that will provide educational services and programs. The request is consistent with Policy 1.1.4 of the Lee Plan.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The site is the last undeveloped property along the subject segment of Pine Ridge Road, within an urbanized area of Lee County, and is considered infill development. Existing infrastructure is in place to accommdate the proposed development and the project does not contribute to urban sprawl. The request is consistent with Objective 2.1 of the Lee Plan.

POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The proposed development will have direct access to Gladiolus Drive and Pine Ridge Road. The adjacent roadway network has sufficient capacity to accommdate the proposed development. Public facilities and services are currently in place to serve the project. The site has been designed to be compatible with surrounding land uses. The development will not have a negative impact on public health, safety or welfare.

Objective 4.1 Water, Sewer and Environmental Standards. Consider water, sewer and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

The subject property is located within the Lee County Utilities Future Service Area, as depicted on Maps 4A and 4B of the Lee County Comprehensive Plan. The proposed development will connect to existing potable water and sanitary sewer lines in current operation adjacent to the property. Lee County Utilities currently has sufficient capacity to provide both water and sewer to the site; see the Potable Water and Wastewater Availability letter. An Environmental Assesssment was conducted and concludes there are no environmentally sensive lands on-site, no listed species on-site and the property has historically been cleared of native vegetation. All Lee County and/or state permit requirements will be met, as necessary, during the permitting process.

Policy 6.1.1: All applications for commercial development will be reviewed and evaulated as to:

1. **Traffic and access impacts (rezoning and development orders);**
2. **Landscaping and detailed site planning (development orders);**
3. **Screening and buffering (PD rezoning and development orders);**
4. **Availability and adequacy of services and facilities (rezoning and development orders);**
5. **Impact on adjacent land uses and surrounding neighborhoods (rezoning);**
6. **Proxmity to other simliar centers (rezoning); and**
7. **Environmental considerations (rezoning and development orders).**

The PD Amendment request involves a well-planned commercial development at an appropriate location within the County. The application addresses each above criteria, as necessary and required.

Objective 77.3: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rightsof-way. This objective and subsequent policies are to be implemented through the zoning process

The CPD complies with LDC Section 10-415 and 34-414, providing a minimum 30% of open space. The site does not contain any indigenous native communities or native trees; consequently, open space requirements are met through landscaped areas, buffers and dry detention areas.

Conclusion

The Amendment request includes an intensification of a use currently permitted by the Crosslands CPD. The development has been designed to be compatible with adjacent uses and complement the surrounding neighborhood. The request is consistent with the Lee County Land Development Code and the Lee Plan.

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TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

HEIGHTS CAREER TECHNICAL SCHOOL REZONING

(PROJECT NO. F2112.14)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

July 26, 2023

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TR TRANSPORTATION CONSULTANTS, INC

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TR TRANSPORTATION CONSULTANTS, INC

I. INTRODUCTION

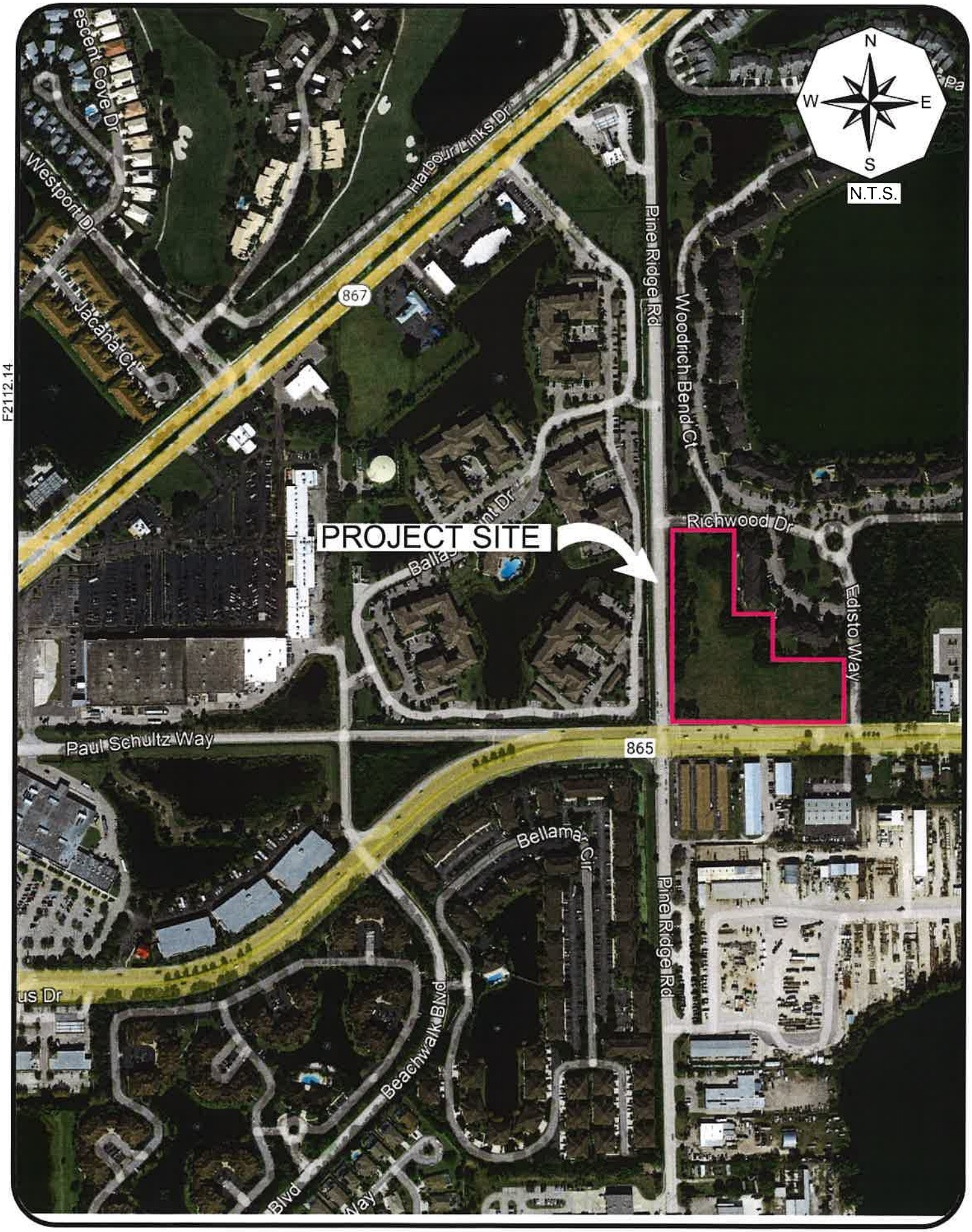
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed development is located at the northeast corner of Gladiolus Drive and Pine Ridge Road in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The approximate 4.9-acre site is currently zoned Commercial Planned Development (CPD) and is governed by Zoning Resolutions No. Z-86-081 and No. Z-87-103, which allow the site to be developed with up to 23,000 square feet of retail commercial uses. The applicant is proposing to rezone the subject site to Commercial Planned Development (CPD) to permit the development of a Heights Career Technical School with an anticipated enrollment of up to 165 students. It is important to note that the existing CPD allows for a school use but limits the overall floor area to only 23,000 square feet as well as containing additional height restrictions. Access to the subject site is proposed to Pine Ridge Road via a single connection and to Edisto Way that subsequently intersects Gladiolus Drive via a right-in/right-out only intersection.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is generally bordered by Pine Ridge Road to the west, Gladiolus Drive to the south, Edisto Way to the east, and by residential uses to the north.



F2112.14

TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
HEIGHTS CAREER TECHNICAL SCHOOL Figure 1

TR TRANSPORTATION CONSULTANTS, INC

Pine Ridge Road is a north/south two-lane individed major collector the borders the subject site to the west. Pine Ridge Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Gladiolus Drive is an east/west four-lane divided arterial the borders the subject site to the south. Gladiolus Drive has a posted speed limit of 35 mph to the east of Pine Ridge Road and 45 mph to the west. Gladiolus Drive is under the jurisdiction of the Lee County Department of Transportation.

Edisto Way is a two-lane undivided local roadway the borders the subject site to the east. Edisto Way has a posted speed limit of 8.5 mph and is privately maintained.

III. PROPOSED DEVELOPMENT

The applicant is proposing to rezone the subject site to Commercial Planned Development (CPD) to permit the development of a Heights Career Technical School with an anticipated enrollment of up to 165 students. It is important to note that the current CPD allows for up to 23,000 square feet of commercial retail uses included in the Community Commercial (CC) zoning district (except for convenience stores). Those uses include food stores, restaurants (groups 1-4) as well as fast-food restaurants, all of which would generate more trips than the proposed Technical School. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

Table 1
Land Use
Heights Career Technical School

Land Use	Size
Technical School	165 Students

TR TRANSPORTATION CONSULTANTS, INC

Access to the subject site is proposed to Pine Ridge Road via a single connection and to Edisto Way that subsequently intersects Gladiolus Drive via a right-in/right-out only intersection.

IV. TRIP GENERATION

The trip generation for the proposed school was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 540 (Junior/Community College) was deemed best to utilize for the trip generation purposes of the proposed school use. The trip generation equations utilized from this land use are attached to the Appendix for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

Table 2
Trip Generation
Heights Career Technical School

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Technical School (165 Students)	74	18	92	41	31	72	805

As previously mentioned, the current CPD allows for up to 23,000 square feet of commercial retail uses included in the Community Commercial (CC) zoning district (except for convenience stores). Those uses include food stores, restaurants (groups 1-4) as well as fast-food restaurants, all of which would generate more trips than the proposed Technical School.

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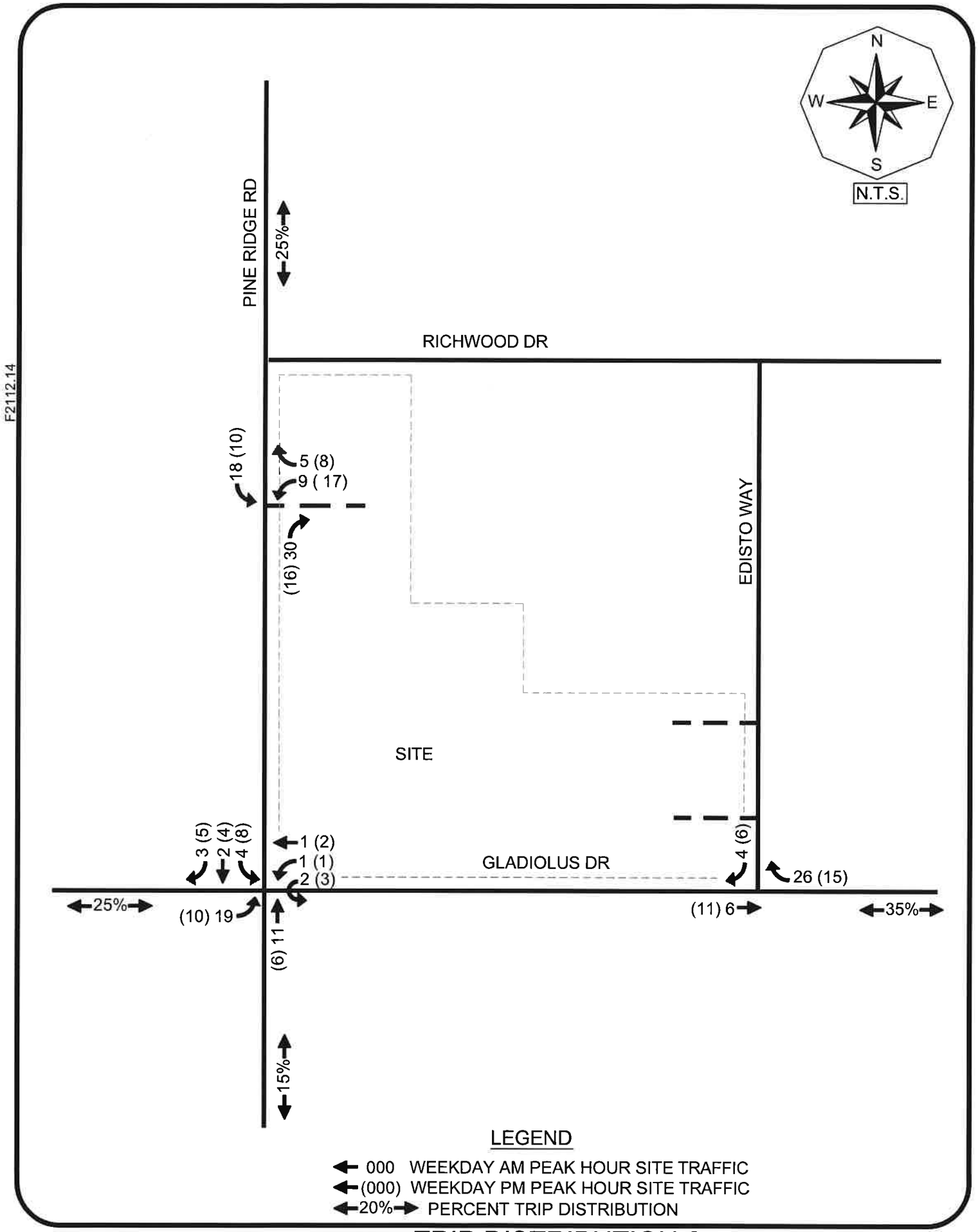
V. TRIP DISTRIBUTION

The trips as a result of the proposed development shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drives.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service threshold volumes were obtained from the **Lee County Generalized Peak Hour Directional Service Volume Tables** (April, 2016). Based on Table 1A, no roadway segments in the study area are projected to be significantly impacted as a result of the proposed development.

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2027 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from 2022 ***Lee County Traffic Count Report***. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2027 without the development and year 2027 with the development.



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TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT HEIGHTS CAREER TECHNICAL CENTER

Figure 2

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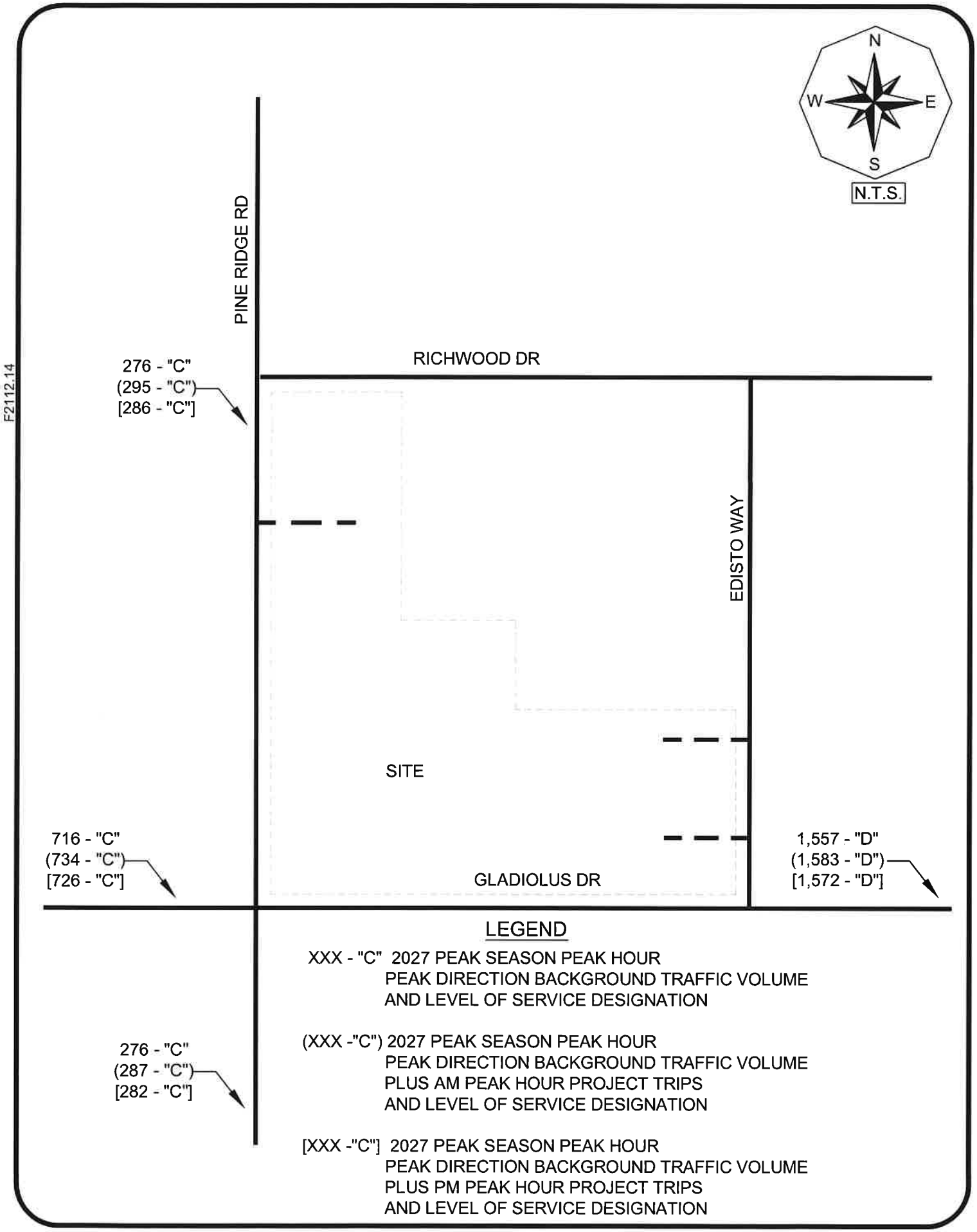
Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2027 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2022 ***Lee County Public Facilities Level of Service and Concurrency Report***.

Figure 3 indicates the year 2027 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2027 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate above the minimum adopted Level of Service in 2027 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.



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PROJECTED 2027 LEVEL OF SERVICE ANALYSIS
HEIGHTS CAREER TECHNICAL CENTER Figure 3

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VIII. CONCLUSION

The proposed development is located at the northeast corner of Gladiolus Drive and Pine Ridge Road in Lee County, Florida. The Level of Service analysis conducted as part of this report indicates all roadways to operate above the minimum adopted Level of Service in 2027 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. The zoning amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan in that there is sufficient roadway capacity projected to accommodate the anticipated development.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

APPENDIX

TABLE 1A & 2A

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TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
HIEGHTS CAREER TECHNICAL SCHOOL

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 92 VPH IN= 74 OUT= 18

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 72 VPH IN= 41 OUT= 31

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Gladiolus Dr	W. of Pine Ridge Rd	4LD	0	250	1,840	1,960	1,960	25%	19	1.0%
	E. of Site	4LD	0	0	710	1,590	1,660	35%	26	3.6%
Pine Ridge Rd	N. of Site	2LU	0	0	310	660	740	25%	19	6.0%
	S. of Gladiolus Dr	2LU	0	0	310	660	740	15%	11	3.6%

* Level of Service thresholds were obtained from the Lee County Generalized Peak Hour Directional Service Volumes tables (April, 2016).

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TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
HIEGHTS CAREER TECHNICAL SCHOOL

TOTAL PROJECT TRAFFIC AM =	92	VPH	IN =	74	OUT=	18
TOTAL PROJECT TRAFFIC PM =	72	VPH	IN=	41	OUT=	31

ROADWAY	SEGMENT	PCS#	BASE YR ADT	LATEST ADT	YRS OF GROWTH	ANNUAL RATE	2021 PK HR PK SEASON PEAK DIR.[1]	2027 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2027 BCKGRND + AM PROJ VOLUME	LOS	2027 BCKGRND + PM PROJ VOLUME	LOS
Gladiolus Dr	W. of Pine Ridge Rd	284	7,600	11,400	8	5.20%	528	716	C	25%	19	10	734	C	726	C
	E. of Site	284	7,600	11,400	8	5.20%	1,149	1,557	D	35%	26	14	1,583	D	1,572	D
Pine Ridge Rd	N. of Site	367	5,600	5,400	9	2.00%	245	276	C	25%	19	10	295	C	286	C
	S. of Gladiolus Dr	367	5,600	5,400	9	2.00%	245	276	C	15%	11	6	287	C	282	C

1 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report.

* AGR was calculated based the historical traffic data obtained from 2022 Lee County Traffic Count Report.

A minimum growth rate of 2% was used for roadways with low or negative growth rates.

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LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

TRAFFIC DATA FROM THE LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 3 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	NAME	ROADWAY LINK FROM	ROADWAY LINK TO	F. Class	ROAD TYPE	PERFORMANCE STANDARD LOS	PERFORMANCE STANDARD DIRECTIONAL CAPACITY	2021 100TH HIGHEST HOUR LOS	2021 100TH HIGHEST HOUR VOL	2021 100TH HIGHEST HOUR V/C	FUTURE FORECAST (2026) LOS	FUTURE FORECAST (2026) VOL	FUTURE FORECAST (2026) V/C	Notes
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	M. Art	4LD	E	2,000	B	629	0.31	B	661	0.33	*
10200	EVERGREEN RD	US 41	BUS 41	Maj. Col	2LN	E	860	C	100	0.12	C	116	0.13	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	Maj. Col	2LN	E	860	C	340	0.40	C	358	0.42	
10400	FOWLER ST	US 41	N AIRPORT RD	P. Art	6LD	E	2,300	D	1,308	0.57	D	1,375	0.60	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	P. Art	6LD	E	2,300	D	1,565	0.68	D	1,644	0.71	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	Maj. Col	2LN	E	860	C	231	0.27	C	258	0.30	Constrained*
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	M. Art	2LN	E	860	C	505	0.59	C	531	0.62	Old Count
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	M. Art	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	P. Art	4LD	E	1,840	C	528	0.29	C	555	0.30	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	P. Art	4LD	E	1,840	C	1,149	0.62	C	1,284	0.70	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	P. Art	6LD	E	2,780	C	1,149	0.41	C	1,208	0.43	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	P. Art	6LD	E	2,780	B	1,149	0.41	B	1,208	0.43	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	P. Art	6LD	E	2,780	C	2,227	0.80	C	2,340	0.84	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	Min. Col	2LN	E	860	C	72	0.08	C	76	0.09	*
11500	GUNNERY RD	SR 82	LEE BLVD	P. Art	4LD	E	1,920	B	1,427	0.74	B	1,522	0.79	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	P. Art	2LN	E	1,020	C	777	0.76	C	912	0.89	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	P. Art	4LD	E	1,880	B	1,082	0.58	B	1,138	0.61	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	P. Art	4LD	E	1,880	B	1,362	0.72	B	1,432	0.76	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	P. Art	4LD	E	1,880	B	1,356	0.72	B	1,425	0.76	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	P. Art	4LD	E	1,880	B	1,356	0.72	B	1,425	0.76	
12100	HART RD	SR 78	TUCKER LANE	Min. Col	2LN	E	860	C	337	0.39	C	354	0.41	*
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	1,010	D	517	0.51	E	687	0.68	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	M. Art	2LN	E	1,010	D	517	0.51	E	687	0.68	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	M. Art	4LN	E	1,960	C	517	0.26	C	687	0.35	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	M. Art	4LN	E	1,960	D	1,249	0.64	D	1,345	0.69	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	State	6LF	D	5,620	D	5,608	1.00	F	6,508	1.16	
31900	I-75	CORKSCREW RD	ALICO RD	State	6LF	D	5,620	E	5,816	1.03	F	6,656	1.18	State Performance Standard is D
32000	I-75	ALICO RD	DANIELS PKWY	State	6LF	D	6,620	E	6,038	0.91	E	6,636	1.00	State Performance Standard is D
32100	I-75	DANIELS PKWY	COLONIAL BLVD	State	6LF	D	5,620	D	5,063	0.90	E	5,849	1.04	State Performance Standard is D
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	State	6LF	D	5,620	D	5,297	0.94	E	5,947	1.06	State Performance Standard is D
32400	I-75	LUCKETT RD	SR 80	State	6LF	D	6,620	C	5,063	0.76	C	5,627	0.85	
32500	I-75	SR 80	SR 78	State	6LF	D	6,620	B	3,557	0.54	B	3,993	0.60	
32600	I-75	SR 78	COUNTY LINE	State	6LF	C	4,670	B	3,241	0.69	C	3,572	0.76	
	I-75	COLONIAL BLVD	M.L.K.(SR 82)	State	6LF	D	5,620	C	4,788	0.85	D	4,936	0.88	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	Maj. Col	2LN	E	860	C	201	0.23	C	212	0.25	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	State	6LD	D	3,171	C	1,892	0.60	C	2,444	0.77	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	State	6LD	D	3,171	C	1,362	0.43	C	1,779	0.56	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	State	6LD	D	4,920	B	1,326	0.27	B	1,619	0.33	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	State	4LD	D	3,280	B	750	0.23	B	926	0.28	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	State	4LD	D	3,280	B	707	0.22	B	871	0.27	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	P. Art	4LD	E	1,920	B	1,080	0.56	B	1,135	0.59	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	Controlled xs	4LD	E	1,920	B	730	0.38	B	767	0.40	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	Maj. Col	2LN	E	860	C	384	0.45	C	463	0.54	*
13700	ISLAND PARK RD	PARK RD	US 41	Maj. Col	2LN	E	860	C	79	0.09	C	210	0.24	
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	P. Art	4LN	E	2,120	B	614	0.29	B	824	0.39	Joel Blvd CPD

