PENINSULA ENGINEERING

December 7, 2023

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

Re: ***Heights Career Technical School***
DCI2023-00033
3rd Review

To Whom It May Concern,

1. Cover Letter
2. Schedule of Deviations and Justifications
3. Master Concept Plan
4. Boundary and Topographic Survey
5. Conceptual Site Plan from Z-87-103
6. Approved Plan from LDO2012-00558
7. Approve Plan from DO Amendment 95-01-232.00D

Legal Description Review, Richard Burris

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing.
   Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

   -The survey must be based upon the title certification submitted in accord with section 34-201(a)(7). The title certification reverenced on the boundary survey, which is not an accepted form, is not the same as the title certification provided.

   - The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed. The boundary survey marks an area outside of the subject property with a heavy line and does not clearly depict the boundary of the proposed development.

   Response: Please see the attached, updated survey.

Environmental Review, Camryn Siverson

1. Staff does not recommend approval for deviation 11 and 12. The applicant is not meeting the Lee Plan requirements, which requires proper screening and buffering. Lee Plan 6.1.6 states the following:
   "The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally

designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses."
Staff is recommending 16-foot trees (alternating cabbage palm with a larger canopy species), with a 48" shrub at the time of installation at the existing grade. Staff is also recommending a 6-foot wall at the finished grade of the development along the residential area to meet Lee Plan Policy 6.1.6 and 5.1.5.

Response: Per a meeting with Staff on December 1, 2023, the below updates have been made to the buffers:

- ***Increased canopy tree height from 10' to 12' within the Type 'D' buffers (adjacent to rights-of-way)***
- ***Increased canopy tree height from 10-12' to 12-14' within the Type 'C' buffers (adjacent to multi-family)***
- ***Shrubs/hedge rows, within the Type 'C' buffers, will be planted at 5' and maintained at 7'***

LCDOT Review, Md Rakibul Alam

1. As per Z-86-81 and Z-87-103, there is no mention of access through Richwood Drive on Pine Ridge Road. Moreover, there is an easement-like stub-out portion towards the proposed development on Richwood Drive that can be identified from the Aerial map. Please provide the approved MCP showing the presence of Richwood Drive where there is no mention of the access easement to the proposed development.

   Response: The project team has found no evidence that the existing concrete area, located along Richwood Drive, was permitted for the purpose of a future interconnect to the commercial site. Pleases refer to the Conceptual Site Plan included with Z-87-103 that only illustrates the Edisto Way connection between the residential and commercial site. Also refer to the originally approved plans, DO Amendment 95-01-232.00D, which does not depict or label an interconnect from Richwood Drive. The area of question was later shown and labeled on an approved plan as "Concrete"; refer LDO 2012-00558. Based on the justifications provided, the Applicant will pursue the request for the direct connection to Pine Ridge Road with the Board of County Commissioners.

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.

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).**
This is an existing deviation that allowed structures within the Crosslands RPD to be constructed within 10' of the lake. This deviation does not apply to the proposed Heights Career Technical School CPD. There are no water bodies proposed on the site or adjacent to the site. Refer to the attachments – Original PD Master Plan and List of Deviations for reference.

2. Withdrawn

3. **Minimum excavation setbacks to a private property line of 100', to 25'.**
This is an existing deviation that allowed excavation activities to be located within 25' of the Crosslands RPD property line, instead of 100'. This deviation does not apply to the proposed Heights Career Technical School CPD. There are no excavation activities proposed on the site or adjacent to the site. Refer to the attachments – Original PD Master Plan and List of Deviations for reference.

4. **Minimum excavation setbacks to a quarter section line of 60', to 0' for the north-south line in Section 32.**
This is an existing deviation that allowed excavation within the Cross RPD to be located over a quarter section line and was an existing condition at time of the original approval. This deviation does not apply to the proposed Heights Career Technical School CPD. There are no excavation activities proposed within the CPD. Refer to the attachments – Original PD Master Plan and List of Deviations for reference.

5. **Requirement that street access be provided to adjoining property, to eliminate a connection to the adjoining local road system.**
This is an existing deviation that allowed the Crosslands RPD to not connect to properties to the east and south. Staff found additional access could potentially impact the elementary school. This deviation does not apply to the proposed Heights Career Technical School CPD. Refer to the attachments – Original PD Master Plan and List of Deviations for reference.

6. **Requirement that the minimum intersection spacing of 660' along arterial streets, to allow a separation of 630'.**
This is an existing deviation that approved the minimum intersection spacing on Gladiolus Drive, between the project's entrance (now Edisto Way) and Pine Ridge Road to be 630' instead of the required 660'. This is an existing condition and there no changes to the subject entrance proposed. This deviation/existing condition is shown on the CPD Master Plan.

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7. **Minimum setbacks from roads, streets, and drives of 80' from the centerline of Pine Ridge Road, to 75'.**
This is an existing deviation that allowed a structure within the northwestern area of the Crosslands RPD to be located within 75' of the Pine Ridge Road centerline instead of 80'. This deviation does not apply to the proposed Heights Career Technical School CPD. Current code required setbacks have been utilized for the design of the CPD. Refer to the attachments – Original PD Master Plan and List of Deviations for reference.

8. **Minimum perimeter setbacks for incompatible developments from 25', to 20' on the south and east property lines.**
This is an existing deviation that allowed perimeter setbacks along the eastern and southern property lines, within the Crosslands RPD, to be 20' instead of 25'. This deviation does not apply to the proposed Heights Career Technical School CPD. Refer to the attachments – Original PD Master Plan and List of Deviations for reference.

9. **Deviation from the requirement of a minimum 60' setback from a structure to a quarter line section, to allow a 0' setback.**
This is an existing deviation that allowed one structure to be placed over the quarter section line within the Crosslands RPD. This deviation does not apply to the Heights Career Technical School CPD. Refer to the attachments – Original PD Master Plan and List of Deviations for reference.

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

<u>New Deviation Requests</u>

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 off Gladiolus Drive (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 subject property does not have legal access to connect to Richwood Drive to the north, which is a private road serving a residential community. One access along Gladiolus Drive is not sufficient to serve the proposed development. It is in the best interest of public safety to allow the connection, as proposed, along Pine Ridge Road.

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The proposed 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 not only for students and employees, but also for emergency and service vehicles. 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 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 a solid wall/retaining wall combination not less than eight feet in height as measured from existing grade of the project site. See Sheet 3 of the Master Concept Plan.**

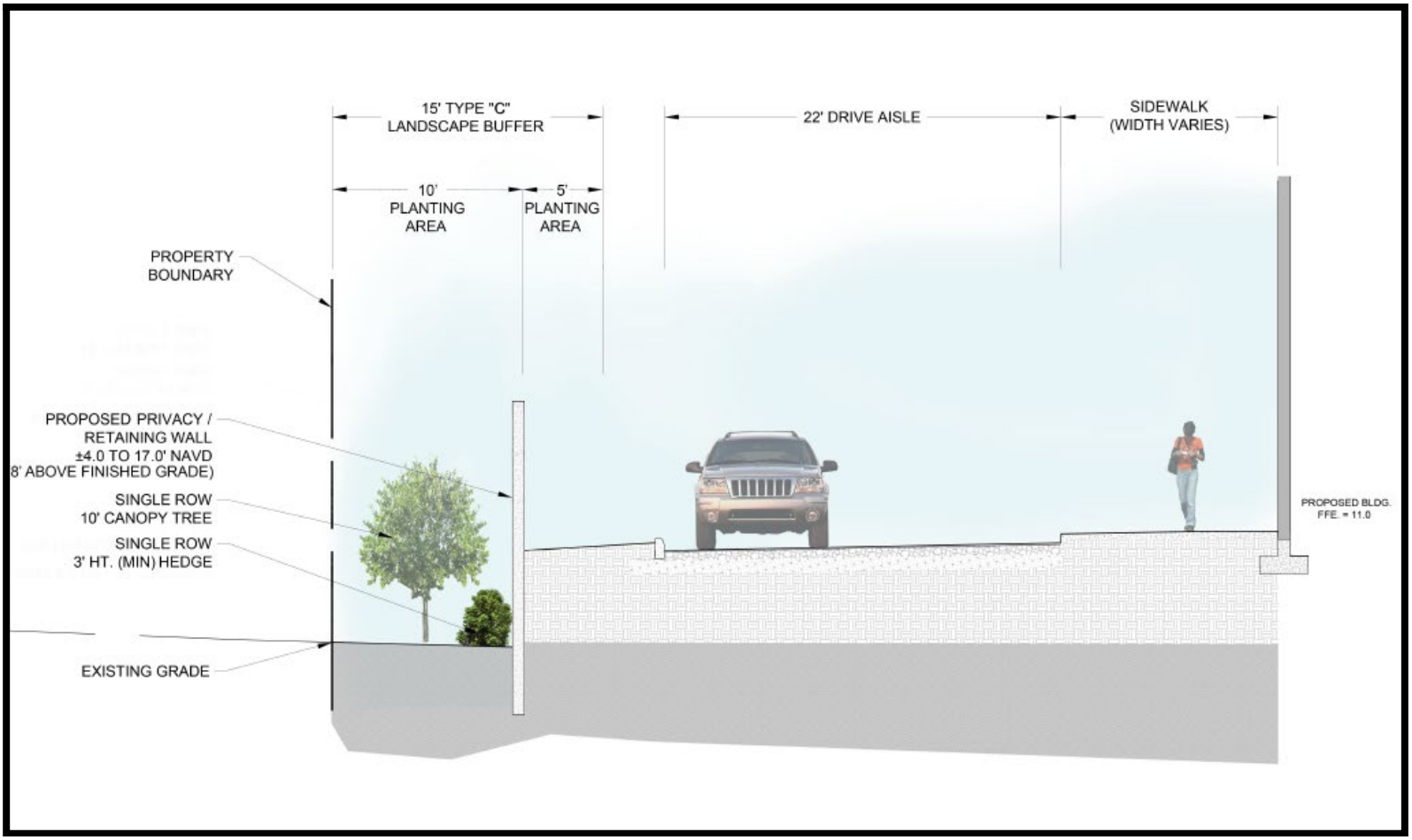
Justification: Due to current FEMA requirements, the proposed finished floor elevation of the project site is ±11-feet. Existing elevations of the subject property, as well as adjacent properties, range from ±3.5'-±4.5'; consequently, a retaining wall will be constructed around most of the site's perimeter to eliminate the possibility of erosion.

