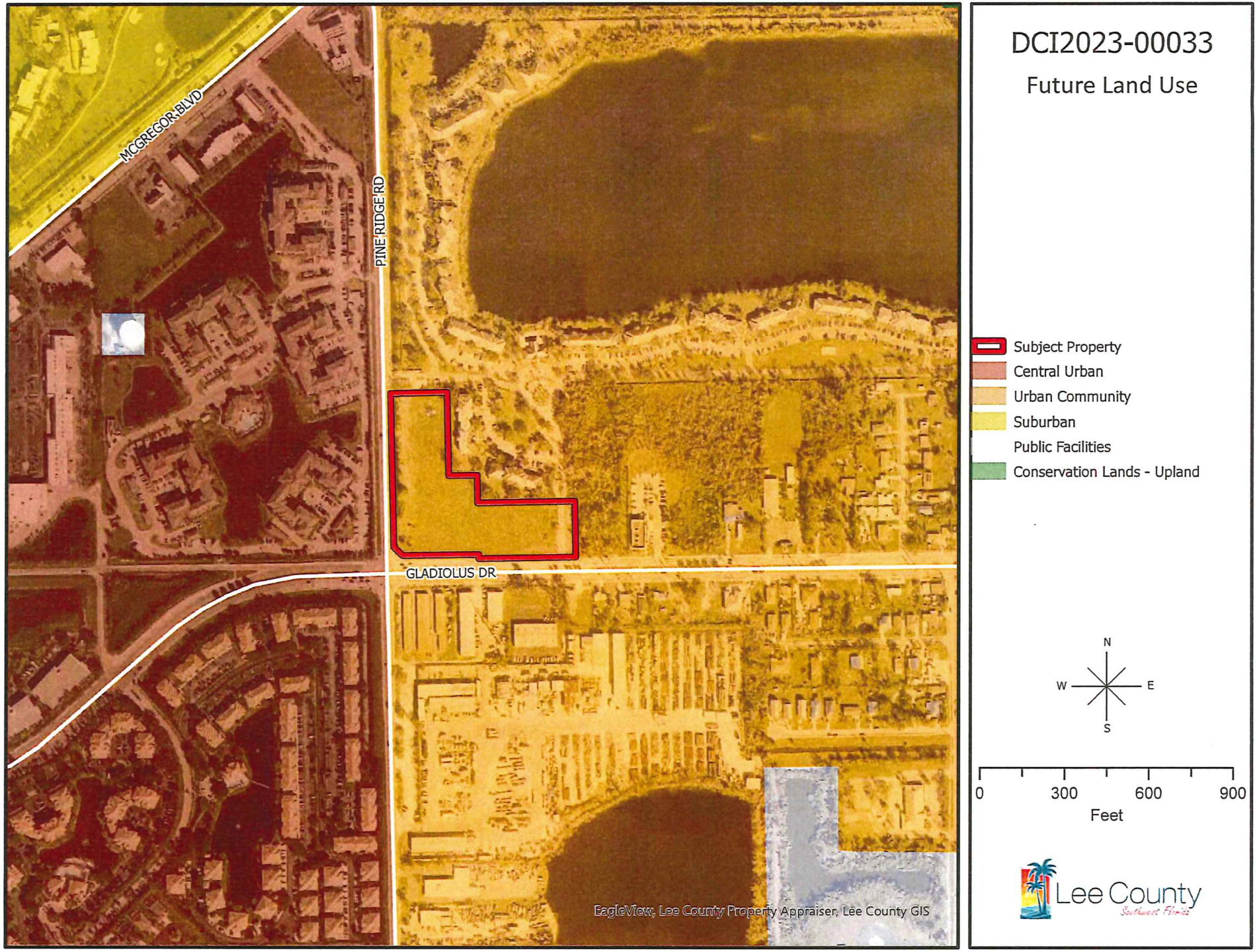
Summary of Hearing Examiner Recommendation

HEIGHTS CAREER TECHNICAL SCHOOL (CROSSLANDS CPD Amendment)

Applicant seeks to amend the Crosslands RPD/CPD to facilitate development of the Heights Career Technical School.

The Lee Plan Economic Element encourages continued growth of the County's workforce by maintaining a workforce with up to date skills. The plan directs the County to support educational institutions that provide relevant job training. The proposed Career Technical School will educate students in a variety of trades enhancing the quality of Lee County's workforce in furtherance of these objectives.

Detailed recommendation follows



DCI2023-00033

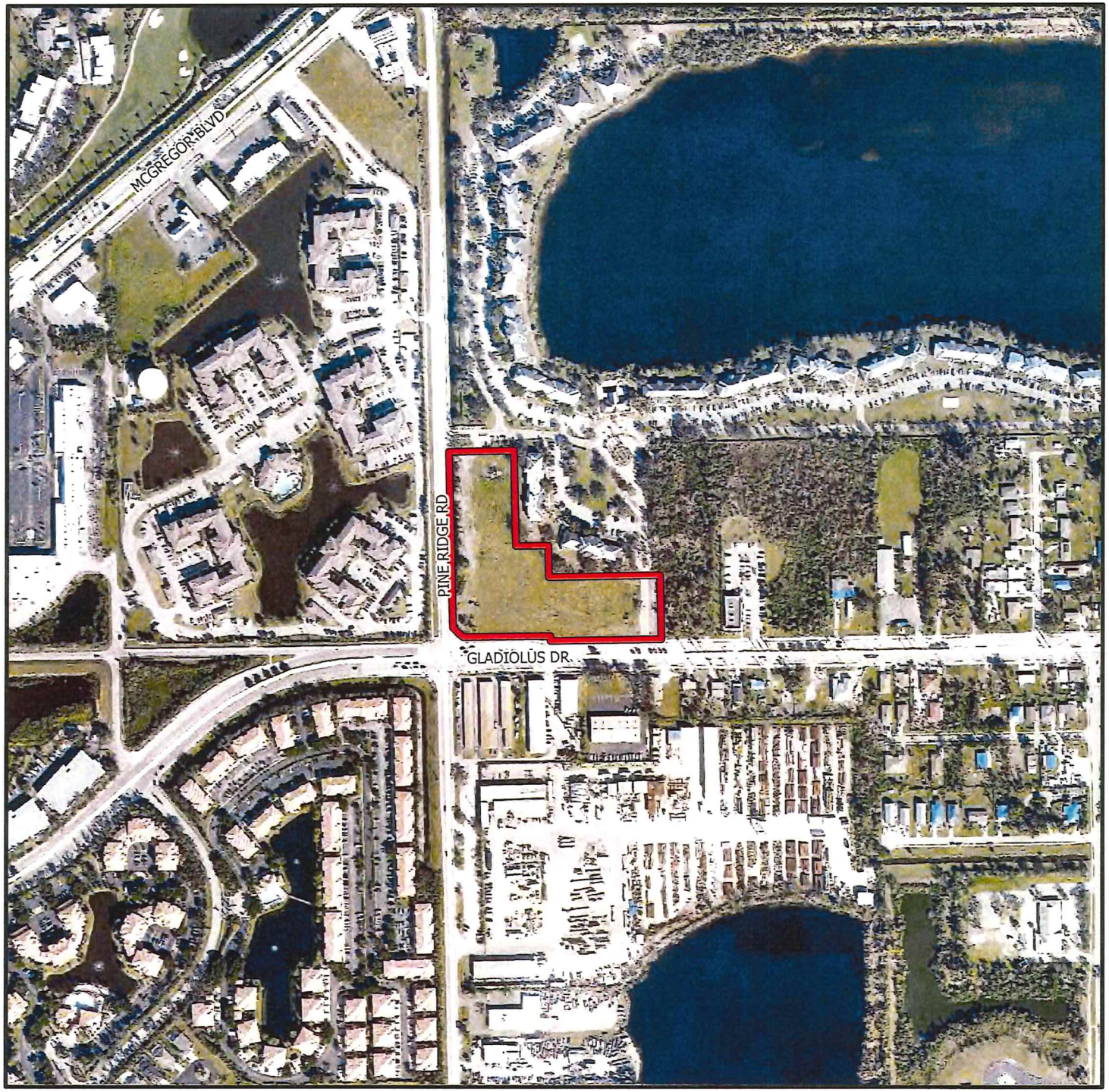
Future Land Use

- Subject Property
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Conservation Lands - Upland

N
W E
S

0 300 600 900
Feet

Lee County
Southwest Florida



DCI2023-00033

Aerial

Subject Property

N
W E
S

0 300 600 900
Feet

Lee County
Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2023-00033

Regarding: **HEIGHTS CAREER TECHNICAL SCHOOL (CROSSLANDS CPD)**

Location: 10940 Gladiolus Drive
Iona/McGregor Planning Community (District 3)

Hearing Date: March 28, 2024 (Not Heard)
Continued Dates: June 6, 2024 (Not Heard)
August 15, 2024

I. Request

Amend the Crosslands Commercial Planned Development (CPD) approved by Resolution Z-86-081, and amended by Resolution Z-87-103, to allow an increase in commercial retail intensity from 23,000 square feet to 66,500 square feet, and an increase in building height from 35 feet to 50 feet.