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 5 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	511	0.51	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	129	0.15	C	136	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	Controlled xs	2LN	E	900	B	716	0.80	B	753	0.84	
19700	ORTIZ AVE	SR 82	LUCKETT RD	P. Art	2LN	E	900	B	745	0.83	B	784	0.87	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	P. Art	2LN	E	900	B	309	0.34	B	325	0.36	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 8	PROSPECT AVE	ORTIZ AVE	State	4LD	D	2,100	C	1,089	0.52	C	1,240	0.59	
20000	PALM BEACH BLVD (SR 8	ORTIZ AVE	I-75	State	6LD	D	3,171	C	1,242	0.39	C	1,391	0.44	
20100	PALM BEACH BLVD (SR 8	I-75	SR 31	State	6LD	D	3,171	C	1,616	0.51	C	2,001	0.63	
20200	PALM BEACH BLVD (SR 8	SR 31	BUCKINGHAM RD	State	4LD	D	2,100	D	2,043	0.97	F	2,495	1.19	
20300	PALM BEACH BLVD (SR 8	BUCKINGHAM RD	WERNER DR	State	4LD	D	3,280	B	1,426	0.43	C	1,802	0.55	
20330	PALM BEACH BLVD (SR 8	WERNER DR	JOEL BLVD	State	4LD	C	2,210	B	1,179	0.53	C	1,531	0.69	
20400	PALM BEACH BLVD (SR 8	JOEL BLVD	HENDRY CO. LINE	State	4LD	C	2,210	B	1,053	0.48	B	1,343	0.61	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	Min. Col	2LN	E	860	C	380	0.44	C	403	0.47	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	205	0.24	C	216	0.25	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	Maj. Col	2LN	E	860	C	148	0.17	C	160	0.19	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	P. Art	2LN	E	950	E	594	0.63	E	644	0.68	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	State	4LD	D	2,100	C	1,821	0.87	F	2,171	1.03	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	State	4LD	D	2,100	C	1,590	0.76	C	1,754	0.84	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	Maj. Col	2LN	E	860	C	515	0.60	D	587	0.68	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	2LN	E	860	C	245	0.28	C	405	0.47	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	Maj. Col	2LN	E	860	C	245	0.28	C	257	0.30	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	M. Art	2LN	E	860	C	267	0.31	C	369	0.43	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	M. Art	2LN	E	860	D	692	0.80	D	728	0.85	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	M. Art	4LN	E	1,790	C	687	0.38	C	722	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	P. Art	4LD	E	1,890	B	1,012	0.54	B	1,063	0.56	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	P. Art	4LD	E	1,890	B	1,405	0.74	B	1,480	0.78	
22300	PONDELLA RD	US 41	BUS 41	P. Art	4LD	E	1,890	B	1,052	0.56	B	1,105	0.58	
22400	PRITCHETT PKWY	SR 78	RICH RD	Maj. Col	2LN	E	860	C	73	0.08	C	541	0.63	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	Maj. Col	2LN	E	860	C	93	0.11	C	98	0.11	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	Maj. Col	2LN	E	860	C	55	0.06	C	62	0.07	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	Maj. Col	2LN	E	860	C	82	0.10	C	94	0.11	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	Maj. Col	2LN	E	860	C	82	0.10	C	86	0.10	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	Maj. Col	2LN	E	860	C	401	0.47	C	422	0.49	*
23000	SAN CARLOS BLVD (SR 8	MANTANZAS PASS B.	MAIN ST	State	2LD	D	970	F	1,051	1.08	F	1,176	1.21	Constrained
23100	SAN CARLOS BLVD (SR 8	MAIN ST	SUMMERLIN RD	State	4LD	D	2,100	C	1,051	0.50	C	1,176	0.56	PD&E Study
23180	SAN CARLOS BLVD (SR 8	SUMMERLIN RD	KELLY RD	State	2LD	D	970	C	772	0.80	C	795	0.82	
23200	SAN CARLOS BLVD (SR 8	KELLY RD	GLADIOLUS DR	State	4LD	D	2,100	C	772	0.37	C	795	0.38	
23260	SANIBEL BLVD	US 41	LEE RD	Maj. Col	2LN	E	860	C	489	0.57	C	514	0.60	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	P. Art	2LN	E	1,140	E	987	0.87	E	1,037	0.91	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	Maj. Col	2LN	E	860	C	231	0.27	C	243	0.28	*
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	Controlled xs	4LD	E	2,000	B	1,371	0.69	B	1,441	0.72	Unincorporated LC
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	Controlled xs	4LD	E	1,900	B	951	0.50	B	1,154	0.61	Unincorporated LC
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	Controlled xs	4LD	E	1,900	B	1,061	0.56	B	1,115	0.59	Incorporated LC
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	Controlled xs	6LD	E	2,860	A	1,061	0.37	A	1,115	0.39	Incorporated LC
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	State	4LD	D	2,100	C	1,941	0.92	F	2,243	1.07	
24000	SLATER RD	SR 78	NALLE GRADE RD	M. Art	2LN	E	1,010	C	376	0.37	C	395	0.39	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	Maj. Col	2LD	E	910	D	602	0.66	D	633	0.70	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	State	2LN	D	970	C	763	0.79	F	989	1.02	PD&E/SEIR Study

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

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TRAFFIC DATA FROM THE LEE COUNTY TRAFFIC COUNT REPORT

Updated 5/3/2023		Daily Traffic Volume (AADT)										
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
GASPARILLA BLVD	S OF CHARLOTTE CO. LINE	510		6500								
GATEWAY BLVD	S OF GRIFFIN	536							22460			
GILCHRIST AVE	S OF 4TH STREET W	535									13500	
GLADIOLUS DR	E OF SAN CARLOS BLVD	284	7600		13100		13100		11000		11400	
GLADIOLUS DR	E OF A&W BULB RD	39	19800	20500	21900	22600	23000	22500	23200	19800	21900	23000
GLADIOLUS DR	W OF US 41	46	37600	38900	40600	42000	42700	41500	43200	39000	44900	46200
GRIFFIN DR	S OF SR 82	534							8000			
GUNNERY RD	N OF IMMOKALEE RD	290	17600	18300	19100	21500	20400			26300	25800	26100
GUNNERY RD	N OF LEE BLVD (CR 884)	289	13600	13600	15100	14800	15500	15800	15700	16700		15700
HANCOCK BRIDGE PKWY	W OF BEAU DR	17	18400	20600	21500	22000	22200	23700	22900	19700	21100	21900
HANCOCK BRIDGE PKWY	W OF MOODY RD	291										
HANCOCK BRIDGE PKWY	E OF ORANGE GROVE BLVD	116								15900		22000
HANCOCK BRIDGE PKWY	W OF ORANGE GROVE BLVD	292	20900	20900	20900	23800	21300	23800	23700	21400	22700	
HANCOCK BRIDGE PKWY	W OF NE 24 AVE	293										
HANCOCK BRIDGE PKWY	W OF NE 24 AVE	115										19900
HART RD	N OF BAYSHORE RD (SR 78)	298	6000		6500		6800					
HOMESTEAD RD	@ WESTMINSTER RD	6	24000	24800	26200	27000	27100	27500	26100	20000	26400	28400
HOMESTEAD RD	S OF ARTHUR RD	451	10100	10400	11600	11800	11700					11600
HOMESTEAD RD	N OF IMMOKOLEE RD	456							1900			
IMMOKALEE RD (SR 82)	W OF COLONIAL BLVD	90			25900	28800			30700	29900		
IMMOKALEE RD (SR 82)	E OF GUNNERY RD	21	23800	25100	26700	28000	26100		28000	27600	36500	40400

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Updated 5/3/2023		Daily Traffic Volume (AADT)										
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	7300	5800	8100	8400	8600	8800	9700	10400		8300
ORTIZ AVE	N OF COLONIAL BLVD	354	16400	15000		16300		15500		14600		20600
ORTIZ AVE	N OF M.L.K. BLVD (SR 82)	355	10400	14300		20600		15200				17500
ORTIZ AVE	N OF TICE ST	356	6400	6800	6800	7400	7000	7100	7100	6200		7500
PALM BEACH BLVD (SR 80)	W OF SHOEMAKER BLVD	117								14900	18600	19300
PALM BEACH BLVD (SR 80)	W OF SR 31	5	26400	27600	30100	32900	33700	35200	36700	34000	39200	
PALM BEACH BLVD (SR 80)	W OF BUCKINGHAM RD	118								26500	34700	36500
PALOMINO RD	N OF DANIELS	501		6700		8200		8900		8600		8300
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	51	1600	1800								
PINE ISLAND RD	@ MATLACHA PASS	3	10600	10800	11400	11500	11500	11600	11800	11300		
PINE ISLAND RD (SR 78)	E OF PONDELLA RD	49	23100	25000	26800	28000	29100	29900	29700	27400	30000	30800
PINE ISLAND RD (SR 78)	EAST OF MERCHANTS CROSSING	108			26100	28500	30400	30100	29300	28300	29600	27000
PINE ISLAND RD (SR 78)	E OF SW 19TH AVE	57			13300	13700	14400	14200	13400		18600	20400
PINE ISLAND RD (SR 78)	W OF NICHOLAS BLVD	113								30300	36900	39000
PINE RIDGE RD	N OF SUMMERLIN RD	368	5000		5600		5600					
PINE RIDGE RD	S OF McGREGOR BLVD	367	5600	4600	5500	5600	5200	5300	5800	5500		5400
PLANTATION RD	S OF COLONIAL BLVD	328	11500		11000	14300	13100	12700	14900	8400	12100	
PLANTATION RD	N OF DANIELS PKWY	370		12400		14200		11900		12200		11700
PLANTATION RD	N OF SIX MILE CYPRESS	521		5500		6400		5100		4700		5700
PONDELLA RD	E OF PINE ISLAND RD	373			12000		14900				18200	

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Z-86-081

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37.50 Billed

OFF REC 1928 PG 1909

RESOLUTI. NUMBER Z-86-81

2302373

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FERNSTROM, D.C.

WHEREAS, Crossland Communities has properly filed an application for a rezoning from AG (with a special exception for general excavation) to Residential Planned Development (90.9 acres) and Commercial Planned Development (4.977 acres), to permit a mixed-use residential and commercial development with 376 dwelling units not to exceed 45 feet in height, and 23,000 square feet of retail commercial and professional space not to exceed 35 feet in height, on 95.9 acres of land. The proposed development will also include accessory recreational uses, model and sales center and an on-site sewage treatment system.

NOTE:

If approved, the Master Concept Plan will deviate from the following Lee County standards:

(1) Minimum setback from a structure to a water body of 25 feet (202.15.B), to 10 feet (measured at top of bank);

(2) WITHDRAWN;

(3) Minimum excavation setbacks to a private property line of 100 feet (517.G.2.a.2), to 25 feet (existing condition);

(4) Minimum excavation setbacks to a quarter section line of 60 feet (517.G.2.a.3), to 0 feet for the north-south line in Section 32 (existing condition);

(5) Requirement that street access be provided to adjoining property (DSO.C.3.e. and f.), to eliminate a connection to the adjoining local road system;

(6) Requirement that the minimum intersection spacing be 660 feet along arterial streets (DSO.C.3.h.), to allow a separation of 630 feet;

(7) Minimum setbacks from roads, streets, and drives of 80 feet from the centerline of Pine Ridge Road (202.15.B.2), to 75 feet; and

(8) Minimum perimeter setbacks for noncompatible developments from 25 feet (431.C.2), to 20 feet on the south and east property lines.

WHEREAS, the subject property is located at the northeast corner of Gladiolus Drive and Pine Ridge Road near Miner's Corner, described more particularly as:

LEGAL DESCRIPTION: In Section 32, Township 45 South, Range 24 East, Lee County, Florida:

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COMMERCIAL PARCEL

Commencing at the northwest corner of Section 32, Township 45 South, Range 24 East, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" East, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning;

Thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northerly right-of-way line of Gladiolus Drive (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.14 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 4.977 acres, more or less.

Said parcel subject to any and all easements and/or restrictions of record.

RESIDENTIAL PARCEL

The north one-half (N½) of the northwest one-quarter, (NW¼) and the northwest one-quarter (NW¼) of the southwest one-quarter (SW¼) of the northwest one-quarter (NW¼) of Section 32, Township 45 South, Range 24 East, less right-of-way for Pine Ridge Road and Gladiolus Drive (S.R. 865);

Together with Lots 1, 2, and the north half of Lot 3, Block A, of Harlem Heights Subdivision as recorded in Plat Book 8, Page 76 of the Public Records of Lee County, Florida,

LESS the following described parcel:

Commencing at the northwest corner of Section 32, Township 45 South, Range 24 East, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" E, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning;

Thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northherly right-of-way line of Gladiolus Drive (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.14 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 3,960,611.6 square feet, being 90.9 acres, more or less.

Said parcel subject to any and all easements and/or restrictions of record.

Basis for bearings is the West Line of the NW¼ of Section 32, Township 45 South, Range 24 East, being N 00° 14' 37" E (Assumed).

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WHEREAS, the applicant has indicated the property's current STRAP numbers are: 32-45-24-00-000-02-0000;

32-45-24-00-000-01-0000;

32-45-24-00-000-0A-0010; and

WHEREAS, proper authorization has been given to Humphrey, Jones & Myers, P.A., by Bernard A. Wagner, General Partner of Richwood Lakes Estates, Ltd. and Senior Vice President of Crossland Communities, the fee simple owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter and recommended approval with conditions, based on the analysis contained in the Staff Report of July 30, 1986, the memorandum from Michael Kloehn dated August 27, 1986, and the testimony given at the September 2, 1986, Planning and Zoning Commission Hearing; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

An application was filed by Richwood Lakes Estates (case #85-3-3 DCI) for a rezoning from AG to CN, from AG to RM-8, or in the alternative to Preliminary P.U.D., which was denied without prejudice on September 9, 1985. That site plan was changed to reflect suggestions presented at those hearings. Specifically, the lands fronting McGregor Boulevard were deleted from the application and the density was reduced.

After two continuances of the public hearings on this case (6-2-86 and 8-4-86) due to traffic and density issues, the Planning and Zoning Commission on September 2, 1986 found the request consistent with the Lee Plan and recommended approval of the requested rezoning from AG (with special exception for general excavation) to R.P.D. and C.P.D. to permit a mixed-use residential and commercial development with 347 dwelling units not to exceed 45 feet in height; and 23,000 square feet of retail commercial and professional space not to exceed 35 feet in height, with a variance from the required setback from roads, streets, and drives to allow a 75-foot setback from the centerline of Pine Ridge Road, and a variance from the perimeter setback requirement for incompatible developments to allow 20 feet on the south, east, and north, along with 20 conditions as recommended by staff in their report dated July 30, 1986, with a change

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in condition ccording to the memorandum d August 27, 1986 from Mike Kloenn to the Planning and Zoning Commission.

The request was heard by the Board of County Commissioners on March 23, 1987, after having been postponed from January 26, 1987, and continued from February 9, 1987 and February 23, 1987. The Board moved to approve the requested rezoning with units distributed as per site plan "G" and including all staff conditions and further restricting convenience stores in the C.P.D. section of the plan (an amendment by Commissioner Wallace to the main motion).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE a rezoning request from AG (with a special exception for general excavation) to Residential Planned Development (90.9 acres) and Commercial Planned Development (4.977 acres), to permit a mixed-use residential and commercial development with 376 dwelling units not to exceed 45 feet in height with units to be distributed as depicted on exhibit G, and 23,000 square feet of retail commercial and professional space not to exceed 35 feet in height, on 95.9 acres of land. The proposed development will also include accessory recreational uses, model and sales center and an on-site sewage treatment system. The following deviations were approved as shown on the Master Concept Plan:

(1) A deviation from the minimum setback from a structure to a waterbody to allow 10 feet (measured at top of bank) is hereby APPROVED;

(2) WITHDRAWN;

(3) A deviation from the minimum excavation setback to a private property line to allow 25 feet (existing condition) is hereby APPROVED;

(4) A deviation from the minimum excavation setback to a quarter section line to allow zero (0) feet for the north-south line in Section 32 (existing condition) is hereby APPROVED;

(5) A deviation from the requirement that street access be provided to adjoining property to eliminate a connection to the adjoining local road system is hereby APPROVED;

(6) A deviation from the requirement that the minimum intersection spacing be 660 feet along arterial streets to allow a separation of 630 feet is hereby APPROVED;

(7) A deviation from the minimum setbacks from roads, streets, and drives of 80 feet from the centerline of Pine Ridge Road to allow 75 feet is hereby APPROVED; and

(8) A deviation from the minimum perimeter setbacks for non-compatible developments to allow 20 feet on the south and east property lines is hereby APPROVED.

The following restriction shall apply:

The Commercial Planned Development section of the Master Concept Plan shall allow for all uses permitted in the CC District except for convenience stores.

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Approval is subject to the following conditions:

a. Prior to final plan approval, the developer shall have made acceptable provisions for offsetting any added net public costs or premature commitment of public funds need to provide appropriate levels of fire protection services for the development. In particular, the applicant shall make all necessary arrangements with the Iona-McGregor Fire District to offset a proportionate share of the costs of any land, buildings, and/or equipment required to provide adequate fire protection service to the development.

b. Prior to final plan approval, the applicant shall modify the Master Concept Plan to show that the 16,580 square feet of commercial uses on the site shall be limited to those uses found in the Community Commercial zoning category.

c. The Master Concept Plan identified as A Conceptual Site Design for Richwood Lake Estates by Crossland Development and Aim Engineering and Surveying, dated July 23, 1986 and revised 8-22-86 is APPROVED as modified herein.

d. Deviations (1), and (3) through (8) are hereby APPROVED to the extent shown on the Master Concept Plan, and as described in these conditions. (Deviation (2) has been withdrawn).

e. The applicant shall donate (as shown on the Master Concept Plan) five drainage easements to Lee County at the northern terminus of North Church, No name, Codie, Wall and Johnson Streets in Harlem Heights.

f. Prior to the issuance of building permits, the applicant shall vacate the north-south street right-of-way which runs through the eastern portion of the subject property.

g. The applicant shall construct the land bridges located in the eastern portion of the previously excavated lake to the satisfaction of the County Engineer.

h. Prior to final plan approval, the applicant shall obtain an agreement from the adjacent property owner which allows the construction of the temporary cul-de-sac at the northeastern corner of the site. If such an agreement cannot be obtained, the applicant shall amend the Master Concept Plan to show an alternative road alignment. This alternative road alignment shall be subject to approval of the County Engineer and the Director of the Department of Community Development.

i. Prior to final plan approval, the applicant shall amend the Master Concept Plan to show the allocation of units on the subject property to be consistent with Exhibit G in this report.

Site Plan Z-86-81 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan. Exhibit "G" is also attached hereto and incorporated herein by reference, as a depiction of the approved distribution of units.

The following findings of fact were made in conjunction with this approval of RPD and CPD zoning:

a. The proposed uses are appropriate at the subject location;

b. Sufficient safeguards to the public interest are provided by the recommended conditions to the Master Concept Plan and by other applicable regulations;

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c. All conditions found on the Master Concept Plan and recommended by staff are reasonably related to the impacts on the public's interest created by or expected from the proposed development;

d. The deviations being recommended for approval enhance the achievement of the objectives of the planned development; and

e. The general intent of these regulations, to protect the public health, safety, and welfare, is preserved and promoted.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Slisher, amended by Commissioner Wallace, and seconded by Commissioner Fussell and, upon being put to a vote, the result was as follows:

Porter J. Goss	Absent
Charles L. Bigelow, Jr.	Absent
Mary Ann Wallace	Nay
Bill Fussell	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 23rd day of March, A.D., 1987.

ATTEST:
CHARLIE GREEN, CLERK

BY: Mary Armentrout
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

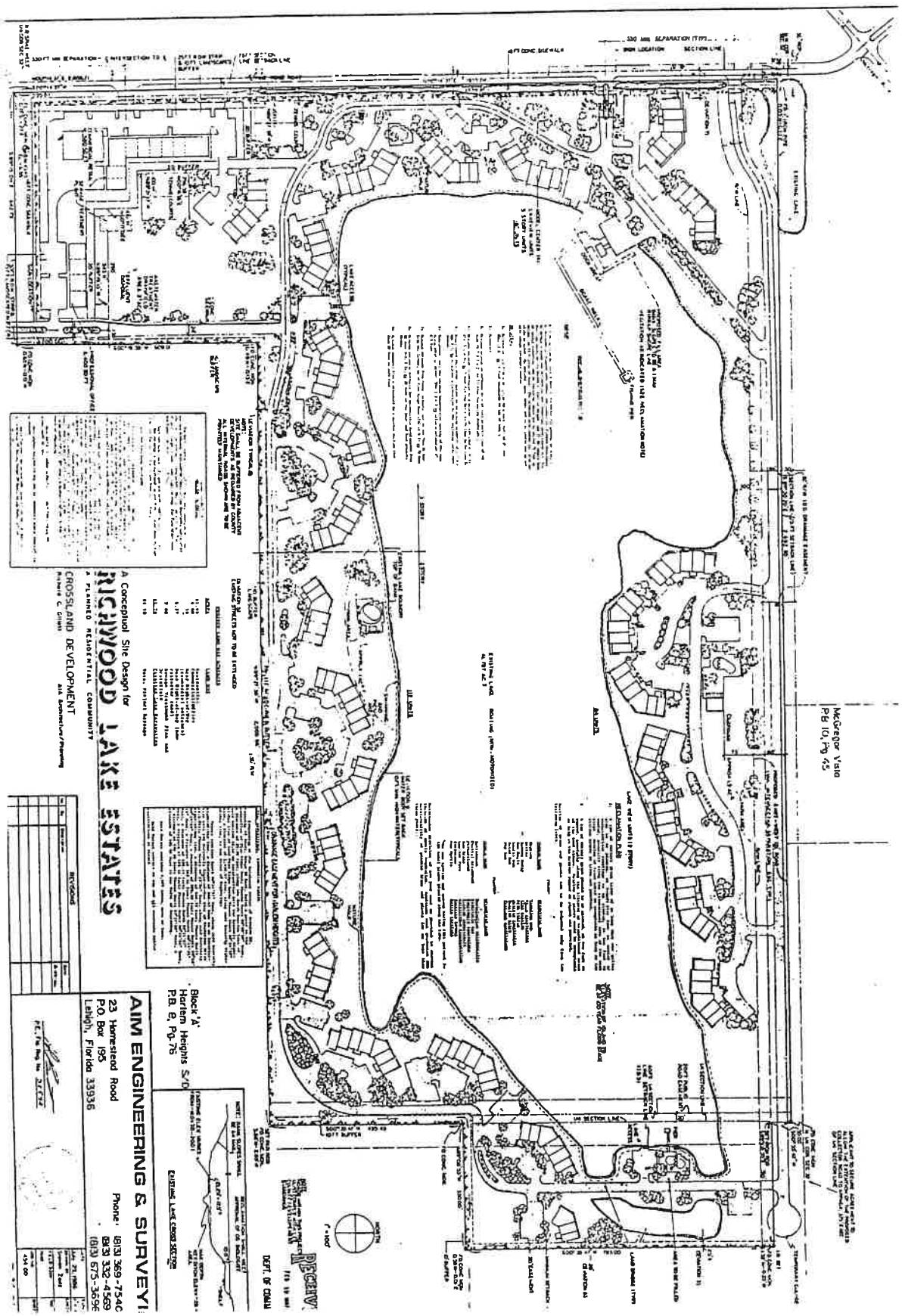
BY: [signature]
Vice Chairman

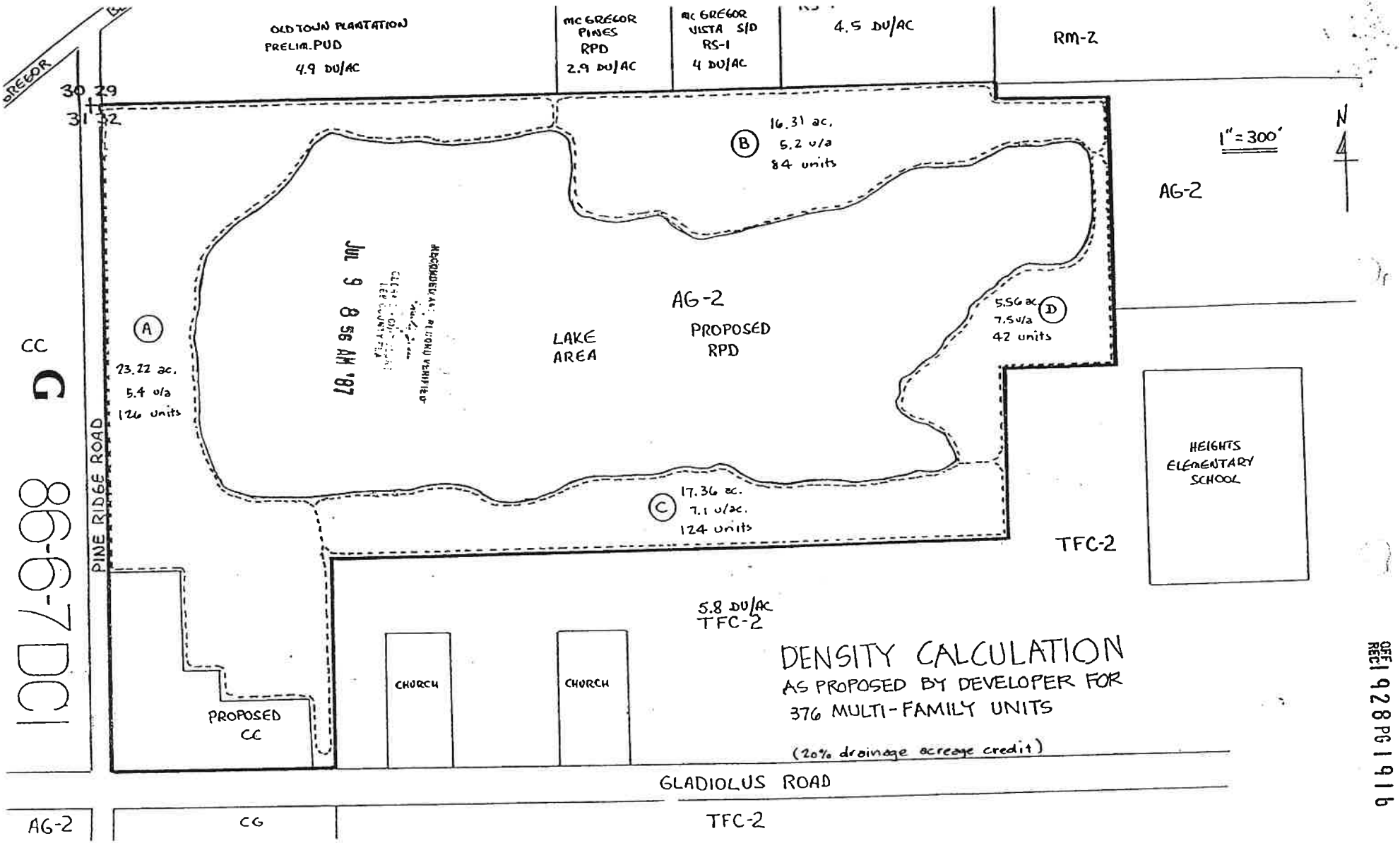
Approved as to form by:

[signature]
County Attorney's Office

FILED
JUL 1 1987
CLERK CIRCUIT COURT
BY M Armentrout D.C.