Per LDC requirements, Type 'C' buffers must contain a solid wall, berm, or wall/berm combination, not less than 8' in height, as measured from the finished grade of the project site. Code requirements for the measurement of the wall creates a site-specific hardship due to the proposed finished floor elevation of the project site (±11') and how it relates to the elevations of adjacent properties (±3.5'-±4.5'). Should the wall be installed per code requirements, this would result in a retaining wall/solid wall combination with a total height of ±13' from existing grade; see Cross Section #1 below illustrating the required wall installed per code requirements.

The approval of this deviation will allow a retaining wall/solid wall combination, not less than 8' in height, measured from the existing grade of the project site. Additional plant material and enhanced landscaping, as outlined in Deviation #12, will be installed within the buffer to sufficiently screen the development from adjacent residential uses. The enhanced landscape buffers, along with the proposed retaining wall/solid wall combination measured from existing grade, create a more visually appealing development; see Cross Section #2 below illustrating the required wall measured from existing grade and additional plant materials proposed. The approval of this deviation will have no negative impact on public health, safety or welfare.

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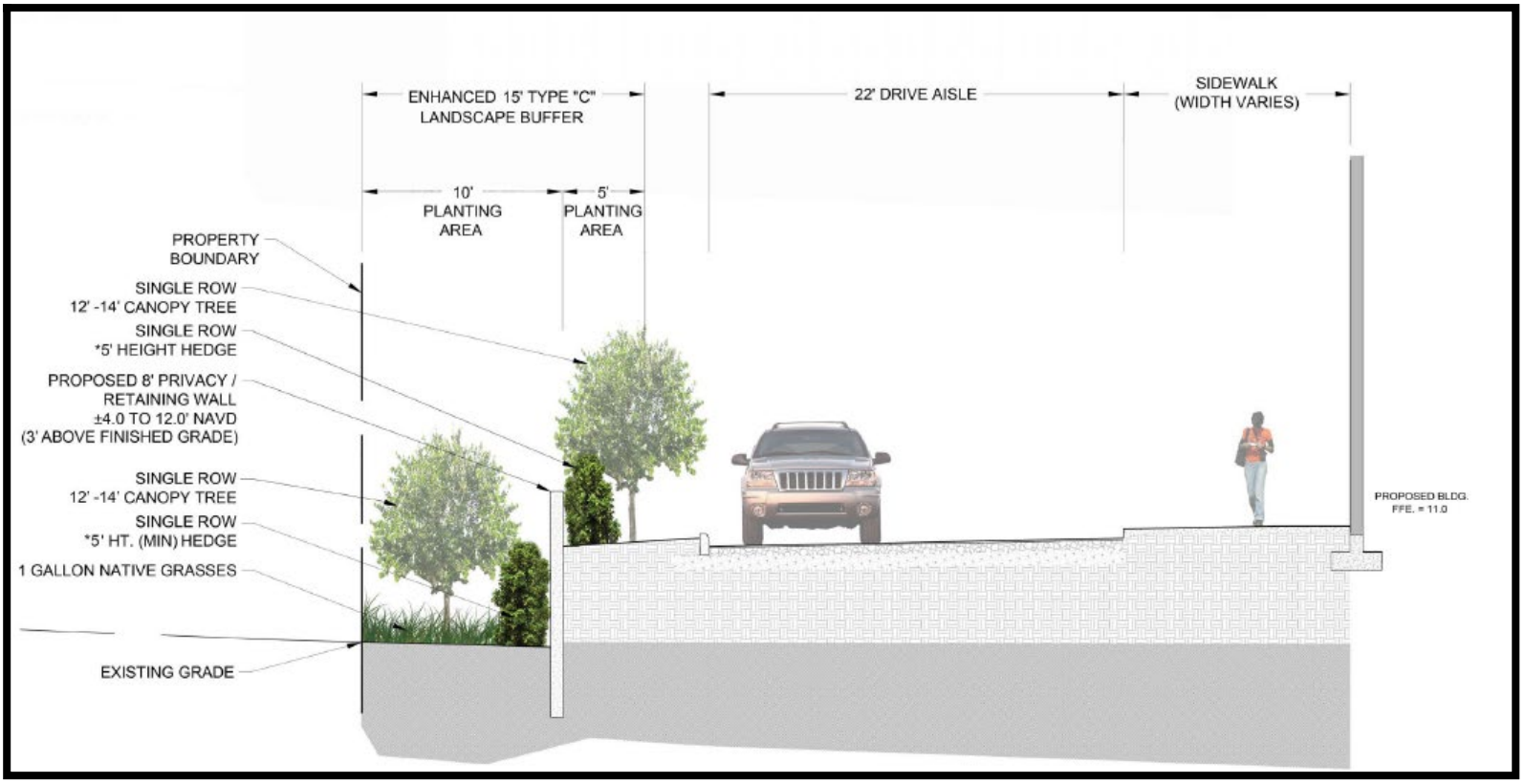
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Cross Section #1 (Code Requirements Scenario): The above cross section illustrates an 8' solid wall, installed within the Type 'C' buffer, and measured from the finished elevation of the project site (resulting in a retaining wall/solid wall combination with an overall height of ±13'). The required code minimum Type 'C' buffer plantings are shown on the exterior side of the wall, facing adjacent residential development.

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Cross Section #2: The above cross section illustrates the 8' solid wall/retaining wall combination, installed within an enhanced Type 'C' buffer, measured from the existing elevation of the project site.

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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:**