The property's legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approve, subject to the conditions and deviations set forth in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property to the planned development zoning district.[1] In furtherance of this duty, the Hearing Examiner accepted testimony and evidence on an application to amend the commercial zoning approvals of the Crosslands RPD/CPD. Staff recommended approval with conditions.

In preparing a recommendation to the Board, the Hearing Examiner must apply the Lee County Comprehensive Plan (Lee Plan), Land Development Code (LDC), and other County regulations to facts adduced at hearing. The record must contain substantial competent evidence to support the recommendation.

[1] LDC §34-145(d)(4) a.

Discussion supporting the Hearing Examiner's recommendation of approval with conditions follows below.[2]

Request

Applicant seeks to amend the CPD zoning approvals of the Crosslands RPD/CPD to facilitate development of the Heights Career Technical School. Amendments to the 4.98 acre CPD include:

- increasing commercial square footage to 66,500 sq feet,
- increasing building height to 50 feet, and
- adding four deviations

The Master Concept Plan (MCP) depicts a single building structure surrounded by parking, with two access drives.

History

The site is part of the 95.9 acre Crosslands RPD/CPD originally approved by the Board in 1987.[3] The RPD developed as the Edisto Lakes Apartments. The CPD is comprised of 4.98 acres and vacant. The original zoning resolution included eight deviations.

The 1987 approvals authorized development of up to 23,000 square feet of retail commercial and professional offices in the CPD, with buildings not to exceed 35 feet in height. Subsequent zoning approvals deleted the 60 foot section line setback and authorized three additional deviations.[4]

The request seeks to increase permissible square footage, height, and seeks four additional deviations.

Lee Plan

The Lee Plan regulates land development activity in the County.[5] The Plan's Future Land Use Map divides the County into future urban, nonurban, and environmentally sensitive areas. All development must be consistent with the Lee Plan including the Future Land Use Map.[6]

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[2] Hearing Examiner codified conditions and deviations from prior approvals.
[3] Z-86-81 approved March 23, 1987.
[4] The County approved eleven deviations in total.
[5] LDC 34-491.
[6] Lee Plan Policy 2.1.2; LDC §§34-411(a), 34-491: Rezonings must be consistent with Lee Plan goals, objectives, and policies. Potential conflicts between the Lee Plan and the LDC must be resolved in favor of the Lee Plan.

The property's future land use designation is Urban Community. The Urban Community is characterized by intense commercial and residential land uses.[7]

All land use categories and planning districts permit consideration of schools when consistent with the Lee Plan and applicable zoning and development regulations.[8] The proposed Career Technical school is consistent with the Urban Community. It is located on a site proximate to residential development and accessible by transit.[9] The request expands post-secondary education options of the community.[10]

The Lee Plan Economic Element encourages continued growth of the County's workforce.[11] This objective is to be accomplished by maintaining a workforce with up to date skills through supporting educational institutions that provide relevant job training.[12] The proposed Career Technical School will educate students in a variety of trades enhancing the quality of Lee County's workforce.[13]

Coastal High Hazard Area

The property lies within a Coastal High Hazard Area.[14] Development in coastal areas are subject to additional requirements under the Conservation and Coastal Management Element of the Lee Plan.[15] The Lee Plan restricts development in Coastal High Hazard Areas to uplands.[16]

The project will be subject to County land development regulations designed to reduce vulnerability from natural disasters such as hurricanes and flooding.[17] FEMA regulations require a minimum finished floor elevation of 11 feet. Existing elevations in the area range from 3.5 to 4.5 feet.[18] For this reason, the developer must construct a retaining wall around most of the site to prevent erosion.[19]

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[7] Lee Plan Policy 1.1.4. Predominant land uses in this category will be residential, commercial, public and quasi-public.
[8] Lee Plan Policies 2.1.3, 67.1.1, 67.1.2, 67.3.10, 67.3.13.
[9] Lee Plan Goal 67, Objective 67.3, *Cf.* Lee Plan Objective 2.8, Policies 43.3.3, 67.3.13.
[10] Lee Plan Objective 67.1, Policies 6.1.4, 135.9.5, 135.9.6.
[11] Lee Plan Objectives 160.2, 160.3.
[12] Lee Plan Policy 160.2.1.
[13] Lee Plan Policy 160.2.2, 160.3.1, 160.3.2. *Cf.* Lee Plan Objective 67.2.
[14] Coastal High Hazard Areas are areas below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model and delineated by Lee Plan Map 5-A. Lee Plan Glossary. *See also* s. 163.3177(6)(a)10,c(VI), F.S.
[15] Lee Plan Objective 2.6. *See* Goals 72, 101, Policy 101.1.1.
[16] Lee Plan Policy 101.3.2. There is a limited exception for public facilities that is inapplicable to the request.
[17] Lee Plan Goal 72, Objective 72.2, Policies 67.3.10, 101.3.2; *see* LDC §34-2381(c).
[18] Lee Plan Policy 101.1.1.
[19] Staff Report Attachment I: Schedule of Deviations and Justifications prepared by Peninsula Engineering dated February 29, 2024.

Compatibility

Compatibility between land uses exists when land uses exist in proximity, and no one use unduly negatively impacts another use. The planned development zoning district affords flexibility in site design to address potential incompatibilities with neighboring development. [20]

The property is located at the intersection of Pine Ridge Road and Gladiolus Drive in the Iona McGregor Planning District.[21] Surrounding land uses include multi-family dwellings, a church, and light industrial. The MCP uses creative site design to protect residential land uses using open space and landscaped buffers along property boundaries.[22] These features adequately address potential incompatibilities with nearby development.[23]

The Lee Plan encourages compact and contiguous development patterns in areas with services and infrastructure.[24] The project constitutes infill development and as designed, is consistent with surrounding development.[25]

LDC

Development must comply with the LDC or seek deviations. A "deviation" is a departure from a land development regulation.[26]

Applicants must demonstrate deviations enhance the planned development and will not cause a detriment to the public.[27] The Crossroads RPD/CPD has eleven approved deviations.[28] The request includes four new deviations to address buffers and intersection separation.

One new deviation seeks relief from connection separation standards to permit a project driveway approximately 195 feet south of Richwood Drive. The remaining new deviations pertain to buffers. Two deviations are necessary to address the elevation differential between the property in its improved condition and adjacent property.[29] The final deviation is necessary to accommodate a sidewalk outside the Pine Ridge Road right-of-way.

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[20] LDC §34-612(2).
[21] Lee Plan Map 1-B. The property address is 10940 Gladiolus Drive in Fort Myers. The property has frontage on Gladiolus Drive and Pine Ridge Road, County maintained arterial and collector roadways Lee County Administrative Code 11-1(Functional Classification of Roadways).
[22] Staff Report Attachment - MCP.
[23] Lee Plan Policies 5.1.5, 6.1.4.
[24] Lee Plan Objectives 2.1, 2.2, Policies 1.1.3, 2.2.1, 2.2.2, 6.1.1, 6.1.4.
[25] Lee Plan Policies 6.1.7. The zoning request is consistent with emerging development patterns in the area. *See* Lee Plan Glossary definition - infill.
[26] LDC §34-2.
[27] LDC §34-373(a)(9).
[28] The request withdraws deviations that are no longer necessary.
[29] FEMA regulations require the site to be filled to an elevation of 11 feet, 7-8 feet above the grade of adjacent property.

Staff recommended approval of the four new deviations. The Hearing Examiner agrees with this recommendation. [30]

Development will be subject road, fire, and emergency medical services impact fees.[31]

Environmental/Natural Resources

Rezoning requests must not adversely affect environmentally critical/sensitive areas or natural resources.

Applicant's protected species survey yielded no evidence of protected species. The site has been cleared and has no indigenous vegetation. The MCP devotes just over 30% of the site to open space.[32] Development order submittals will ensure buffers and landscaped areas follow Xeriscape principles.[33]

The project stormwater management system is designed to collect stormwater in underground storage facilities. Collected stormwater will outfall to drainage infrastructure on Pine Ridge Road and Gladiolus Drive.

The Hearing Examiner finds the requested amendments to the CPD will not harm environmentally critical/sensitive areas or natural resources.[34]

Transportation

Requests to rezone property must provide access sufficient to support the proposed development intensity and address expected impacts to the transportation facilities by existing County regulations and conditions of approval.