OFF REC 1928 PG 1915





DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

Z-87-103

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

15.00 BILLED

2312058 RESOLUTION NUMBER Z-87-103

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

RECORDED BY: H. FERNSTROM, D.C.

DEC 19 1932 PG 1011

WHEREAS, Crosslands Communities has properly filed an application for an amendment to the RPD and CPD approval granted in Resolution Z-86-81 to add the following deviation:

9) Deviation from the requirement of a minimum 60 foot setback from a structure to a quarter section line, to allow a 0 foot setback.

WHEREAS, the subject property is located at the northeast corner of Gladiolus Drive and Pine Ridge Road, described more particularly as:

LEGAL DESCRIPTION: In Section 32, Township 45 South, Range 24 East, Lee County, Florida:

COMMERCIAL PARCEL

Commencing at the northwest corner of Section 32, Township 45 South, Range 24 East, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" East, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning;

Thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northerly right-of-way line of Gladiolus Drive (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.14 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 4.977 acres, more or less.

Said parcel subject to any and all easements and/or restrictions of record.

RESIDENTIAL PARCEL

The north one-half (N½) of the northwest one-quarter, (NW¼) and the northwest one-quarter (NW¼) of the southwest one-quarter (SW¼) of the northwest one-quarter (NW¼) of Section 32, Township 45 South, Range 24 East, less right-of-way for Pine Ridge Road and Gladiolus Drive (S.R. 865);

Together with Lots 1, 2, and the north half of Lot 3, Block A, of Harlem Heights Subdivision as recorded in Plat Book 8, Page 76 of the Public Records of Lee County, Florida,

LESS the following described parcel:

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

Commencing at the rthwest corner of Section 32, wnship 45 South, Range 24 East, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" E, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning;

Thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northerly right-of-way line of Gladiolus Drive (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.14 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 3,960,611.6 square feet, being 90.9 acres, more or less.

Said parcel subject to any and all easements and/or restrictions of record.

Basis for bearings is the West Line of the NW¼ of Section 32, Township 45 South, Range 24 East, being N 00° 14' 37" E (Assumed).

OFF REC 1932PG1012

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 32-45-24-00-00002.0000;
32-45-24-00-00001.0000;
32-45-24-01-0000A.0010; and

WHEREAS, proper authorization has been given to the law firm of Humphrey, Jones & Myers, P.A., by Bernard A. Wagner, the fee simple owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter and recommended approval, based on the analysis contained in the Staff Report of May 27, 1987, and the testimony given at the June 1, 1987, Planning and Zoning Commission Hearing; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby GRANT the requested addition of deviation 9) as follows:

Deviation from the requirement of a minimum 60 foot setback from a structure to a quarter section line, to allow a 0 foot setback.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Wallace, and seconded by Commissioner Bigelow and, upon being put to a vote, the result was as follows:

Porter J. Goss	ABSENT
Charles L. Bigelow, Jr.	AYE
Mary Ann Wallace	AYE
Bill Fussell	ABSENT
Donald D. Slisher	AYE

DULY PASSED AND ADOPTED this 13th day of July, A.D., 1987.

OFF REC 1932 PG 1013

ATTEST:
CHARLIE GREEN, CLERK

BY: Chris Thomas
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Bill Fussell
Chairman

Approved as to form by:

County Attorney's Office

FILED
JUL 23 1987
CLERK CIRCUIT COURT
BY Chris Thomas D.C.

RECORDED AND VERIFIED
CLERK CIRCUIT COURT
LEE COUNTY FLA
JUL 29 9 08 AM '87

RESOLUTION NUMBER Z-87-103
(2863Z)
(2972L)

HEARING NUMBER 86-6-7(a) DCI

TRIP GENERATION EQUATIONS

Junior/Community College
(540)

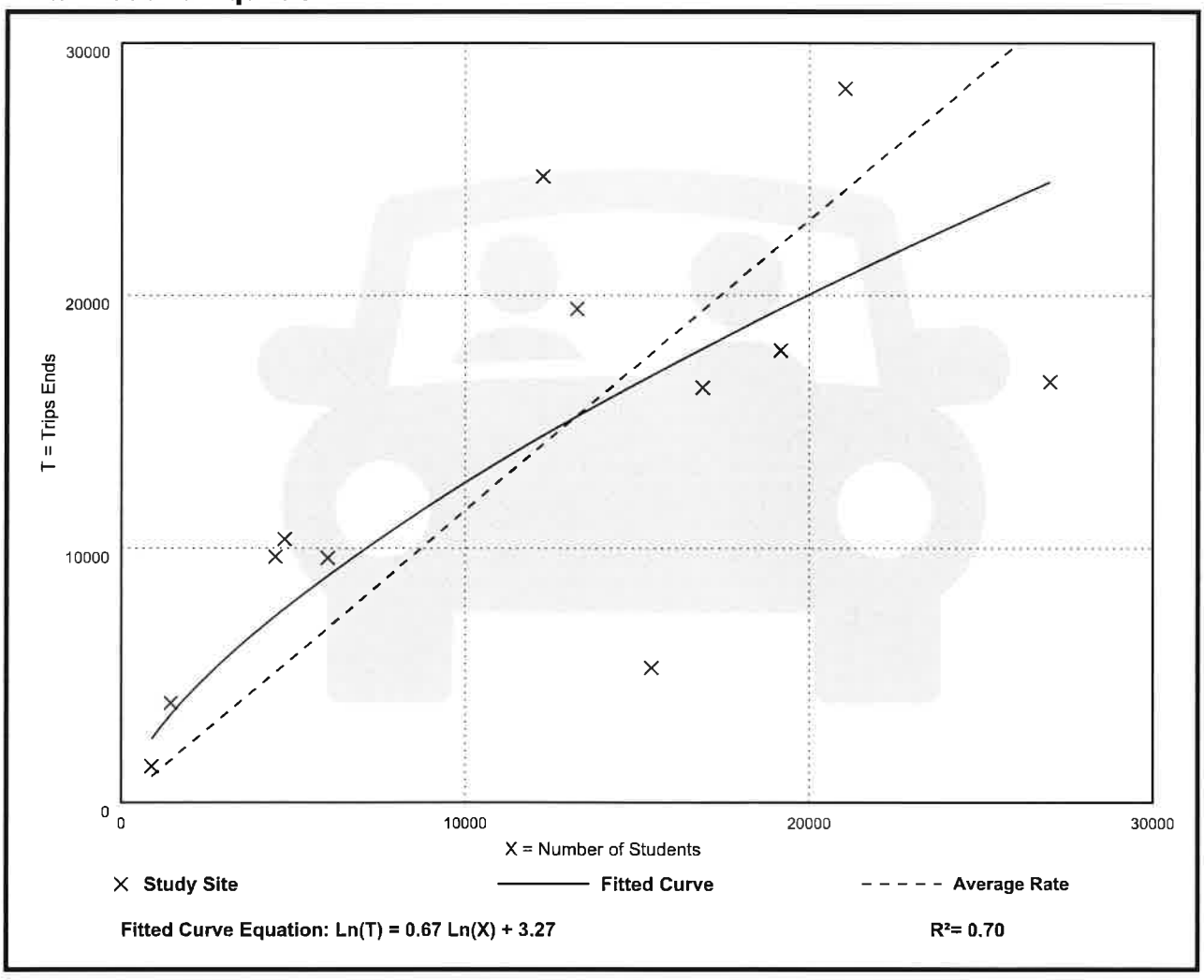
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. Num. of Students: 11874
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
1.15	0.34 - 2.70	0.59

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.67 Ln(X) + 3.27

R^2= 0.70

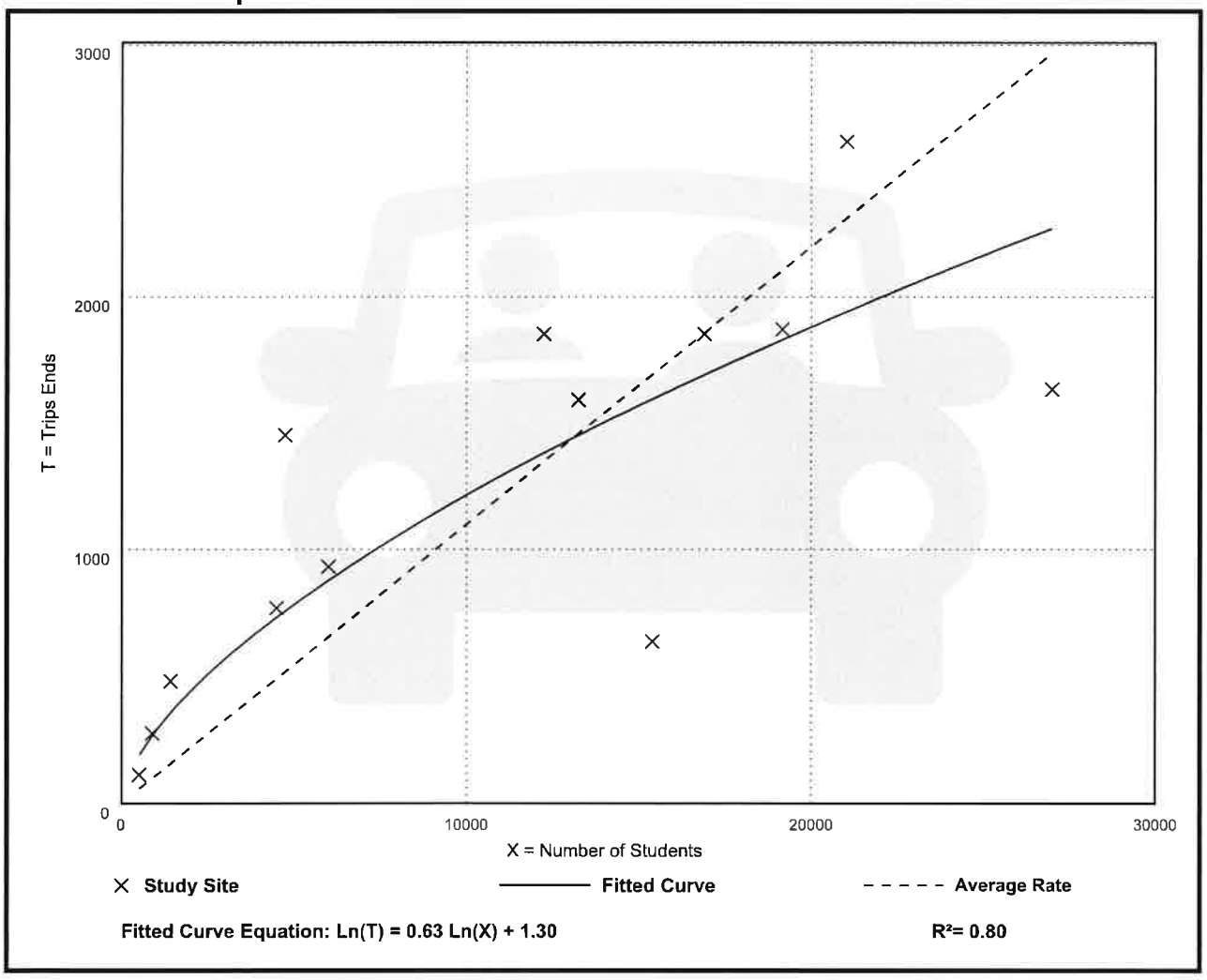
Junior/Community College
(540)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. Num. of Students: 11002
Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.11	0.04 - 0.33	0.06

Data Plot and Equation



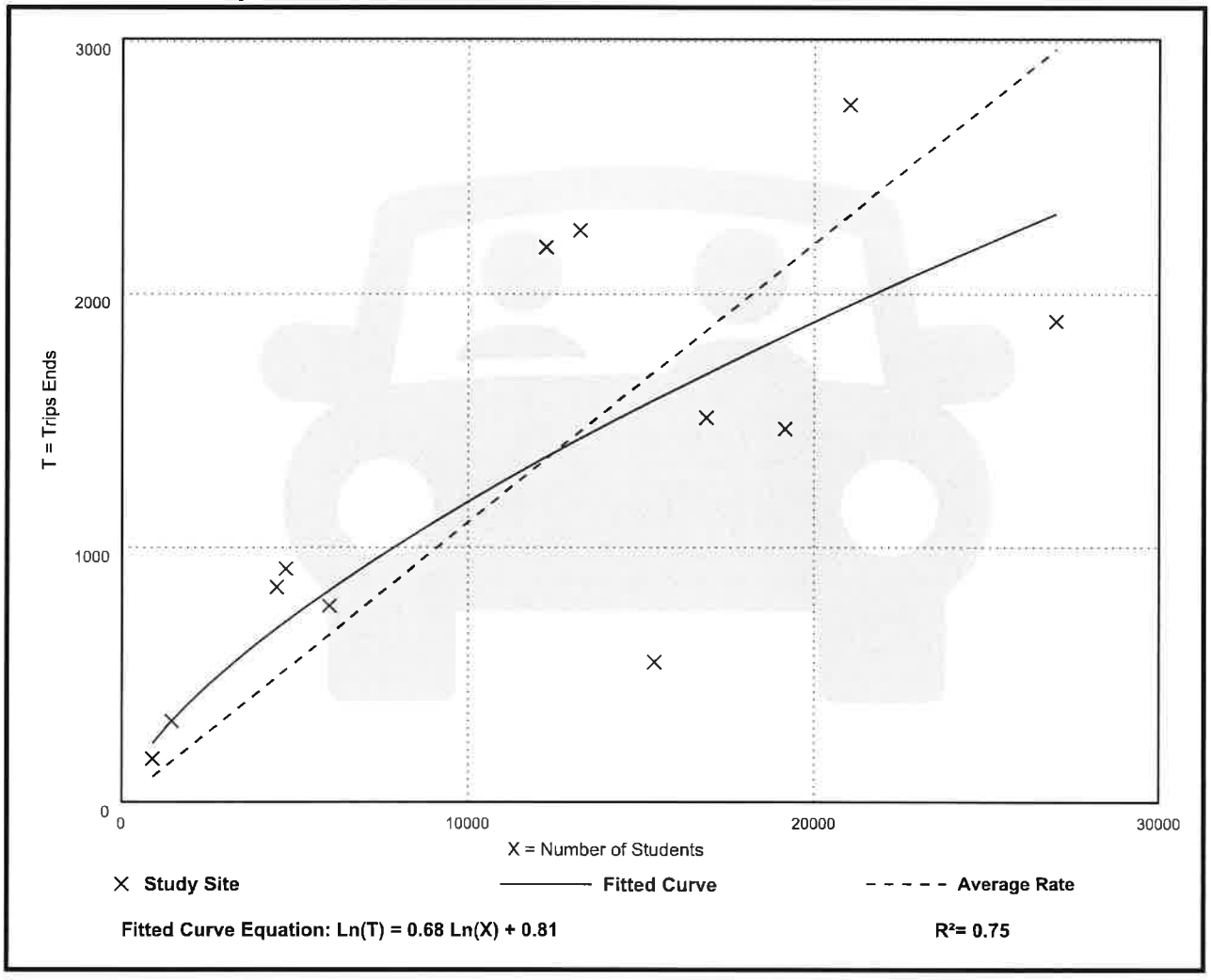
Junior/Community College
(540)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. Num. of Students: 11874
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.11	0.04 - 0.22	0.05

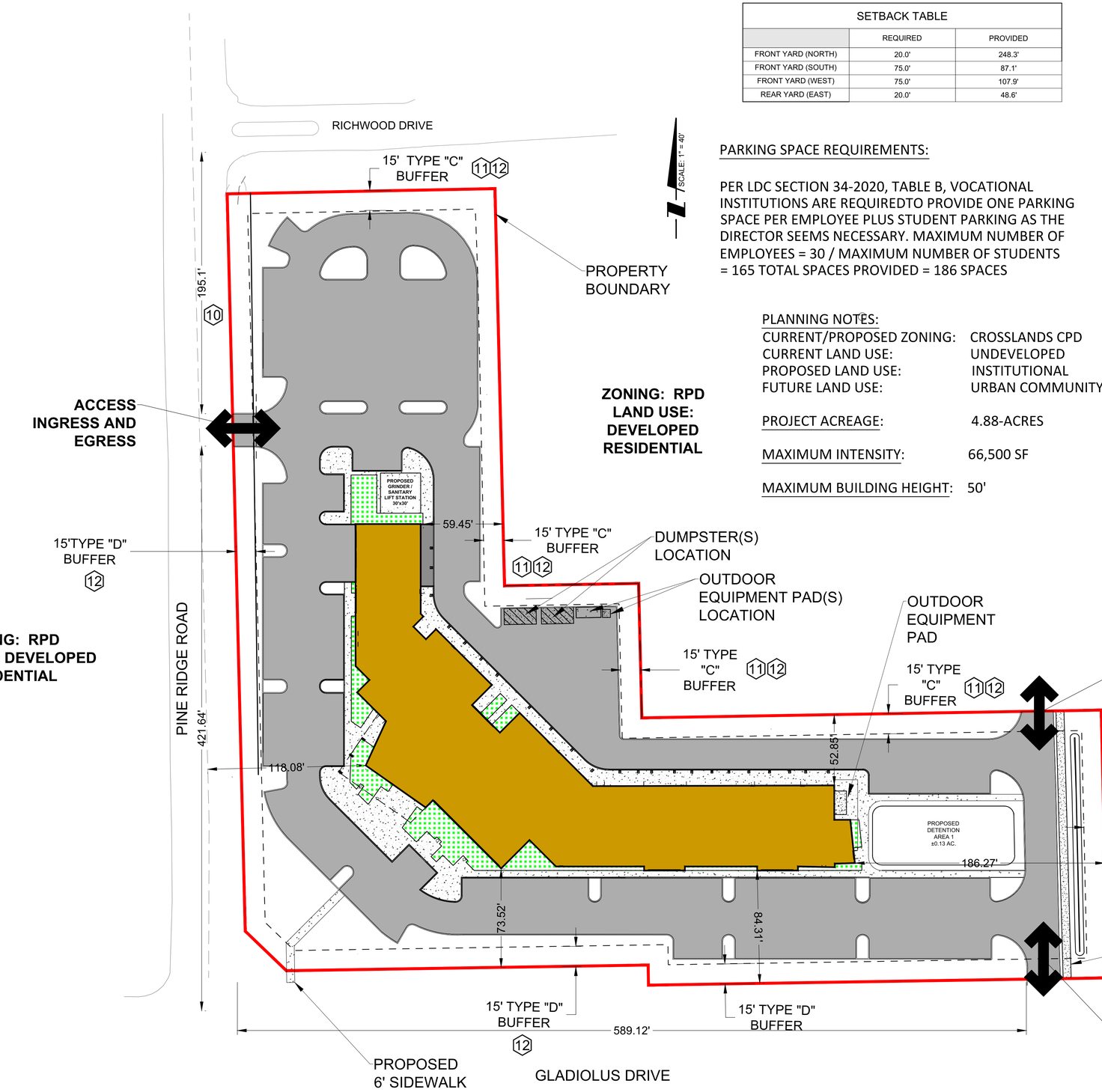
Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.68 Ln(X) + 0.81

R^2= 0.75

SETBACK TABLE		
	REQUIRED	PROVIDED
FRONT YARD (NORTH)	20.0'	248.3'
FRONT YARD (SOUTH)	75.0'	87.1'
FRONT YARD (WEST)	75.0'	107.9'
REAR YARD (EAST)	20.0'	48.6'



PARKING SPACE REQUIREMENTS:

PER LDC SECTION 34-2020, TABLE B, VOCATIONAL INSTITUTIONS ARE REQUIREDTO PROVIDE ONE PARKING SPACE PER EMPLOYEE PLUS STUDENT PARKING AS THE DIRECTOR SEEMS NECESSARY. MAXIMUM NUMBER OF EMPLOYEES = 30 / MAXIMUM NUMBER OF STUDENTS = 165 TOTAL SPACES PROVIDED = 186 SPACES

PLANNING NOTES:

CURRENT/PROPOSED ZONING:	CROSSLANDS CPD
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	INSTITUTIONAL
FUTURE LAND USE:	URBAN COMMUNITY
PROJECT ACREAGE:	4.88-ACRES
MAXIMUM INTENSITY:	66,500 SF
MAXIMUM BUILDING HEIGHT:	50'

LEGEND

- ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED BUILDING FOUNDATION PLANTINGS
- PROPERTY BOUNDARY
- INGRESS / EGRESS ACCESS

OPEN SPACE CALCULATIONS

PROPERTY AREA: 4.88 AC

REQUIRED OPEN SPACE CALCULATION:
- 30% OF PROPERTY AREA
- 4.88 AC. X 30%
- TOTAL REQUIRED OPEN SPACE: 1.46 AC

PROVIDED OPEN SPACE CALCUATION:
(30% OF REQUIRED OPEN SPACE
- TOTAL OPEN SPACE PROVIDED: 1.51 AC

DEVIATIONS

10 CONNECTION SEPERATION
11 WALL MEASUREMENT
12 PLANT MATERIAL STANDARDS

PENINSULA ENGINEERING
• CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
2600 Golden Gate Pkwy Naples, FL 34105
239.403.6700 Pen-Eng.com

PROJECT:

HEIGHTS CAREER TECHNICAL SCHOOL AT CROSSLANDS CPD

TITLE:

MASTER CONCEPT PLAN

CLIENT:

THE HEIGHTS LAND COMPAN, Y INC.