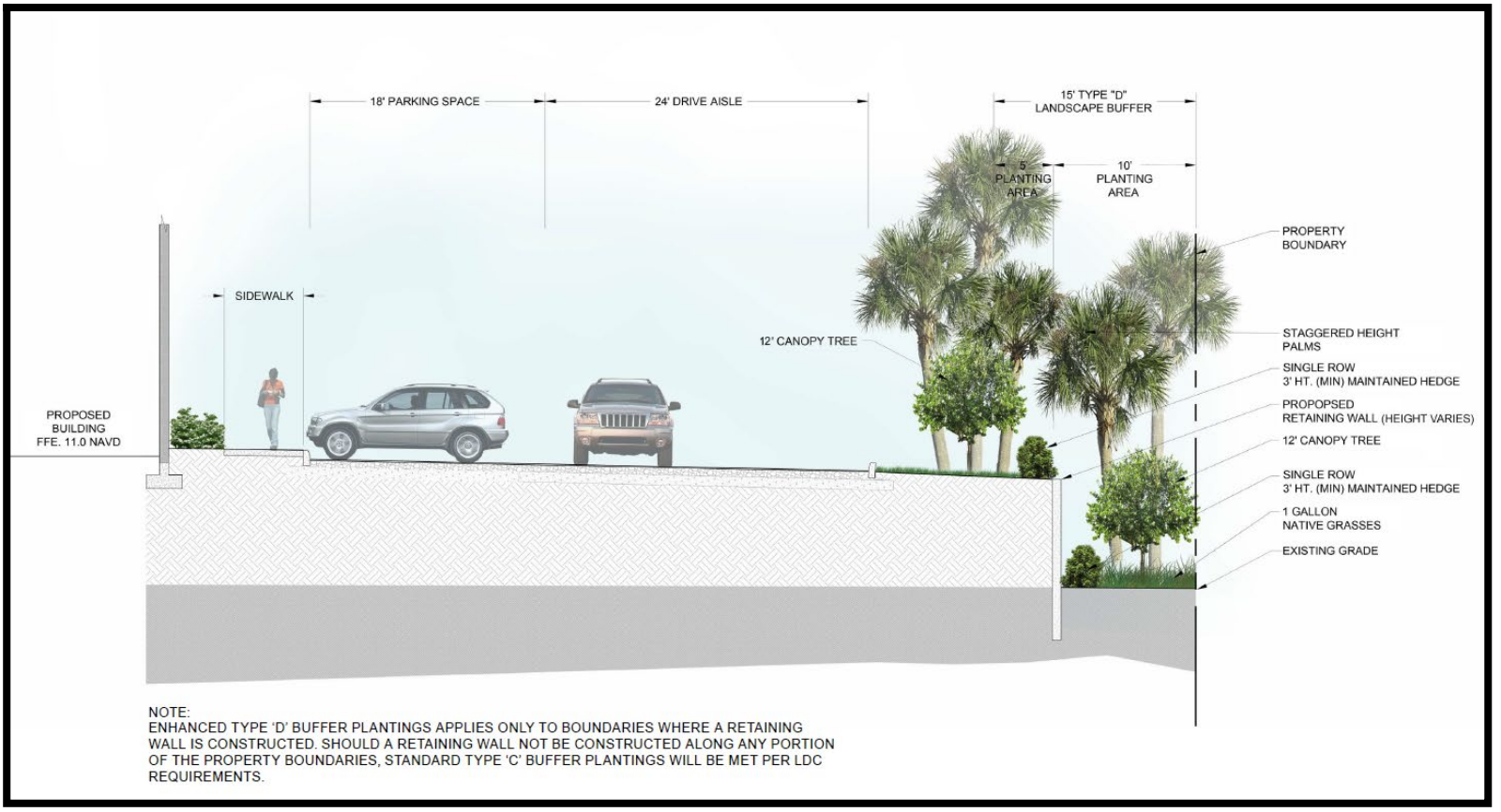
a. **Within the Type 'C' buffers, where the site is adjacent to residential development and a retaining wall is constructed, a single row of shrubs 5' in height and spaced 4' on center and single row of native canopy trees 12'-14' in height at five (5) trees per 100 linear feet shall be planted at the finished grade of the project site, and a single row of shrubs planted at 5' in height and maintained at a minimum of 7' in height shall be planted and spaced 4' on center within the existing grade buffer adjacent to the retaining wall. An additional row of native canopy trees 12'-14' in height at five (5) trees per 100 linear feet shall be planted within the existing grade planting area adjacent to the retaining wall, these additional trees shall count towards the General Tree requirement.**
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 12' 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 existing 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 apply only to boundaries where a retaining wall or retaining wall/solid wall combination are constructed. Should a retaining wall not be constructed along any portion of the property boundaries, standards buffer plantings will be installed per LDC requirements.**

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 most of the project site's perimeter to eliminate the possiblity of erosion. A split buffer is planned, with a 10' planting area at existing grade to sufficiently screen the retaining wall/solid wall and a 5' planting area at the project site's finished elevation to sufficiently screen the development.

The proposed location of plant material to be installed and the additional plantings, along with the retaining wall/solid wall, will provide an adequate visual buffer and sufficient screening from abutting residential development and rights-of-ways. The approval of this deviation creates a more visually appealing development. Refer to Cross Sections #3 and #4 below.

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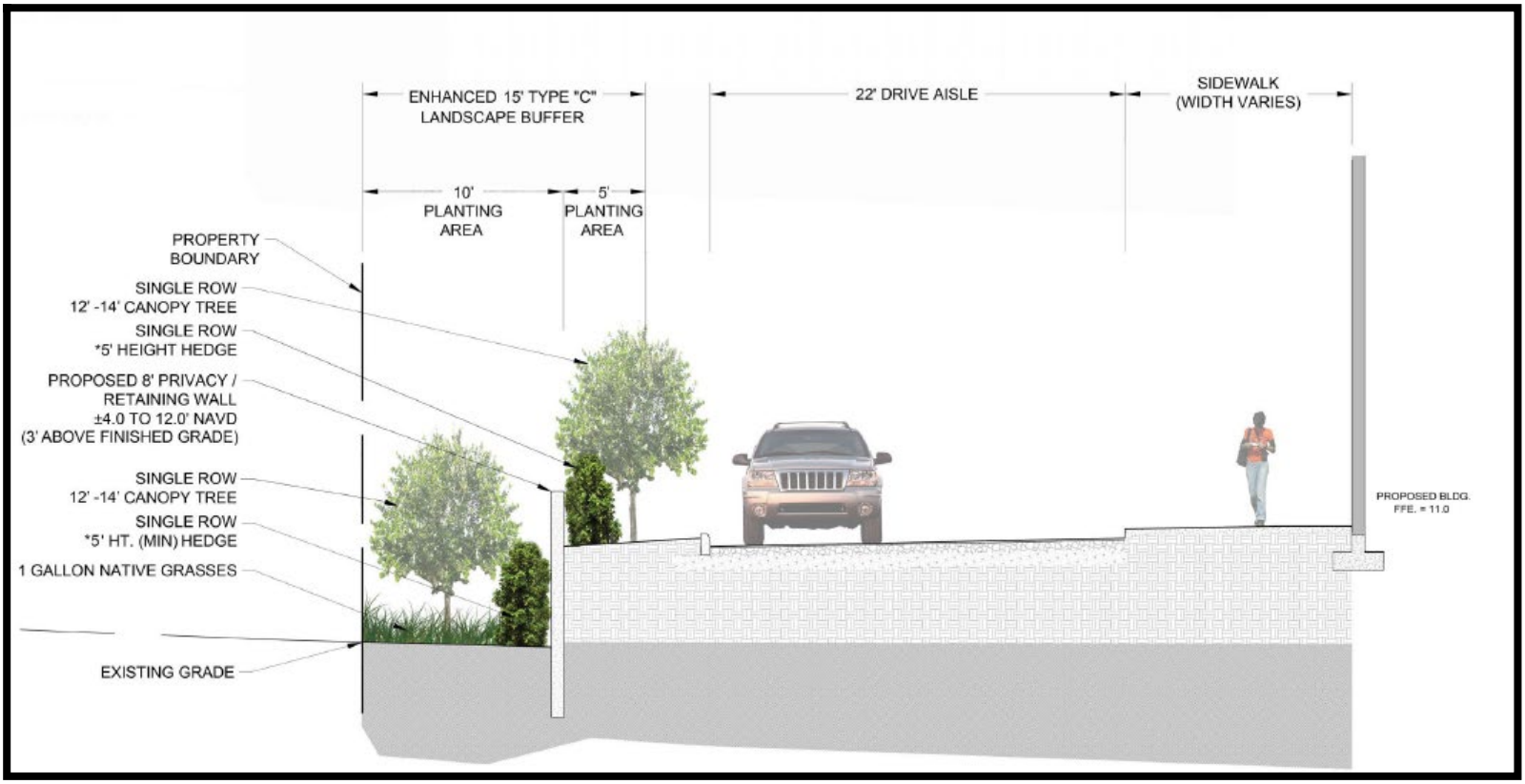
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Cross Section #3: The above cross section illustrates a Type 'D' buffer where a retaining wall is constructed.

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Cross Section #4: The above cross section illustrates a Type 'C' buffer where a retaining wall/solid wall combination is constructed.

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ORIGINAL PD MASTER PLAN

AND

LIST OF ORIGINAL DEVIATIONS

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DCI2023-00033 Lee County ePlan
DENSE PRINT
Additional info dated 12-08-2023

McGregor Blvd.

