PENINSULA ENGINEERING

August 8, 2024

Lee County Community Development
Hearing Examiner
1500 Monroe Street
Fort Myers, FL 33901

Re: ***Heights Career Technical School***
DCI2023-00033
48-Hour Letter

Dear Madam Hearing Examiner,

As the applicant's representative for the subject case, after review of the staff report, please accept this correspondence as the 48-hour notice regarding the above-referenced hearing.

We have the following revisions:

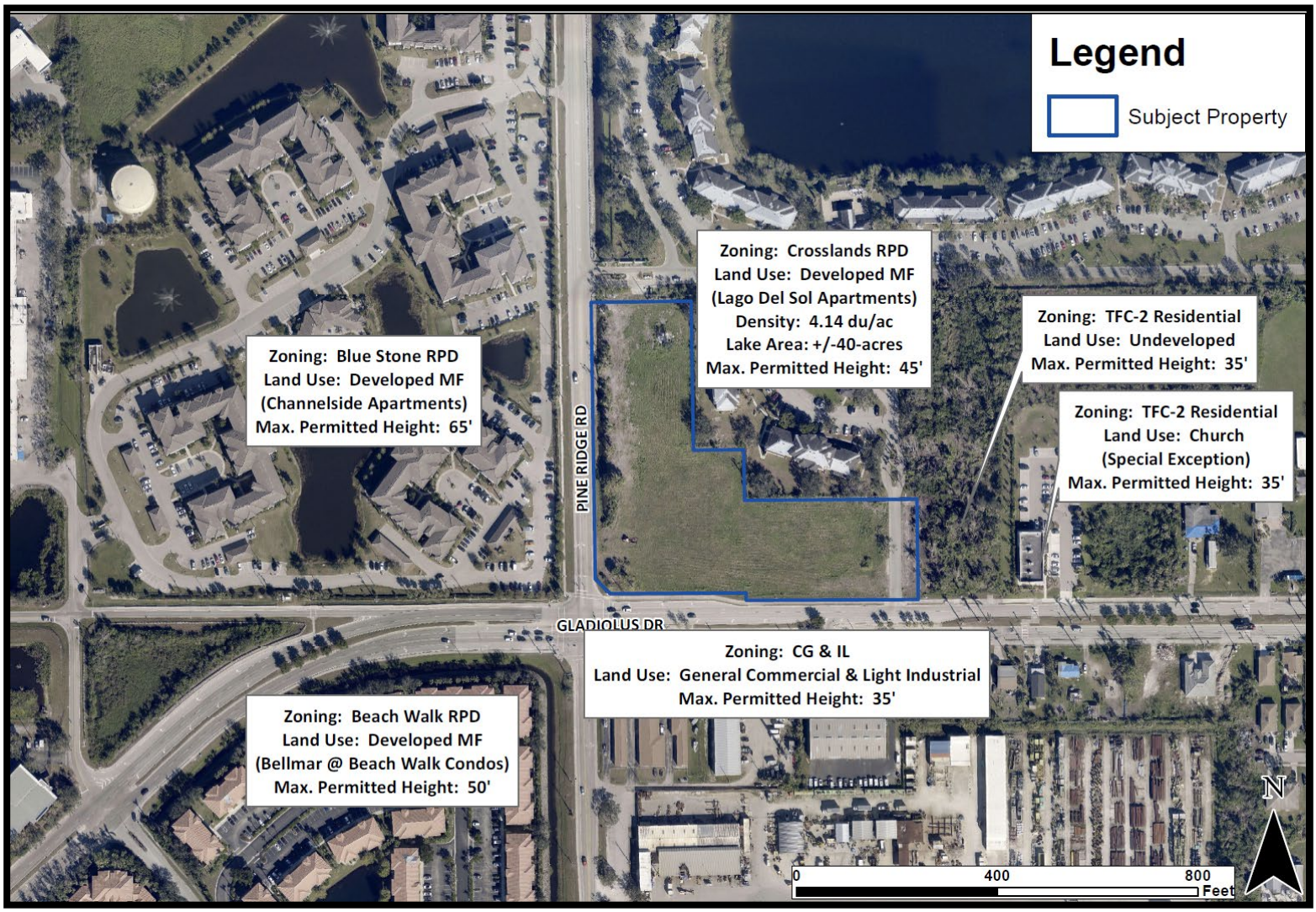
1. **Updated Master Concept Plan (Attachment E to the Staff Report)**
   - The MCP was updated, following sufficiency and completion of the Staff Report, by updating the maximum permitted building height from 36' to 50' and by adding Deviation #16 "Use of Buffer Areas". The updates to the Schedule of Deviations, outlined below, updated the previous three-page MCP to the attached five-page MCP. These updates were coordinated with Staff with no objections.

2. **Schedule of Deviations and Justifications (Attachment I to the Staff Report)**
   - Following Staff sufficiency and completion of the Staff Report, the design team realized an additional deviation was necessary to accommodate the construction of the required 6' sidewalk along Pine Ridge Road. Deviation #16 was added, requesting relief from LDC Section 10-416.c.11 "Buffer Use Areas". The deviation requests to allow up to 30% of the width of the Pine Ridge Road buffer to be impervious. This is necessary because the Pine Ridge Road public right-of-way lacks sufficient width to accommodate the sidewalk; therefore, the sidewalk will be provided on-site, running parallel with Pine Ridge Road. The request to increase the percentage of allowable impervious surface within the buffer will permit the sidewalk to be constructed without impacting the design of the site, including the right-of-way stormwater conveyance that exists on the site today. The approval of this deviation will not result in the loss of landscaping within the Type 'D' buffer. The approval of this deviation promotes the installation of a public sidewalk. Staff has reviewed this deviation and supports the request.
   - Deviation #15 "Plant Material Standards" was updated by adding the specifics of the Pine Ridge Road buffer as a result of new Deviation #15 added. Staff has reviewed this update and supports the request.
   - The wording to Deviation #14 "Buffer Types" was updated through coordination with the Environmental Reviewer, Elizabeth Workman. There is no change to the alternative provided, this was a text change only to read more easily.

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3. **Maximum Permitted Building Height**

- The initial building height increase requested was to a maximum of 50' and was advertised as such. Before the first scheduled HEX hearing (February 29, 2024), the project team decreased the building height to 36'. At the time, it was the design team's understanding that only 36' would be needed for the proposed development and the team was taking a proactive approach. However, after finalizing the design, and based upon current FEMA regulations and the County's LDC definition of building height, a permitted maximum of 50' is necessary. The site has been designed to be compatible with the surrounding neighborhood and is consistent with the maximum building height permitted for the Urban Community future land use category, which permits up to 95' (LDC Section 34-2175). The height request is also consistent with the permitted building heights of surrounding land uses; reference below.



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4. **Staff Conditions of Approval**

Below are requested changes to the Staff's Conditions of Approval. Note, requested changes are highlighted for reference. Struck-through text is deleted and underlined text is added.

A. Conditions

1. Master Concept Plan/Development Parameters

MCP. The development of the CPD must be consistent with the ~~three~~ five-page MCP entitled "Heigh Career Technical School at Crosslands CPD" dated ~~March 2024~~ June 2024....."

****

Development Parameters. The RPD is limited to 376 dwelling units not to exceed 35 feet in height, on 90.9 acres. The development will also include accessory recreational uses, model and sales center and an on-site sewage treatment system. The CPD is limited to 66,500 square feet of commercial floor area, with a maximum building height of ~~36~~ 50 feet, on 4.977 acres.

A. Conditions

2. Uses and Site Development Regulations

a. Schedule of Uses

ALL PERMITTED COMMERCIAL USES, EXCEPT SCHOOLS, COMMERCIAL AND NON-COMMERCIAL, SHOULD BE DELETED FROM THIS SECTION.

****

b. Site Development Regulations

****

CPD

****

Building Height: ~~36 feet~~ 50 feet

A. Conditions

~~2.~~3. CPD

1. Environmental Conditions

****

b. The development order plans must demonstrate the proposed wall abutting to the multi-family development, is no less than 3 feet as measured above finished grade.

c. The development order plans must demonstrate no palms within the buffer abutting multi-family residential. Plans must be in substantial compliance with the cross-section entitled "Enhanced Type C Buffer – North and East Property (Sheet 3 of the MCP). The applicant must plant trees at 12-14 feet in height, and shrubs at 48 inches at the time of installation for all buffers. Shrubs must be maintained at 60 inches.