REVISIONS:

No:	Revision:	Date:

NOTES:

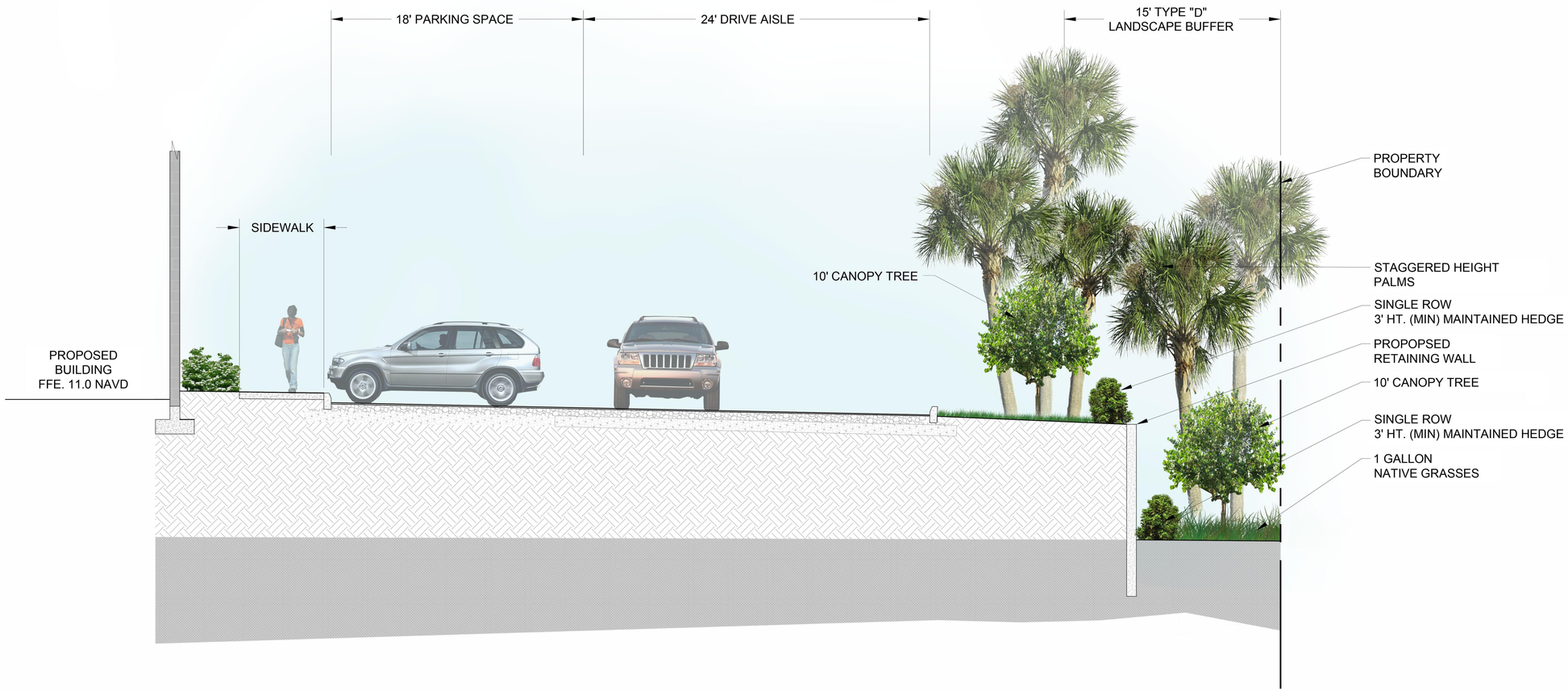
PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: ##
FLORIDA LICENSE NUMBER: ##

Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

SEC: --	TWP: --	RGE:	--
City: FORT MYERS	County:	LEE	
Designed by:		S CARLISLE	
Drawn by:		S CARLISLE	
Date:		AUGUST 2023	
Horizontal Scale:		1" = 40'	
Vertical Scale:		N.T.S.	
Project Number:		P-HVC-001-002	
File Name:		MCP.dwg	
Sheet ID:		EX-01	
Sheet Number:		1 of 3	



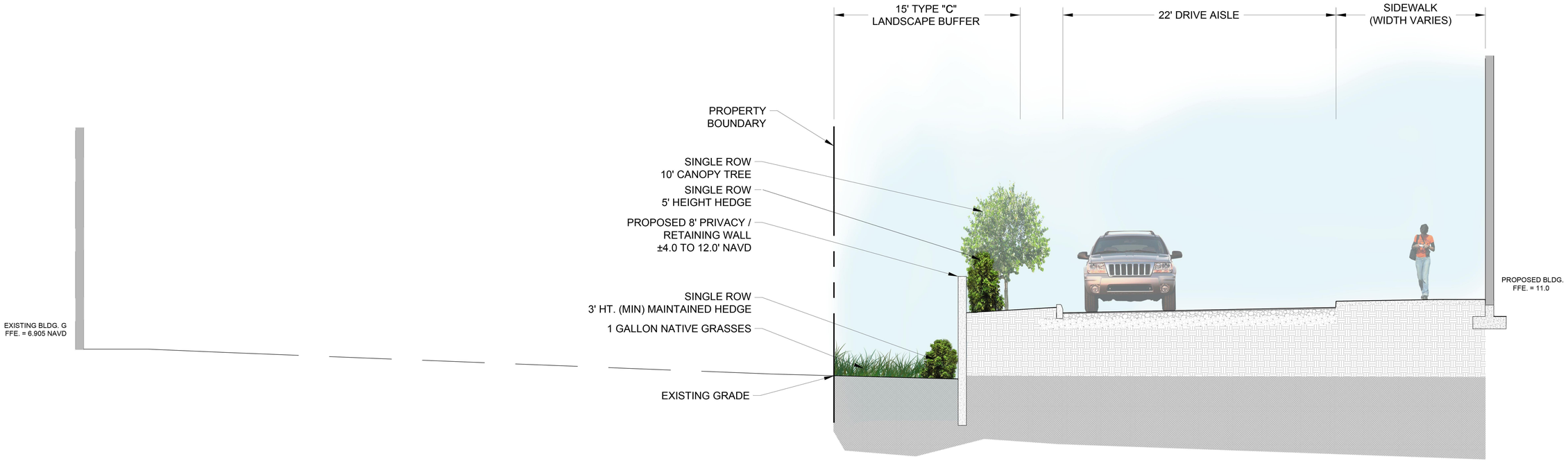
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RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

THE HEIGHTS CAREER-TECH CENTER • **TYPE ‘D’ BUFFER - SOUTH & WEST PROPERTY BOUNDARY**

Lee County, FL
August 24, 2023
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change without notice.



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Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

THE HEIGHTS CAREER-TECH CENTER • **TYPE 'C' BUFFER - NORTH PROPERTY BOUNDARY**

Lee County, FL
August 24, 2023
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only.
Subject to change without notice.

PENINSULA ENGINEERING

HEIGHTS CAREER TECHNICAL SCHOOL
SCHEDULE OF USES

The existing Crosslands PD (Z-86-081, as amended) currently permits all land uses within the Community Commercial District, except convenience stores.

Below is a list of all permitted land uses within the Community Commercial Zoning District (except convenience stores).

- Administrative Offices
- Animal Clinics
- Automatic Teller Machine
- Auto Parts Store
- Bait and Tackle Shop
- Banks and Financial Establishments (Groups I and II)
- Boat Parts Storage
- Boat Ramp
- Boat Rental
- Broadcast Studio, Commercial Radio & Television
- Business Services (Group I)
- Caretaker's Residence
- Car Wash
- Cleaning and Maintenance Services
- Clothing Stores, General
- Clubs (Commercial, Fraternal, Membership Organization, Private)
- Contractors and Builders (Groups I and II)
- Day Care Center (Adult & Child)
- Department Store
- Drive-Through Facilities for any Permitted Use
- Drugstore (Pharmacy)
- Entrance Gates and Gatehouse
- EMS, Fire or Sheriff's Station
- Essential Services
- Essential Service Facilities (Group 1)
- Excavation (Water Retention)
- Flea Market (Indoor)
- Food Stores (Groups I and II)
- Funeral Home or Mortuary (No Cremation)
- Hardware Store
- Healthcare Facility (Group III)
- Hobby, Toy and Game Shops

- Household and Office Furnishings (Groups I and II)
- Laundromat
- Laundry or Dry Cleaning (Group I)
- Lawn and Garden Supply Store
- Library
- Medical Offices
- Model Display Center
- Non-store Retailers (All Groups)
- Package Store
- Paint, Glass and Wallpaper
- Parks (Group I)
- Parking Lot (Accessory, Park-and-Ride, Temporary)
- Personal Services (Groups I-IV)
- Pet Services
- Pet Shop
- Pharmacy
- Places of Worship
- Recreational Facilities, Commercial (Groups 1 and IV, subject to LDC criteria)
- Recreational Facilities, Private (On-Site)
- Religious Facilities
- Rental or Leasing Establishments (Groups I, II, and III)
- Repair Shops (Groups I and II)
- Research and Development Laboratories (Group II)
- Restaurant, Fast-Food
- Restaurants (Groups I, II, III and IV)
- Schools, Commercial
- Schools, Non-Commercial
- Self-Service Fuel Pumps
- Signs
- Social Services (Group I)
- Specialty Retail Shop (Groups I, II, III and IV)
- Storage, Indoor and Open
- Studios
- Supermarket
- Temporary Uses (Temporary)
- Theater, Indoor
- Transportation Services (Group II)
- Used Merchandise Store (Groups I, II, and III)
- Variety Store
- Vehicle and Equipment Dealers (Group II)
- Wholesale Establishment (Groups I, II, and III and subject to LDC Criteria)

PENINSULA ENGINEERING

HEIGHTS CAREER TECHNICAL SCHOOL
Deviations and Justifications

The Crosslands PD currently includes the below approved deviations, per Resolution Z-86-081, as amended:

Existing Deviations

1. Minimum setback from a structure to a water body of 25', to 10' (measured at top of bank).
2. Withdrawn
3. Minimum excavation setbacks to a private property line of 100', to 25'.
4. Minimum excavation setbacks to a quarter section line of 60', to 0' for the north-south line in Section 32.
5. Requirement that street access be provided to adjoining property, to eliminate a connection to the adjoining local road system.
6. Requirement that the minimum intersection spacing of 660' along arterial streets, to allow a separation of 630'.
7. Minimum setbacks from roads, streets, and drives of 80' from the centerline of Pine Ridge Road, to 75'.
8. Minimum perimeter setbacks for incompatible developments from 25', to 20' on the south and east property lines.
9. Deviation from the requirement of a minimum 60' setback from a structure to a quarter line section, to allow a 0' setback.

This PD Amendment is seeking approval of three additional deviations, as outlined below:

New Deviation Requests

10. Deviation #10 seeks relief from LDC Section 10-285, Table 1 "Connection Separation," which requires a 330' separation for motor vehicles located along major collectors within Future Urban designated areas, to instead allow a ±195' separation for the proposed motor vehicle connection on Pine Ridge Road from Richwood Drive.

    Justification: Two (2) points of ingress/egress have been considered for the subject commercially zoned property since the initial rezoning, per Resolution Z-86-1. The property has an existing accessway from Gladiolus Drive onto Edisto Way, via a right-in/right-out only intersection. Edisto Way is a shared access with the adjacent residential development; refer to the Ingress, Egress, Utility, and Signage Easement (OR Book 2584/Page 2781).

    The additional Pine Ridge Road ingress/egress location will aide in eliminating potential traffic congestion and will allow for sufficient traffic movement. The Pine Ridge Road access is imperative to the site's design, which will allow the site to function safely by providing adequate access for emergency and service vehicles. The Pine Ridge Road access has been designed to provide a 330' separation from the Gladiolus Drive intersection. The subject property is the last remaining, undeveloped property along

the subject low-volume segment of Pine Ridge Road. The reduction in connection separation will have no negative impact on public health, safety or welfare.

11. Deviation #11 seeks relief from LDC Section 10-416(d)4 "Buffer Types," which requires Type 'C' buffers to provide a solid wall, berm or wall/berm combination not less than eight feet in height as measured from the finished grade of the project site, to instead allow the solid wall or the solid wall/retaining wall combination not less than eight feet in height as measured from existing grade of the project site.

Justification: Due to FEMA requirements, the proposed finished floor elevation of the site is ±11-feet. Existing elevations range from ±3.5'-±4.5'; consequently, a retaining wall is needed around a majority of the project sites' perimeter, which creates a site-specific hardship regarding the placement and measurement of the code required wall.

Additional plantings will be provided both at existing grade and finished grade (both internal and external of the wall), which will provide an adequate visual buffer and sufficient screening from abutting residential development. Refer to the Cross Section on Sheet 2 of the Master Concept Plan.

12. Deviation #12 seeks relief from LDC Section 10-420(f) "Plant Material Standards," which requires the height of all trees, palms and shrubs located within buffers to be measured from the parking lot grade of the project site, to instead allow the height of trees, palms and shrubs within the buffer, forward the solid wall/retaining wall, to be measured from final grade in which they are planted, subject to the cross sections shown on Sheets 2 and 3 of the Master Concept Plan and the following provisions:

a. Within the Type 'C' buffers, where the site is adjacent to residential development, a single row of shrubs 5' in height and spaced 4' on center and single row of native canopy trees 10' in height at five (5) trees per 100 linear feet shall be planted at the finished grade of the project site, and a single row of shrubs planted at 24" in height and maintained at a minimum of 3' in height shall be planted and spaced 36" on center within the existing grade buffer adjacent to the retaining wall.
b. Within the Type 'D' buffers, where the site is adjacent to rights-of-way and a retaining wall is constructed, four (4) canopy trees at 10' in height and five (5) Cabbage Palms with a minimum 10' clear trunk shall be planted at existing and finished grade per 100 linear feet. Alternatively, five (5) Royal Palms with a minimum 10' clear trunk may be planted at existing and finished grade per 100 linear feet along the intersection of Gladiolus Drive and Pine Ridge Road. The required double hedge row may be split so that one hedge row is planted at exisitng grade (external side of the wall) and one hedge row is planted at finished grade (interior side of the wall).
c. One (1) gallon native grasses and groundcovers shall be provided at 36" on center within the existing grade portions of the Type 'C' and Type 'D' buffers.
d. Additional plantings are not required within the buffer adjacent to Edisto Way.

Justification: Due to FEMA requirements, the proposed finished floor elevation of the site is ±11-feet. Existing elevations range from ±3.5 '- 4.5'; consequently, a retaining wall is needed around a majority of the project sites' perimeter, which creates a site-specific hardship regarding the placement and measurement of the plantings required within the perimeter buffers.

The location and additional plantings proposed within the buffers, along with the retaining wall, will provide an adequate visual buffer and sufficient screening from abutting residential development. Refer to Sheet 2 of 2 of the Master Concept Plan.

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479



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Project	Map Type	Date
Heights Career Technical School 34-45-24-00-00002.0010 - Lee County, FL	NRCS Soils Map	06/08/23

EARTH TECH ENVIRONMENTAL



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Project	Map Type	Date
Heights Career-Technical School - 34-45-24-00-00002.0010 Lee County, FL	Other Surface Water (OSW) Location Map	06/08/23

EARTH TECH ENVIRONMENTAL



PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
HEIGHTS CAREER TECHNICAL SCHOOL

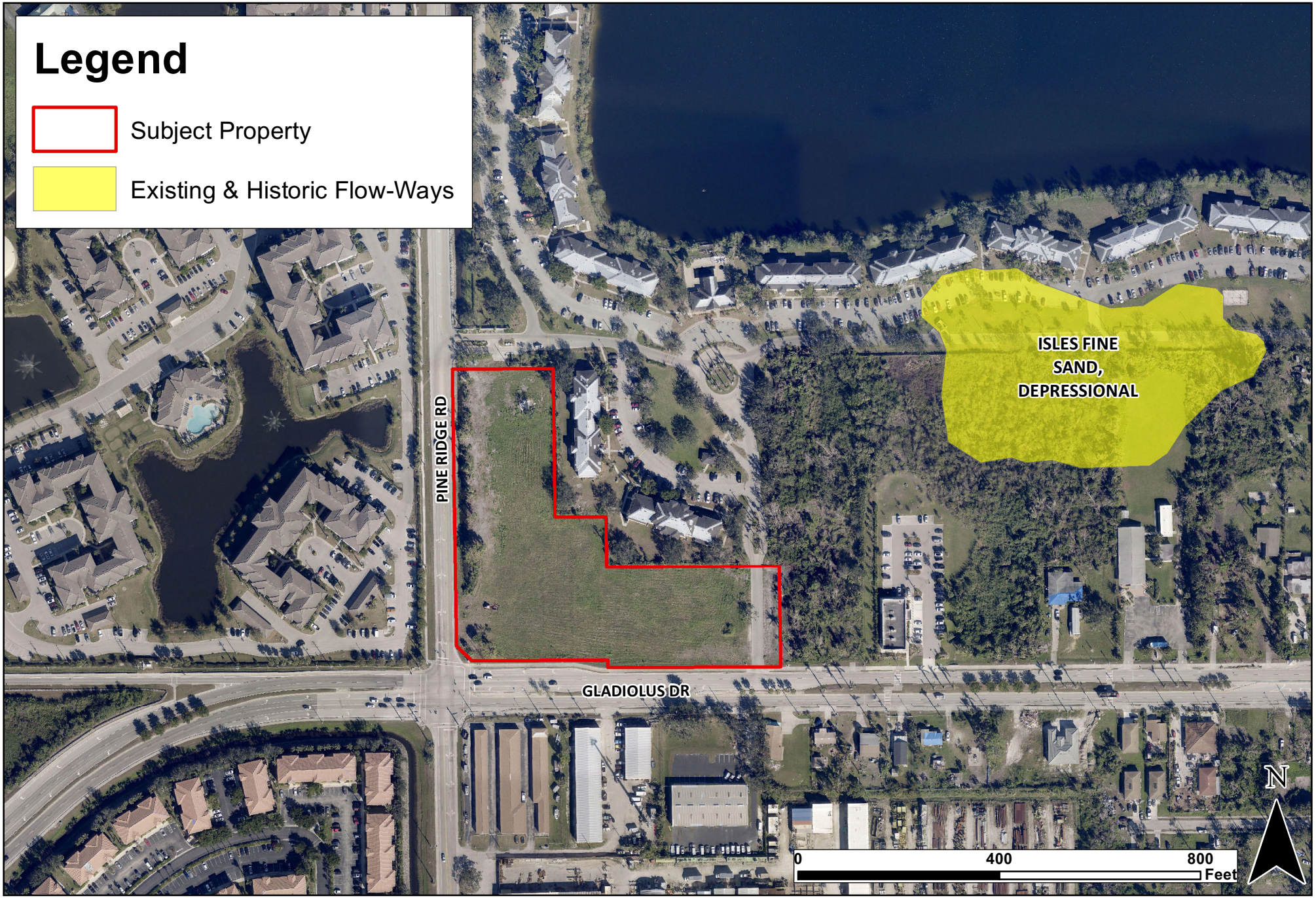
LOCATION:
GLADIOLUS DR/PINE RIDGE RD

CLIENT:
RG ARCHITECTS

EXHIBIT DESC:
RARE & UNIQUE UPLAND HABITAT MAP

NOTES:
SOURCES: LEE COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2023)

Date Saved: 5/23/2023 P:\Active_Projects\P-HVC-001\001_Heights_Voc-Planning\Planning\GIS\2023-05-23_Rare_Unique_Upland_Habitat.mxd



PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
HEIGHTS CAREER TECHNICAL SCHOOL

LOCATION:
GLADIOLUS DR/PINE RIDGE RD

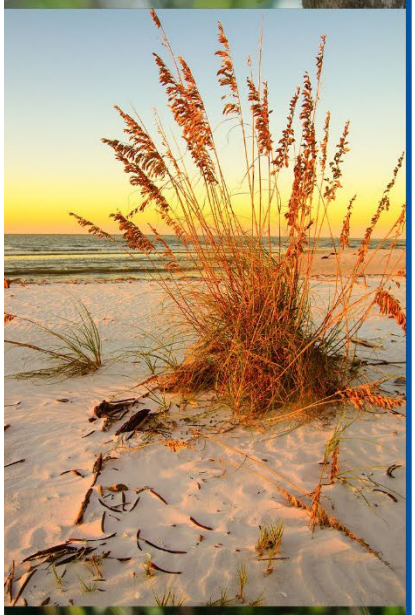
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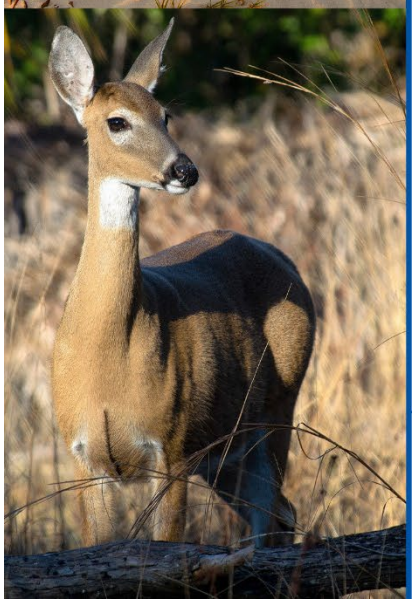
EXHIBIT DESC:
EXISTING & HISTORIC FLOWWAYS MAP

NOTES:
SOURCES: LEE COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2023)

Date Saved: 5/23/2023 P:\Active_Projects\P-HVC-001\001_Heights_Voc-Planning\Planning\GIS\2023-05-23_Flowways_Map.mxd







HEIGHTS CAREER-TECHNICAL SCHOOL

Environmental Data for PD Amendment

SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

Prepared For:

Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL 34105

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

June 2023

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

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INTRODUCTION **3**

PROPERTY LOCATION **3**

ENVIRONMENTAL REQUIREMENTS **4**

EXHIBITS

Figure 1 Site Location Map

Figure 2 USGS Quadrangle Map

Figure 3 Other Surface Water (OSW) Location Map

Figure 4 NRCS Soils Map

Figure 5 FLUCCS MAP

APPENDICES

Appendix A Full Size Exhibits

Appendix B Protected Species Survey

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

INTRODUCTION

The purpose of this document is to satisfy the Environmental Requirements for Lee County in regard to a Planned Development (PD) for Heights Career-Technical School (Subject Property).

PROPERTY LOCATION

The Subject Property for this report consists of one (1) parcel (Strap # 34-45-24-00-00002.0010). The Subject Property is located on the corner of Pine Ridge Road and Gladiolus Drive in Lee County, Florida. According to the boundary provided by Lee County Property Appraiser, the Subject Property totals approximately 4.88 acres. See Figure 1 below for a location map.

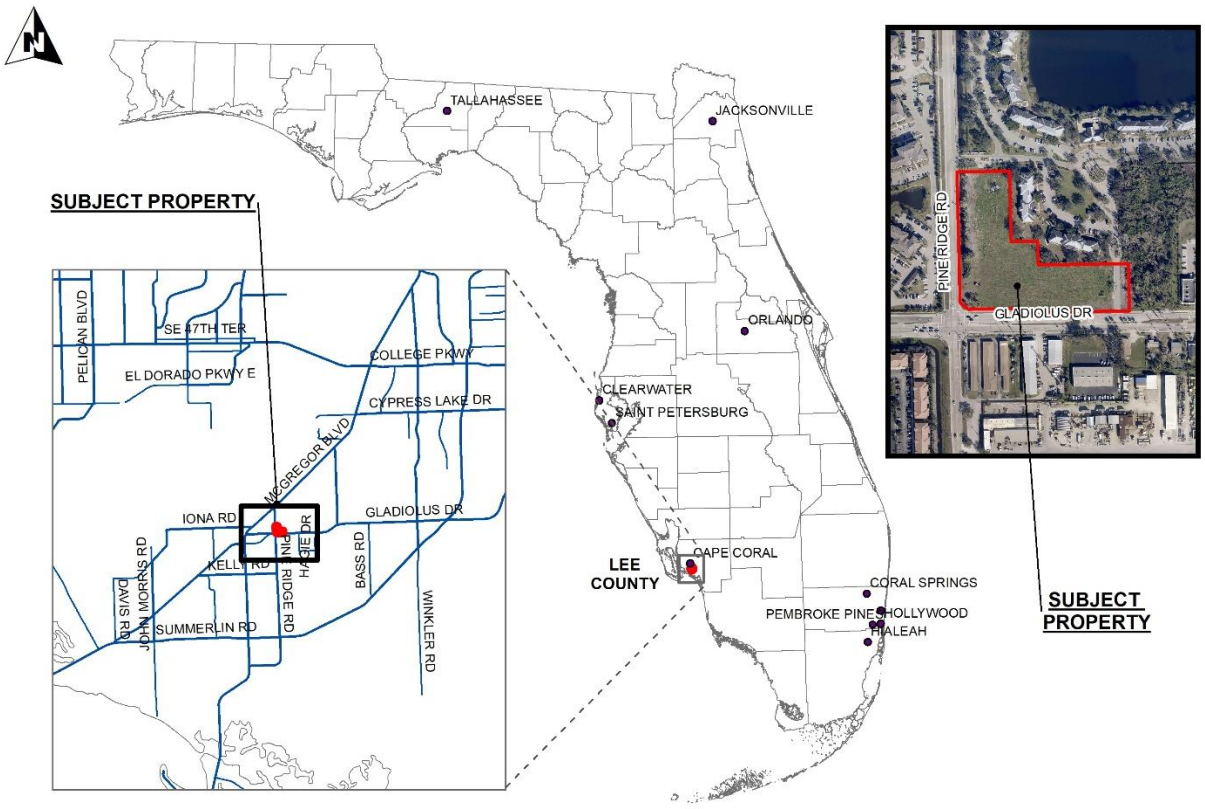


Figure 1. *Site Location Map*

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ENVIRONMENTAL REQUIREMENTS

A. TOPGRAPHY: Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.].

Site elevations range from 15' to 19' NAVD. See Figure 2 below for USGS Quadrangle Map.