McGregor Vista
P.B. 10, Pg. 45

30" RCP
N.W. COR SEC. 32
FD. 1" IRON PIPE 0.03'N-0.13'E
EXISTING LAKE
80' R/W I.D.D. DRAINAGE EASEMENT
SECTION LINE (75 FT SETBACK LINE)
S 89°30'20"E 2,682.80'
PROPOSED EAST-WEST CO. ROAD
(MIN. INTERSECTION SEPARATION - 660' TYP.)
R/W LINE
PARK AREA
Clubhouse
APPROX 1.5 AC ±
APPLICANT TO SECURE AGREEMENT TO ALLOW THE EXTENTION OF THE PROPOSED COLLECTOR ROAD TO APPROX. 375' EAST OF 1/4 SECTION LINE
FD. CONC. MON. N. 1/4 COR. SEC. 32
50.00
S00°35'47"W
TEMPORARY CUL-DE-SAC
I.R. SET
FD CONC. MON. 1.32'N-0.22'W
SET IRON ROD
S89°08'53"E 330'
330' MIN. SEPARATION (TYP.)
SECTION LINE
SIGN LOCATION
R/W LINE
PROPOSED FILL AREA
BANK SLOPES TO BE 6:1 MAX.
RIPRAP SHORE LINE
VEGITATION AS INDICATED (SEE RECLAMATION NOTE)
FISHING PIER
DOCK AREA
BOARD WALK
84 UNITS
LAKE VIEW UNITS (2 STORY)
1/4 SECTION LINE
20FT. PUBLIC ROAD EASEMENT
PIER
AREA TO BE FILLED
60FT. 1/4 SECTION LINE SETBACK LINE
LAKE ACCESS
LAND BRIDGE (TYP)
1/4 SECTION LINE
S00°35'47"W 785.00'
25' ±
20'
MINIMUM SETBACK 25'
20' EASEMENT
N89°08'53"W 330.00'
FD. CONC. MON.
FD. CONC. MON. 0.55'N-0.01'E
10' BUFFER
MODEL CENTER (K)
LAKEVIEW UNITS
3 STORY UNITS.
80 UNITS
NATURE WALK
3 STORY
2 STORY
112 UNITS
EXISTING LAKE BOUNDRY
TOP OF BANK
SWIMMING AND PICNIC AREA
APPROX. 1 AC ±
PARK AREA
WATER BODY SET BACK
10FT. MIN. HIGH WATER(TYPICAL)
LAKE ACCESS (TYPICAL)
NATURE WALK
S00°35'47"W 493.45'
10FT. BUFFER
NORTH
1" = 100'
NOTE
ROADS WITHIN THIS PROJECT MUST COMPLY WITH LEE COUNTY DEVELOPEMENT STANDARDS.
RECEIVED
FEB 13 1987
DEPT. OF COMM. DEV.
TENNIS COURTS
200.00'
N89°27'38"W
20' BUFFER
75FT. SECTION 65 10FT. LANDSCAPED BUFFER / 75FT. SECTION LINE SETBACK LINE
6FT. RIDGE ROAD
N00°14'37"E 1935.04
330 FT. MIN. SEPARATION - ℄ INTERSECTION TO ℄
N00°14'37"E 2656.71
S00°14'37"W 595.67'
R.R. SPIKE WEST 1/4 COR. SEC. 32
FD. CONC. MON. 0.17'S, 1.27'E
B.M. K245 EL. = 6.55
S 89°15'04"E 642.73'
8FT. CONC. SIDEWALK
SIGN LOCATION
50FT. R.O.W. STRIP 10FT. LANDSCAPED BUFFER
FD. CONC. MON. 0.65'N-0.15'W
GLADIOLUS
30'
5' CONC. SIDEWALK
24'
10' LANDSCAPE BUFFER
20' BUFFER
N00°16'16"E
TENNIS COURTS
100.14'
N89°21'17"W
100.41'
N00°17'05"E
WASTEWATER TREATMENT DRAINFIELD AREA 2 AC ±
EFFLUENT DISPOSAL
290'
343.11'
N89°19'13"W
20' BUFFER
S00°19'55"W 699.01'
COMMERCIAL RETAIL 16,580 SQ.FT.
SEWAGE TREATMENT PLANT
PROFESSIONAL OFFICE 6,400 SQ.FT.
200.00'
FD. CONC. MON. 0.49'N-0.13'E
10' BUFFER LANDSCAPE
PRIVATE ROAD CURB & GUTTER
N 89°27'38"W 2,005.96'
30' R/W
20' DRAINAGE EASEMENT FOR HARLEM HEIGHTS
SET IRON ROD
FD. CONC. MON.
3.86'N-2.89'W
Block 'A'
Harlem Heights S/D
P.B. 8, Pg. 76

NOTE:
SITE SHALL BE BUFFERED FROM ADJACENT DEVELOPMENTS AS REQUIRED BY COUNTY.
ALL INTERNAL ROADS SHOWN ARE TO BE PRIVATELY MAINTAINED.

EXISTING STREETS NOT TO BE EXTENDED

EXISTING LAKE 41.787 AC ± — BOATING (NON-MOTORIZED)

NOTE
ELEVATION OF ISLAND TO BE AT 100 YEAR FLOOD STAGE

RECLAMATION PLAN

1. A row of nursery grown trees of no less than one gallon size to be planted, at twenty-five feet on center or containerized seedlings to be planted, at ten feet on center, generally along the transitional area of the bank slope. Massing of trees would be acceptable as long as the minimum number of trees are provided.
2. A row of nursery grown plants to be planted, at ten feet on center, generally along the littoral or transitional areas of the bank slopes. Massing of plants would be acceptable as long as the minimum number of plants are provided.

Species of trees and plants are to be selected only from the following lists.

TREES*

COMMON NAME	SCIENTIFIC NAME
Cypress	Taxodium spp.
Willow	Salix caroliniana
Dahoon Holly	Ilex cassine
Red Maple	Acer rubrum
Laurel Oak	Quercus laurifolia
Water Oak	Quercus nigra
Pop Ash	Fraxinus caroliniana

PLANTS*

COMMON NAME	SCIENTIFIC NAME
Buttonbush	Cephalanthus occidentalis
Coastal Arrowhead	Sagittaria spp.
Pickerelweed	Pontederia lancolata
Saw Grass	Cladium jamaicensis
Leather Fern	Acrostichum danaeaefolium
Cordgrass	Spartina bakeri
Wax Myrtle	Myrica cerifera

*No one species may exceed thirty (30) percent to the total plants planted along the lake.

Maintenance provision of one year must be provided to control invasion of exotic vegetation. Applicant must guarantee 80% survivability of planted trees and plants for no less than three years.

CROSSLAND COMMUNITIES 86-6-7 DCI

REQUEST:

A rezoning from AG (with a special exception for general excavation) to Residential Planned Development and Commercial Planned Development, 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.

DEVIATIONS:

1) Minimum setback from a structure to a water body of 25 feet (202.15.3), 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.), to 0 feet for the North-South line in Section 32;
5) Requirement that street access to adjoining property (DSR C.3.e. and f.), to eliminate a connection to the adjoining local road system;
6) Requirement that the minimum intersection spacing of 660 feet along arterial street (DSR C.3.h.) to allow a separation of 630 feet;
7) Minimum setbacks from roads, streets, and drives from 80 feet from the Centerline of Pine Ridge Road (202.15.B.2) to 75 feet;
8) Minimum perimeter setbacks for incompatible developments from 25 feet (431.C.2), to 20 feet on the South and East property lines;
9) Minimum setbacks from a structure to a quarter section line, from 60 feet to zero feet.

LEGAL DESCRIPTION (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 Sub-division as recorded in Plat Book 8, Page 76 of the Public Records of Lee County, Florida,

LESS the following described:

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 South 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 South 00° 14' 37" West, a distance of 1,339.32 feet, along said Easterly Right-of-Way line, to the Point of Beginning;

Thence continue South 00° 14' 37" West, 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 South 89° 15' 04" East, along said Northerly Right-of-Way line, a distance of 642.73 feet; Thence North 00° 19' 55" East, a distance of 200.00 feet; Thence North 89° 19' 13" West, a distance of 343.11 feet; Thence North 00° 17' 05" East, a distance of 100.41 feet; Thence North 89° 21' 17" West, a distance of 100.14 feet; Thence North 00° 16' 16" East, a distance of 296.58 feet; Thence North 89° 27' 38" West, 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 North 00° 14' 37" East (Assumed).

LEGAL DESCRIPTION: 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 South 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 South 00°14'37" West, a distance of 1,339.37 feet, along said Easterly Right-of-way line, to the Point of Beginning;

Thence continue South 00°14'37" West, 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 South 89°15'04" East, along said Northerly Right-of-Way line, a distance of 642.73 feet; Thence North 00°19'55" East, a distance of 200.00 feet; Thence North 89°19'13" West, a distance of 343.11 feet; Thence North 00°17'05" East, a distance of 100.41 feet; Thence North 89°21'17" West, a distance of 100.14 feet; Thence North 00°16'16" East, a distance of 296.58 feet; Thence North 89°27'38" West, 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.