The depicts access driveways to Gladiolus Drive and Pine Ridge Road.[35] A deviation is necessary to authorize the proposed Pine Ridge Road access due to its proximity to Richwood Drive.[36] Applicant's transportation consultant concludes

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[30] The Hearing Examiner may recommend approval, approval with modifications or denial of deviations based on findings that a deviation (1) enhances the planned development and, (2) preserves/promotes public health, safety, and welfare. LDC §34-377(a)(4).

[31] LDC Chapter 2, Article VI.

[32] Lee Plan Goal 77, Objectives 77.2, 77.3, Staff Report MCP depicts 14,375 square feet of open space representing 34% of the site. Open space is comprised entirely of landscaped buffers and dry detention areas.

[33] Lee Plan Objective 126.2, Policy 126.2.1. Required landscape buffers must consist of native landscape to conserve water.

[34] Lee Plan 125.1.2.

[35] Secondary schools must have access to a collector or arterial street. The proposed access complies with LDC 34-2381(b)(2).

[36] Applicant seeks a deviation from LDC connection separation standards to accommodate the driveway onto Pine Ridge Road approximately 205 south of Richwood Drive.

a southbound directional left-in turn lane at the Pine Ridge Road access will not cause operational or safety issues.[37]

Applicant's Traffic Impact Statement concludes the project will not generate sufficient traffic to negatively impact area roadways at buildout in 2027.[38] The County transportation planner concurred with this assessment.[39] Road impact fees assessed at the time of development order approval will adequately address project impacts to the County network.

Site related improvements including turn lanes will be evaluated during development order permitting.

Public Services and Infrastructure

Public services include facilities, capital improvements, and infrastructure necessary to support development.[40] The Lee Plan requires an evaluation of public services during the rezoning process.[41]

Public services and infrastructure are available to serve the site.[42] The property has access to paved roadways and will connect to Lee County Utilities for potable water and sanitary sewer service.[43] The Iona McGregor Fire District will provide fire protection and emergency medical services from Station 75 and Medic 27 on Pine Ridge Road. Lee County Sheriff provides law enforcement services from the West District Station on Pine Ridge Road.

Lee Tran operates a bus route 130 along Gladiolus Drive.[44]

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[37] Staff Report Attachment T: Memorandum from Ted Treesh, PTP President TR Transportation Consultants, Inc. dated February 26, 2024. The memorandum noted the growth rate of background traffic along Pine Ridge Road has been stagnant over the past 20 years. The report opines the technical school will be a low traffic generator. The basis of this opinion was small class sizes and scheduling of classes throughout the day and evening hours, limiting peak hour trips.

[38] Staff Report Attachment P: Traffic Impact Statement prepared by TR Transportation Consultants Inc. dated July 26, 2023. The study assumed student population of 165, which is expected to generate under 100 peak hour trips.

[39] Staff Report Attachment U: Memorandum from Md Rakibul Alam, Principal Transportation Planner dated February 29, 2024.

[40] Public services and infrastructure available to serve the project will include public water and sewer (Lee County Utilities), paved streets, parks and recreation facilities, libraries, police, fire and emergency services, urban surface water management, and schools.

[41] Lee Plan Goal 95 and Policy 2.2.1.

[42] Staff Report Attachment G. Lee Plan Goal 95, Policies 2.2.1, 5.1.3, 6.1.1, 6.1.4, Standards 4.1.2., 4.1.3.

[43] Staff Report Attachment V. Lee Plan Maps 4-A, 4-B. Potable water service will be provided from the Green Meadows Water Treatment Plant. Sanitary sewer service will be provided by the Fort Myers Beach Water Reclamation Facility. There are no reuse mains in the area.

[44] Lee Tran Route 130 originates at the Edison Mall and continues to the Beach Park and Ride station. *See* Staff Report, Lee Plan Map 3-C

Conditions

The County must administer the zoning process so proposed land uses minimize adverse impacts on adjacent property and protect County resources.[45] Conditions must be plausibly related to the project's anticipated impacts, and pertinent to mitigating impacts to the public.[46] The CPD is subject to conditions addressing impacts reasonably anticipated from development.[47]

Hearing Examiner revised conditions/deviations for clarity and compliance with state law.

Public

Five members of the public spoke at hearing.

Conclusion

The Hearing Examiner recommends approval of the requested amendments to the Crosslands RPD/CPD, subject to conditions in Exhibit B.

The Hearing Examiner finds the amendments meet LDC criteria and, as conditioned, are compatible with surrounding development.[48]

IV. Findings and Conclusions

Based on the testimony and exhibits presented in the record, the Hearing Examiner finds:

A. The requested amendment to the Crosslands RPD/CPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 6, 60, 61, 67, 77, 95, 160, Objectives 2.1, 2.2, 4.1, 6.1, 67.3, 77.3, 126.2, 160.2, 160.3, and Policies 1.1.4, 2.1.3, 2.2.1, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 67.1.1, 67.1.2, 67.3.10, 67.3.13, 101.1.1, 101.3.1, 135.9.6, 160.2.1, 160.2.2, 160.3.2, Lee Plan Maps 1-A, 1-B, 3-C, 3-D, 4-A, 4-B, 5-A.

B. As conditioned, the requested amendments to the CPD:

1. Are consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, and 34.
2. Are compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, and Policies 1.1.4, 2.1.3, 5.1.5, 6.1.4, 135.9.5, 135.9.6; LDC §§34-411, 34-413.

[45] Lee Plan Policies 5.1.5, 135.9.6; LDC §§34-145(d)(4) a.2.(b), 34-377(a)(3), 34-411, and 34-932(c).
[46] LDC §34-932(b).
[47] LDC §§34-83(b)(4) a.3, 34-377(a)(2)c; Lee Plan Objective 77.3, Policies 5.1.5, 6.1.4.
[48] Lee Plan Policy 6.1.4.

3. Provide sufficient road access to support proposed development intensity. Lee Plan Policy 6.1.5.

4. Address expected impacts on transportation facilities through County regulations and conditions of approval. Lee Plan Objective 39.1, Policies 38.1.1; LDC §§2-261 *et seq.*, 34-411.

5. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 60, 61, 77, Objectives 77.2, 77.3, 126.2, Policies 6.1.6, 61.3.11, 126.2.1; and

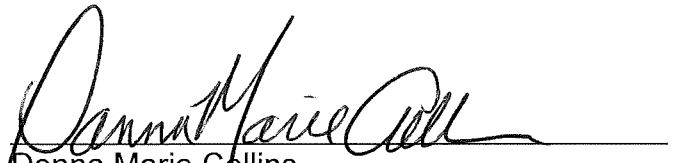
6. Public services and infrastructure will be available to serve the development. Goals 2, 4, 6, 95, Objectives 2.1, 2.2, 4.1, Policies 2.2.1, 6.1.4, Standards 4.1.1, 4.1.2.

C. The proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 6, 67; Objectives 2.1, 2.2, Policies 1.1.4, 2.1.1, 2.1.2, 6.1.7, 6.1.8, 67.3.13, 101.3.2, 135.9.5, 135.9.6, 159.2.1.

D. The County regulations and recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Objectives 77.2, 77.3, 126.2, Policies 5.1.5, 6.1.4, 53.1.5, 56.1.4, 135.9.5, 135.9.6: LDC §§34-377(a)(3), 34-411 and 34-932(c).

E. Deviations recommended for approval enhance the planned development and preserve public health, safety, and welfare. LDC §§34-373(a)(9), 34-377(a)(4).

Recommendation date: August 21, 2024.



Donna Marie Collins
Chief Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

EXHIBIT A-1

CROSSLANDS CPD/RPD
LEGAL DESCRIPTION

THE NORTH ½ OF THE NORTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LESS RIGHT-OF-WAY FOR PINE RIDGE ROAD AND GLADIOLOUS DRIVE (C.R. 865);

TOGETHER WITH LOTS 1 AND 2 AND THE NORTH ½ OF LOT 3, BLOCK "A" OF THE HARLEM HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CONTAINING 95.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