A. Conditions
~~2.~~3. CPD

2. Transportation Condition
~~d. Development Intensity is limited to new trips generated by a 165-student Junior/Community College use based on the Institute of Transportation Engineers (ITE) Trip Generation Manual in effect at time of local development order.~~

B. Deviations
13. Connection Separation: Deviation ~~10~~ 13 seeks.....
14. Buffer Types: Deviation ~~11~~ 14 seeks relief from LDC Section 10-416(d)4 Buffer Types, which requires Type C buffers provide a solid wall, berm or wall and berm combination, not less than eight feet in height as measured from finished grade of the project site, to allow ~~a solid wall/retaining wall combination not less than eight feet in height measured from the existing grade of the project site~~ no wall and Enhanced Type 'C' buffer.
15. Buffer planting heights: Deviation ~~12~~ 15 seeks.....

B. Deviations

UPDATE THIS SECTION TO BE CONSISTENT WITH THE UPDATED SCHEDULE OF DEVIATIONS AND JUSTIFICATIONS (ATTACHMENT I).

Below is a list of Expert Witnesses who will be present to provide testimony at the public hearing.

- Neale Montgomery- Pavese Law Firm
  - *Previously qualified as an expert witness by the Lee County Hearing Examiner.*
- Jessica Harrelson, AICP- Peninsula Engineering
  - *Resume attached*
- Jenna Woodward, P.E., AICP- Peninsula Engineering
  - *Resume attached.*
- Andrew McAuley- Earth Tech Environmental
  - *Resume attached.*
- Javier Salazar, AIA- RG Architects

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- *Resume attached.*

- Ted Treesh- TR Transportation Consultants
  - *Previously qualified as an expert witness by the Lee County Hearing Examiner.*
- Will Hellman, PLA – RVI Planning + Landscape Architecture
  - *Resume attached.*

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.

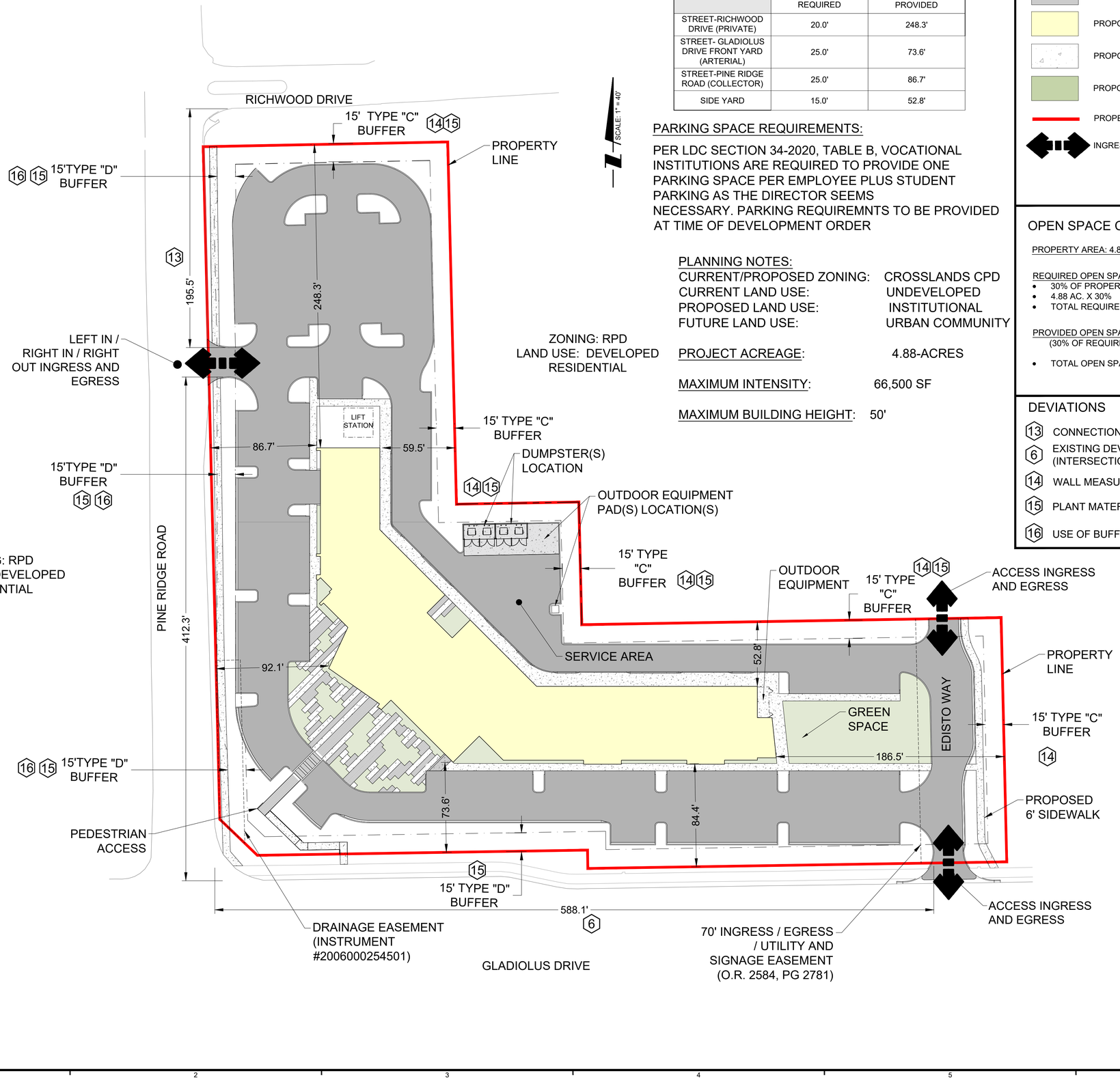
Sincerely,



Jessica Harrelson, AICP
Planning Manager

Attachments: Updated Master Concept Plan
Updated Schedule of Deviations and Justifications
Expert Witness Resumes

cc: Neale Montgomery, Esq.



MINIMUM SETBACK		
	REQUIRED	PROVIDED
STREET-RICHWOOD DRIVE (PRIVATE)	20.0'	248.3'
STREET- GLADIOLUS DRIVE FRONT YARD (ARTERIAL)	25.0'	73.6'
STREET-PINE RIDGE ROAD (COLLECTOR)	25.0'	86.7'
SIDE YARD	15.0'	52.8'

PARKING SPACE REQUIREMENTS:

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. PARKING REQUIREMNTS TO BE PROVIDED AT TIME OF DEVELOPMENT ORDER

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

13 CONNECTION SEPERATION
6 EXISTING DEVIATION AND EXISTING CONDITION (INTERSECTION SPACING)
14 WALL MEASUREMENT
15 PLANT MATERIAL STANDARDS
16 USE OF BUFFER AREAS

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• 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 COMPANY, INC.

REVISIONS:

No:	Revision:	Date:

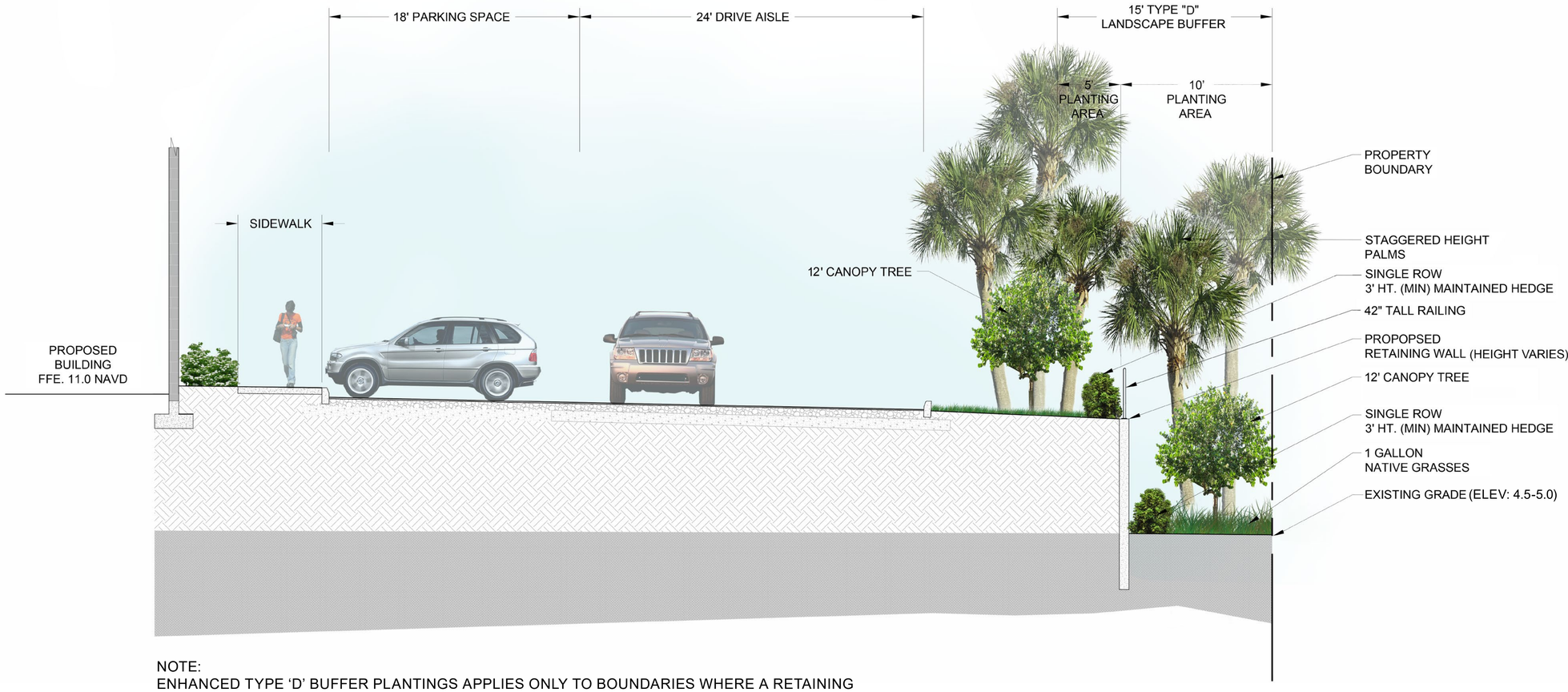
NOTES:

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: 32	TWP: 45S	RGE: 24E	
City: FORT MYERS	County:	LEE	
Designed by:		J. WOODWARD	
Drawn by:		J. WOODWARD	
Date:		JUNE 2024	
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 1	



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 'D' BUFFER PLANTINGS WILL BE MET PER LDC REQUIREMENTS.

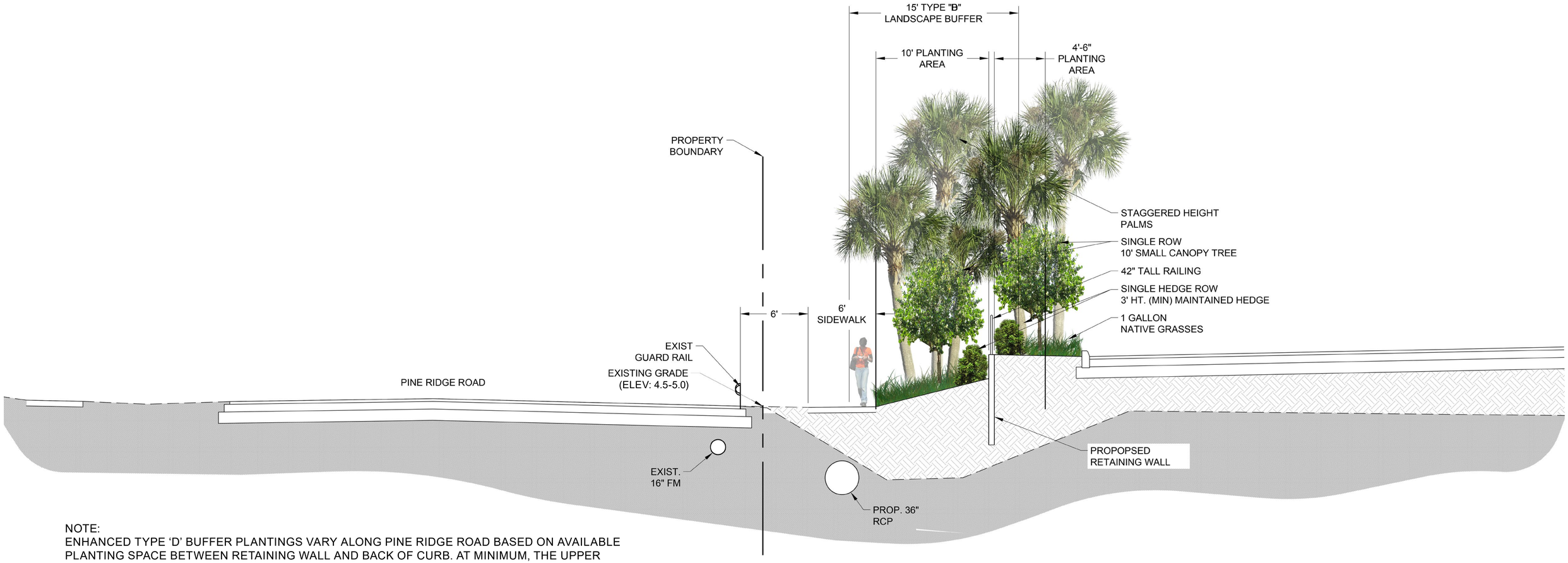
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Tel: 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • **TYPE 'D' BUFFER - SOUTH PROPERTY BOUNDARY**

Lee County, FL
June 24, 2024
22005110

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



NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS VARY ALONG PINE RIDGE ROAD BASED ON AVAILABLE PLANTING SPACE BETWEEN RETAINING WALL AND BACK OF CURB. AT MINIMUM, THE UPPER PLANTING AREA WILL HAVE NATIVE GRASSES PLANTED.

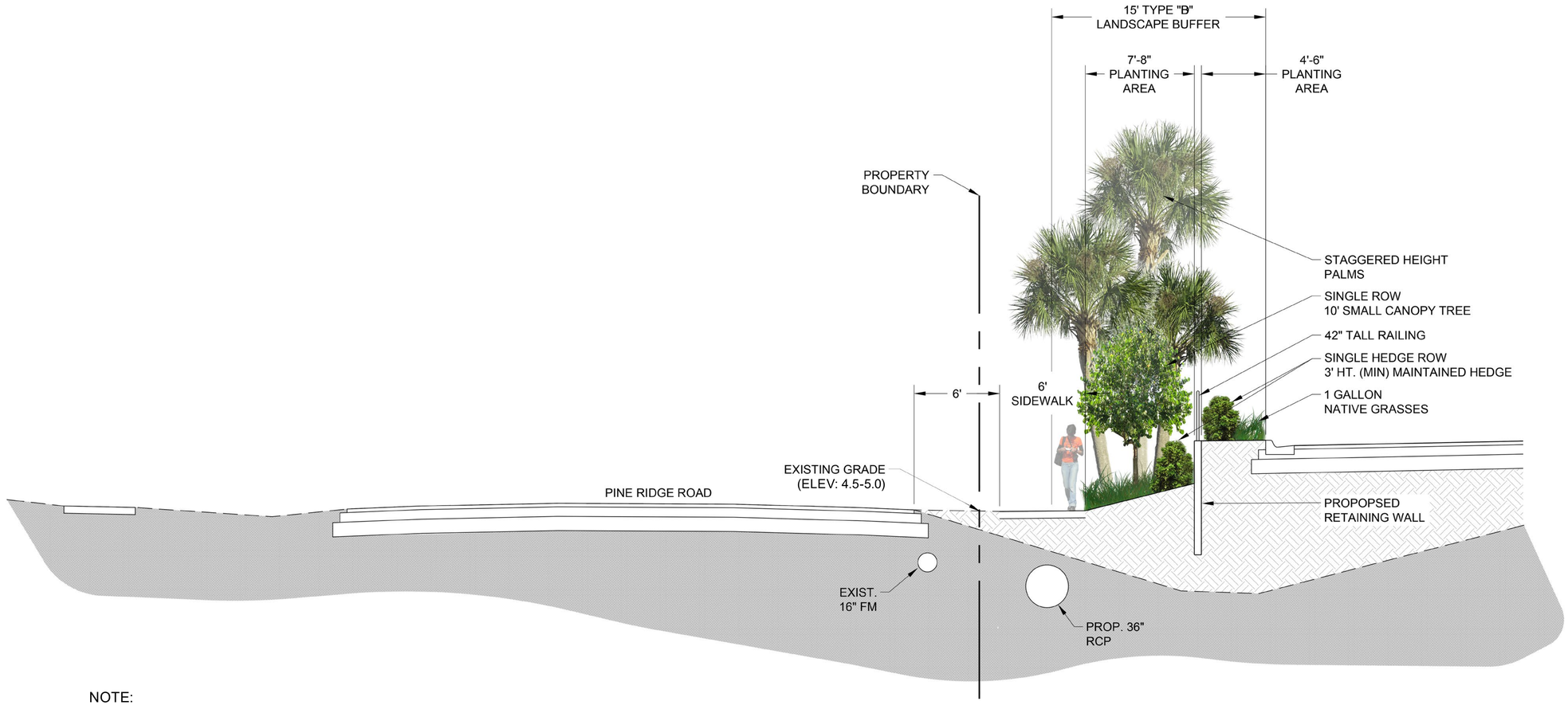
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HEIGHTS CAREER TECH SCHOOL • **TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY**

Lee County, FL
June 24, 2024
22005110

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



NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS VARY ALONG PINE RIDGE ROAD BASED ON AVAILABLE PLANTING SPACE BETWEEN RETAINING WALL AND BACK OF CURB. AT MINIMUM, THE UPPER PLANTING AREA WILL HAVE NATIVE GRASSES PLANTED.