PROJECT LAND USE ACREAGES

ACRES	LAND USE
41.85	Residential
4.60	Commercial/Office
.39	Road Right-of-Way (commercial entrance)
5.27	Road Right-of-Way (new collector road)
2.00	Sewage Treatment Plan and Drainfield
41.79	Existing Lake Excavation
95.90	Total Project Acreage

NOTE: BANK SLOPES SHALL BE 6:1 MAX.
RECLAIMATION SHALL MEET APPROVAL OF CO. BIOLOGIST
ELEV. = 17.5' ±
10.0'
SHELF
EXISTING ELEV. VARIES FROM -11.0' ± TO -20.0' ±
MAX. DEPTH KEY DITCH ELEV. = -28.4' ± PUMP AREA.
EXISTING LAKE CROSS SECTION

A Conceptual Site Design for
RICHWOOD LAKE ESTATES
A PLANNED RESIDENTIAL COMMUNITY

CROSSLAND DEVELOPMENT
Richard C. Gillett

AIA Architecture/Planning

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

REVISIONS

No.	By	Description	Date
			8-22-86

P.E., Fla. Reg. No. 32531

REGISTERED CERTIFICATE No. 32534 STATE OF FLORIDA

DATE: July 23, 1986
SCALE: 1" = 100'
DRAWN BY: Steven Zaitz
CHECKED BY:
FIELD BOOK:
PAGE:
SEC. - TWP. - RGE.
JOB NO. 454.00
SHEET NO.

86-6-7 (a) DCI

DCI2023-00033 Lee County ePlan Additional info dated 12-08-2023

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.

7. Deviations

The formal zoning request in this case lists eight provisions (1 through 8) where the Master Concept Plan, if adopted, conflicts with the existing standards for Lee County. An additional provision is listed on the Master Concept Plan, but was not advertised. This provision cannot be acted upon at this time, but will have to be brought back to the Board at a later date. The other provisions are discussed below:

Deviation (1) would allow structures to be constructed within 10 feet (measured at the top of the bank) of the lake. Given the nature of this site, staff offers NO OBJECTION to the request.

Deviation (2) has been withdrawn.

Deviation (3) would allow the excavation to be located within 25 feet of the site property line, instead of the required 100 feet. Since this is an existing condition, staff offers NO OBJECTION to the request.

Deviation (4) would allow an excavation to be located over a quarter section line instead of setting back the required 60 feet. Since this is an existing condition, staff offers NO OBJECTION.

Deviation (5) would allow the project not to interconnect to the properties to the east and south. Staff believes that the project has sufficient access as proposed on the Master Concept Plan. Since the additional access would impact the elementary school, staff would not recommend interconnecting the project. Staff offers NO OBJECTION to the request.

DCI2023-00033 Lee County ePlan Additional info dated 12-08-2023

Deviation (6) would allow the minimum intersection spacing on Gladiolus Drive between the project's southern entrance and Pine Ridge Road to be 630 feet, instead of the required 660 feet. Staff offers NO OBJECTION to the request.

Deviation (7) would allow a structure in the northwestern area of the site to be located within 75 feet of Pine Ridge Road instead of the required 80 feet. Staff offers NO OBJECTION to the request.

Deviation (8) would allow the perimeter setbacks along the eastern and southern property line to be 20 feet instead of 25 feet. Since the developable land around the lake is narrow and since a buffer is provided, staff offers NO OBJECTION to the request.

Findings of Fact

Staff also recommends APPROVAL of the following findings of fact:

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;

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.

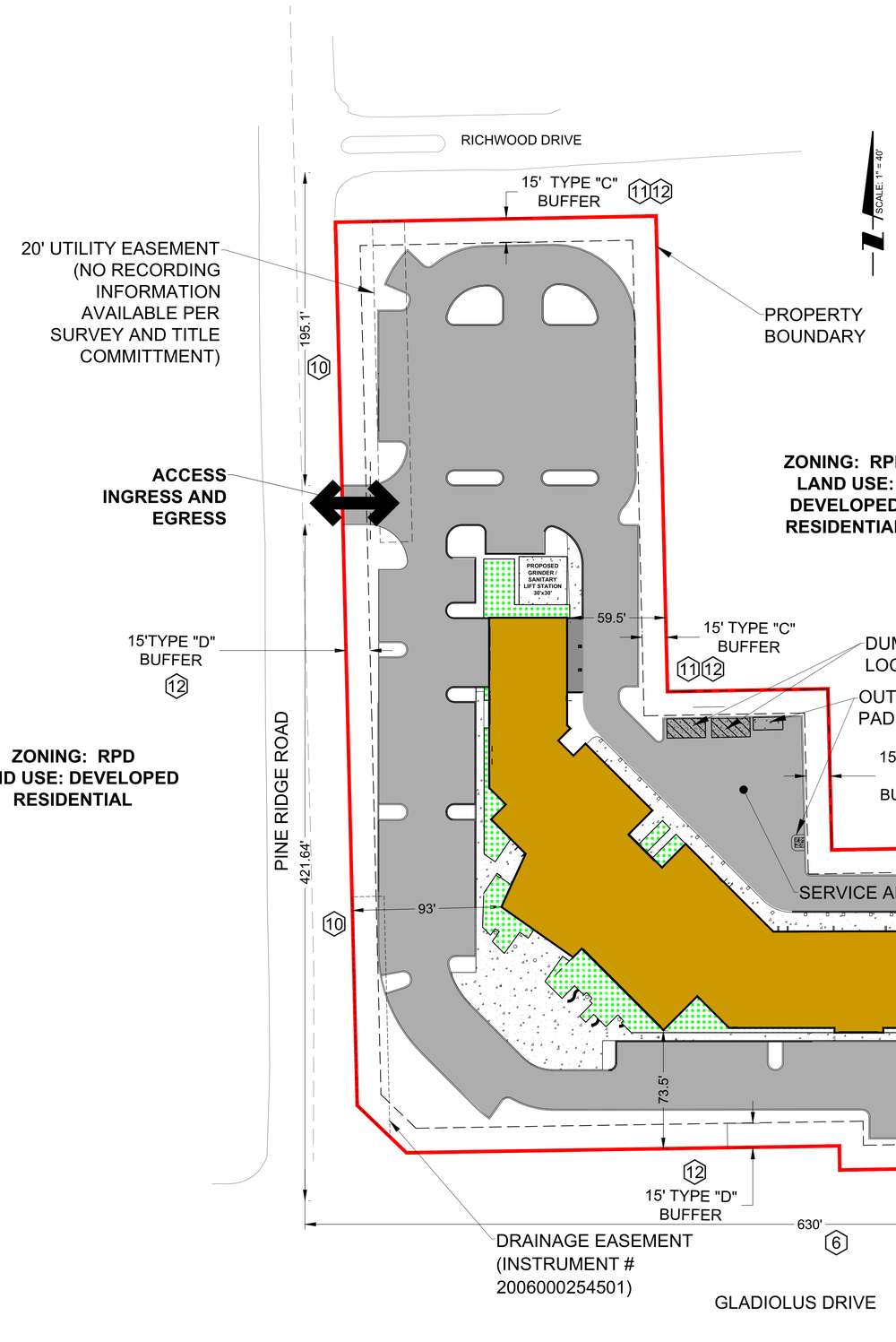
C. D.C.I. (Administrative Review Staff) Recommendation:

1. Department of Transportation and Engineering: The department had made comments concerning roadway improvements which should be required for this project. See attachment I for full report.

2. Department of Community Services: Currently the Zoning Ordinance has no neighborhood park requirement for multiple family housing. Since the Crossland RPD site plan (dated July 23, 1986, revised 8-22-86) does not indicate a conventional subdivision for single family, two family, or mobile homes; Community Service has no comments on this request.

3. Department of Housing and Grants: Richwood Lake Estates, Ltd. Development should be required to donate five drainage easements to Lee County at the North Terminus of North Church, No Name, Codie, Wall and Johnson Streets in Harlem Heights so that necessry street paving work may proceed in Harlem Heights. The drainage easements would discharge into an existing vegetated swale which ultimately discharges to the I.D.D. C-3 canal.

4. Department of Public Safety: See attachment E



ZONING: RPD
LAND USE: DEVELOPED RESIDENTIAL

ZONING: RPD
LAND USE: DEVELOPED RESIDENTIAL

ZONING: TFC-2
LAND USE: UNDEVELOPED RESIDENTIAL

MINIMUM SETBACK		
	REQUIRED	PROVIDED
STREET-RICHWOOD DRIVE (PRIVATE)	20.0'	47.7'
STREET- GLADIOLUS DRIVE FRONT YARD (ARTERIAL)	25.0'	84.3'
STREET-PINE RIDGE ROAD (COLLECTOR)	25.0'	93.0'
SIDE YARD	15.0'	186.3'

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. PARKING WILL COMPLY WITH LDC REQUIREMENTS AND MEET ACTUAL PARKING DEMANDS.