EXHIBIT A-2
CPD

PENINSULA ENGINEERING

LEGAL DESCRIPTION

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

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

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

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

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

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

MAY 12TH, 2023
DATE OF SURVEY

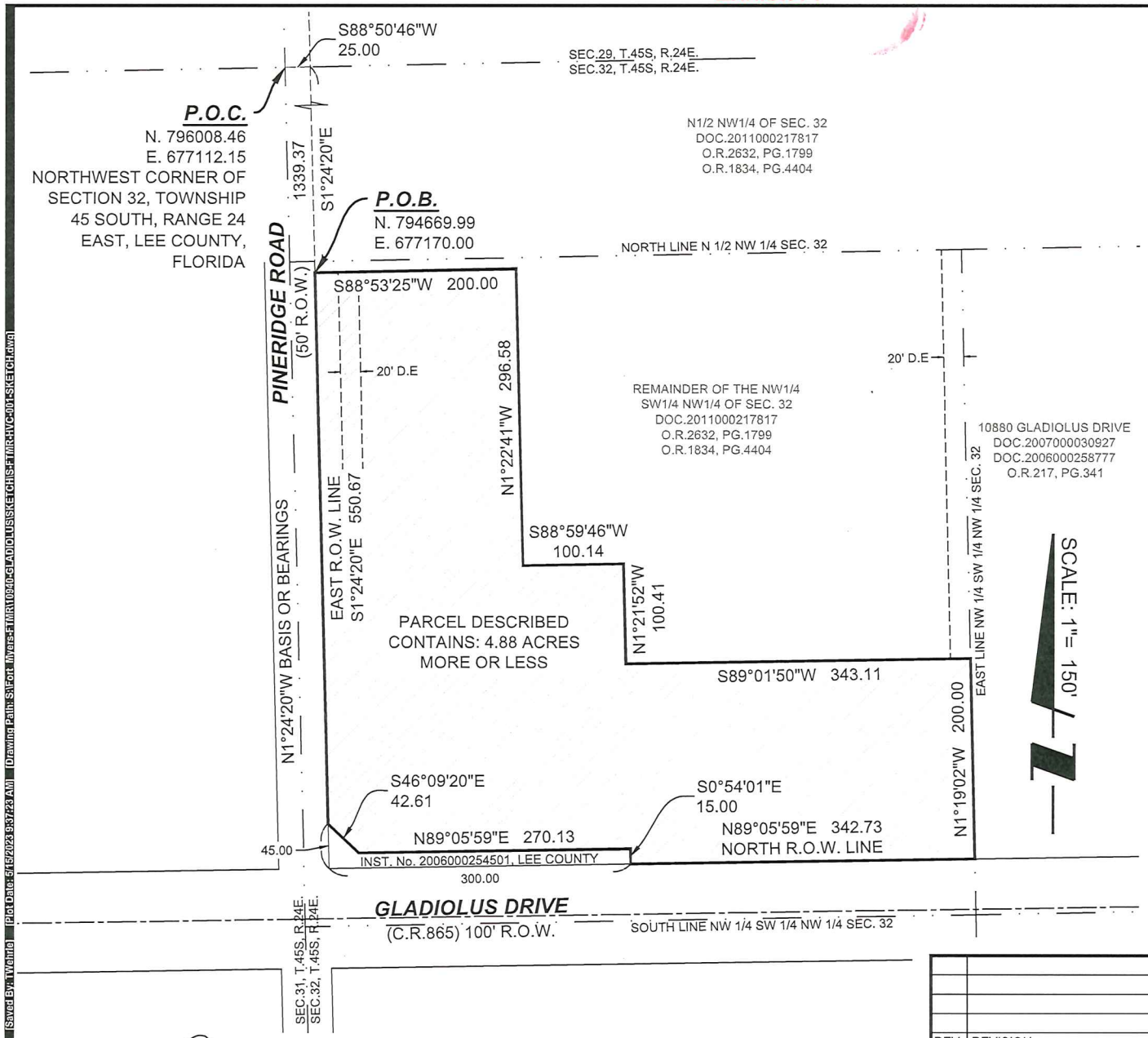
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REVIEWED
DCI2023-00033
Rick Burris, Principal Planner
Lee County DCD/Planning
11/13/2023

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**

DCI2023-00033 Lee County ePlan

Exhibit A



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

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

GENERAL NOTES:

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

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

REVIEWED
DCI2023-00033
Rick Burris, Principal Planner
Lee County DCD/Planning
11/13/2023

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

APPROVED:

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

TITLE:

SKETCH OF DESCRIPTION

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

PENINSULA ENGINEERING

CLIENT: PENINSULA ENGINEERING

PROJECT NO. P-HVC-001

SHEET #: SK - 01

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

Save Date: 5/15/2023 9:33:24 AM | Saved By: TWienle | Plot Date: 5/15/2023 9:37:23 AM | Drawing Path: S:\Fort Myers-FMR\10940-GLADIOLUS\SKETCHES-FTMR\HVC-001\SKETCH.dwg

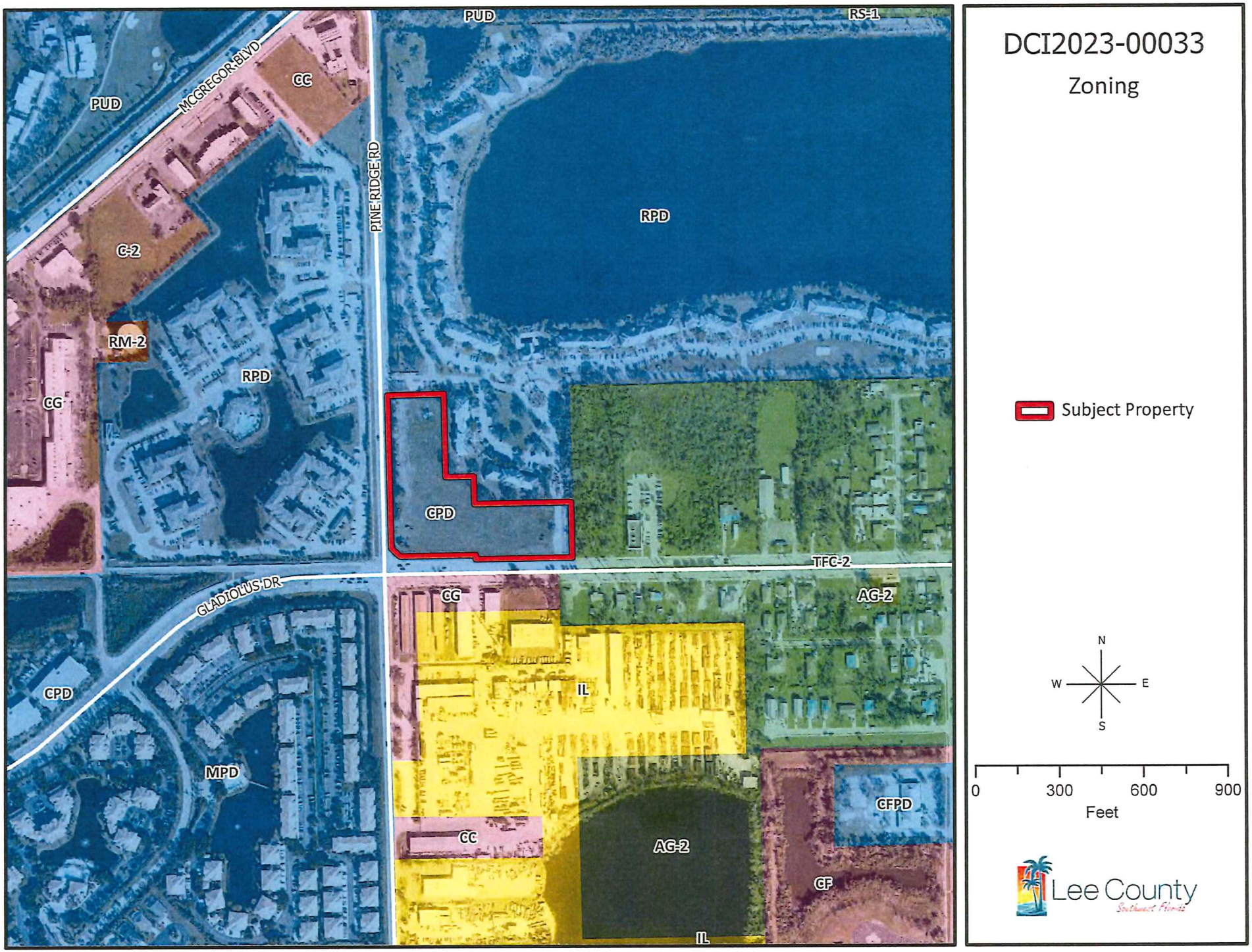

DCI2023-00033
Zoning
Subject Property
PUD
RS-1
MCGREGOR BLVD
CC
PUD
PINE RIDGE RD
RPD
C-2
RM-2
RPD
CG
CPD
TFC-2
GLADIOLUS DR
CG
AG-2
IL
CPD
MPD
CFPD
CC
AG-2
CF
IL
N
W
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0
300
600
900
Feet
Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS
As revised by the Hearing Examiner

CONDITIONS

1. Master Concept Plan/Development Parameters

Master Concept Plan (MCP). Development of the Crosslands CPD must be consistent with the six-page MCP entitled "Heights Career Technical School at Crosslands CPD" dated June 2024, except where modified by conditions herein (Exhibit B1). The Residential Planned Development (RPD) must be consistent with the MCP entitled "Master Site Plan, Edisto Lake Apartments" stamped approved by the Division of Development Services on March 30, 1995 (Exhibit B2).

Lee Plan and Land Development Code (LDC). Development must comply with the Lee Plan and LDC at time of development order approval, except as where deviations are approved herein. Changes to the MCP, conditions or deviations may require further development approvals.