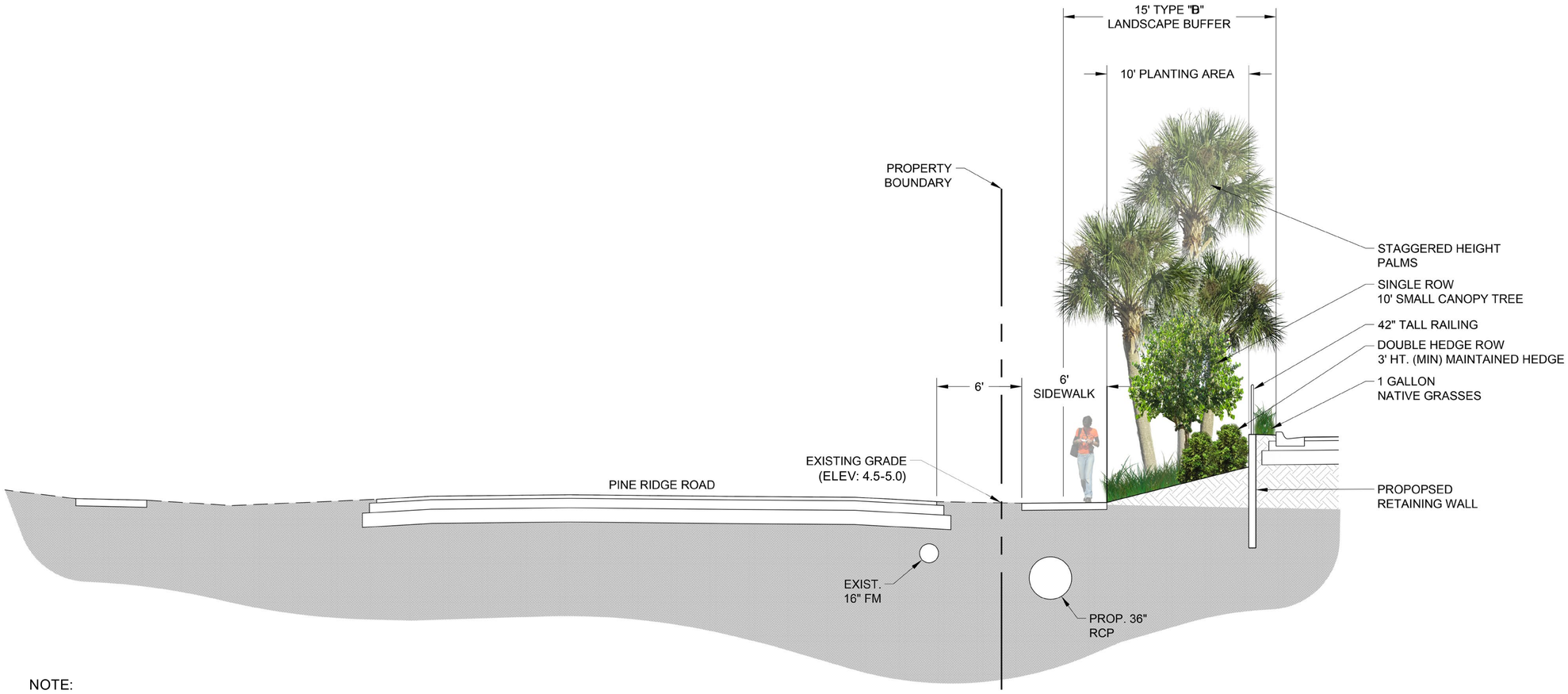
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HEIGHTS CAREER TECH SCHOOL • **TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY**

Lee County, FL
June 24, 2024
22005110

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



NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS VARY ALONG PINE RIDGE ROAD BASED ON AVAILABLE PLANTING SPACE BETWEEN RETAINING WALL AND BACK OF CURB. AT MINIMUM, THE UPPER PLANTING AREA WILL HAVE NATIVE GRASSES PLANTED.

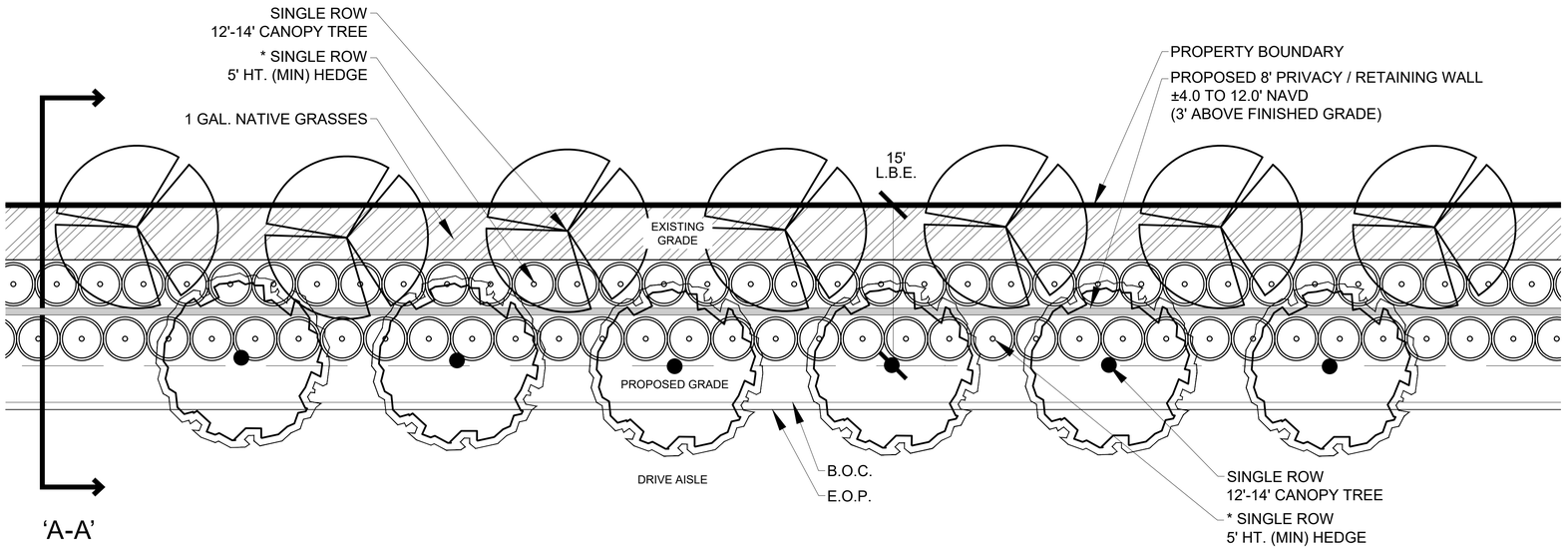
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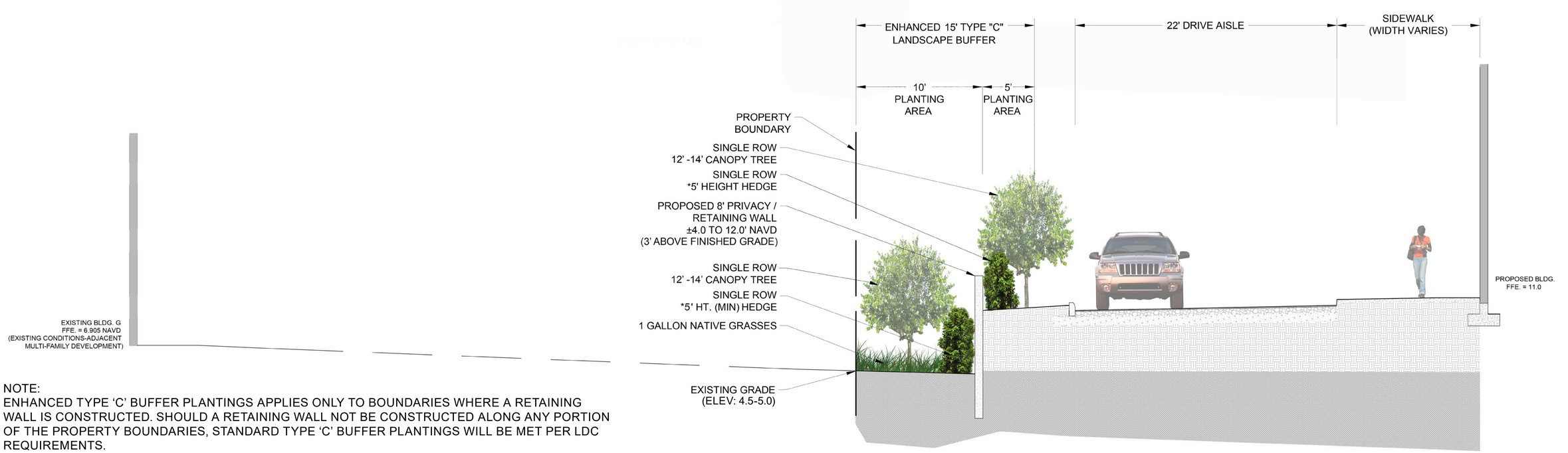
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
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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HEIGHTS CAREER TECH SCHOOL • ENHANCED TYPE 'C' BUFFER - NORTH & EAST PROPERTY