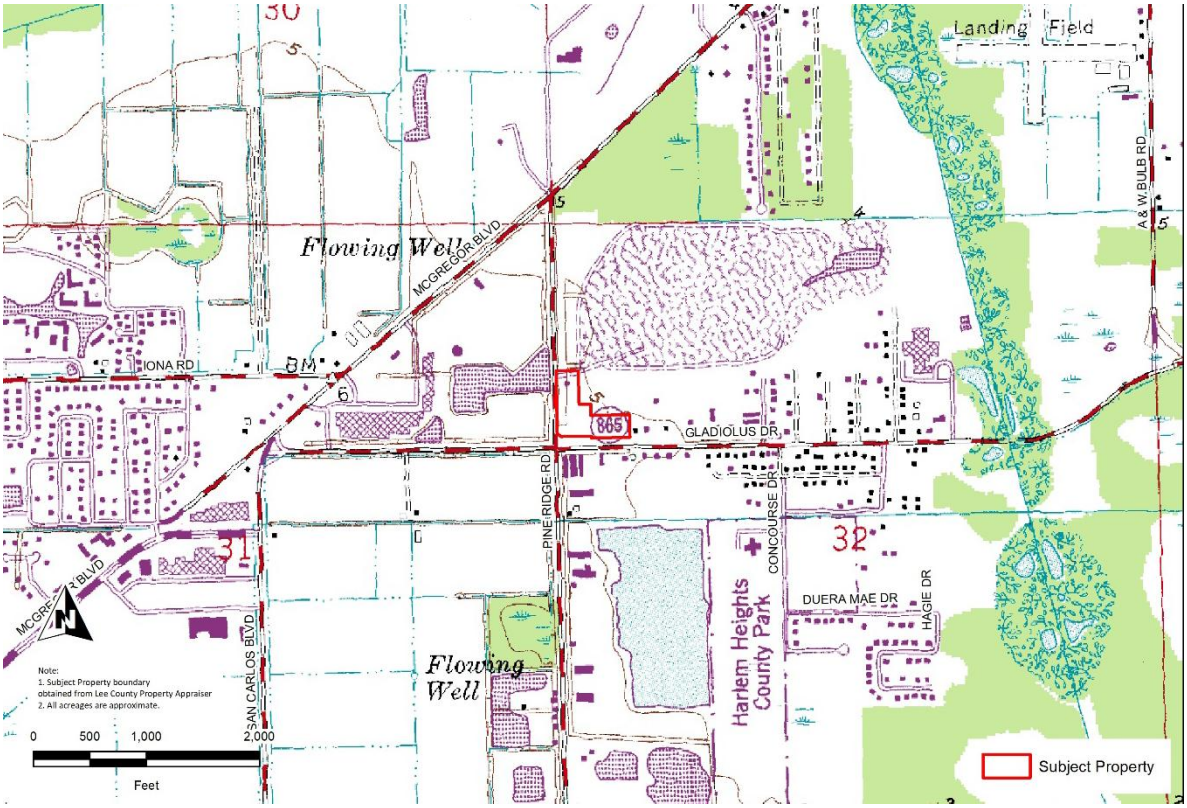


Figure 2. *USGS Quadrangle Map*

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B. SENSITIVE LANDS: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCDLDC Section 10-473(f)].

See Figure 3 below for Other Surface Water (OSW) Location Map. The rest of the Subject Property has been disturbed and is mechanically maintained. A protected species survey is included in Appendix B.



Figure 3. *Other Surface Water (OSW) Location Map*

C. PRESERVATION/CONSERVATION OF NATURAL FEATURES: Describe how the lands listed in PART 6.B. above will be protected by the completed project.

There are no native FLUCCS communities on the Subject Property, therefore there will be no preservation of natural resources.

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D. SHORELINE STABILIZATION: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable.

E. SOILS MAP: Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]

See Figure 4 below for NRCS Soils Map.

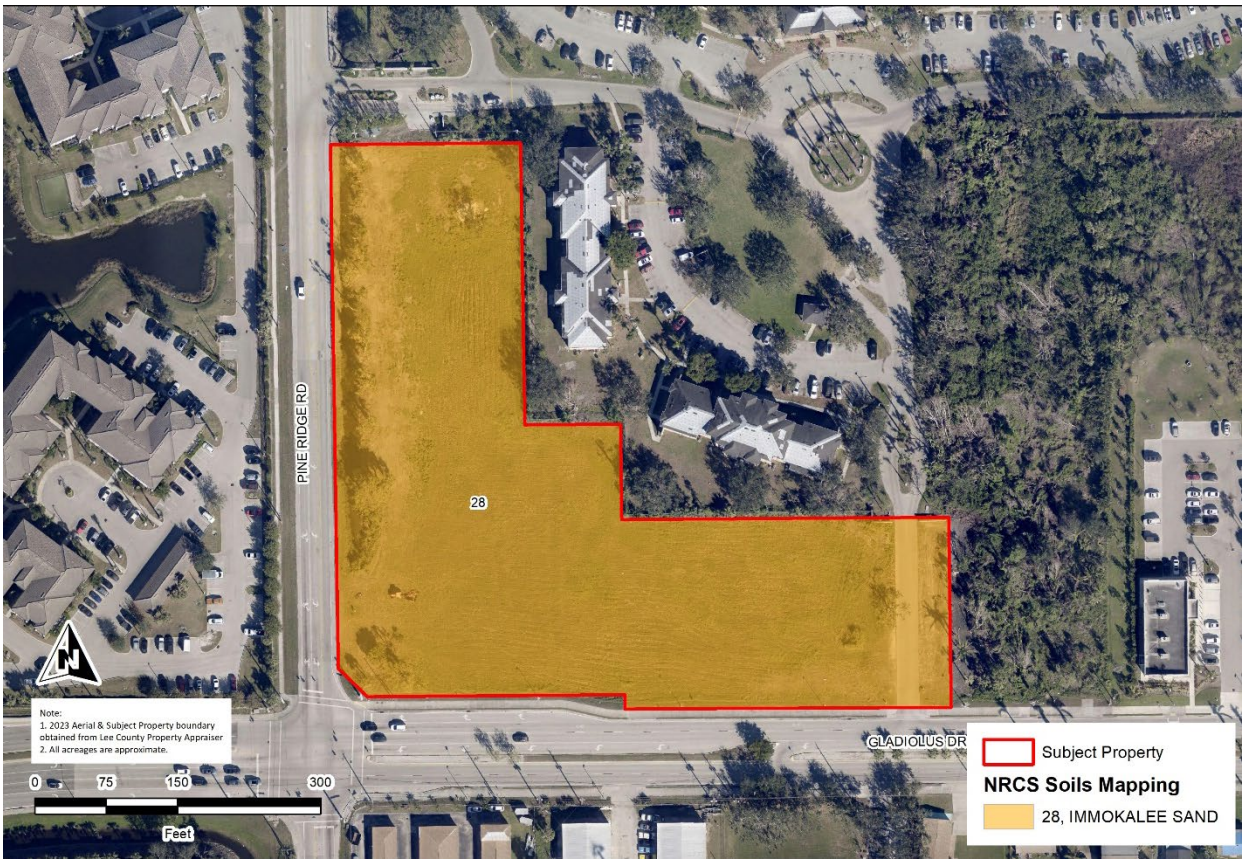


Figure 4. *NRCS Soils Map*

F. FLUCCS MAP: A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)b.v.]

See Figure 5 below for FLUCCS Map.



Figure 5. *FLUCCS Map*

G. RARE & UNIQUE UPLAND HABITAT MAP: Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]

Not applicable.

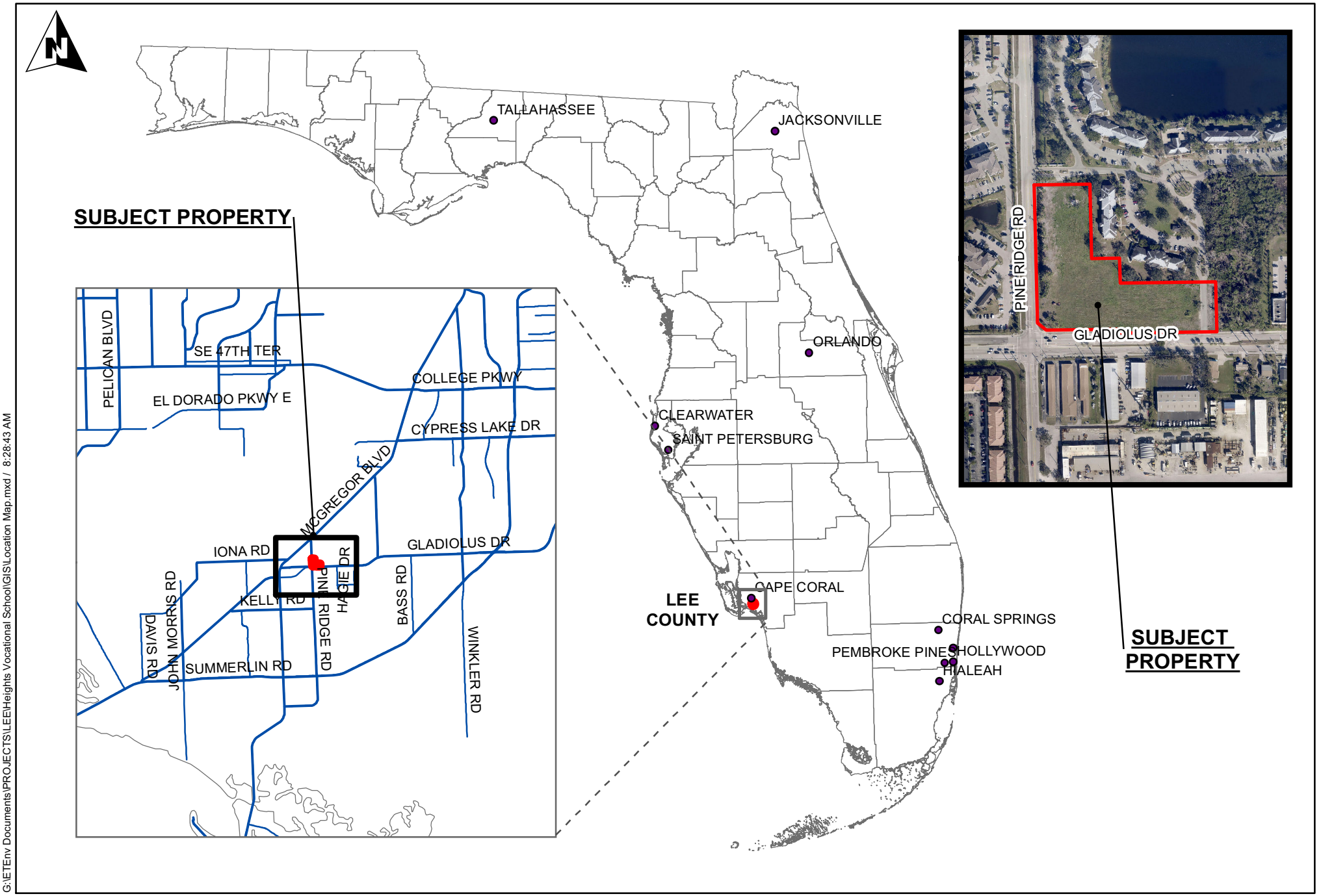
H. EXISTING AND HISTORIC FLOW-WAYS MAP: Map(s) drawn at the same scale as the Master Concept Plan marked or overprinted to show and historic flow-ways. [34-373(a)(4)b.v.]

Not applicable.

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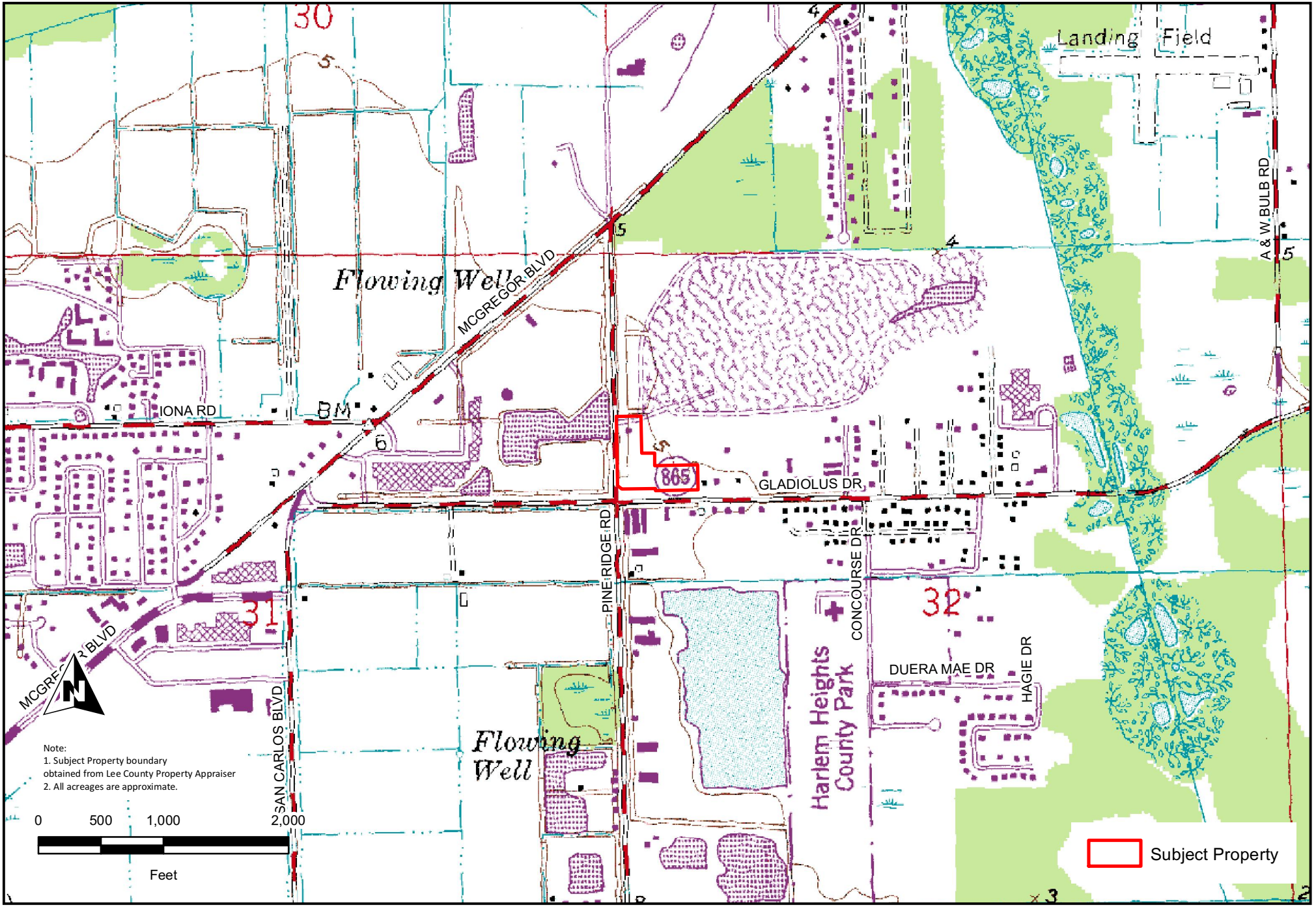
APPENDIX A

FULL SIZE EXHIBITS



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Project	Map Type	Date
Heights Career-Technical School - 34-45-24-00-00002.0010 Lee County, FL	Location Map	06/08/23



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Project	Map Type	Date
Heights Career-Technical School - 34-45-24-00-00002.0010 Lee County, FL	USGS Quad Map	06/08/23

EARTH TECH ENVIRONMENTAL

EARTH TECH ENVIRONMENTAL, LLC • 10600 JOLEA AVENUE • BONITA SPRINGS, FLORIDA 34135 • PHONE (239) 304-0030 • FAX (239) 324-0054 • WWW.ETEFLORIDA.COM



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Project	Map Type	Date
Heights Career-Technical School - 34-45-24-00-00002.0010 Lee County, FL	Other Surface Water (OSW) Location Map	06/08/23

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Project	Map Type	Date
Heights Career-Technical School - 34-45-24-00-00002.0010 Lee County, FL	NRCS Soils Map	06/08/23

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Project	Map Type	Date
Heights Career-Technical School - 34-45-24-00-00002.0010 Lee County, FL	FLUCCS Map	06/08/23

EARTH TECH ENVIRONMENTAL

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

APPENDIX B

PROTECTED SPECIES SURVEY



HEIGHTS CAREER-TECHNICAL SCHOOL

Protected Species Survey

SECTION 34, TOWNSHIP 45, RANGE 24 EAST
LEE COUNTY, FLORIDA

Prepared For:

Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL 34105

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

April 2023

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Figure 3 FLUCCS Map with Aerial

Figure 4 FLUCCS Map

Figure 5 Transect Map & Field Results

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Figure 7 Wood Stork Information

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1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted a search for listed species on the property referred to as Heights Career-Technical School (Subject Property). This assessment was conducted by ETE on April 26th, 2023, to evaluate the Subject Property for the potential presence of listed species of concern based on the determined Florida Land Use Cover and Forms Classification System (FLUCCS) vegetation.

2.0 PROPERTY LOCATION

The Subject Property consists of one single parcel (Strap # 34-45-24-00-00002.0010) and is located on the corner of Pine Ridge Road and Gladiolus Drive in Lee County, Florida (Figures 1 & 2). According to the boundary provided by Lee County Property Appraiser, the Subject Property totals approximately 4.88 acres.

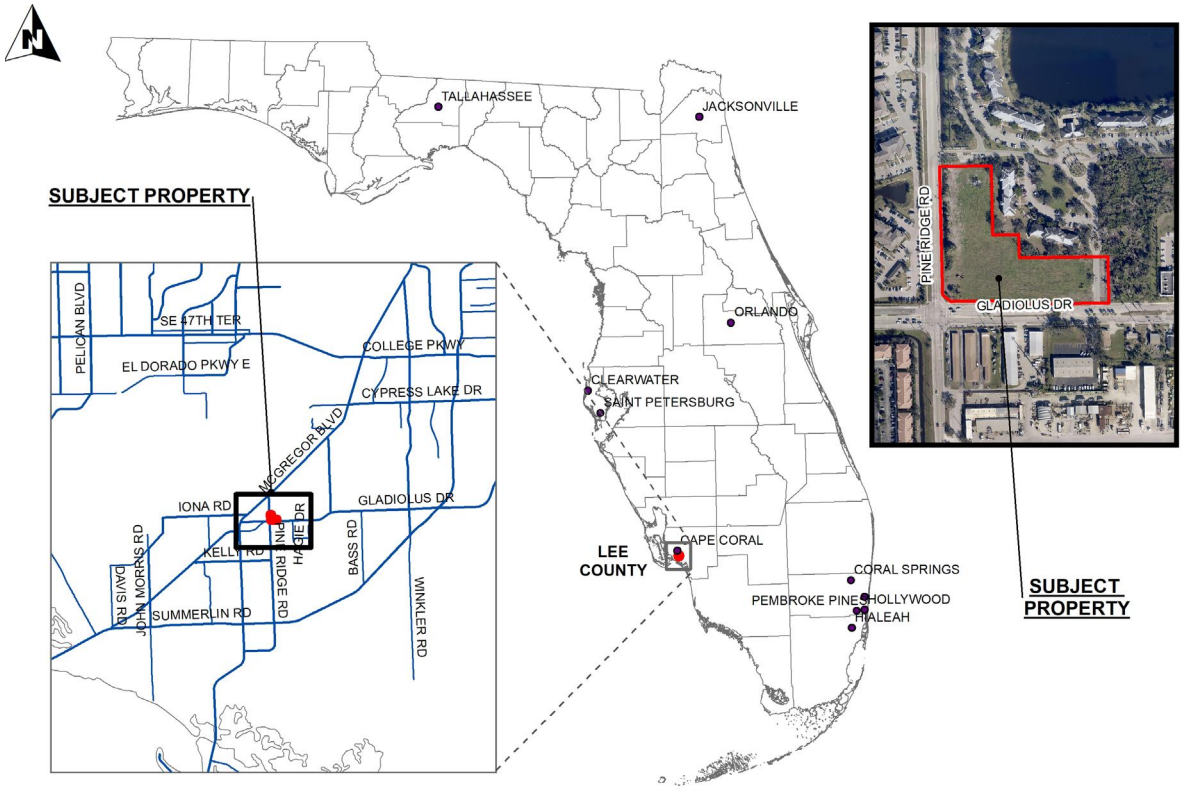


Figure 1. *Site Location Map*

3.0 SPECIES SURVEY MATERIALS & METHODS

The species survey was conducted in accordance with the Lee County Administrative Code AC-13-10, specifically using the Endangered Species Survey Methodology (ESSM) as outlined by Southern Biomes and approved by Lee County in compliance with Lee County Administrative Code AC-13-10. As outlined in the methodology, existing vegetation communities or land uses on the Subject Property were delineated on the most recent aerial photograph available (Lee County 2023) using the Florida Land Use, Cover and Forms Classification System (FLUCCS). FLUCCS mapping for this property is detailed below in Figures 3 & 4. The resulting FLUCCS codes were cross-referenced with a list of protected plant and animal species. The lists were obtained from three publications:

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- "Florida's Endangered Species, Threatened Species & Species of Special Concern-Official Lists", December 2022.
- "Lee County Protected Species List." May 10, 2022.
- "Notes on Florida's Endangered and Threatened Plants", Florida Department of Agriculture and Consumer Services, 2010.

The result is a composite table that contains the names of the protected species which have the highest probability of occurring in each particular FLUCCS community. See Table 3 of this report for the species list that applies to the FLUCCS communities associated with the Subject Property.

In the field, each FLUCCS community is searched for listed species or signs of listed species. A meandering strip census survey methodology was utilized as described by the ESSM. This is accomplished using a series of meandering pedestrian transects spaced approximately 25-feet apart to achieve approximately 80% overall coverage, throughout each vegetation community (see Figure 5). If necessary, transect integrity is maintained using a handheld GPS in track mode. Signs or sightings of all species are recorded, and any associated burrows, dens, or cavities are flagged in the field and marked by GPS.

Based on the habitat types found on the Subject Property (see Table 3), particular attention was paid to the presence or absence of listed species such as gopher tortoises, Florida burrowing owl, and Florida bonneted bat (cavities).

Approximately two (2) man-hours were logged on the Subject Property during this species survey (see Table 1).

TABLE 1. FIELD TIME SPENT ON THE SUBJECT PROPERTY

DATE	START TIME	END TIME	NO. ECOLOGISTS	MAN HOURS	TASK
April 26th, 2023	1:30 am	2:30 pm	2	2	Species Survey Fieldwork

4.0 EXISTING SITE CONDITIONS

Temperatures during the fieldwork for this survey were in the mid 80's with partly cloudy skies.

The Subject Property is currently vacant and undeveloped other than a concrete pad located in the northern portion of the property. The Subject Property looks to have been cleared of most canopy trees and the ground cover is mechanically maintained. Due to the clearing, moderate exotic recruitment has occurred on the ground, mid-story, and canopy levels throughout the property. A road, Edisto Way, runs north-to-south through the eastern portion of the Subject Property. A canal considered an Other Surface Water (OSW) runs almost the entire length of the western boundary.