Approved 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 a 66,500 square feet of commercial floor area, with a maximum building height of 50 feet, on 4.977 acres.

Prior Approvals. These conditions and deviations codify and supersede Resolution Z-86-081, Resolution Z-87-103, and Administrative Deviation 95-01-232.02A.

2. Uses and Site Development Regulations

a. Schedule of Uses

RPD
Accessory Uses and Structures
Administrative Office
Dwelling Units – Multiple Family, Townhouse, Duplex
Entrance Gates, Gates Houses
Excavation, Water Retention
Fences and Walls
Model Home, Sales Center
Recreational Facilities – Private, Onsite
Signs

CPD

Schools, Commercial and Noncommercial

b. Site Development Regulations

RPD
Boundary setback 20 feet
Waterbody setback 10 feet (See Deviation 1)

CPD

Minimum Lot Size (Corner Lots):	20,000 SF
Minimum Lot Depth:	100 feet
Minimum Lot Width:	100 feet
Maximum Building Height:	50 feet
Maximum Lot Coverage:	40 percent
Minimum Open Space:	1.51 acres (Condition 4.a)

Minimum Setbacks:

Street, Gladiolus Drive (arterial):	25 feet
Street, Richwood Drive (private):	20 feet
Street, Pine Ridge Road (collector):	25 feet
Side Yard:	15 feet

3. RPD Conditions.
RPD – The following conditions were approved by Resolution Z-86-081 and have been determined by County staff to be satisfied, or no longer applicable.

~~1. Prior to final plan approval, the developer shall have made acceptable provisions for offsetting any added net public costs or premature commitment of public funds need to provide appropriate levels of fire protection services for the development. In particular, the applicant shall make all necessary arrangements with the Iona-McGregor Fire District to offset a proportionate share of the costs of any land, buildings, and/or equipment required to provide adequate fire protection service to the development.~~

~~2. Prior to final plan approval, the applicant shall modify the Master concept Plan to show the Commercial School on the site.~~

~~3. The Master Concept Plan identified as A Conceptual Site Design for Richwood Lake Estates by Crossland Development and Aim Engineering and Surveying dated July 23, 1986, and revised 22-86 is APPROVED as modified herein.~~

~~4. Deviations (11, and (3) through (8) are hereby APPROVED to the extent shown on the Master Concept Plan, and as described in these conditions. (Deviation (2) has been withdrawn).~~

~~5. 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.~~

~~6. 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.~~

~~7. The applicant shall construct the land bridges located in the eastern portion of the previously excavated lake to the satisfaction of the County Engineer.~~

~~8. 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.~~

~~9. 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.~~

4. CPD Conditions.

1. Environmental Conditions

a. Development order plans must depict 1.51 acres of open space for the commercial tract.

b. Development order plans must reflect a wall abutting the multi-family development no less than 3 feet measured above finished grade.

c. Development order plans must demonstrate no palms within buffer areas abutting multi-family residential. Development order plans must substantially comply with the cross-section entitled Enhanced Type "C" buffer – north and east property (Sheet 3 of the MCP). At the time of buffer installation, developer must plant trees 12-14 feet in height and shrubs at 48 inches. Shrubs must be maintained at 60 inches.

5. State and Federal Permits

County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if applicant undertakes actions resulting in a violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

1. Waterbody setback. Deviation 1 seeks relief from LDC §34-845 which requires the minimum waterbody setback from a structure of 25 feet, to allow a 10-foot waterbody setback from a structure (measured at top of bank).
(Note: Existing deviation from Resolution Z-86-081)

2. Withdrawn

3. Excavation setback. Deviation 3 seeks relief from LDC §10-329(d)(3) which requires a 50 foot excavation set back from private property lines, to allow an excavation setback of 25 feet as shown on the MCP.
(Note: Existing deviation from Resolution Z-86-081)

4. Withdrawn.

5. Withdrawn.

6. Connection separation. Deviation 6 seeks relief from LDC §10-285 connection separation, which requires a minimum intersection spacing of 660 feet along principal arterial streets, to allow a separation of 588 feet along Gladiolus Drive.
(Note: Existing deviation from Resolution Z-86-081)

7. Withdrawn.

8. Withdrawn.

9. Withdrawn.

10. Intersection Design. Deviation 10 seeks relief from LDC §10-296(j) which requires streets to be designed to intersect as nearly as possible at right angles, to allow alternative cross section in the form of a "rotary" intersection.
(Note: Existing deviation from Administrative Deviation 95-01-232.02A)

11. Cul-de-sacs. Deviation 11 seeks relief from LDC §10-296(k) which requires dead-end streets to be closed at one end by a circular turn around for vehicles, to allow an alternative turn-around for a private local road.
(Note: Existing deviation from Administrative Deviation 95-01-232.02A)

12. Grading and centerline gradients. Deviation 12 seeks relief from LDC §10-296(d)(2) which states that grading and centerline gradients are per plans and profiles approved by the Director of the Department of Development Services for privately maintained roads, to allow an alternative road cross section in the form of a "mono slope" pavement on Clear Lake Loop.
(Note: Existing deviation from Administrative Deviation 95-01-232.02A)

13. Connection separation. Deviation 13 seeks relief from LDC §10-285, Table 1 Connection Separation, which requires a 330-foot separation on major collectors within Future Urban areas, to allow a 195-foot connection separation on Pine Ridge Road from Richwood Drive.

Hearing Examiner Recommendation: Deviation 13 is approved.

14. Buffers. Deviation 14 seeks relief from LDC §10-416(d)4 Buffer Types, which requires Type C buffers to provide a solid wall, berm or wall and berm combination, not less than eight feet in height as measured from the 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.

Hearing Examiner Recommendation: Deviation 14 is approved subject to Condition 4.b.

15. Buffer Planting Heights. Deviation 15 seeks relief from LDC §10-420(f) Buffer planting heights, which requires the height of trees, palms, and shrubs within buffers to be measured from parking lot grade of the project site, to allow height to be measured from the final grade where planted, *subject to the following conditions*:

    a. Type C Buffers. Within Type 'C' buffers, where the site is adjacent to residential development and a retaining wall is constructed, developer must plant a single row of shrubs 5 feet in height, spaced 4 feet on center and a single row of native canopy trees 12 to 14 feet in height at five trees per 100 linear feet at finished grade of the project site. Developer must also plant a single row of shrubs 5 feet in height, maintained at a minimum of 7 feet in height, and spaced 4 feet on center within the existing grade buffer adjacent to the retaining wall. Developer must plant an additional row of native canopy trees 12 to 14 feet in height with five trees per 100 linear feet within existing grade planting areas adjacent to the retaining wall. The additional trees may count towards LDC general tree requirements.

    b. Type D Buffers along Pine Ridge Road and Gladiolus Drive. Where the site is adjacent to rights of way and a retaining wall is constructed, the developer must plant four canopy trees at 12 feet in height and five Cabbage Palms with a minimum 10-foot clear trunk at existing and finished grade per 100 linear feet. In the alternative, developer may plant five Royal Palms with a

minimum 10-foot clear trunk per 100 linear feet at existing and finished grade 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. Native Grasses and Groundcovers. One gallon native grasses and groundcovers must be installed at 36 inches on center within the existing grade portions of Type C and Type D buffers.

e. Additional Planting Material. Additional plantings apply to property boundaries with a retaining wall or retaining wall/solid wall combination. If there is no retaining wall along a property boundary, developer may install standard LDC buffer plantings,

Hearing Examiner Recommendation: Deviation 15 is approved subject to the following conditions:

1. Development order plans must exclude palms from the buffer abutting multi-family residential development.

2. Development order plans must substantially comply with the cross-sections depicted on MCP sheets 2 and 3.

3. One gallon native grasses and groundcovers must be installed at 36 inches on center within the existing grade portions of the Type 'C' and Type 'D' buffers.