Lee County, FL
June 24, 2024
22005110

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

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

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>

13. Deviation #13 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.

14. Deviation #14 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 no wall and an enhanced Type 'C' buffer.

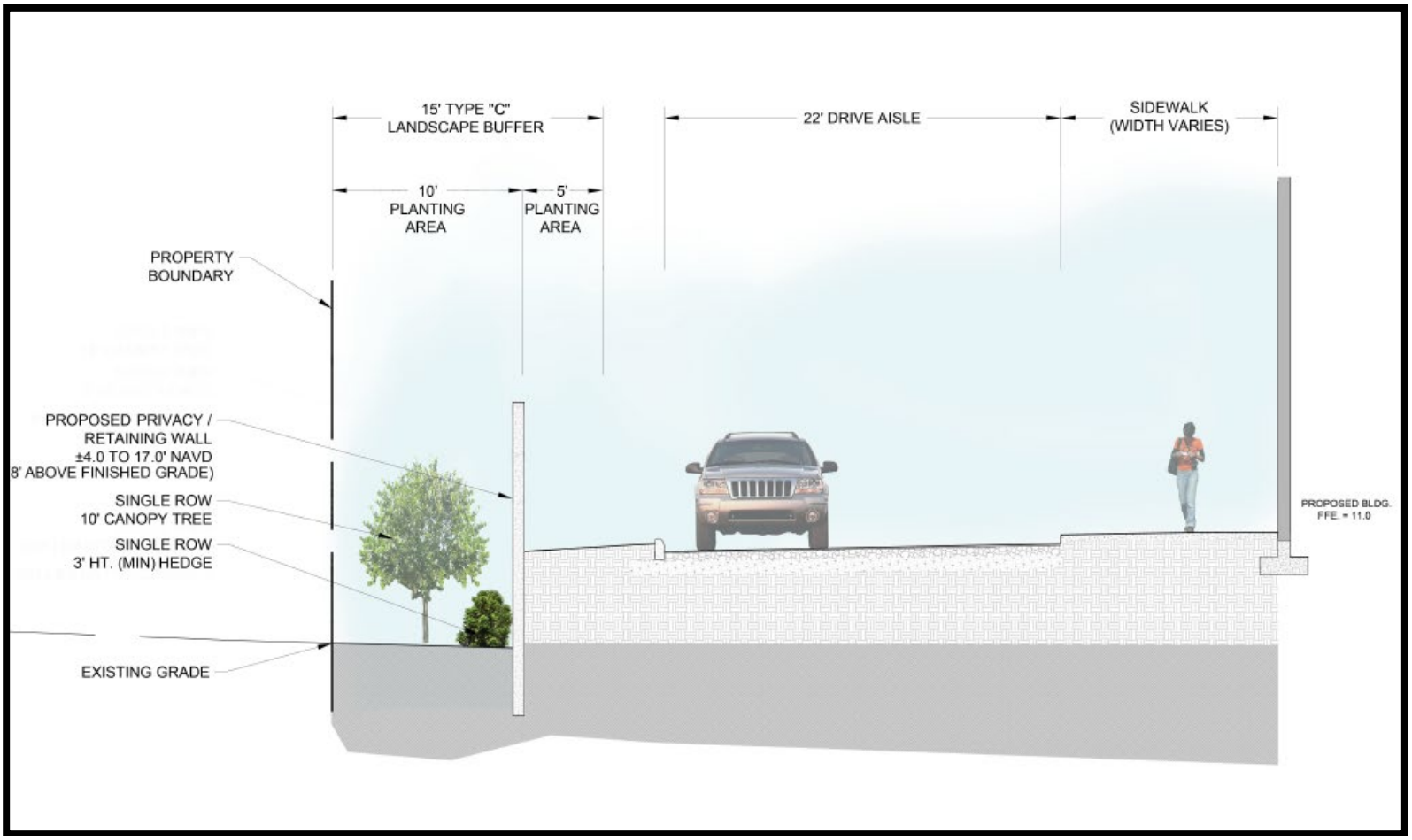
Justification: Due to current FEMA requirements, the proposed finished floor elevation of the project site is ±11-feet. Existing elevations of the subject property, and adjacent properties, range from ±3.4'-±6'; consequently, a retaining wall will be constructed around most of the site's perimeter to 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 measuring the required wall create a site-specific hardship due to the proposed finished floor elevation of the project site and how it relates to the elevations of adjacent properties. 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 the existing grade; see Cross Section #1 below illustrating the required wall installed per code requirements.

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.

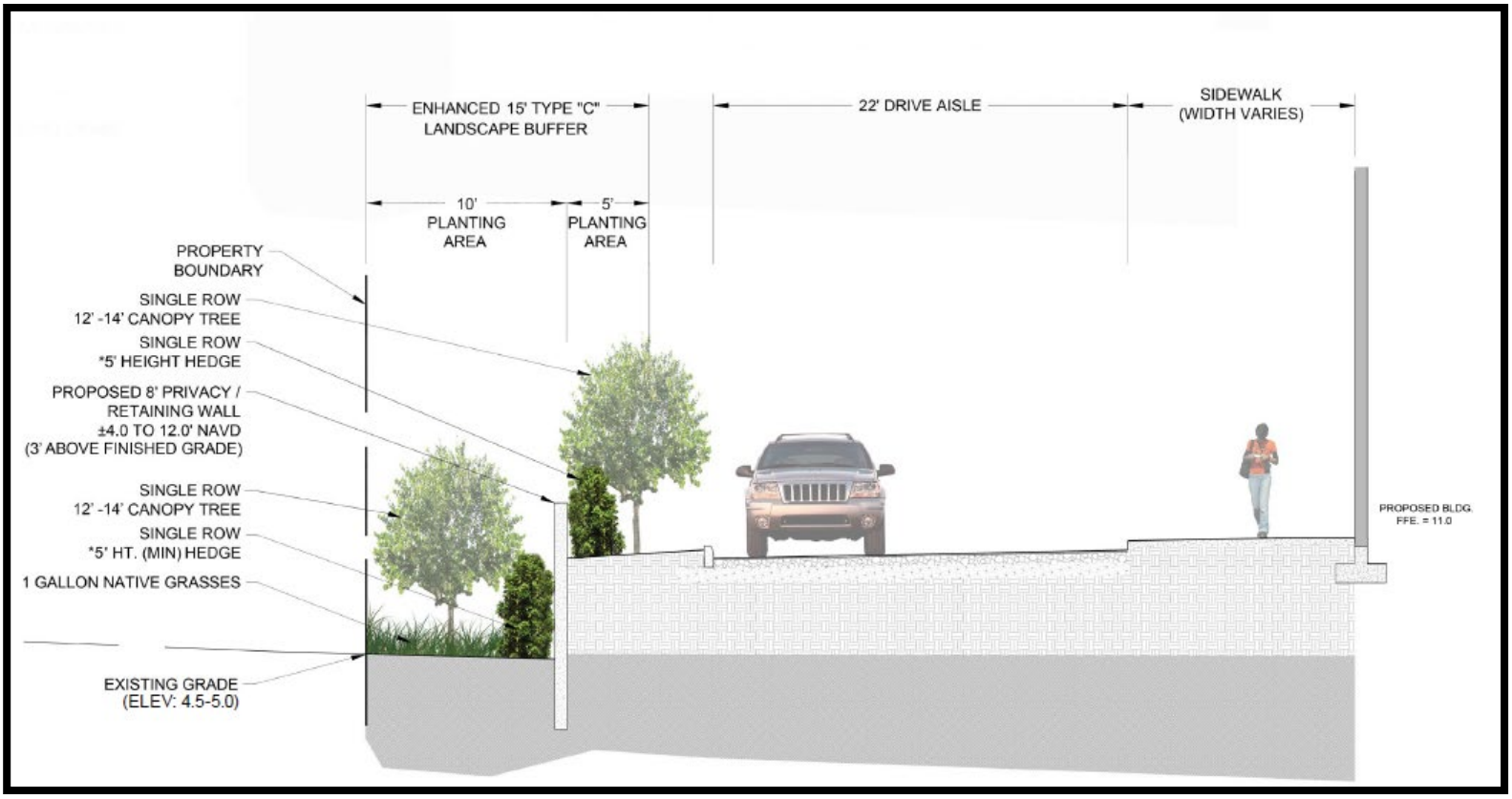
The retaining wall and enhanced plantings will sufficiently screen the development from adjacent residential uses and will be visually appealing; see Cross Section #2 below demonstrating the required wall measured from existing grade and the additional plant materials that are proposed. The approval of this deviation will have no negative impact on public health, safety or welfare.