The Subject Property has the following surrounding land uses:

North:	Residential
East:	Gladiolus Drive/Commercial
South:	Commercial
West:	Pine Ridge Road/Residential

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Figure 2. *Aerial Map*

Table 2 lists the FLUCCS communities located on the Subject Property. The community descriptions correspond to the FLUCCS maps below (Figures 3 and 4). See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Florida Invasive Species Council's (FISC) list of invasive species contains Category I and Category II species that may be found on the Subject Property. Category I species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. Category II species are invasive exotics that are increasing in abundance or frequency but have not yet altered Florida plant communities. A significant factor in mapping vegetative associations and local habitats is the invasion of these species such as Brazilian pepper, earleaf acacia, melaleuca, Caesarweed, and air potato. Levels of exotic density were mapped by using field observations and photo interpretation as shown in Figure 3. Modifiers, or "E" designators, are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy and/or sub-canopy.

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TABLE 2. FLUCCS COMMUNITIES AND CORRESPONDING ACREAGES		
FLUCCS CODE	**DESCRIPTION**	**ACREAGE**
190	Open Land	4.40
510	Other Surface Water (OSW) – Canal	0.36
814	Road	0.12
	Site Total:	**4.88**

E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics >75% of total cover



Figure 3. *FLUCCS Map with Aerial*

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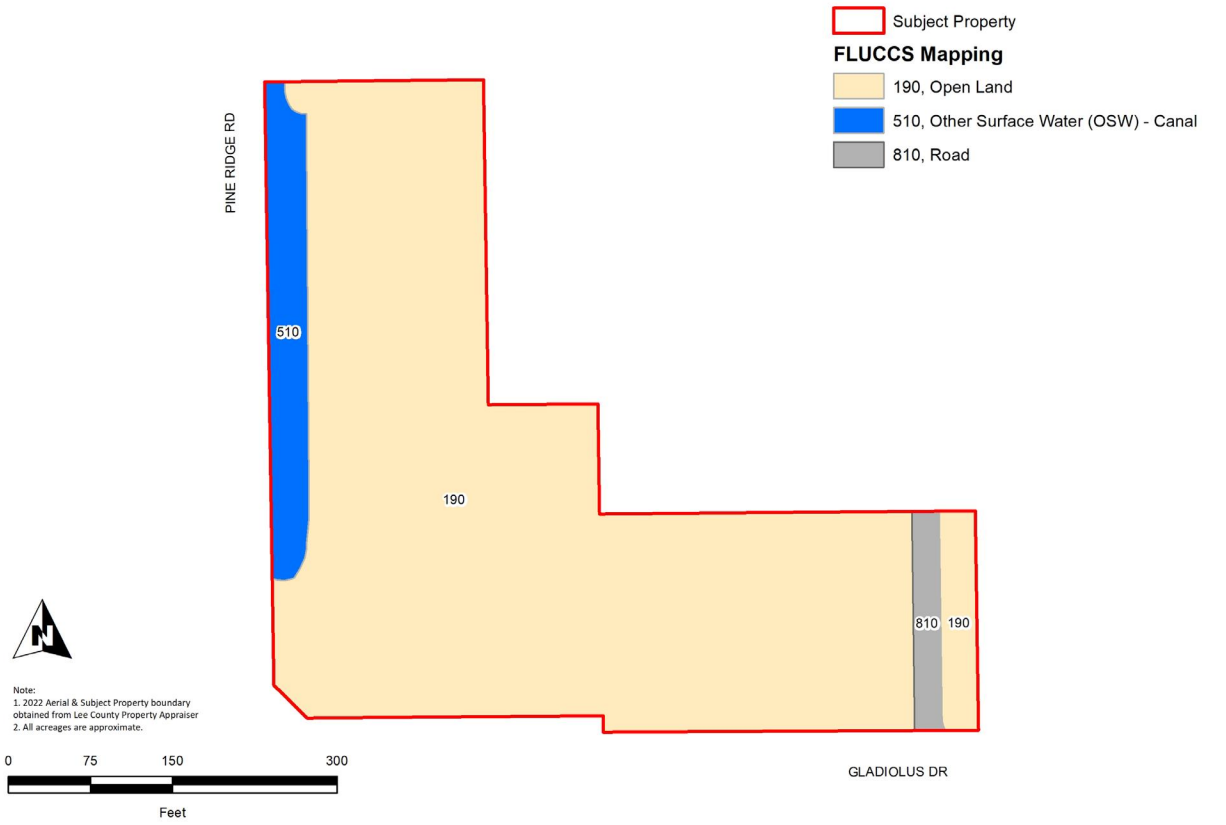


Figure 4. *FLUCCS Map*

* = Exotic vegetation species

FLUCCS 190, Open Land

This community is found on the majority of the Subject Property. Canopy is void of vegetation except for several slash pine (*Pinus elliottii*), cabbage palm (Sabal palmetto), *earleaf acacia (*Acacia auriculiformis),* and woman's tongue *(Albizia lebbeck)* along the canal on the western portion of the Subject Property. Mid-story is nearly void as well, with some cabbage palm and *Brazilian pepper (*Schinus terebinthifolia*). Ground cover consists of Paspalum (*Paspalum spp*.), beaksedge (*Rhynchospora spp*.), beggarticks (*Bidens alba*), common ragweed (*Ambrosia artemisiifolia*), *smutgrass (*Sporobolus indicus*), and small patches of swamp flatsedge (*Cyperus ligularis*) and *giant reed (*Arundo donax*).

FLUCCS 510, Other Surface Water (OSW) - Canal

This community is found along the western boundary of the Subject Property

FLUCCS 814, Road

Edisto Way runs through the eastern portion of the Subject Property.

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The various protected species which may occur in the corresponding FLUCCS communities are shown below in Table 3.

TABLE 3. PROTECTED SPECIES LIST ACCORDING TO FLUCCS CATEGORY

FLUCCS	POTENTIAL LISTED SPECIES	SCIENTIFIC NAME	DESIGNATED STATUS	
			FWC OR FDACS	USFWS
190	Florida Burrowing Owl	*Athene cunicularia*	T	MBTA
	Gopher Tortoise	*Gopherus polyphemus*	T	-
510	American Alligator	*Alligator mississippiensis*	SSC	T(S/A)
	Everglades Mink	*Neovison vison evergladensis*	T	-
	Little Blue Heron	*Egretta caerulea*	T	-
	Reddish Egret	*Egretta rufescens*	T	-
	Roseate Spoonbill	*Platalea ajaja*	T	-
	Tricolored Heron	*Egretta tricolor*	T	-
	Wood Stork	*Mycteria americana*	T	T
814	NONE	-	-	-

Abbreviations

Agencies:
FDACS = Florida Department of Agriculture and Consumer Services
FWC = Florida Fish & Wildlife Conservation Commission
FWS = United States Fish and Wildlife Service

Status:
CE = Commercially Exploited
MBTA = Migratory Bird Treaty Act
SSC = Species of Special Concern
T = Threatened

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5.0 RESULTS

All relevant species observed on the Subject Property are detailed in Table 4 and any protected species observed are specifically noted. No species on the Lee County Protected Species List were observed. See Figure 5 below for transect and field results.

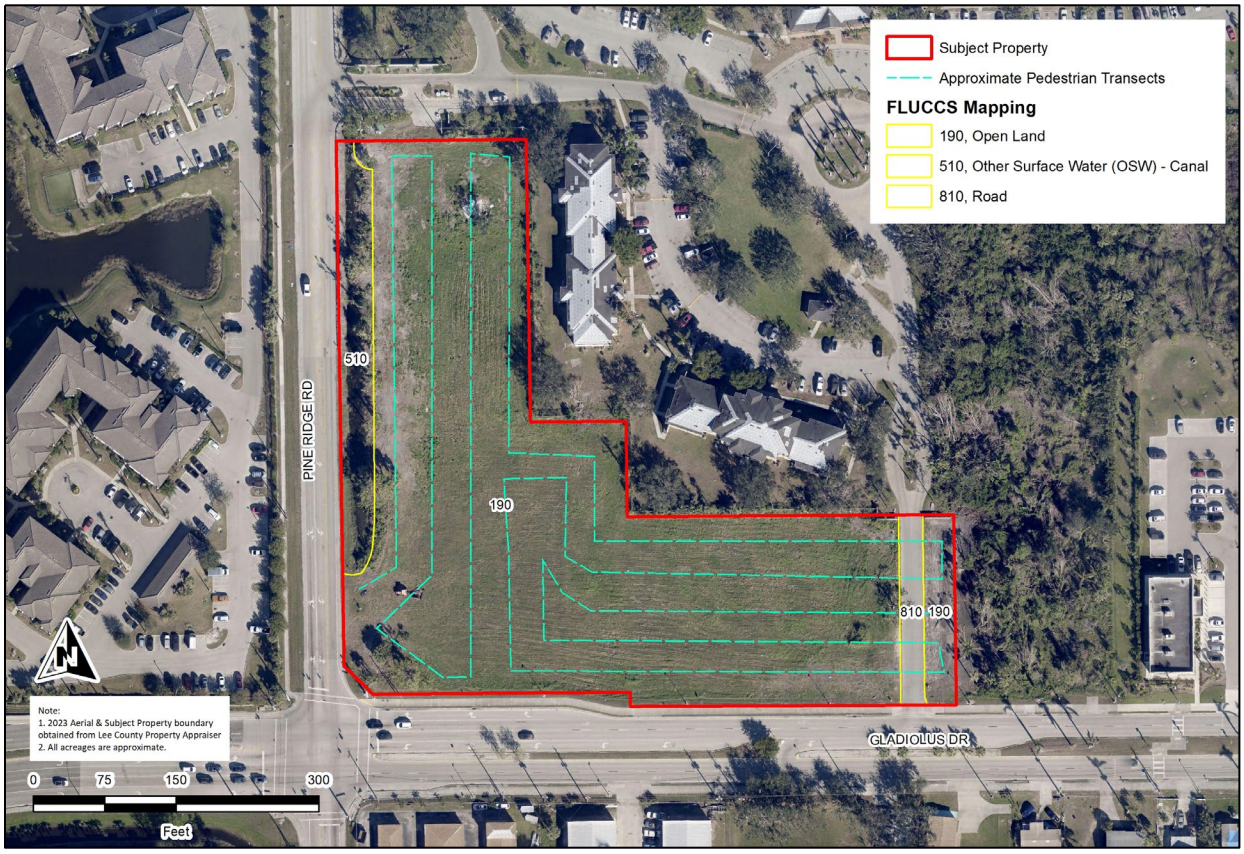


Figure 5. *Transect Map & Field Results*

TABLE 4. SPECIES OBSERVED ON THE SUBJECT PROPERTY

COMMON NAME	SCIENTIFIC NAME	OBSERVATIONS	LISTED SPECIES?	STATUS
BIRDS				
Cattle Egret	*Bubulcus ibis*	DV	No	MBTA
Common Mockingbird	*Mimus polyglottos*	DV	No	MBTA
European Starling	*Sturnus vularis*	DV	No	-
Tree Swallow	*Tachycineta bicolor*	DV	No	MBTA
REPTILES				
Brown Anole	*Anolis sagrei*	DV	No	-

= protected species

Observations:
DV = Direct Visual

Status:
MBTA = (protected under) Migratory Bird Treaty Act

The Subject Property does have community types in which additional protected species could potentially reside. During permitting, the following protected species concerns may be raised by the agencies:

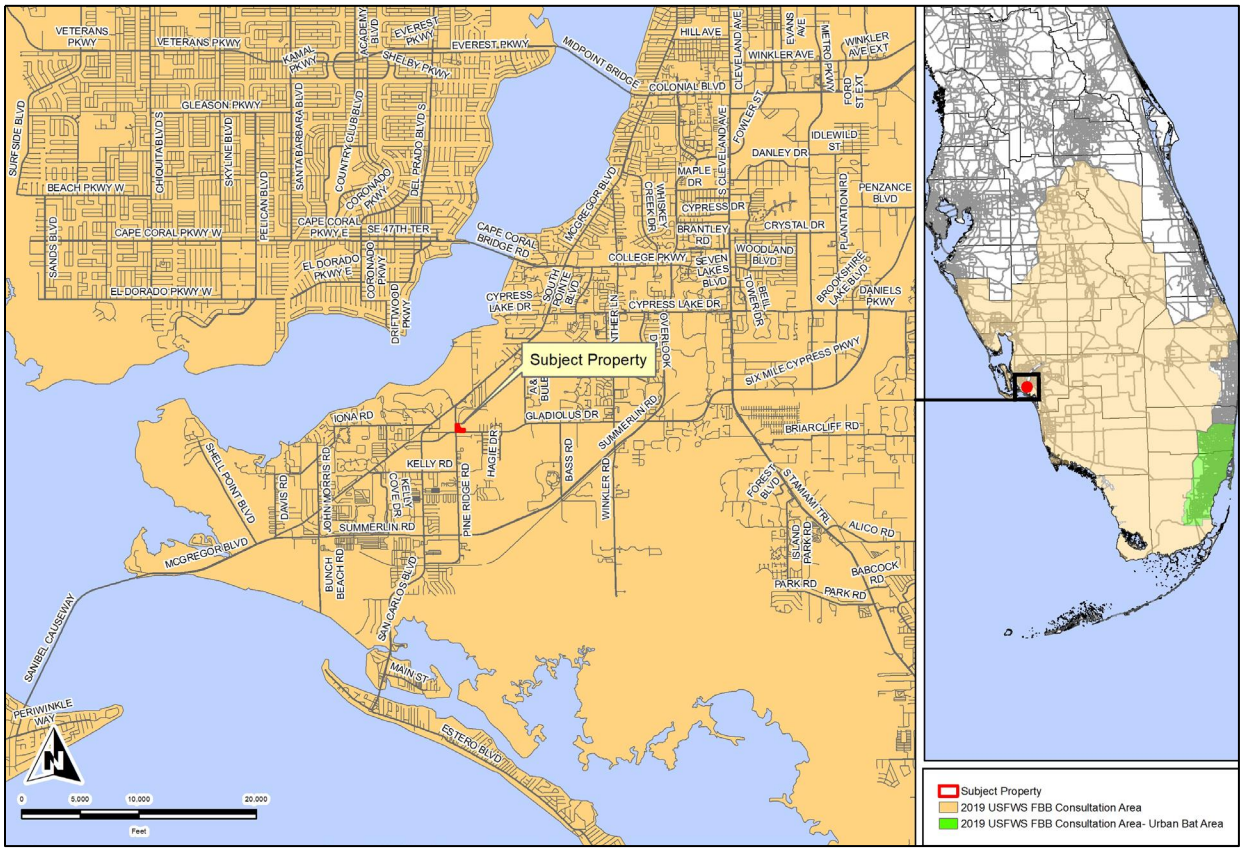


Figure 6. *Florida Bonneted Bat Consultation Area*

Florida Bonneted Bat (*Eumops floridana*)

The Subject Property falls within the United States Fish & Wildlife Service's (USFWS) Florida Bonneted Bat Consultation Area (see Figure 6 above). During the species survey, no tree cavities were observed on the Subject Property. Considering the low-quality roosting habitat, and that the Subject Property is surrounded by residential development on all sides, technical assistance with USFWS will likely not be required for Florida bonneted bat.

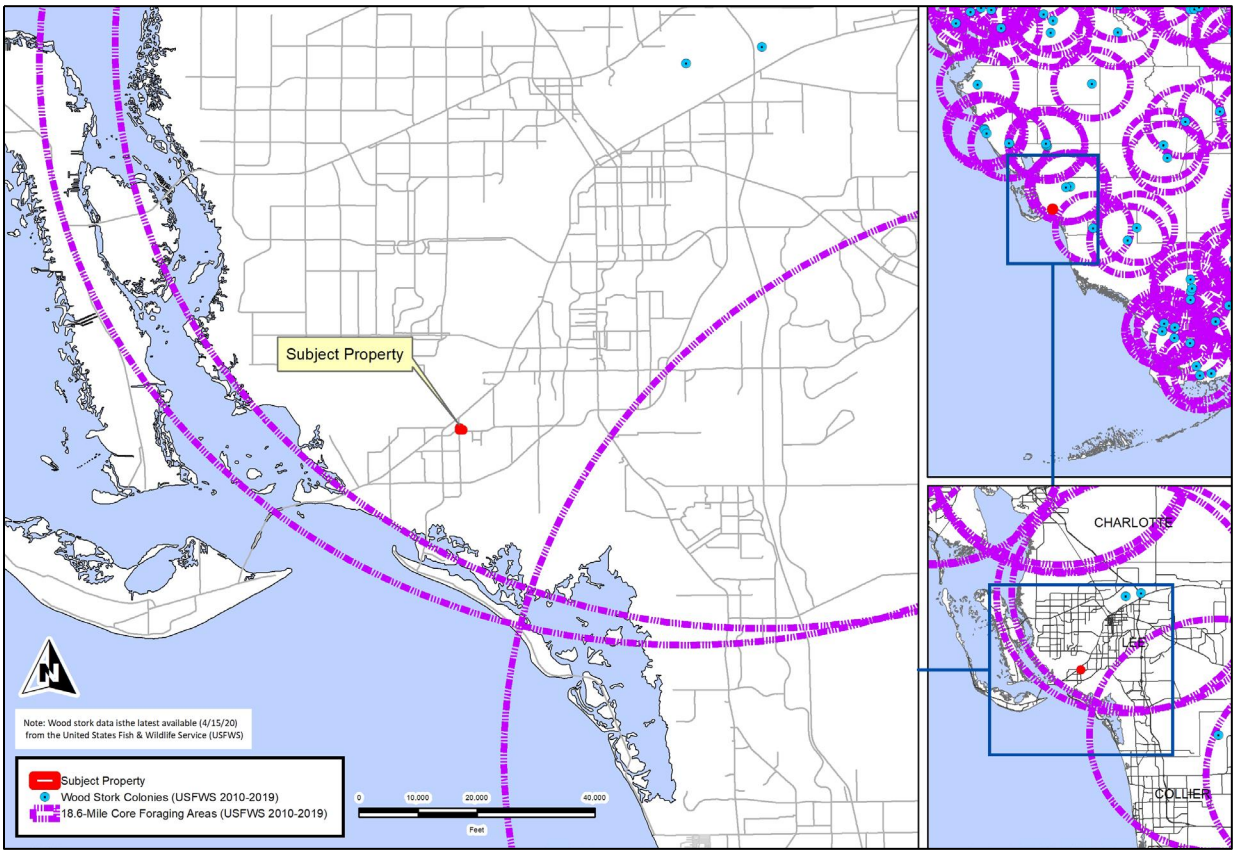


Figure 7. *Wood Stork Information*

Wood Stork (*Mycteria amaericana*)

The Subject Property falls within the core foraging area (estimated at 18.60 miles) of at least two (2) wood stork colonies in Lee County (see Figure 7). Due to the lack of significant standing water on most of the property, wood stork nesting and/or foraging is unlikely on the property; therefore, technical assistance with USFWS will likely not be necessary for wood stork.

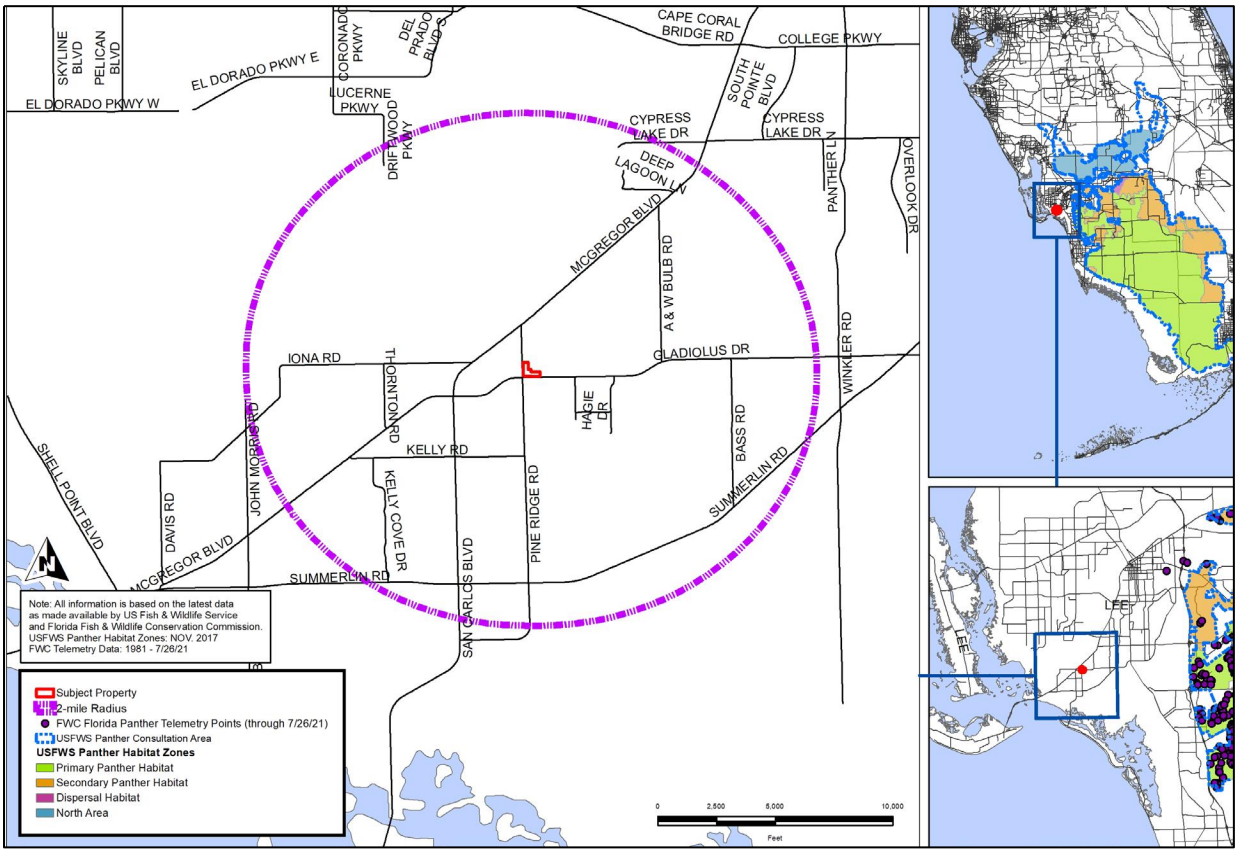


Figure 8. *Florida Panther Information*

Florida Panther (*Felis concolor coryi*)

The Subject Property does not fall within the USFWS Florida Panther Habitat or Consultation Zones. See Figure 8 for Florida panther information as it relates to the Subject Property. Panther utilization on the property would be unlikely as it is relatively small, isolated and surrounded by development. Technical assistance from the USFWS should not be necessary for the Florida panther.