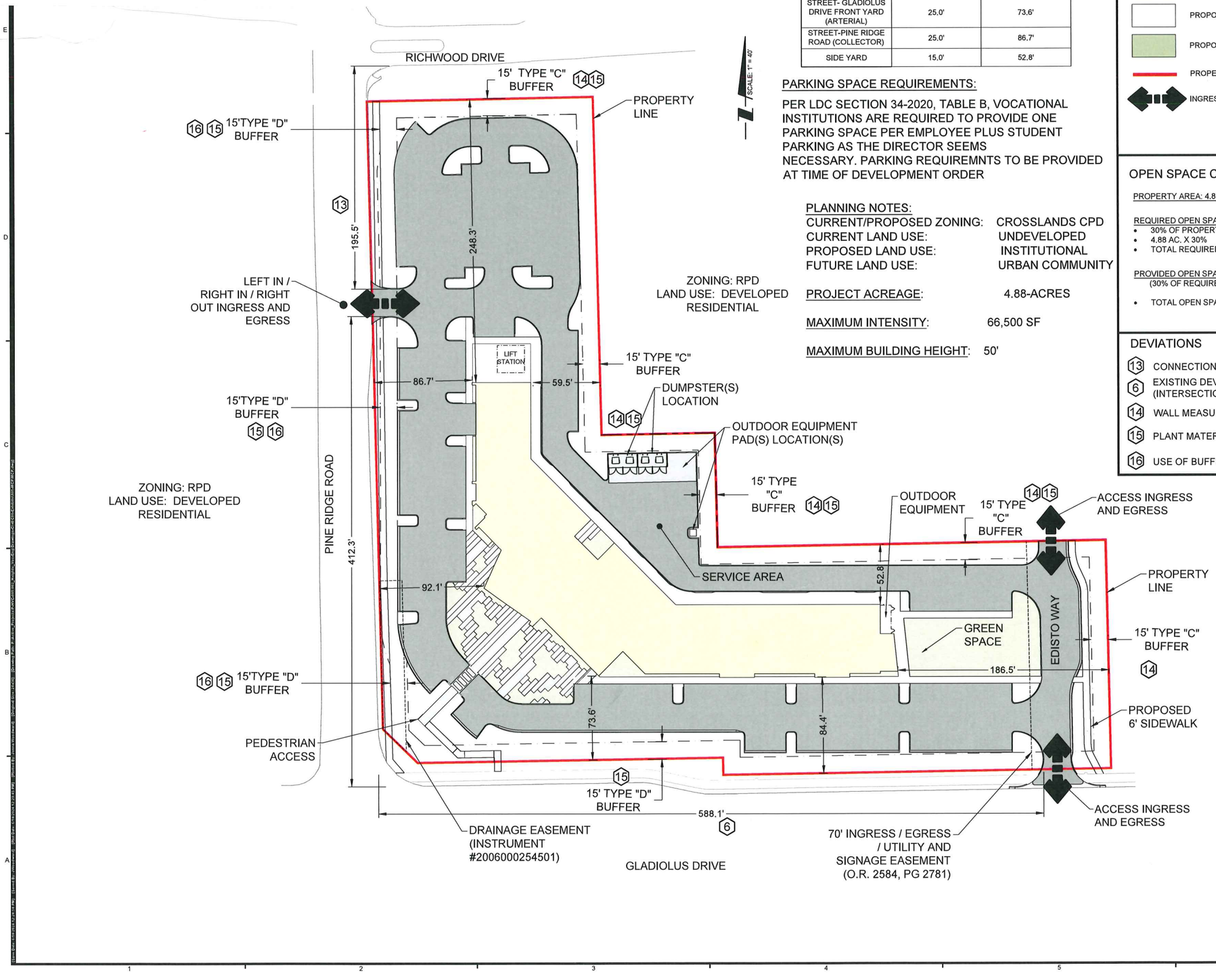
4. Additional plantings apply to boundaries with a retaining wall or retaining wall/solid wall combination. Where there is no retaining wall, developer may install standard LDC buffer plantings.

16. Landscape Standards. Deviation 16 seeks relief from LDC §10-416(c)(11) (Use of buffer areas), which allows passive recreational uses including pedestrian, bike, or equestrian trails within required buffers so long as no more than 20% of the buffer width is comprised of impervious surface, to permit up to 30% of the buffer width to be impervious surface.

Hearing Examiner Recommendation: Deviation 16 is approved.

Exhibits to Conditions:
B1: MCP entitled "Heights Career Technical School at Crosslands CPD" dated June 2024
B2: MCP entitled "Master Site Plan, Edisto Lake Apartments" stamped approved by the Division of Development Services on March 30, 1995

EXHIBIT B-1



SCALE: 1" = 40'

ZONING: RPD
LAND USE: DEVELOPED
RESIDENTIAL

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

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 COMPANY, INC.

REVISIONS:

No:	Revision:	Date:

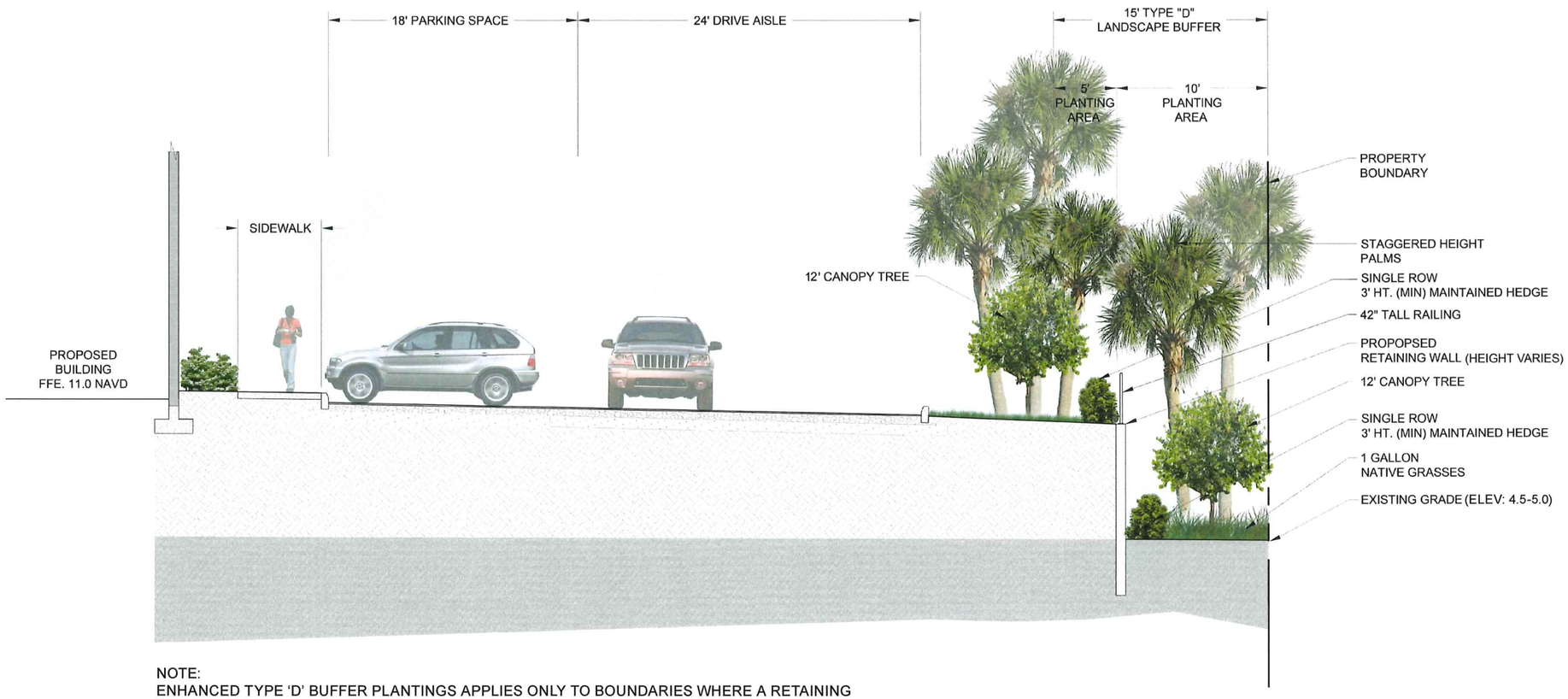
NOTES:

PROFESSIONAL SEALS:
PROFESSIONAL ENGINEER
FLORIDA LICENSE NUMBER

Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000532

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.