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Cross Section #1 (Code Requirements Scenario): The above cross-section illustrates the required 8' solid wall, installed within the Type 'C' buffer, measured from the finished elevation of the project site. Due to the need for a retaining wall, this would result in a solid wall/retaining wall combination with a 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 enhanced Type 'C' buffer with an 8' retaining wall (3' above finished grade).

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15. Deviation #15 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:

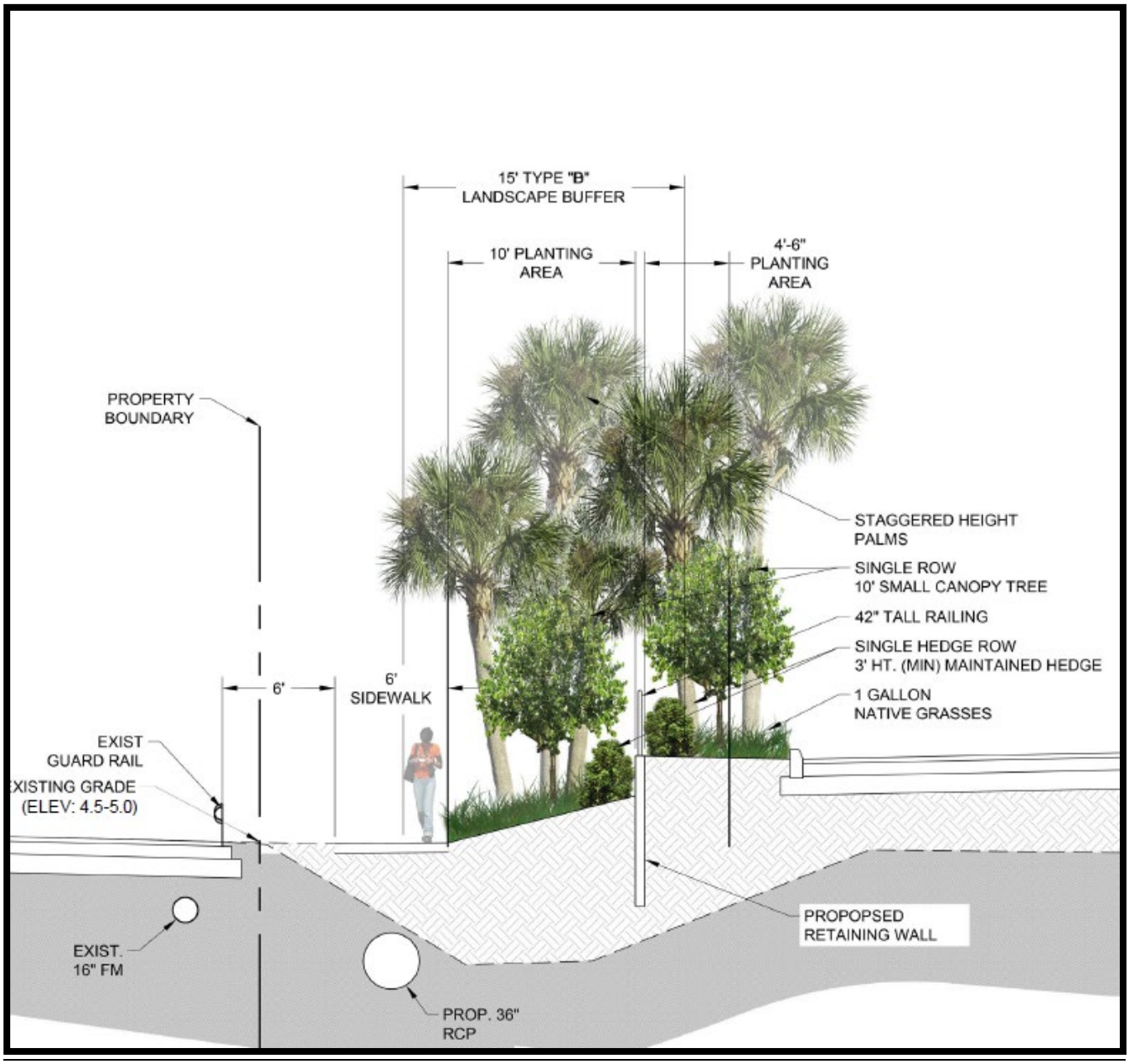
a. Within the Type 'C' buffers, where the site is adjacent to residential development and a retaining wall is constructed, a single row of shrubs 5' in height and spaced 4' on center and a single row of native canopy trees 12'-14' in height at five (5) trees per 100 linear feet shall be planted at the 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 Pine Ridge Road Type 'D' buffer, 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. In portions of the buffer where there is insufficient room to plant trees, palms and hedge at both existing and finished grade, the required trees, palms and hedge will be planted on the existing grade side of the wall and native grasses will be planted at the finished grade (interior) side of wall.
c. Within the Gladiolus Drive Type 'D' buffer, 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).
d. 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.
e. 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 and due to existing elevations, a retaining wall is needed around most of the project site's perimeter to eliminate the possibility of erosion. A split buffer is planned that will sufficiently screen the retaining wall and the proposed development.

The proposed plantings, along with the retaining wall, will provide an adequate visual buffer and sufficientl 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.

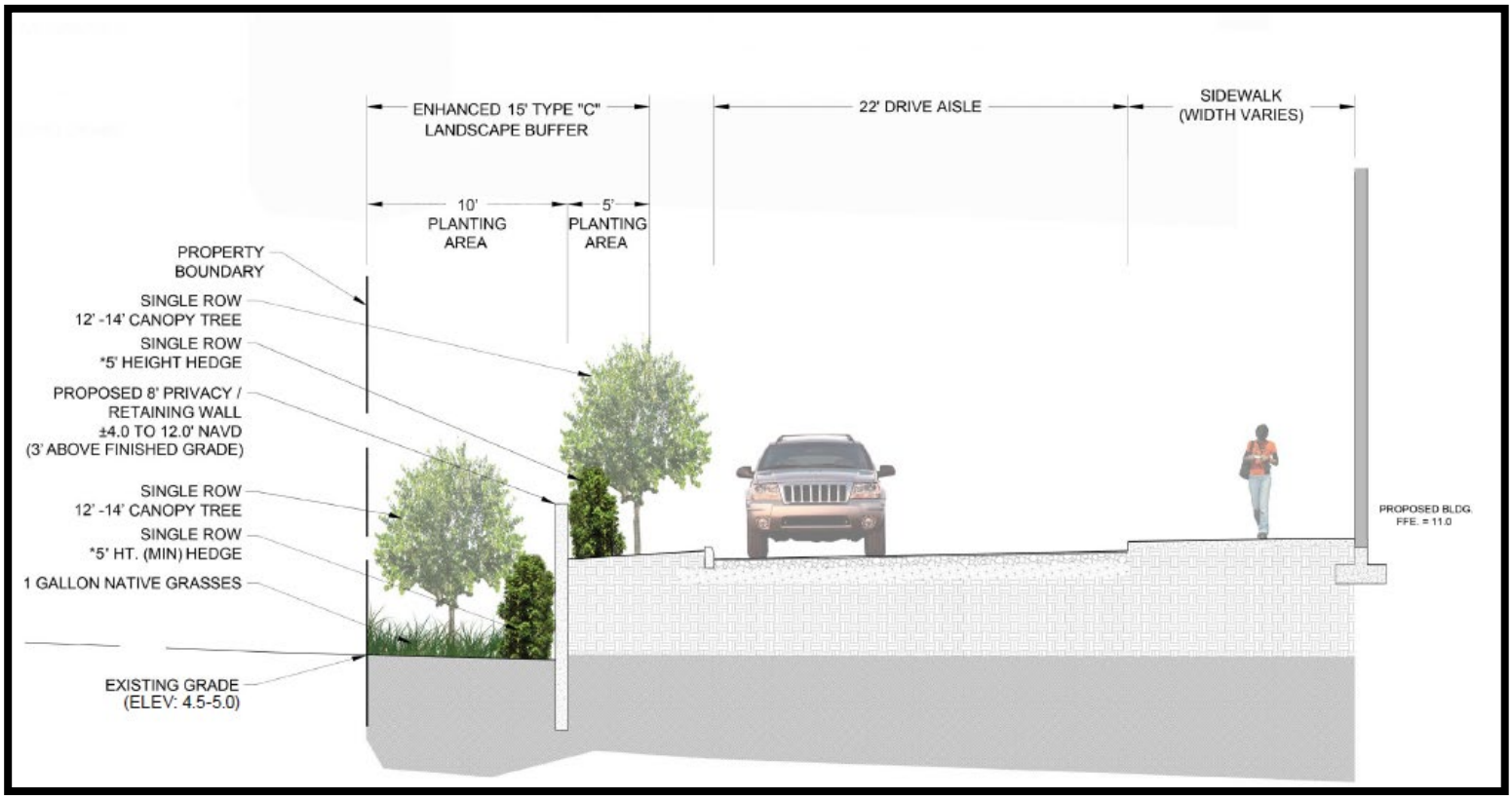
2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

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



Cross Section #3: The above cross-section illustrates a Type 'D' buffer where a retaining wall is constructed.
Note: Enhanced type 'D' buffer plantings vary along Pine Ridge Road based on available planting space between the retaining wall and the back-of-curb. At a minimum, the upper planting area will have native grasses planted.