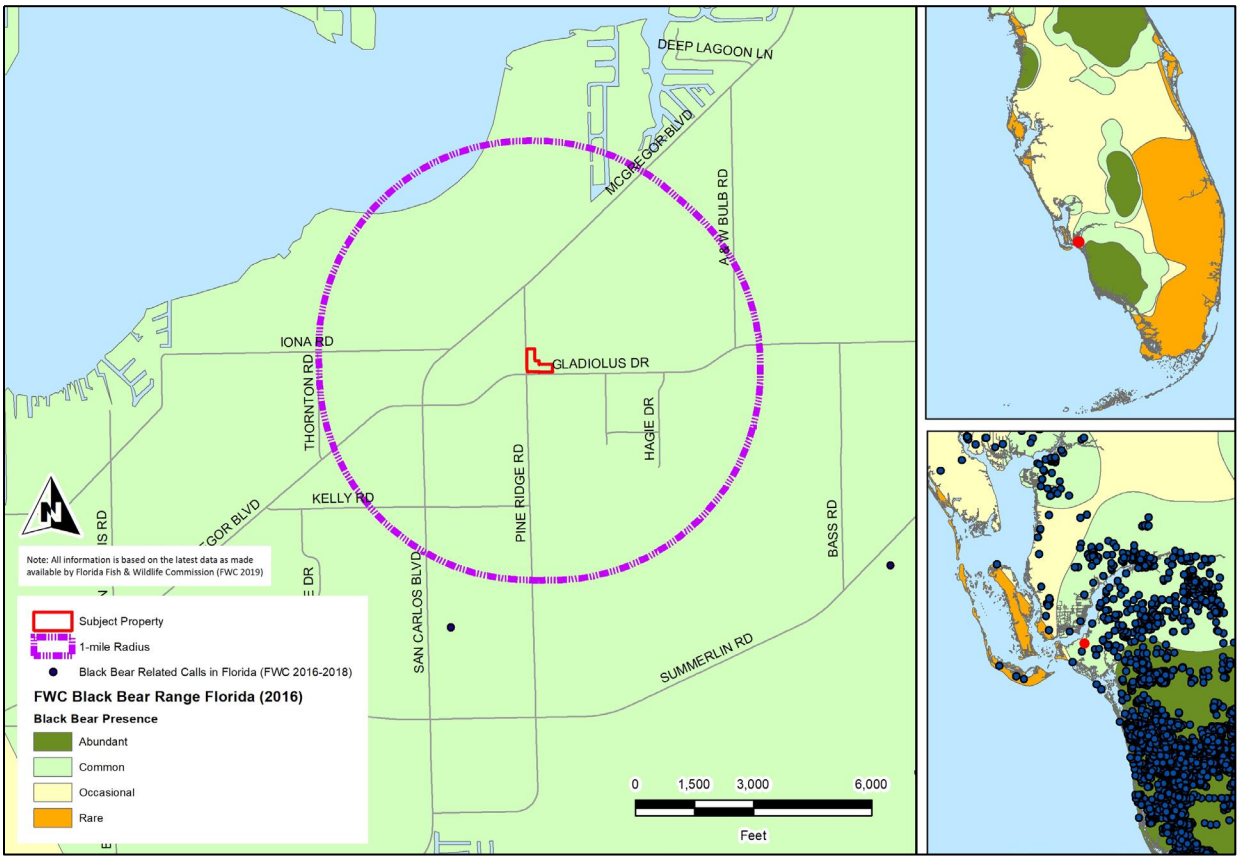


Figure 9. *Florida Black Bear Information*

Florida Black Bear (*Ursus americanus floridanus*)

The Subject Property falls within the Florida Fish & Wildlife Conservation Commission's (FWC) "Common" mapped range for Florida black bear. No black bear related phone calls have been documented within 1.0-mile of the Subject Property, though FWC stopped tagging and tracking black bears in 2018. See Figure 9 for black bear mappings as they relate to the Subject Property. The property is surrounded by development and roadways; as such, the County likely will not require conservation measures for Florida black bear.

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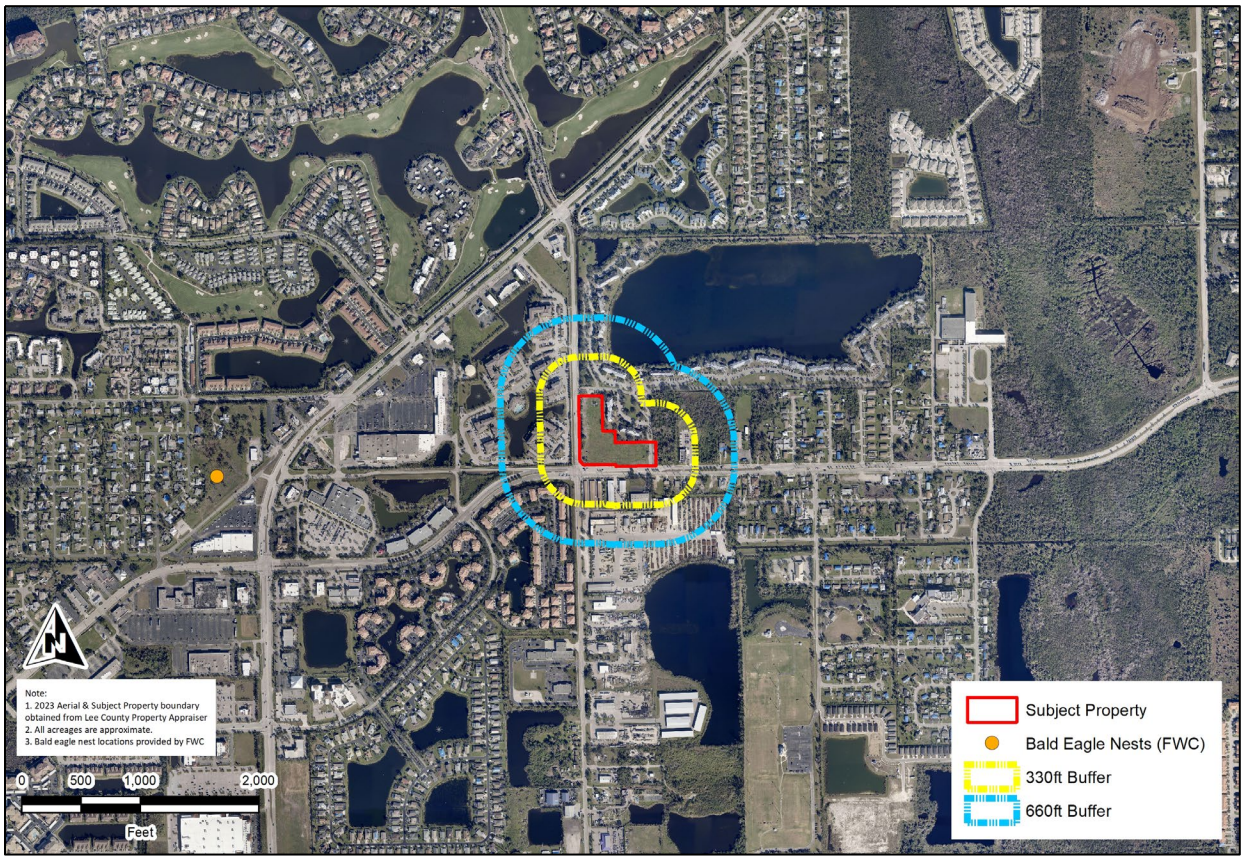


Figure 10. *Bald Eagle Map*

Bald Eagle (*Haliaeetus leucocephalus*)

The Subject Property does not fall within 330-feet or 660-feet (USFWS Protection Zones) of any FWC-documented bald eagle nest (see Figure 10). Technical assistance from USFWS will likely not be necessary for bald eagle.

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6.0 REFERENCES

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Atlas of Florida Plants. Institute for Systematic Botany. Accessed: April 27th, 2023. https://florida.plantatlas.usf.edu/

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Lee County
Southwest Florida

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Donna Marie Collins
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May 26, 2023 Via E-Mail

Jessica Harrelson
Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL 34105

RE: **Potable Water and Wastewater Availability**
Heights Vocational Center – 10940 Gladiolus Drive
STRAP # 32-45-24-00-00002.0010

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 institutional unit with an estimated flow demand of approximately 6,154 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Sanitary sewer service will be provided by our Fort Myers Beach Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate

connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Development Review only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar
Plan Reviewer
239-533-8531
UTILITIES ENGINEERING



PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
HEIGHTS CAREER TECHNICAL SCHOOL

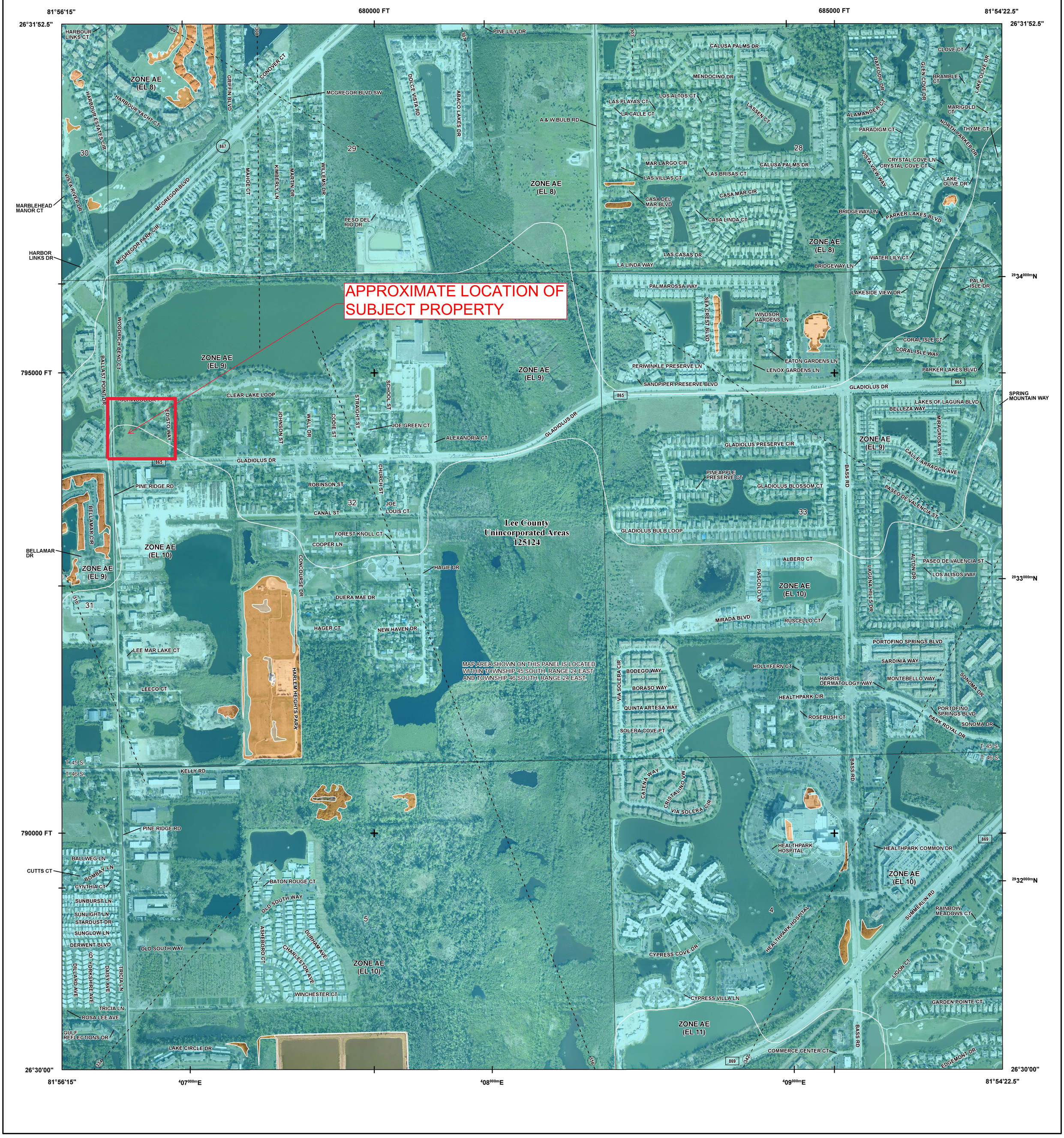
LOCATION:
GLADIOLUS DR/PINE RIDGE RD

CLIENT:
RG ARCHITECTS

EXHIBIT DESC:
LOCATION MAP

NOTES:
SOURCES: LEE COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2023)

Date Saved: 6/7/2023 P:\Active_Projects\P-HVC-001\001_Heights_Voc-Planning\Planning\GIS\2023-05-11_Location_Map.mxd



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- E 18.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 — Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided by Lee County, dated 2008 and 2018; the Florida Department of Transportation, dated 2017 and 2018; the U.S. Department of Agriculture, dated 2018; and the U.S. Department of Transportation, dated 2017.

SCALE

N

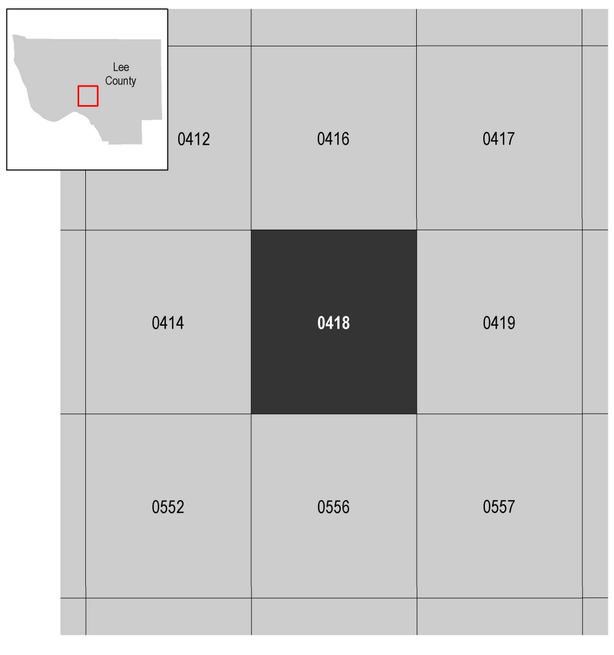
Map Projection:
State Plane Transverse Mercator, Florida West Zone 0902; North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

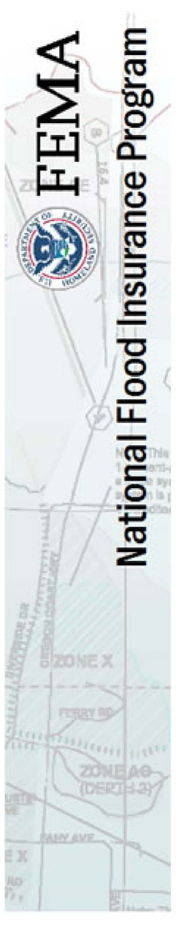
1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR





NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas

PANEL 418 OF 685

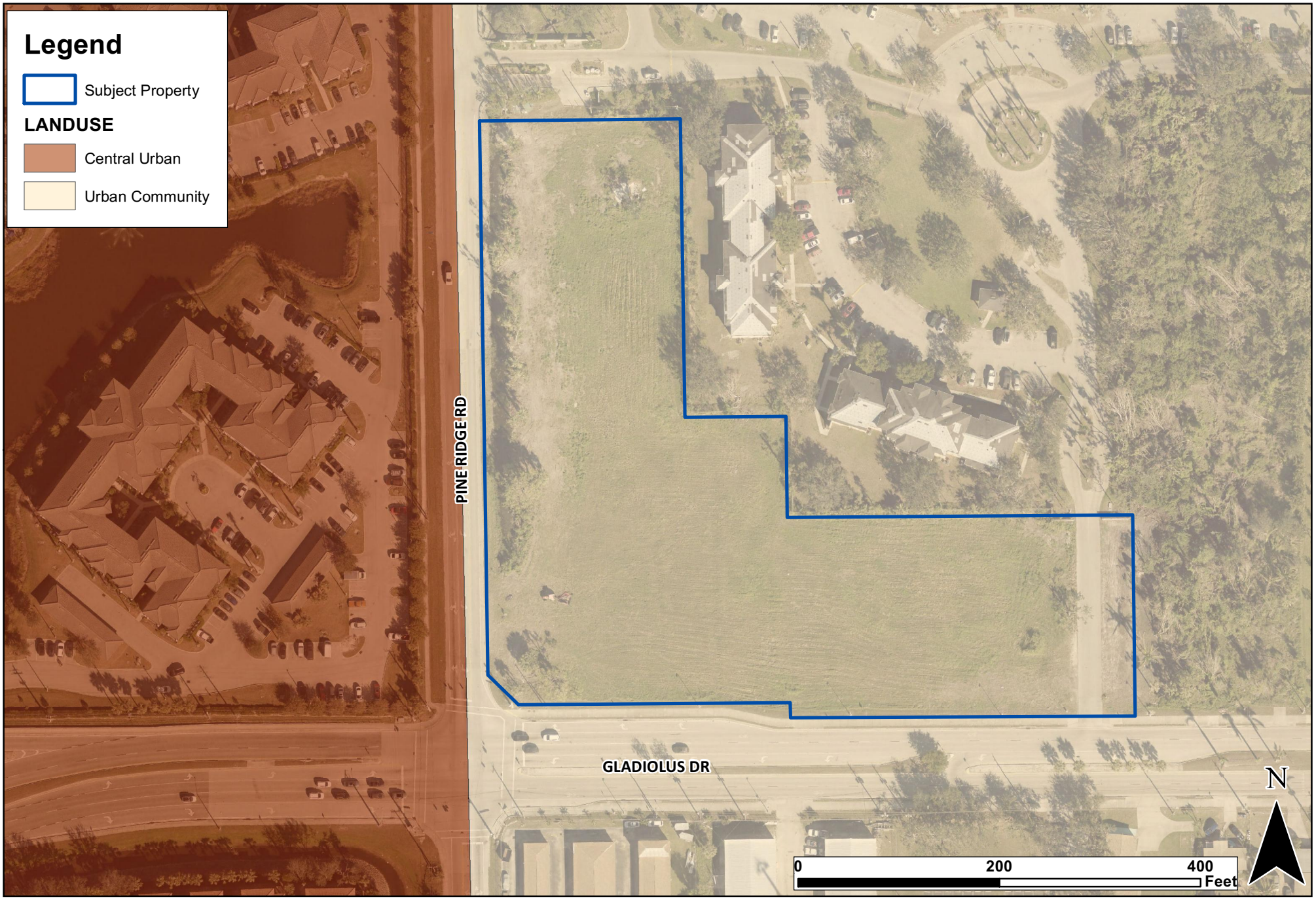
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0418	G

VERSION NUMBER
2.4.3.5

MAP NUMBER
12071C0418G

MAP REVISED
NOVEMBER 17, 2022



PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
HEIGHTS CAREER TECHNICAL SCHOOL

LOCATION:
GLADIOLUS DR/PINE RIDGE RD

CLIENT:
RG ARCHITECTS

EXHIBIT DESC:
FUTURE LAND USE EXHIBIT

NOTES:
SOURCES: LEE COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2023)

Date Saved: 6/7/2023 P:\Active_Projects\P-HVC-001\001_Heights_Voc-Planning\Planning\GIS\2023-05-11_FLUM.mxd



PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
HEIGHTS CAREER TECHNICAL SCHOOL

LOCATION:
GLADIOLUS DR/PINE RIDGE RD

CLIENT:
RG ARCHITECTS

EXHIBIT DESC:
ZONING MAP

NOTES:
SOURCES: LEE COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2023)

Date Saved: 6/7/2023 P:\Active_Projects\P-HVC-001\001_Heights_Voc-Planning\Planning\GIS\2023-05-11_Zoning_Map.mxd

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

15.00

This Instrument Prepared By:
Curtis D. Hamlin, Esq.
Harllee, Porges, Hamlin
& Hamrick, P.A.
P.O. Box 9320
Bradenton, FL 34206

3746375

OR2584 PG2781

• RECORD VERIFIED - CHARLIE GREEN, CLERK •
• BY: SUSAN THOMPSON •

AMENDMENT TO DECLARATION OF INGRESS, EGRESS, UTILITY AND SIGNAGE EASEMENT

This Amendment to Declaration of Ingress, Egress, Utility and Signage Easement is made and entered into effective the 10th day of March, 1995 by **RICHWOOD LAKE ESTATES, LTD.**, a Florida limited partnership ("Declarant") and **STEPHEN H. PALETSKY** and **MERRILL PALETSKY**, husband and wife, ("Grantee").

RECITALS

A. Declarant and Grantee are the parties described in the Declaration of Ingress, Egress, Utility and Signage Easement (hereafter, the "Declaration") dated April 21, 1992 and recorded in Official Records Book 2293, Page 3969 of the Public Records of Lee County, Florida.

B. Declarant and Grantee desire to amend the Declaration, pursuant to the provisions of Section 7.3 thereof, to amend certain provisions and correct certain scrivener's errors in the Declaration as originally recorded.

NOW, THEREFORE, in consideration of the foregoing recitals which are true and correct and other good and valuable consideration, the Declarant and Grantee agree as follows:

1. Recitals. Declarant and Grantee agree that the foregoing recitals are true and correct and are an integral part of this Agreement.

2. Amendments to Declaration.

A. Paragraph 4 of the Declaration is amended by deleting the existing second sentence thereof in its entirety and inserting a new sentence which will read as follows:

"Declarant agrees that any and all costs of installing, constructing, maintaining and repairing signage or

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

utility transmission facilities that are constructed on that portion of the Commercial Parcel described on the attached Exhibit "C" for the benefit of the Residential Parcel shall be paid solely by the Declarant."

B. The first sentence of Paragraph 5 of the Declaration is amended by deleting the words "and D" appearing in the second line of said paragraph.

In all other respects, the Declaration is ratified and affirmed and remains unchanged.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed under seal by its duly authorized officer as of this 6th day of March, 1995.

RICHWOOD LAKES ESTATES, LTD., a Florida limited partnership

By: RICHWOOD LAKE ESTATES COMMUNITIES, INC., a Florida corporation, as its General Partner

John Kosa
(Print Name) John Kosa

Patricia M. McBoyle
(Print Name) Patricia M. McBoyle

By: Walter S. Zimny, as its Senior Vice-President

STATE OF NEW YORK
COUNTY OF New York .

The foregoing instrument was acknowledged before me on this 6th day of March, 1995, by WALTER S. ZIMNY, to me known to be the Senior Vice-President of RICHWOOD LAKE ESTATES COMMUNITIES, INC., a Florida corporation, General Partner of RICHWOOD LAKES ESTATES, LTD., a Florida limited partnership, on behalf of said general partnership. He is personally known to me.

Notary Public, State of New York
Jeffrey D. Heifetz
(Type or Print Notary Name Here)

My Commission Expires:

(AFFIX SEAL)

JEFFREY D. HEIFETZ
Notary Public, State of New York
No. 31 – 4829039
Qualified in New York County
Commission Expires Jan. 31, 96

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IN WITNESS WHEREOF, Grantee has caused this instrument to be executed as of this 14 day of March, 1995.

(Print Name) Kelly Michelle Barnard

STEPHEN H. PALETSKY

(Print Name) Wendy Ellen Sebell

MERRILL PALETSKY

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 14 day of March, 1995, by Stephen H. Paletsky and Merrill Paletsky, who are personally known to me or who have produced _____ (type of identification).

OFFICIAL SEAL
Kelly Michelle Barnard
My Commission Expires
Dec. 14, 1996
Comm. No. CC 246082

Notary Public, State of Florida
Kelly Michelle Barnard
(Type or Print Notary Name Here)

My Commission Expires: 12/14/96

OR2584 PG2783

95 MAR 21 AM 9:15
CHARLIE GREEN LEE CTY, FL

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

Board of Directors

Armando Llechu
CHAIR

Jan-Erik Hustrulid
VICE CHAIR

Tom Lytton
SECRETARY/
TREASURER

Tracie Bagans
Jim Dwyer
Jamie Fautz
Bryan Filson
Betsy Hinds
Doug Johnson
Chris Lopez
Teri Palmer
Carson Pearlman
Beth Prather
Kevin Shimp
Susan Scott
Teri Wade
Alesha Watchowski
Craig Scott, in memoriam

Director Emeritus

Victor Mayeron

Senior Advisors

Bill Bloomhall
David Lucas
Gaye Pigott
Jim Pigott
John Boler, in memoriam

Leadership

Kathryn Kelly
PRESIDENT & CEO

Dr. Deb Mathinos
CHIEF PROGRAM
OFFICER

15570 Hagie Drive
Fort Myers, FL 33908
239.482.7706
Fed Tax ID: 36-4736711

the HEIGHTS foundation | the HEIGHTS center

HEIGHTS Land Company

Proposed HEIGHTS CAREER.TECH SCHOOL
10940 Gladiolus Drive
Fort Myers, Fl 33908

PARKING CONSIDERATIONS

Monday-Friday Daytime Classes

15 classes will be offered, but with quarterly alternating. As a result, 13 classes will be simultaneously enrolled and offered at any given time in the year with a maximum capacity of 12 students per class.

(13 classes x 12 = 156 students on campus)

Evening/Saturday Classes

A maximum of 6 classes will be offered simultaneously with maximum enrollment of 12 students per class.