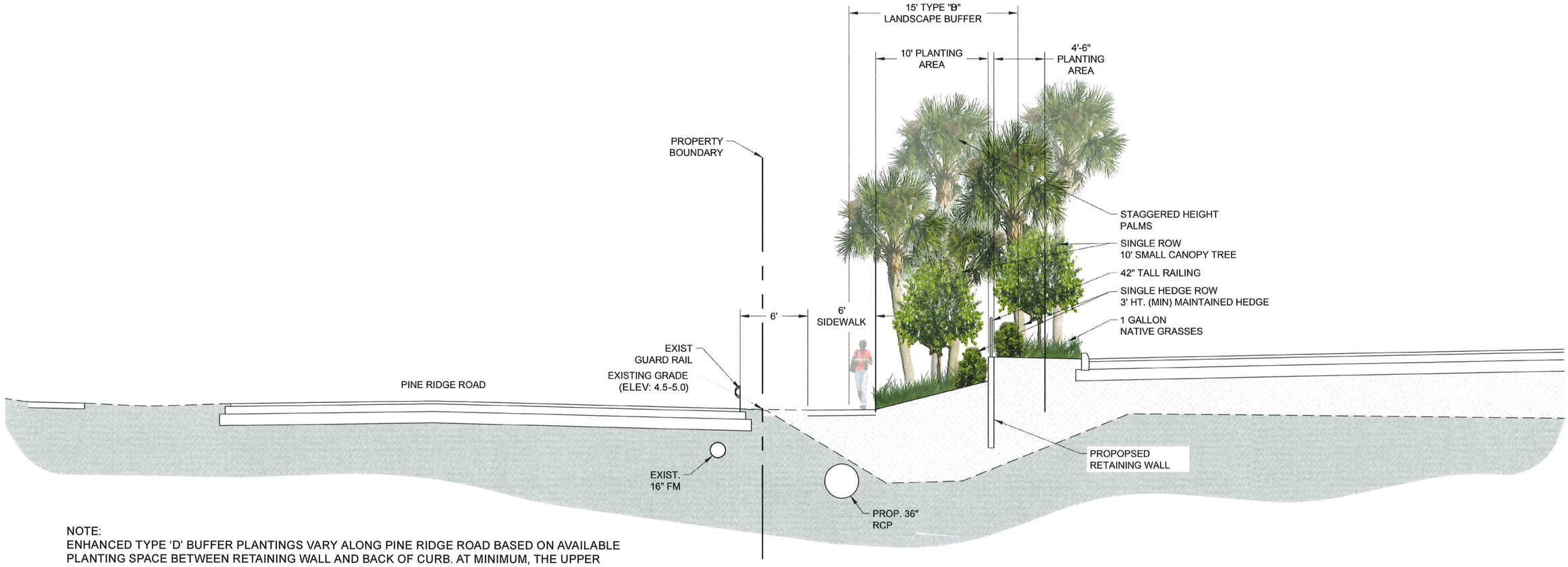
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28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - SOUTH 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.

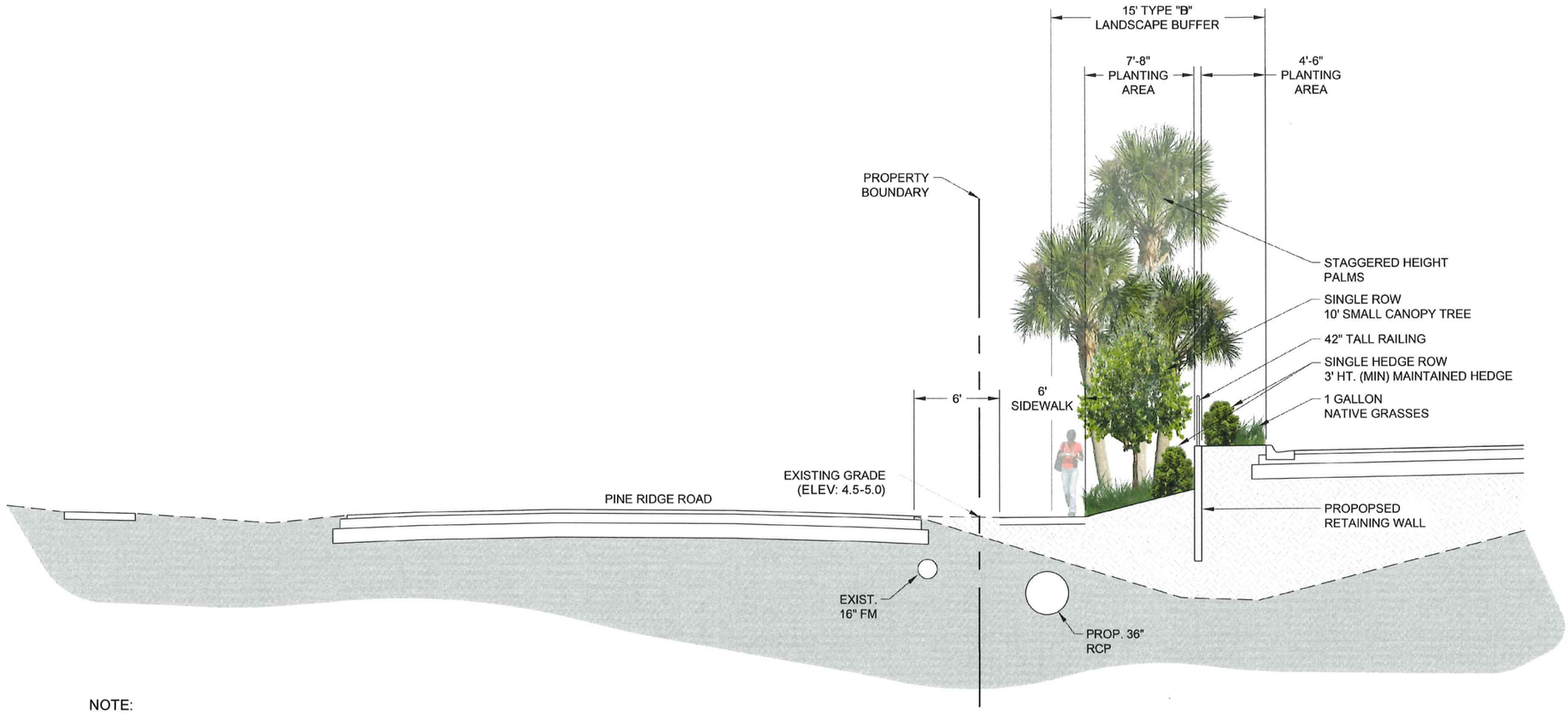
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Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

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.

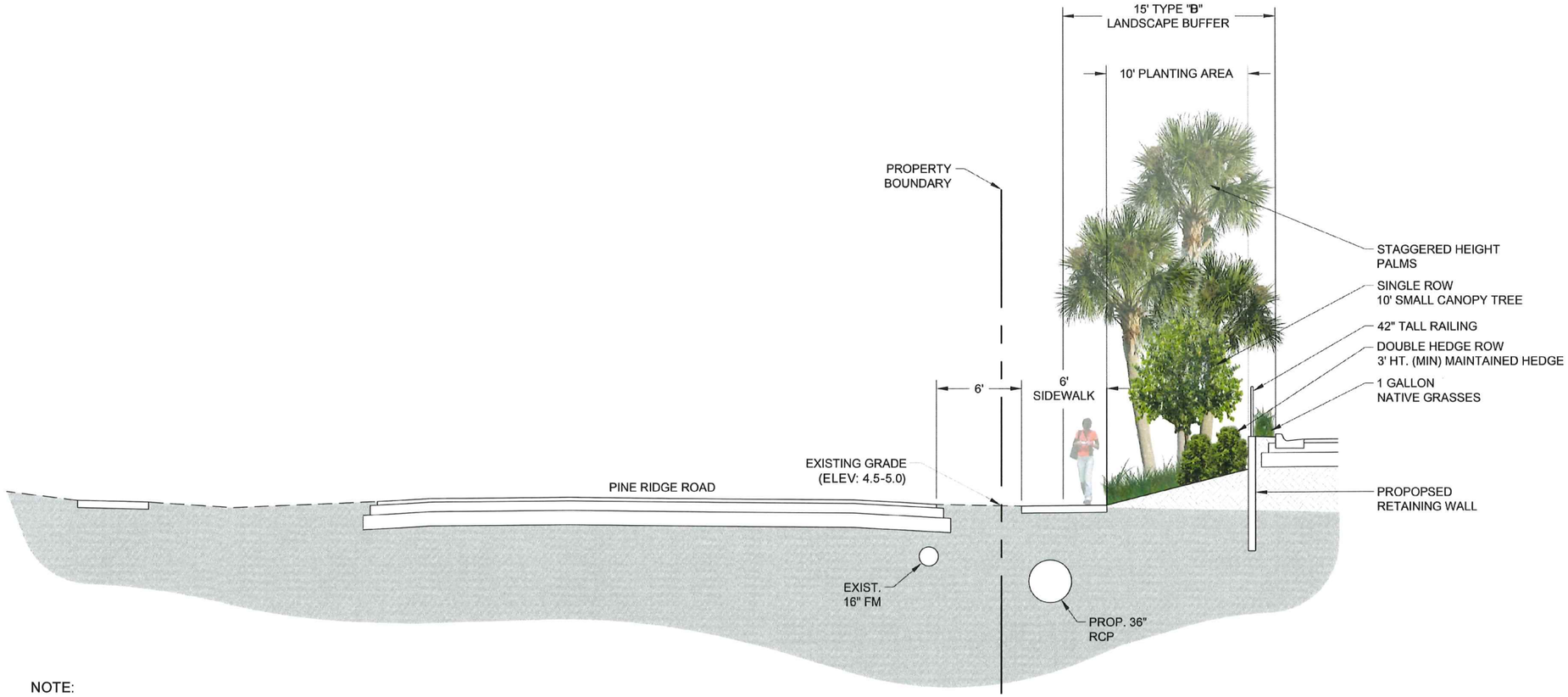
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Tel 239.405.7777
www.rviplanning.com