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



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

16. Deviation #16 seeks relief from LDC Section 10-416.c.11 "Use of Buffer Areas," which permits passive recreational uses such as pedestrian, bike or equestrian trails with required buffers provided not more than twenty (20) percent of the width of the buffer is impervious surface, to instead allow up to thirty (30) percent of the width of the buffer be impervious surface.

Justification: The existing Pine Ridge Road public right-of-way lacks sufficient width to accommodate the construction of the required 6' sidewalk; therefore, the sidewalk will be provided in an alternative location on-site, running parallel with Pine Ridge Road. The request to increase the percentage of allowable impervious surface within the buffer will permit the sidewalk to be constructed without impacting the design of the site, including the right-of-way stormwater conveyance that exists on the site today. The approval of this deviation will not result in the loss of landscaping within the Type 'D' buffer. In addition, the approval of this deviation promotes the installation of a public sidewalk and rectifies the stormwater drainage that exists on private property by extending the existing drainage easement north for the benefit of Lee County DOT.

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

PENINSULA ENGINEERING

ORIGINAL PD MASTER PLAN

AND

LIST OF ORIGINAL DEVIATIONS

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

DENSE PRINT

Applicant's 48 Hour Letter for DCI2023-00033
Dated 08-08-2024

McGregor Vista
P.B. 10, Pg. 45

APPLICANT TO SECURE AGREEMENT TO ALLOW THE EXTENTION OF THE PROPOSED COLLECTOR ROAD TO APPROX. 375' EAST OF 1/4 SECTION LINE

Mc.Gregor Blvd.

30" RCP

N.W. COR SEC. 32

FD. 1" IRON PIPE 0.03'N-0.10'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'

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 S 89°08'53"E 330'

PROPOSED EAST-WEST CO. ROAD (MIN. INTERSECTION SEPARATION - 660' TYP.)

R/W LINE

PARK AREA

Clubhouse

APPROX 1.5 AC ±

POOL

330' MIN. SEPARATION (TYP.) SECTION LINE

SIGN LOCATION

DEVIATION 7)

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

1/4 SECTION LINE

20FT. PUBLIC ROAD EASEMENT

PIER

POOL

25' ±

DEVIATION 3)

AREA TO BE FILLED

60FT. 1/4 SECTION LINE SETBACK LINE

4) & 5)

LAKE ACCESS

LAND BRIDGE (TYP)

1/4 SECTION LINE

785.00'

S00°35'47"W

20'

DEVIATION 8)

MINIMUM SETBACK 25'

20' EASEMENT

8FT. CONC. SIDEWALK

MODEL CENTER (K)
LAKEVIEW UNITS
3 STORY UNITS.
80 UNITS

84 UNITS

LAKE VIEW UNITS (2 STORY)

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 lanceolata
Saw Grass	Cladium jamaicensis
Leather Fern	Acrostichum danaeaefolium
Cordgrass	Spartina bakeri
Wax Myrtle	Myrica cerifera

*No one species may exceed thirty (30) percent fo 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.

NOTE
ELEVATION OF ISLAND TO BE AT 100 YEAR FLOOD STAGE

EXISTING LAKE
41.787 AC ±

BOATING (NON-MOTORIZED)

3 STORY | 2 STORY

112 UNITS

EXISTING LAKE BOUNDRY
TOP OF BANK

SWIMMING AND PICNIC AREA

APPROX. 1 AC ±

PARK AREA

DEVIATION 1)
WATER BODY SET BACK
10FT. MIN. HIGH WATER(TYPICAL)

NATURE WALK

LAKE ACCESS (TYPICAL)

TENNIS COURTS

200.00' N89°27'38"W

20' BUFFER

330' MIN. SEPARATION - ℄ INTERSECTION TO ℄ 75FT. SECTION LINE SETBACK LINE

75FT. ROW STRIP & 10FT. LANDSCAPED BUFFER

℄ PINE RIDGE ROAD

N00°14'37"E 2,656.71

N00°14'37"E 1935.04

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

8 FT. CONC. SIDEWALK

S 89°15'04"E 642.73'

50FT R.O.W. STRIP & 10FT. LANDSCAPED BUFFER

SIGN LOCATION

FD. CONC. MON. 0.65'N-0.15'W

DEVIATION 6) 6.30'

GLADIOLUS

FD. CONC. MON. 0.49'N-0.13'E

10' LANDSCAPE BUFFER

5' CONC. SIDEWALK

24'

20' BUFFER

S 296.58' N00°16'16"E

TENNIS COURTS

100.14' N89°21'17"W

100.41' N00°17'05"E

WASTEWATER TREATMENT DRAINFIELD AREA 2.2 AC ±

EFFLUENT DISPOSAL

290'

343.11' N89°19'13"W

20' BUFFER

S00°19'55"W 609.01'

COMMERCIAL RETAIL 15,580 SQ.FT.

SEWAGE TREATMENT PLANT

PROFESSIONAL OFFICE 6,400 SQ.FT.

1200.00'

DEVIATION 7)(TYPICAL 8)

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

DEVIATION 5)
EXISTING STREETS NOT TO BE EXTENDED

PRIVATE ROADCURB & GUTTER

10' BUFFER LANDSCAPE

N 89°27'38"W 2,005.96'

30' R/W

DRAINAGE EASEMENT FOR HARLEM HEIGHTS

SET IRON ROD FD. CONC. MON. 3.86'N-2.89'W

493.45'

S00°35'47"W

10FT. BUFFER

FD. CONC. MON.

N89°08'53"W 330.00'

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

10' BUFFER

NORTH

1" = 100'

NOTE
ROADS WITHIN THIS PROJECT MUST COMPLY WITH LEE COUNTY DEVELOPEMENT STANDARDS.

RECEIVED
FEB 13 1987
DEPT. OF COMM. DEV.

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 21,000 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.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;

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 1,339.37 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: 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

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

NOTE: BANK SLOPES SHALL BE 6:1 MAX.

RECLAIMATION SHALL MEET APPROVAL OF CO. BIOLOGIST

10.0' ± SHELF

ELEV. = 17.5' ±

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

REVISIONS

No.	By	Description	Date
			8-22-86

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

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

REGISTERED FLORIDA CERTIFICATE No. 32534 STATE OF FLORIDA

DATE:	SCALE:
July 23, 1986	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

Applicant's 48 Hour Letter for DCI2023-00033
Dated 08-08-2024

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.

Applicant's 48 Hour Letter for DCI2023-00033
Dated 08-08-2024

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



JESSICA HARRELSON, AICP
PLANNING MANAGER

CONTACT

2600 Golden Gate Parkway
Naples, FL 34105
T: 239-403-6751
E: jharrelson@pen-eng.com

MEMBERSHIPS

-Florida Planning & Zoning Association
-American Planning Association

PROFESSIONAL AFFILIATIONS

-American Planning Association, Florida Chapter
-Women and Planning Division

EXPERIENCE

PENINSULA ENGINEERING, NAPLES, FL
APRIL 2021 - PRESENT

DAVIDSON ENGINEERING, NAPLES, FL
February 2004-April 2021

LICENSES AND REGISTRATIONS

- American Institute of Certified Planners
  Certified Planner No. 31508

CIVIC INVOLVEMENT

- Collier County GAC Land Trust Committee (2019-2023)

BACKGROUND

Jessica Harrelson, a native to Southwest Florida, is a certified planner who has practiced land use planning for just over twenty years. During her career, Jessica has been involved with both large and small-scale developments. Her areas of expertise include but are not limited to, rezoning, master planning/site planning, land use analysis, feasibility studies/due diligence reports, comprehensive plan amendments, facilitating public meetings, GIS mapping, conditional uses, variances, and providing expert witness testimony.



Jenna Woodward, PE, AICP, CFM
Project Manager

jwoodward@pen-eng.com
239.403.6741

Years Experience

12 Years

Education

B.S. in Civil Engineering
B.S. in Environmental Engineering
Florida Gulf Coast University

Licensing & Registration

Professional Engineer (PE), Licensed in the State of Florida
Certified Flood Manager

Professional Affiliations

American Planning Association
Association of State Floodplain Managers
Florida Floodplain Managers Association

Jenna Woodward, PE, CFM is an experienced engineer and project manager knowledgeable with local codes, ordinances and state regulations. With over 6 years of experience she has participated in managing, directing, coordinating and administering all aspects of engineering, project management and construction permitting.