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

6 EXISTING DEVIATION AND EXISTING CONDITION (INTERSECTION SPACING)

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 239.403.6700
Naples, FL 34105 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 #29275
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 S
Drawn by:	CARLISLE
Date:	DEC 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



NOTE:
ENHANCED TYPE ‘D’ BUFFER PLANTINGS APPLIES ONLY TO BOUNDARIES WHERE A RETAINING WALL IS CONSTRUCTED. SHOULD A RETAINING WALL NOT BE CONSTRUCTED ALONG ANY PORTION OF THE PROPERTY BOUNDARIES, STANDARD TYPE ‘C’ BUFFER PLANTINGS WILL BE MET PER LDC REQUIREMENTS.

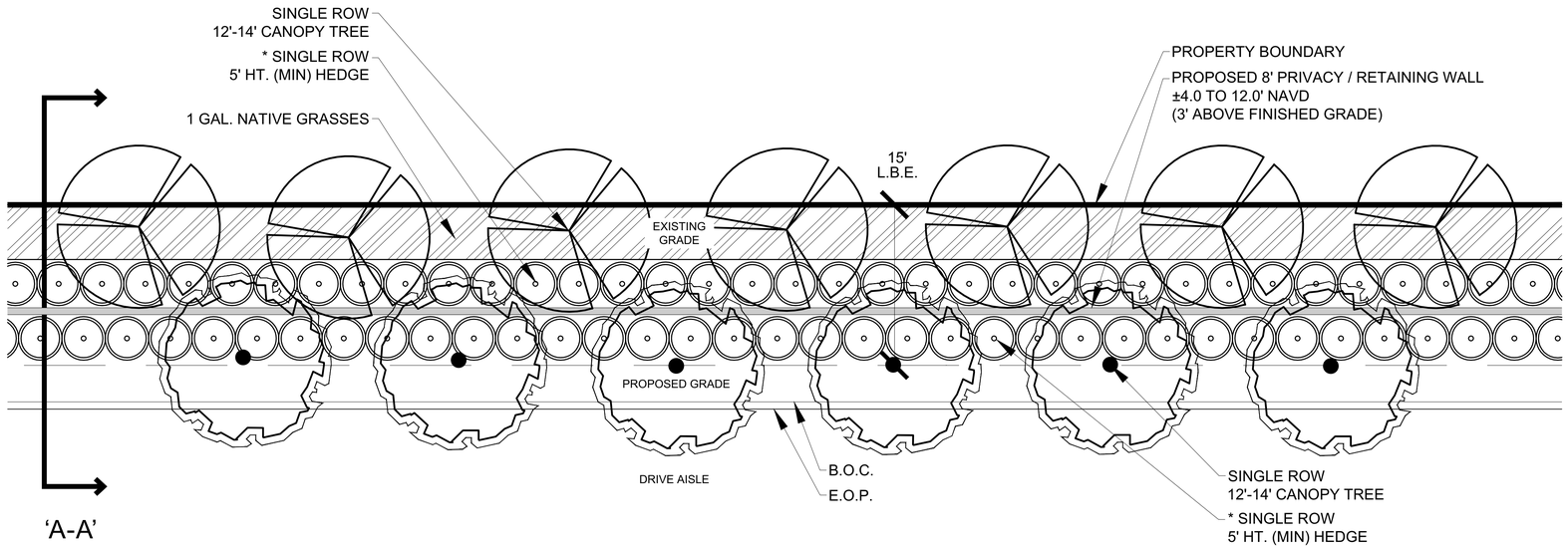
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28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

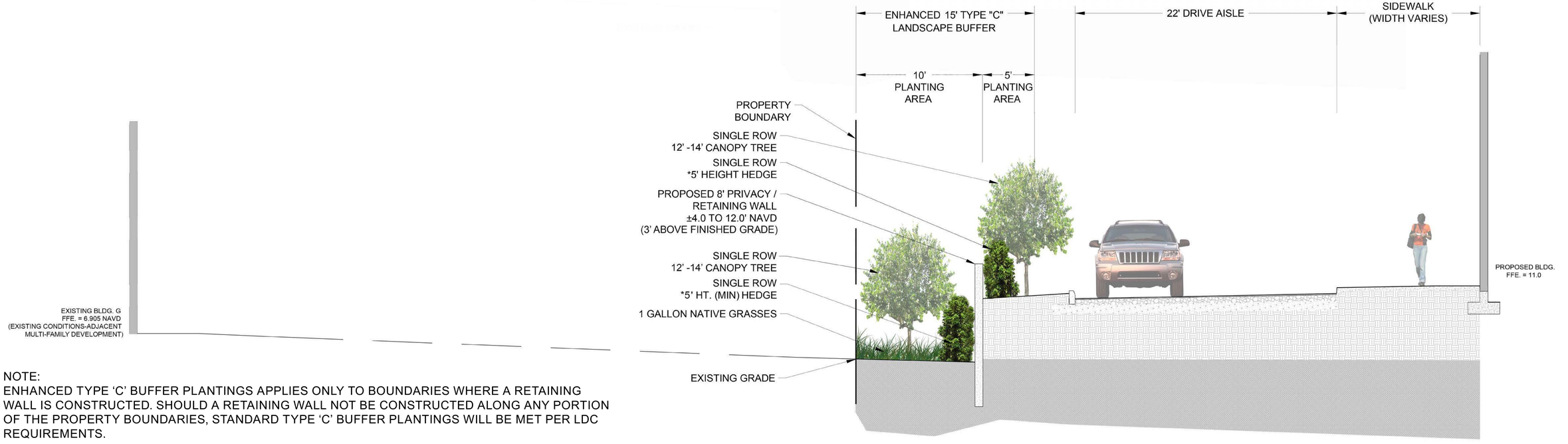
HEIGHTS CAREER TECH SCHOOL • TYPE ‘D’ BUFFER - SOUTH & WEST PROPERTY BOUNDARY

Lee County, FL
December 5, 2023
22005110

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



100' TYPICAL - PLAN VIEW



NOTE:
ENHANCED TYPE 'C' BUFFER PLANTINGS APPLIES ONLY TO BOUNDARIES WHERE A RETAINING WALL IS CONSTRUCTED. SHOULD A RETAINING WALL NOT BE CONSTRUCTED ALONG ANY PORTION OF THE PROPERTY BOUNDARIES, STANDARD TYPE 'C' BUFFER PLANTINGS WILL BE MET PER LDC REQUIREMENTS.

*HEDGE AT EXISTING GRADE AND PROPOSED GRADE TO BE MAINTAINED AT 7' HEIGHT.

SECTION VIEW - 'A-A'

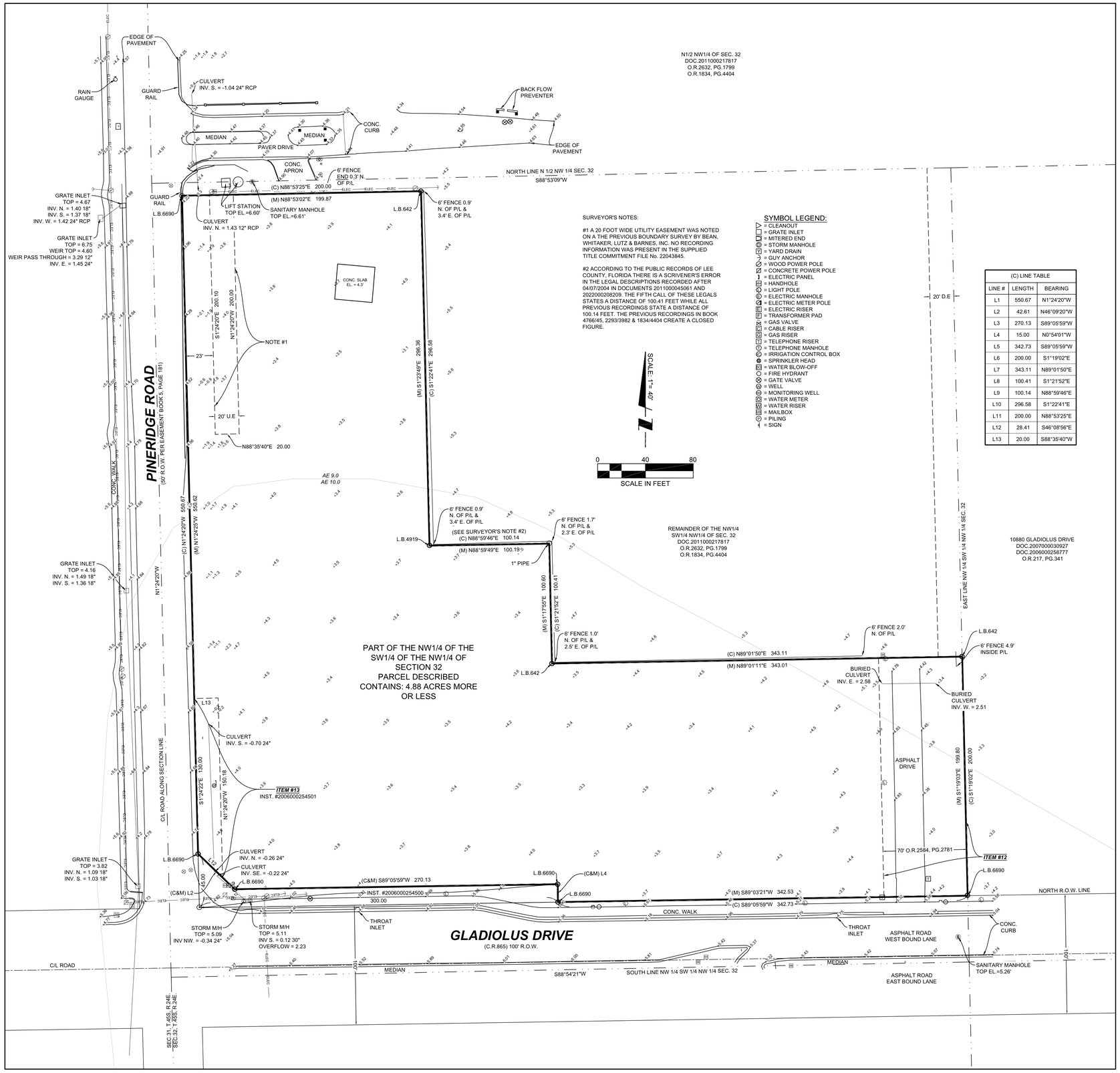
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Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • ENHANCED TYPE 'C' BUFFER - NORTH & EAST PROPERTY