(6 classes x 12 = 72 students on campus)

- Maximum of 30 Staff and 156 students on campus at any given time
- Anticipated primary hours of operation: 8:30-5:30 Monday-Friday
- Class time: 9:30-4:30 Monday-Friday
- Additional sections of classes may be offered in the evenings (6-9 pm) or on Saturdays (9-4)

Sincerely,

Kathryn Kelly
President / CEO

"Children do well when their families do well,
and families do better when they live in supportive neighborhoods."
Annie E. Casey Foundation

The Heights Center, supported by The Heights Foundation, works to build strong, self-sufficient families in the Harlem Heights neighborhood through education, opportunity, and enrichment.

www.heightsfoundation.org

DCI2023-00038 Lee County eFile Original application dated 09-07-2023
Kevin C. Karnes, Lee County Clerk of Circuit Court
INSTR. # 2022000208209, Doc Type D, Pages 2, Recorded 6/22/2022 at 4:45 PM, Deputy Clerk SJENSEN ERECORD
Rec Fees: $18.50 Deed Doc: $12,950.00

Prepared by and return to:
Samuel J Hagan, IV
Cheffer & Hagan, P.A.
2120 McGregor Blvd.
Fort Myers, FL 33901
239-334-1381
File Number: **4124.8000640**

Parcel Identification No. **32-45-24-00-00002.0010**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **22nd** day of **June, 2022** between **Steven H. Paletsky and Merrill Paletsky, husband and wife,** whose post office address is **4875 Pelican Colony Blvd., #2001, Bonita Springs, FL 34134** of the County of **Lee**, State of **Florida**, grantor*, and **The Heights Land Company, Inc., a Florida corporation,** whose post office address is **15570 Hagie Drive, Fort Myers, FL 33908** of the County of **Lee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

Commencing at the northwest corner of Section 32, Township 45 South, Range 24 East, Lee County, Florida, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" East, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning; thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northerly right-of-way line of Gladiolus Dr. (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.41 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning; LESS the real property conveyed to Lee County by General Warranty Deed recorded on June 26, 2006, as Instrument #2006000254500 in the Public Records of Lee County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Samuel J. Hagan III

Witness Name: Lorri Kristene Guffey

Witness Name: Samuel J. Hagan III

Witness Name: Lorri Kristene Guffey

Steven H. Paletsky (Seal)

Merrill Paletsky by Steven Paletsky (Seal) Attorney in fact.

Merrill Paletsky

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this _____ day of June, 2022 by Steven H. Paletsky, who [X] is personally known or [_] has produced a driver's license as identification.

[Notary Seal]

LORRI KRISTENE GUFFEY
MY COMMISSION # GG 219856
EXPIRES: July 6, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Lorri Kristene Guffey

My Commission Expires: _____

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this _____ day of June, 2022 by Steven H. Paletsky as Attorney in Fact for Merrill Paletsky, who [X] is personally known or [_] has produced a driver's license as identification.

[Notary Seal]

LORRI KRISTENE GUFFEY
MY COMMISSION # GG 219856
EXPIRES: July 6, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Lorri Kristene Guffey

My Commission Expires: _____

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

OFF REC 1928 PG 1909

37.50 Billed

RESOLUTION NUMBER Z-86-81

2302373

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FERNSTROM, D.C.

WHEREAS, Crossland Communities has properly filed an application for a rezoning from AG (with a special exception for general excavation) to Residential Planned Development (90.9 acres) and Commercial Planned Development (4.977 acres), to permit a mixed-use residential and commercial development with 376 dwelling units not to exceed 45 feet in height, and 23,000 square feet of retail commercial and professional space not to exceed 35 feet in height, on 95.9 acres of land. The proposed development will also include accessory recreational uses, model and sales center and an on-site sewage treatment system.

NOTE:

If approved, the Master Concept Plan will deviate from the following Lee County standards:

(1) Minimum setback from a structure to a water body of 25 feet (202.15.B), to 10 feet (measured at top of bank);

(2) WITHDRAWN;

(3) Minimum excavation setbacks to a private property line of 100 feet (517.G.2.a.2), to 25 feet (existing condition);

(4) Minimum excavation setbacks to a quarter section line of 60 feet (517.G.2.a.3), to 0 feet for the north-south line in Section 32 (existing condition);

(5) Requirement that street access be provided to adjoining property (DSO.C.3.e. and f.), to eliminate a connection to the adjoining local road system;

(6) Requirement that the minimum intersection spacing be 660 feet along arterial streets (DSO.C.3.h.), to allow a separation of 630 feet;

(7) Minimum setbacks from roads, streets, and drives of 80 feet from the centerline of Pine Ridge Road (202.15.B.2), to 75 feet; and

(8) Minimum perimeter setbacks for noncompatible developments from 25 feet (431.C.2), to 20 feet on the south and east property lines.

WHEREAS, the subject property is located at the northeast corner of Gladiolus Drive and Pine Ridge Road near Miner's Corner, described more particularly as:

LEGAL DESCRIPTION: In Section 32, Township 45 South, Range 24 East, Lee County, Florida:

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

COMMERCIAL PARCEL

Commencing at the northwest corner of Section 32, Township 45 South, Range 24 East, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" East, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning;

Thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northerly right-of-way line of Gladiolus Drive (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.14 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 4.977 acres, more or less.

Said parcel subject to any and all easements and/or restrictions of record.

RESIDENTIAL PARCEL

The north one-half (N½) of the northwest one-quarter, (NW¼) and the northwest one-quarter (NW¼) of the southwest one-quarter (SW¼) of the northwest one-quarter (NW¼) of Section 32, Township 45 South, Range 24 East, less right-of-way for Pine Ridge Road and Gladiolus Drive (S.R. 865);

Together with Lots 1, 2, and the north half of Lot 3, Block A, of Harlem Heights Subdivision as recorded in Plat Book 8, Page 76 of the Public Records of Lee County, Florida,

LESS the following described parcel:

Commencing at the northwest corner of Section 32, Township 45 South, Range 24 East, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" E, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning;

Thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northherly right-of-way line of Gladiolus Drive (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.14 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 3,960,611.6 square feet, being 90.9 acres, more or less.

Said parcel subject to any and all easements and/or restrictions of record.

Basis for bearings is the West Line of the NW¼ of Section 32, Township 45 South, Range 24 East, being N 00° 14' 37" E (Assumed).

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WHEREAS, the applicant has indicated the property's current STRAP numbers are: 32-45-24-00-000-02-0000;

32-45-24-00-000-01-0000;

32-45-24-00-000-0A-0010; and

WHEREAS, proper authorization has been given to Humphrey, Jones & Myers, P.A., by Bernard A. Wagner, General Partner of Richwood Lakes Estates, Ltd. and Senior Vice President of Crossland Communities, the fee simple owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter and recommended approval with conditions, based on the analysis contained in the Staff Report of July 30, 1986, the memorandum from Michael Kloehn dated August 27, 1986, and the testimony given at the September 2, 1986, Planning and Zoning Commission Hearing; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

An application was filed by Richwood Lakes Estates (case #85-3-3 DCI) for a rezoning from AG to CN, from AG to RM-8, or in the alternative to Preliminary P.U.D., which was denied without prejudice on September 9, 1985. That site plan was changed to reflect suggestions presented at those hearings. Specifically, the lands fronting McGregor Boulevard were deleted from the application and the density was reduced.

After two continuances of the public hearings on this case (6-2-86 and 8-4-86) due to traffic and density issues, the Planning and Zoning Commission on September 2, 1986 found the request consistent with the Lee Plan and recommended approval of the requested rezoning from AG (with special exception for general excavation) to R.P.D. and C.P.D. to permit a mixed-use residential and commercial development with 347 dwelling units not to exceed 45 feet in height; and 23,000 square feet of retail commercial and professional space not to exceed 35 feet in height, with a variance from the required setback from roads, streets, and drives to allow a 75-foot setback from the centerline of Pine Ridge Road, and a variance from the perimeter setback requirement for incompatible developments to allow 20 feet on the south, east, and north, along with 20 conditions as recommended by staff in their report dated July 30, 1986, with a change

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

in condition according to the memorandum dated August 27, 1986 from Mike Kloenn to the Planning and Zoning Commission.

The request was heard by the Board of County Commissioners on March 23, 1987, after having been postponed from January 26, 1987, and continued from February 9, 1987 and February 23, 1987. The Board moved to approve the requested rezoning with units distributed as per site plan "G" and including all staff conditions and further restricting convenience stores in the C.P.D. section of the plan (an amendment by Commissioner Wallace to the main motion).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE a rezoning request from AG (with a special exception for general excavation) to Residential Planned Development (90.9 acres) and Commercial Planned Development (4.977 acres), to permit a mixed-use residential and commercial development with 376 dwelling units not to exceed 45 feet in height with units to be distributed as depicted on exhibit G, and 23,000 square feet of retail commercial and professional space not to exceed 35 feet in height, on 95.9 acres of land. The proposed development will also include accessory recreational uses, model and sales center and an on-site sewage treatment system. The following deviations were approved as shown on the Master Concept Plan:

(1) A deviation from the minimum setback from a structure to a waterbody to allow 10 feet (measured at top of bank) is hereby APPROVED;

(2) WITHDRAWN;

(3) A deviation from the minimum excavation setback to a private property line to allow 25 feet (existing condition) is hereby APPROVED;

(4) A deviation from the minimum excavation setback to a quarter section line to allow zero (0) feet for the north-south line in Section 32 (existing condition) is hereby APPROVED;

(5) A deviation from the requirement that street access be provided to adjoining property to eliminate a connection to the adjoining local road system is hereby APPROVED;

(6) A deviation from the requirement that the minimum intersection spacing be 660 feet along arterial streets to allow a separation of 630 feet is hereby APPROVED;

(7) A deviation from the minimum setbacks from roads, streets, and drives of 80 feet from the centerline of Pine Ridge Road to allow 75 feet is hereby APPROVED; and

(8) A deviation from the minimum perimeter setbacks for non-compatible developments to allow 20 feet on the south and east property lines is hereby APPROVED.

The following restriction shall apply:

The Commercial Planned Development section of the Master Concept Plan shall allow for all uses permitted in the CC District except for convenience stores.

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Approval is subject to the following conditions:

a. Prior to final plan approval, the developer shall have made acceptable provisions for offsetting any added net public costs or premature commitment of public funds need to provide appropriate levels of fire protection services for the development. In particular, the applicant shall make all necessary arrangements with the Iona-McGregor Fire District to offset a proportionate share of the costs of any land, buildings, and/or equipment required to provide adequate fire protection service to the development.

b. Prior to final plan approval, the applicant shall modify the Master Concept Plan to show that the 16,580 square feet of commercial uses on the site shall be limited to those uses found in the Community Commercial zoning category.

c. The Master Concept Plan identified as A Conceptual Site Design for Richwood Lake Estates by Crossland Development and Aim Engineering and Surveying, dated July 23, 1986 and revised 8-22-86 is APPROVED as modified herein.

d. Deviations (1), and (3) through (8) are hereby APPROVED to the extent shown on the Master Concept Plan, and as described in these conditions. (Deviation (2) has been withdrawn).

e. The applicant shall donate (as shown on the Master Concept Plan) five drainage easements to Lee County at the northern terminus of North Church, No name, Codie, Wall and Johnson Streets in Harlem Heights.

f. Prior to the issuance of building permits, the applicant shall vacate the north-south street right-of-way which runs through the eastern portion of the subject property.

g. The applicant shall construct the land bridges located in the eastern portion of the previously excavated lake to the satisfaction of the County Engineer.

h. Prior to final plan approval, the applicant shall obtain an agreement from the adjacent property owner which allows the construction of the temporary cul-de-sac at the northeastern corner of the site. If such an agreement cannot be obtained, the applicant shall amend the Master Concept Plan to show an alternative road alignment. This alternative road alignment shall be subject to approval of the County Engineer and the Director of the Department of Community Development.

i. Prior to final plan approval, the applicant shall amend the Master Concept Plan to show the allocation of units on the subject property to be consistent with Exhibit G in this report.

Site Plan Z-86-81 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan. Exhibit "G" is also attached hereto and incorporated herein by reference, as a depiction of the approved distribution of units.

The following findings of fact were made in conjunction with this approval of RPD and CPD zoning:

a. The proposed uses are appropriate at the subject location;

b. Sufficient safeguards to the public interest are provided by the recommended conditions to the Master Concept Plan and by other applicable regulations;

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c. All conditions found on the Master Concept Plan and recommended by staff are reasonably related to the impacts on the public's interest created by or expected from the proposed development;

d. The deviations being recommended for approval enhance the achievement of the objectives of the planned development; and

e. The general intent of these regulations, to protect the public health, safety, and welfare, is preserved and promoted.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Slisher, amended by Commissioner Wallace, and seconded by Commissioner Fussell and, upon being put to a vote, the result was as follows:

Porter J. Goss	Absent
Charles L. Bigelow, Jr.	Absent
Mary Ann Wallace	Nay
Bill Fussell	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 23rd day of March, A.D., 1987.

ATTEST:
CHARLIE GREEN, CLERK

BY: Mary Armentrout
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [signature]
Vice Chairman

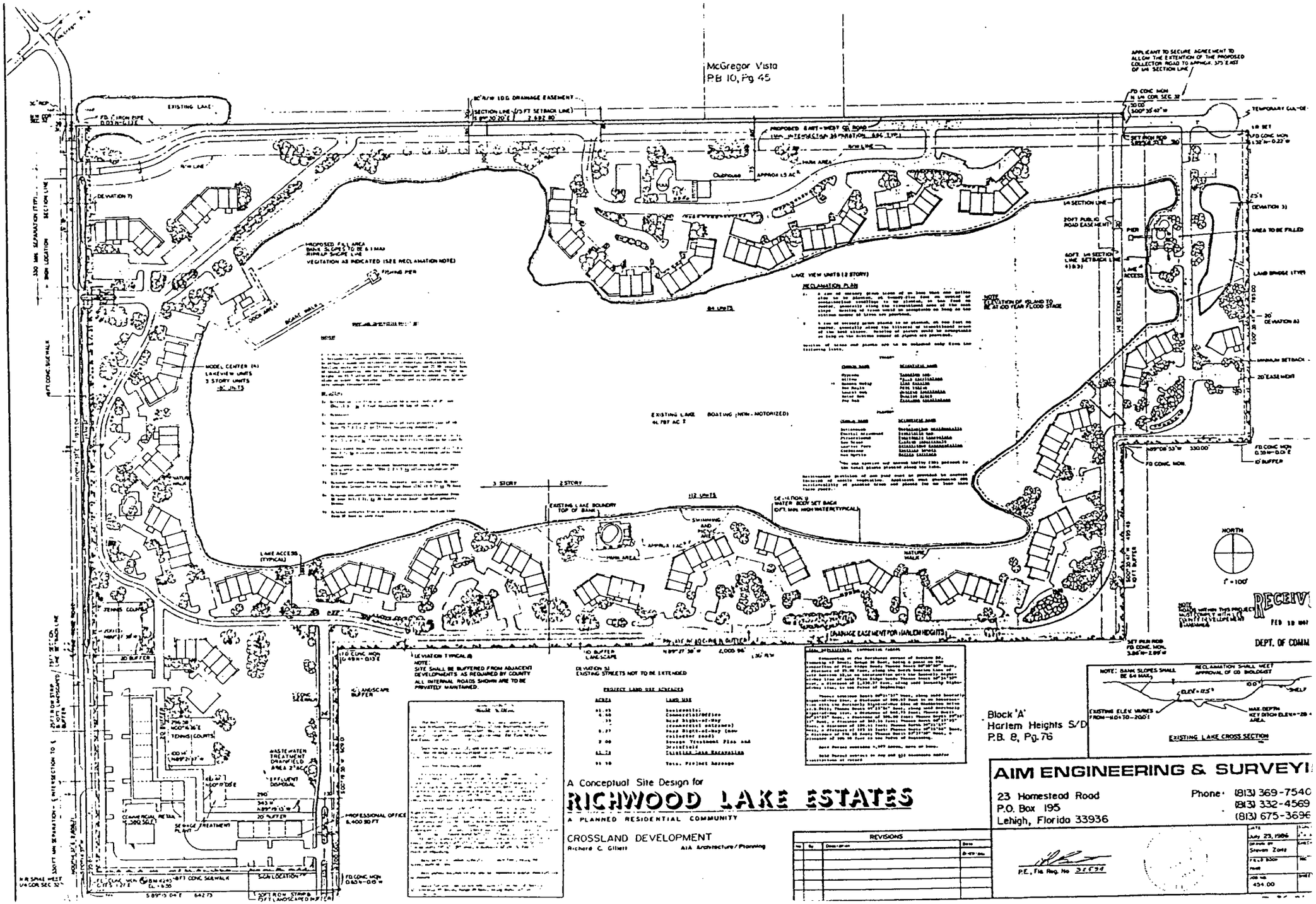
Approved as to form by:

[signature]
County Attorney's Office

FILED
JUL 1 1987
CLERK CIRCUIT COURT
BY M Armentrout D.C.

OFF REC 1928 PG 1915

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023



A Conceptual Site Design for

RICHWOOD LAKE ESTATES

A PLANNED RESIDENTIAL COMMUNITY

CROSSLAND DEVELOPMENT

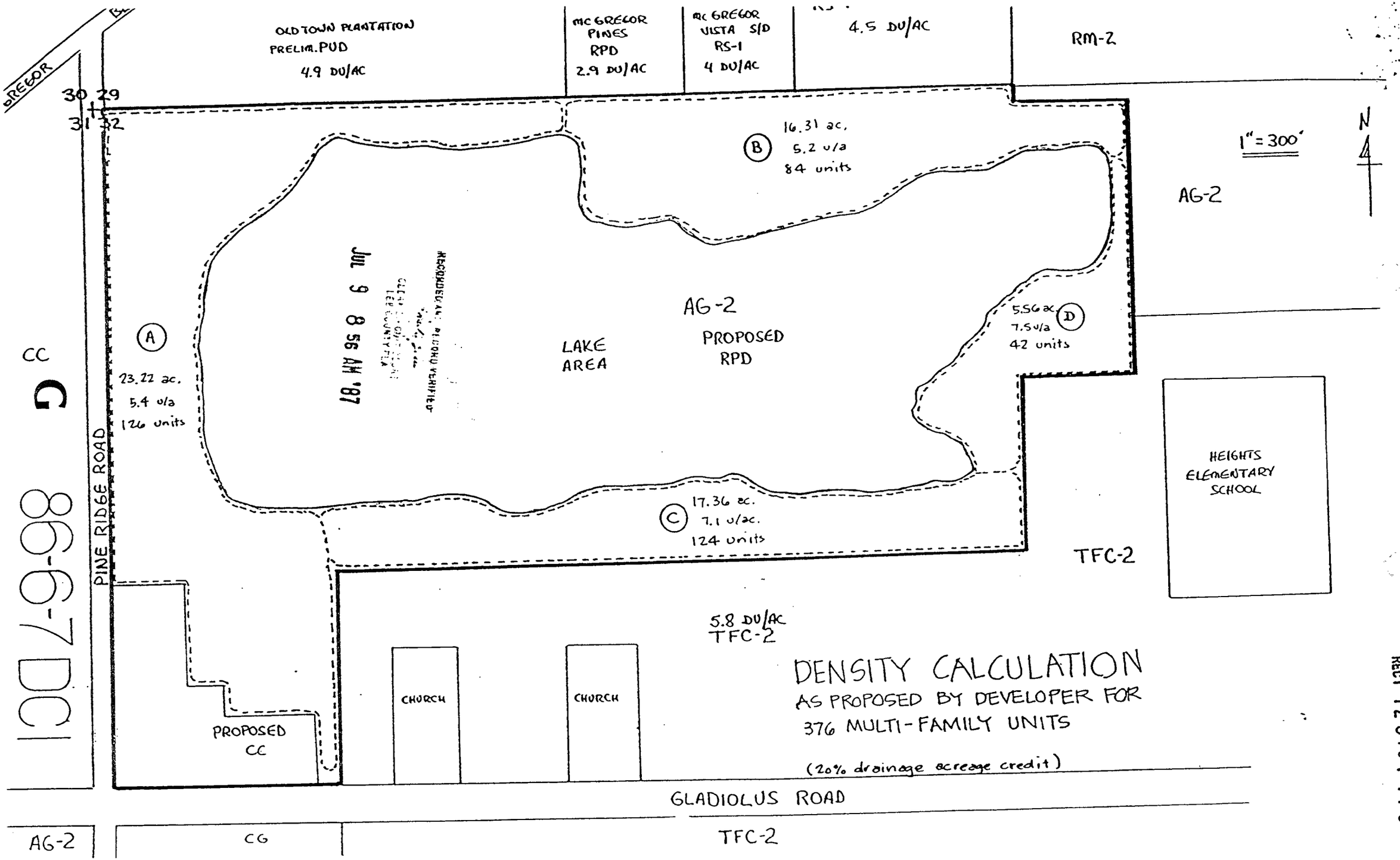
Richard C. Gillett AIA Architecture/Planning

AIM ENGINEERING & SURVEYI
23 Homestead Road
P.O. Box 195
Lehigh, Florida 33936
Phone: (813) 369-7540
(813) 332-4569
(813) 675-3696

REVISIONS

P.E., Fla. Reg. No. 32594

July 23, 1986
Steven Zoet
454.00



DCI-67-98 G

JUL 9 8 56 AM '87

OFF REC 1928 PG 1916

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

DCI2023-00033 Lee County ePlan Original application dated 09-07-2023

15.00 BILLED

2312058 RESOLUTION NUMBER Z-87-103

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

OFF REC 1932 PG 1011

RECORD FEE BY: H. FERNSTROM, D.C.

WHEREAS, Crosslands Communities has properly filed an application for an amendment to the RPD and CPD approval granted in Resolution Z-86-81 to add the following deviation:

9) Deviation from the requirement of a minimum 60 foot setback from a structure to a quarter section line, to allow a 0 foot setback.

WHEREAS, the subject property is located at the northeast corner of Gladiolus Drive and Pine Ridge Road, described more particularly as:

LEGAL DESCRIPTION: In Section 32, Township 45 South, Range 24 East, Lee County, Florida:

COMMERCIAL PARCEL

Commencing at the northwest corner of Section 32, Township 45 South, Range 24 East, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" East, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning;

Thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northerly right-of-way line of Gladiolus Drive (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.14 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 4.977 acres, more or less.

Said parcel subject to any and all easements and/or restrictions of record.

RESIDENTIAL PARCEL

The north one-half (N½) of the northwest one-quarter, (NW¼) and the northwest one-quarter (NW¼) of the southwest one-quarter (SW¼) of the northwest one-quarter (NW¼) of Section 32, Township 45 South, Range 24 East, less right-of-way for Pine Ridge Road and Gladiolus Drive (S.R. 865);

Together with Lots 1, 2, and the north half of Lot 3, Block A, of Harlem Heights Subdivision as recorded in Plat Book 8, Page 76 of the Public Records of Lee County, Florida,

LESS the following described parcel:

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Commencing at the rthwest corner of Section 32, wnship 45 South, Range 24 East, being a point on the centerline of Pine Ridge Road; thence S 89° 30' 20" E, a distance of 25.00 feet, along the North Section Line of said Section 32, to an intersection with the easterly right-of-way line of said Pine Ridge Road; thence S 00° 14' 37" W, a distance of 1,339.37 feet, along said easterly right-of-way line, to the Point of Beginning;

Thence continue S 00° 14' 37" W, along said easterly right-of-way line, a distance of 595.67 feet to an intersection with the northerly right-of-way line of Gladiolus Drive (S.R. 865); thence S 89° 15' 04" E, along said northerly right-of-way line, a distance of 642.73 feet; thence N 00° 19' 55" E, a distance of 200.00 feet; thence N 89° 19' 13" W, a distance of 343.11 feet; thence N 00° 17' 05" E, a distance of 100.41 feet; thence N 89° 21' 17" W, a distance of 100.14 feet; thence N 00° 16' 16" E, a distance of 296.58 feet; thence N 89° 27' 38" W, a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 3,960,611.6 square feet, being 90.9 acres, more or less.

Said parcel subject to any and all easements and/or restrictions of record.

Basis for bearings is the West Line of the NW¼ of Section 32, Township 45 South, Range 24 East, being N 00° 14' 37" E (Assumed).

OFF REC 1932PG1012

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 32-45-24-00-00002.0000;
32-45-24-00-00001.0000;
32-45-24-01-0000A.0010; and

WHEREAS, proper authorization has been given to the law firm of Humphrey, Jones & Myers, P.A., by Bernard A. Wagner, the fee simple owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter and recommended approval, based on the analysis contained in the Staff Report of May 27, 1987, and the testimony given at the June 1, 1987, Planning and Zoning Commission Hearing; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby GRANT the requested addition of deviation 9) as follows:

Deviation from the requirement of a minimum 60 foot setback from a structure to a quarter section line, to allow a 0 foot setback.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Wallace, and seconded by Commissioner Bigelow and, upon being put to a vote, the result was as follows:

Porter J. Goss	ABSENT
Charles L. Bigelow, Jr.	AYE
Mary Ann Wallace	AYE
Bill Fussell	ABSENT
Donald D. Slisher	AYE

DULY PASSED AND ADOPTED this 13th day of July, A.D., 1987.

ATTEST:
CHARLIE GREEN, CLERK

BY: Chris Thomas
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Bill Fussell
Chairman

Approved as to form by:

County Attorney's Office

OFF REC 1932 PG 1013

FILED
JUL 23 1987
CLERK CIRCUIT COURT
BY Chris Thomas D.C.

Jul 29 9 08 AM '87
RECORDED AND RECORDED IN PUBLIC RECORDS
CLERK CIRCUIT COURT
LEE COUNTY FLA