Over the years, Ms. Woodward has worked diligently on both private and public sector developments – projects include public parks, hotels, mixed use developments, school expansions, etc. Additionally, she has designed a significant amount of storm water management systems throughout the City of Naples and Collier County that meet and exceed the expectations of state and local agencies.

Working with the South Florida Water Management District (SFWMD), Collier County and the City of Naples, Ms. Woodward has brought hundreds of projects from conceptual design through certifications of construction completion for various project's site work, utility work and storm water management systems.

Areas of Expertise

- Evaluation of Alternative Storm water Regulations (Nutrient Removal)
- Storm water Management System Design, Modeling, and Permitting
- Site Mounding Analysis
- Water Distribution System Design & Permitting
- Sewer Transmission System Design
- Site Development Planning

She holds two Bachelor of Science degrees one in Civil Engineering and the other in Environmental Engineering from Florida Gulf Coast University. She has been a licensed Professional Engineer in Florida for over 4 years, certified planner for 2 years and Certified Flood Manager for nearly 3 years.



ANDREW MCAULEY

Senior Environmental Consultant

e: andrewm@eteflorida.com
t: 239.304.0030
m: 516.647.9699

Years' Experience

16 years

Education/Training

B.S. Geology
Hofstra University
(2006)

Lamont-Doherty Earth Observatory Intern
Columbia University
(2004)

Professional Affiliations

Florida Association of Environmental Professionals (FAEP)

Mr. McAuley joined Earth Tech Environmental, LLC (ETE) in 2017 and brings with him 8 years of experience working as a Hydrogeologist II and Environmental Consultant in New York State prior to moving to Florida. Andrew graduated from Hofstra University with a Bachelor of Science Degree in Geology. Since joining ETE he has been able to apply his past experience from New York on a variety of projects as well as become extensively familiar with Ecological based assessments and agency regulations.

Relevant Experience

Andrew's extensive background includes Phase I Environmental Site Assessments (ESAs), Phase II ESAs, Phase III remedial oversight, AST/UST removal, Soil/Groundwater/Indoor Air Quality sampling reporting, Mold/Lead/Asbestos sampling and remedial protocol reporting. In New York Andrew has overseen various projects including Brownfields sites, Landfill Gas Extraction System installation, Monitoring Well/Remediation System Installation/Maintenance, and multiple Chemical/Petroleum/Bio-Hazard Waste Cleanup projects.

Since joining ETE Andrew has expanded his experience into Ecological Assessments such as Protected Species Surveys, Wetland Determinations, Vegetation/Hydrology Monitoring, Submerged Resource Surveys, and Environmental Resource Permitting.

Andrew's work experience includes:

- Phase I ESAs
- Phase II ESA Sampling/Reporting
- Phase III Remedial Oversight/Reporting
- Chemical/Petroleum/Bio-Hazard Cleanup
- Monitoring Well Installation/Maintenance
- Air-Sparge/Soil Vapor Extraction Systems
- Groundwater Assessments
- Indoor Air Quality Assessments
- Contaminated Soil Assessments
- Waste Classification Management
- Turbidity Monitoring
- Mold/Lead/Asbestos Assessments
- AST/UST Removal
- Mangrove Monitoring
- Project Management/Coordination
- Wetland Jurisdictional Determinations
- Wetland Mapping/Flagging
- Vegetation Monitoring
- Protected Species Surveys
- Bonneted Bat Surveys
- Gopher Tortoise Surveys
- GIS Mapping
- Bald Eagle Monitoring
- Ecological Assessments
- Environmental Resource Permitting
- Exotic Plant Treatment/Removal
- Submerged Resource Surveys
- Seagrass Surveys

Relevant Certifications/Credentials

SDI Open Water SCUBA Diver, SCUBAdventures, 2018
Nitrox Certified Diver, SCUBAdventures, 2018
Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent (Permit No: GTA-19-00093)

EARTH TECH ENVIRONMENTAL

1

Javier E. Salazar, AIA, NCARB

Design Principal
RG Architects P.A.



17+
YEARS OF EXPERIENCE

Education:
Bachelor's Degree in Architecture: University of Louisiana at Lafayette 2005

Licenses and Certifications:
Licensed Architect in Florida
NCARB Certified

Qualifications
Javier Salazar has over 17 years of experience in architectural design, with a focus on higher education. As a design principal, he plays a critical role in shaping the vision and direction of architectural projects, ensuring that the design is aligned with the client's needs and goals, as well as stakeholder input.

Florida Gulf Coast University
School of Water Resources and Integrated Sciences
Fort Myers, FL
114,000 SF Academic 9, University Lab Facility with Water Research Labs, Classrooms, Auditorium, and Faculty Offices.
2020 - AIA Unbuilt award of honor
2022 AIA New Commercial Award.

Florida Southwestern State College
Leonhardt Hall, Fort Myers Campus, Building H Fort Myers
28,000 SF, Classrooms, Teaching/Research Labs, Administration Offices.

Heigths Foundation Sc,
New Heights Education Center
Fort Myers, FL
Design Principal for a new 3 story 54,734 SF Education Facility. This project includes Early Learning and Elementary Classrooms, Faculty Offices, Kitchen, Art Labs and Auditorium Offices.
2019 AIA Unbuilt award of honor

PROJECT EXPERIENCE
Fort Myers Technical College Renovation, Fort Myers
Florida Academy of Massage & Skin Care, Remodel, Fort Myers
Heights Foundation, New Early Center. Fort Myers, FL.
Florida Gulf Coast University, Fine Arts II Music Building. Fort Myers, FL.
Florida Gulf Coast University, Whitaker Hall. Fort Myers, FL.
Florida Southwestern State College and High School Student Services Building. Fort Myers, FL.
Florida Gulf Coast University, Student Union Addition. Fort Myers, FL.
Florida Gulf Coast University Grounds Keeper
Florida Gulf Coast University, Signage Study and Design
Florida Gulf Coast University, Sugden Hall Second Floor Hospitality Suite
Florida Gulf Coast University Cohen Center, Remodel







Applicant's 48 Hour Letter for DCI2023-00033
Dated 08-08-2024

WILL HELLMAN, PLA

Senior Project Manager



Will began his career in 2014 after graduating from Texas Tech University with a Masters in Landscape Architecture. He has since grown into his position of Senior Project Manager, and is responsible for the design and implementation of landscapes and hardscapes across a variety of Southwest Florida projects. Will has successfully managed numerous local projects, including community parks, academic campuses, master planned communities, multi-family and senior living, and small to large scale commercial/industrial developments. His project experience includes permitting packages, landscape assessments, landscape and hardscape design, construction documentation and observation, as well as the preparation of graphic rendering packages.

PROFESSIONAL EXPERIENCE

10 years

EDUCATION

Texas Tech University, Master of Landscape Architecture

Western Washington University, BA in Environmental Planning & Policy

PROFESSIONAL LICENSURE

Professional Landscape Architect, Florida LA6667653

COMMUNITY INVOLVEMENT

American Society of Landscape Architects (ASLA), Member
Council of Landscape Architectural Registration Boards (CLARB), Volunteer

SELECTED PROJECT EXPERIENCE



ACADEMIC BUILDING 9 | 'THE WATER SCHOOL'

Florida Gulf Coast University

Will served as Project Manager, overseeing design, construction documentation, and construction services on this new campus addition. Will worked with a collaborative team of engineers and architects to bring the University's vision to life by expanding campus connectivity, creating outdoor gathering spaces and incorporating environmental education opportunities into the design. The project features a 100% native plant palette, which along with the irrigation design, contributed to key LEED points.



ESPLANADE LAKE CLUB

Taylor Morrison

Will currently serves as Project Manager, for the design, permitting, construction documentation, and construction services of this 800 unit resort-lifestyle community located in Fort Myers. Situated along Lake Como, the community features two amenity campuses, miles of walking paths, and dock-side residences, accented with a tropical plant palette fitting of Southwest Florida. Will has performed as the project manager for four of the six project phases, both amenity campuses, and contributed to the implementation of the enhanced preserve and open space restoration areas of the community.



GULF LANDINGS LOGISTICS CENTER

Butters Group

Will currently serves as Project Manager, overseeing design, permitting, construction documentation, and construction services on this large scale industrial park. Will is working with a team of engineers and planners to make this local economy boosting project fit in with the Southwest Florida character. The project features miles of perimeter buffers thoughtfully designed with a primarily native plant palette that enhances the aesthetics along I-75 and Ben Hill Griffin Parkway while minimizing the requirements for fertilizer and irrigation.