Lee County, FL
December 5, 2023
22005110

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



SURVEYOR'S NOTES:

#1 A 20 FOOT WIDE UTILITY EASEMENT WAS NOTED ON A THE PREVIOUS BOUNDARY SURVEY BY BEAN, WHITAKER, LUTZ & BARNES, INC. NO RECORDING INFORMATION WAS PRESENT IN THE SUPPLIED TITLE COMMITMENT FILE No. 22043845.

#2 ACCORDING TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THERE IS A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTIONS RECORDED AFTER 04/07/2004 IN DOCUMENTS 2011000045061 AND 2022000208209. THE FIFTH CALL OF THESE LEGALS STATES A DISTANCE OF 100.41 FEET WHILE ALL PREVIOUS RECORDINGS STATE A DISTANCE OF 100.14 FEET. THE PREVIOUS RECORDINGS IN BOOK 4766/45, 2293/3982 & 1834/4404 CREATE A CLOSED FIGURE.

SYMBOL LEGEND:

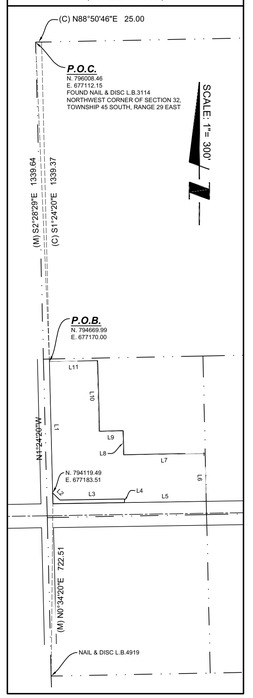
- = CLEANOUT
- = GRATE INLET
- = MITERED END
- = STORM MANHOLE
- = YARD DRAIN
- = GUY ANCHOR
- = WOOD POWER POLE
- = CONCRETE POWER POLE
- = ELECTRIC PANEL
- = HANDHOLE
- = LIGHT POLE
- = ELECTRIC MANHOLE
- = ELECTRIC METER POLE
- = ELECTRIC RISER
- = TRANSFORMER PAD
- = GAS VALVE
- = CABLE RISER
- = GAS RISER
- = TELEPHONE RISER
- = TELEPHONE MANHOLE
- = IRRIGATION CONTROL BOX
- = SPRINKLER HEAD
- = WATER BLOW-OFF
- = FIRE HYDRANT
- = GATE VALVE
- = WELL
- = MONITORING WELL
- = WATER METER
- = WATER RISER
- = MAILBOX
- = PILING
- = SIGN

(C) LINE TABLE		
LINE #	LENGTH	BEARING
L1	550.67	N1°24'20"W
L2	42.61	N46°09'20"W
L3	270.13	S89°05'59"W
L4	15.00	N0°54'01"W
L5	342.73	S89°05'59"W
L6	200.00	S1°19'02"E
L7	343.11	N89°01'50"E
L8	100.41	S1°21'52"E
L9	100.14	N88°59'46"E
L10	296.58	S1°22'41"E
L11	200.00	N88°53'25"E
L12	28.41	S46°08'56"E
L13	20.00	S88°35'40"W

REMAINDER OF THE NW1/4 SW1/4 NW1/4 OF SEC. 32
DOC.2011000217817
O.R.2632, PG.1799
O.R.1834, PG.4404

10880 GLADIOLUS DRIVE
DOC.2007000030927
DOC.2006000258777
O.R.217, PG.341

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: 2023.11.21 09:49:40 -05'00'

-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.

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

OPINION OF TITLE REVIEWED
CHEFFER HAGAN ATTORNEYS AT LAW
SAMUAL J. HAGAN, IV
DATED: MAY 29TH, 2023 @ 8:00AM

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
SHEET #: SU OF 01 DRAWING NO.: 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

LANCE T. MILLER, P.S.M. #LS 5627

Date:	MAY, 2023
Horizontal Scale:	1" = 40'
Vertical Scale:	N.T.S.
Fieldbook/Page:	P-01177
Fieldwork by:	SG
Drawn by:	TPH

REV	REVISION
1.)	ADDED S.P. CORD AND REVISED CERT. BLOCK, TPH, 10/04/23
2.)	REVISED OPINION OF TITLE AND COUNTY COMMENTS, TPH, 11/21/23

DCI2023-00033 Lee County ePlan

Additional info dated 12-08-2023

McGregor Vista
P.B. 10, Pg. 45

N.W. COR SEC. 32

FND. 1" IRON PIPE
0.05'N - 0.10'E

75 ft. Section Line Setback Line

80' R.W. L.D.D. DRAINAGE EASEMENT

S 89° 30' 20" E 2,682.80'

2,657.80'

Section Line

FND. CONC. MON.
N 1/4 COR. SEC 32

50.00'
S 00° 35' 47" W
SET IRON ROD

S 89° 08' 53" E 330.00'

I.R SET
FND. CONC. MON.
1.92' N - 0.22' W

Existing Lake

Proposed Emergency Shelter

Section Line

1/4 Section Line

20 ft. Public Road Esmnt.

60 ft. 1/4 Section Line Setback line

Sign Location

Reception Center

Boardwalk

1935.04'

1339.37'

N 00° 14' 37" E

8ft. conc. sidewalk

SCHEDULE OF DEVIATIONS
(626.C.8, Lee County Zoning Regulations)

X — Minimum setback from a structure to a bay, canal, or water body of 25 feet (603.1.2, 604.D.2, 605.D.1), to 10 feet;

X — Minimum setback between structures and a section line of 75 feet (500.29.D.1), to 50 feet between Sections 32/32 and 29/31;

X — Minimum setback between structures and a half (quarter) section line of 60 feet (500.29.D.2), to 0 feet;

___ — Development Improvements of Division D, Development Standard Regulations (specify here and on plans) C. 3. H.
reduce intersection separation from 660' on Gladiolus to 420'

Carriage Homes :
2-Story Units w/prkng. underneath
234 Units total

Lakeview Units :
2-8 3-Story Units
154 Units total

Existing Lake
41.787 Ac.±

Attached Cluster Homes :
19 Bldngs. total
75 Units total

785.00'

S 00° 35' 47" W

N 89° 08' 53" W 330.00'

FND. CONC. MON.
0.55'N - 0.01'E

FND. CONC. MON.

495.45'

S 00° 35' 47" W

SET IRON ROD
FND. CONC. MON.
9.86'N - 2.84'W

N 89° 27' 38" W 2,005.96'

Scale: 1" = 100'

Tennis Courts
200.00'
N 89° 27' 38" W

& Pine Ridge Road

75 ft. Section Line Setback line

25ft. r.o.w strip & 10 ft. lndscpd. buffer.

FND. CONC. MON.
0.49'N - 0.19'E

5ft. conc sidewalk

296.58'
N 00° 16' 16" E

Tennis Courts
100.14'
N 89° 21' 17" W

Wastewater Treatment Plant Site - 2 ac.±

Effluent Disposal Area

100.41'
N 00° 17' 05" E

343.11'
N 89° 19' 13" W

S 00° 14' 37" W 595.67'

S 00° 19' 55" W 609.01'

Commercial - Retail
16,580 sq.ft.

Trtmnt. Plant

Professional Office
6,400 sq.ft.

Sign Location

200.00'

8ft. conc. sidewalk

330 ft. min. separation - & intersection to & drive

N 00° 14' 37" E 2,656.71'

FND. CONC. MON.
0.17'S - 1.07'E

@ B.M. K249
EL. 6.65

S 89° 15' 04" E 642.73'

FND. CONC. MON.
0.16'S - 0.15'W

& Gladiolus Drive

50ft r.o.w strip & 10ft. landscaped buffer.

R.R. SPIKE WEST 1/4 COR. SEC. 32.

NOTE: Site shall be buffered from adjacent developments as req'd. by County.

All internal roads shown are to be privately maintained.

LEGAL DESCRIPTION: 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 South 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 South 00°14'37" West, a distance of 1,339.37 feet, along said Easterly Right-of-Way line, to the Point of Beginning;

Thence continue South 00°14'37" West, 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 South 89°15'04" East, along said Northerly Right-of-Way line, a distance of 642.73 feet; Thence North 00°19'55" East, a distance of 200.00 feet; Thence North 89°19' 13" West, a distance of 343.11 feet; Thence North 00°17'05" East, a distance of 100.41 feet; Thence North 89°21'17" West, a distance of 100.14 feet; Thence North 00°16'16" East, a distance of 296.58 feet; Thence North 89°27'38" West, a distance of 200.00 feet to the Point of Beginning.

Said Parcel contains 6.977 Acres, more or less.

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

LEGAL DESCRIPTION APPROVED
BY Kd 2-21-86

ELEV. = -77.5'± PROPOSED BOTTOM

102'±

HALF

EXISTING ELEV. VARIES FROM -11.0'± TO -20.0'±

MAX. DEPTH KEY DITCH ELEV. = -28.4'± @ PUMP AREA

EXISTING OVERCUT TO BE REFILLED W/ ROCK ON SITE

Existing Lake Cross-Section
N.T.S.

Site Design Data :

Total Site Area	95.9	Ac.
Lake, Existing	41.8	Ac.
Commercial / Professional	4.9	Ac.
Treatment Plant Site	2.0	Ac.

463 D.U. ÷ 79.7 Ac. = 5.8 d.u./ac.

A Conceptual Site Design for:

RICHWOOD LAKE ESTATES

RECEIVED
FEB 18 1986

Block 'A'
Hariem Heights S/D
P.B. 8, Pg. 76

LEGAL DESCRIPTION
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 Hariem Heights Sub-division 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 South 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 South 00° 14' 37" West, a distance of 1,339.37 feet, along said Easterly Right-of-Way line, to the Point of Beginning;

Thence continue South 00° 14' 37" West, 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 South 89° 15' 04" East, along said Northerly Right-of-Way line, a distance of 642.73 feet; Thence North 00° 19' 55" East, a distance of 200.00 feet; Thence North 89° 19' 13" West, a distance of 343.11 feet; Thence North 00° 17' 05" East, a distance of 100.41 feet; Thence North 89° 21' 17" West, a distance of 100.14 feet; Thence North 00° 16' 16" East, a distance of 296.58 feet; Thence North 89° 27' 38" West, 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 North 00° 14' 37" East (Assumed).

LEGAL DESCRIPTION APPROVED
BY Kd 2-21-86

86-6-7 (a) DCI

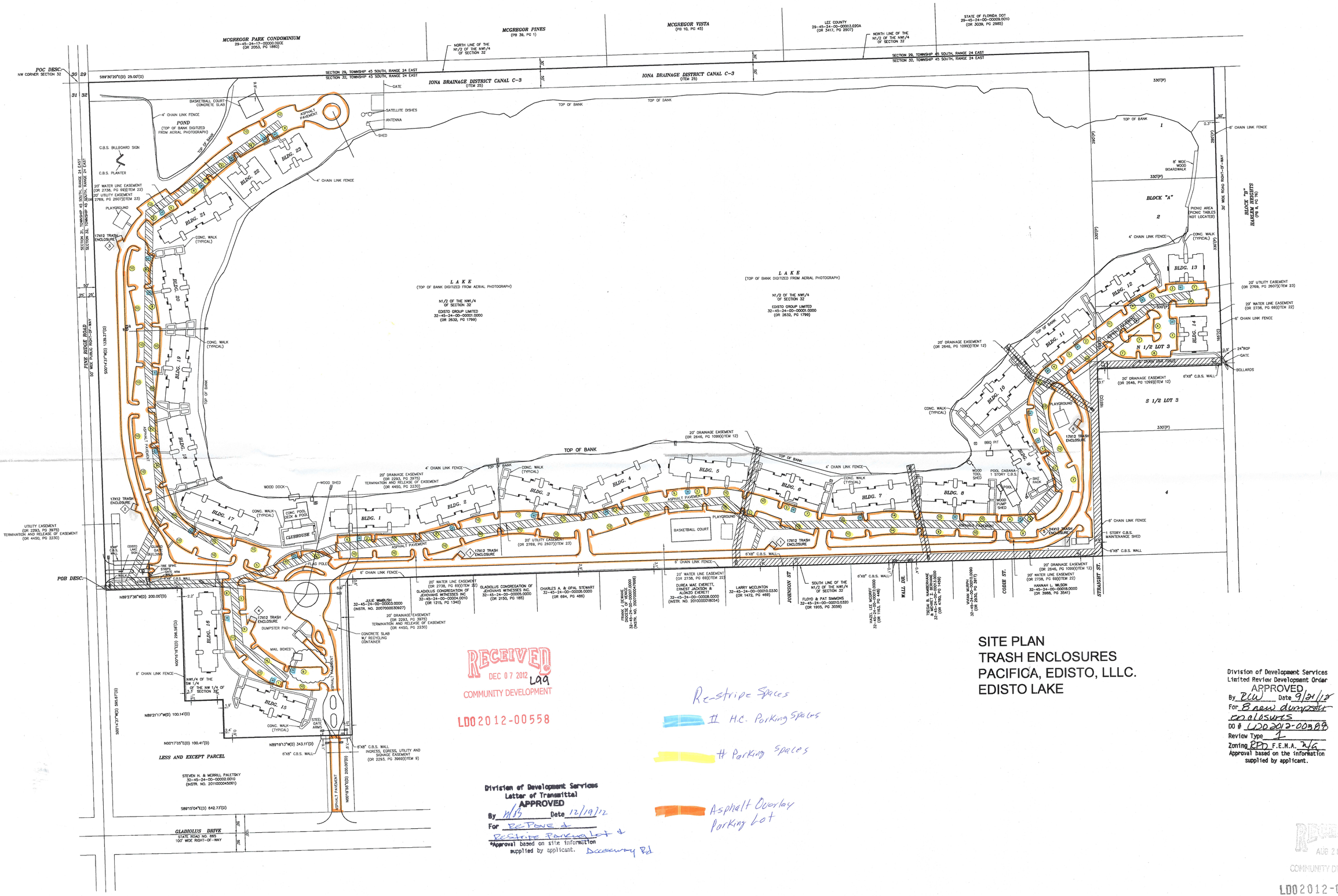
REVISIONS

No.	By	Description	Date

DATE 5/14/86 | DRAWN BY Amber B. | APPROVED BY | JOB NO 454.00

SCALE As shown | CHECKED BY | FILE NO

AIM ENGINEERING & SURVEYING
P.O. Box 195
23 Homestead Road
Lehigh Acres, Fla. 33936
Ph. 369-7540 · 332-4569



SITE PLAN
TRASH ENCLOSURES
PACIFICA, EDISTO, LLLC.
EDISTO LAKE

RECEIVED
DEC 07 2012
COMMUNITY DEVELOPMENT
LDO2012-00558

Division of Development Services
Letter of Transmittal
APPROVED
By MB Date 12/19/12
For Re-Pave & Re-Stripe Parking Lot &
*Approval based on site information supplied by applicant. Accessway Rd

Re-stripe Spaces
11 H.C. Parking Spaces
Parking Spaces
Asphalt Overlay Parking Lot

Division of Development Services
Limited Review Development Order
APPROVED
By RCW Date 9/21/13
For 8 new dumpster enclosures
DO # LDO2012-00388
Review Type 1
Zoning RPD F.E.M.A. N/A
Approval based on the information supplied by applicant.

RECEIVED
AUG 28 2013
COMMUNITY DEVELOPMENT
LDO2012-00388