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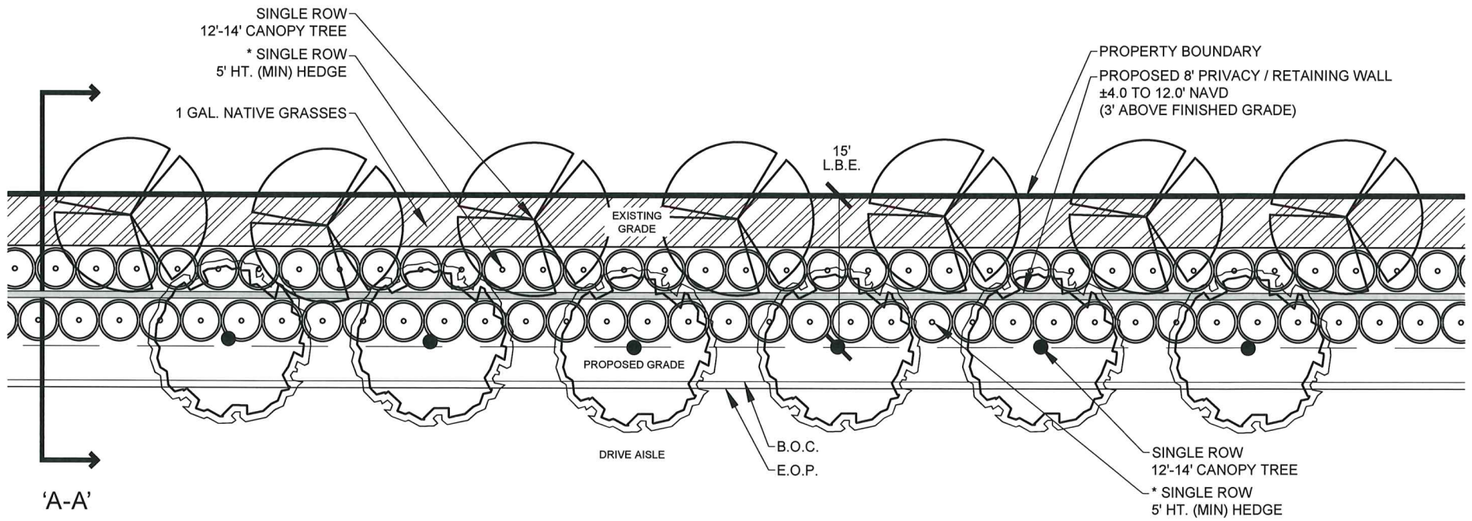
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Suite 305
Bonita Springs, Florida 34135
Tel 239.405.7777
www.rviplanning.com

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

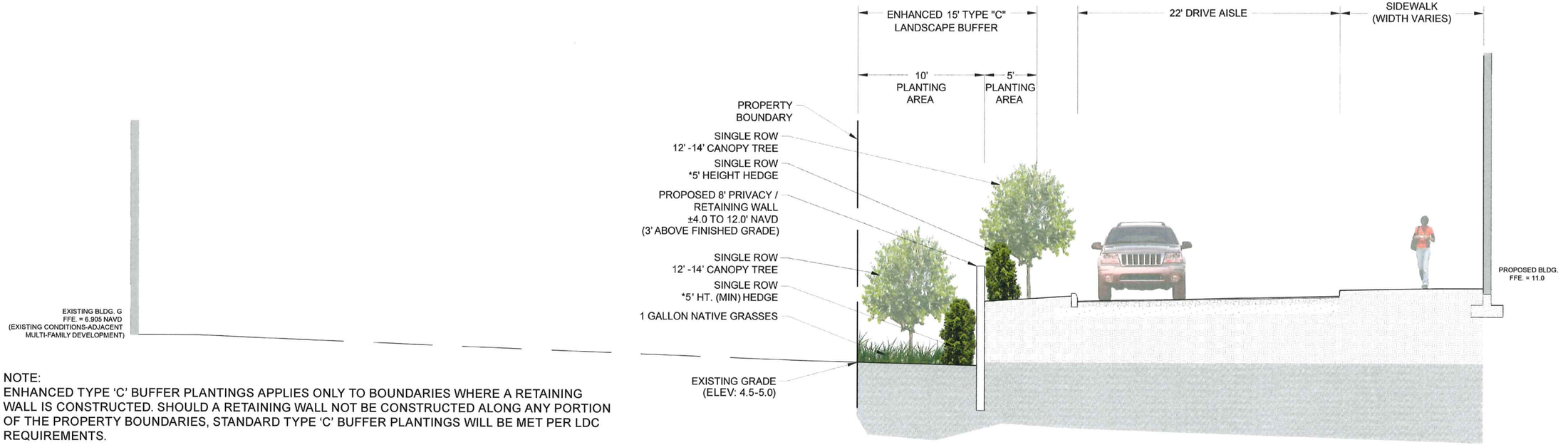
Lee County, FL
June 24, 2024
22005110

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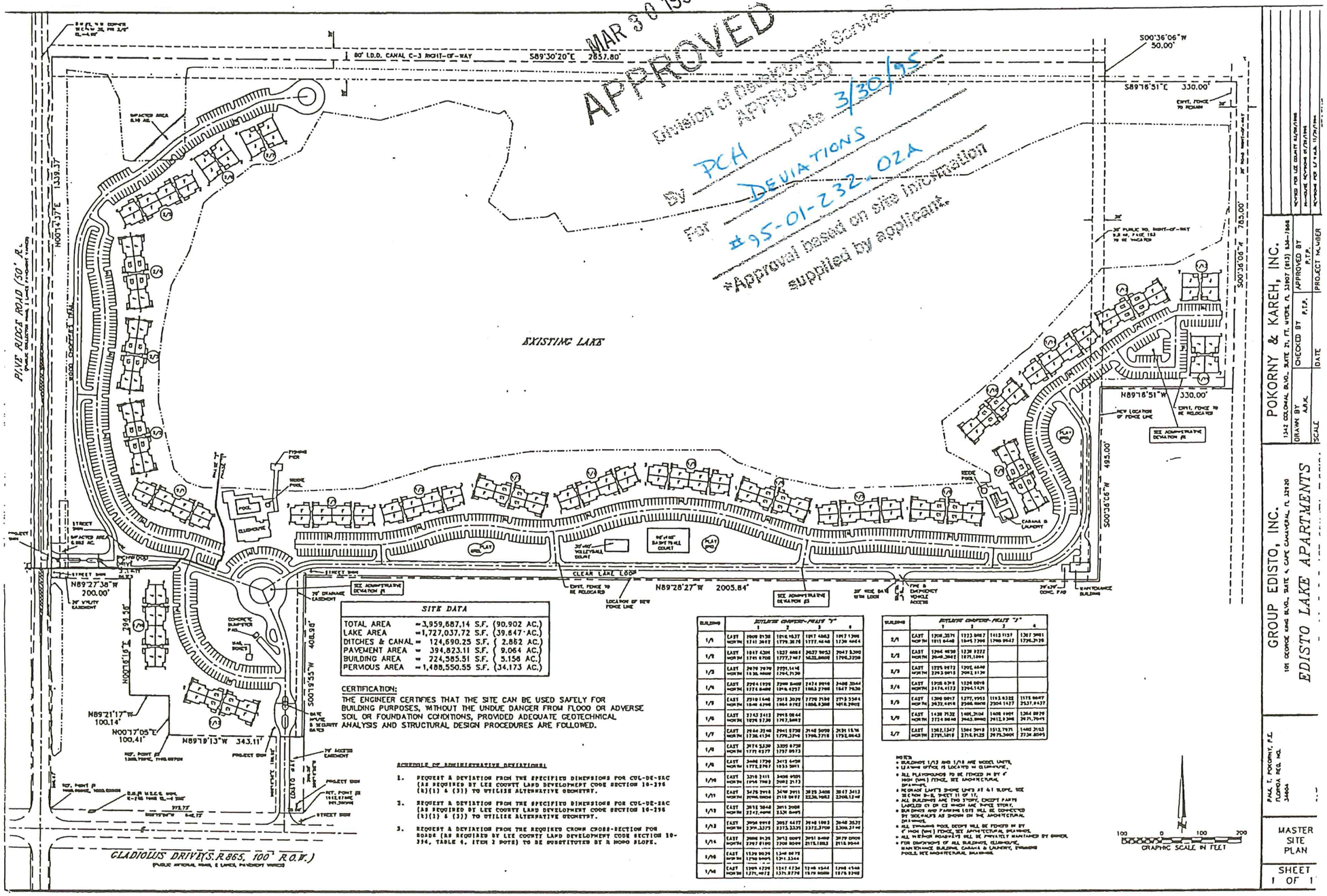
HEIGHTS CAREER TECH SCHOOL • ENHANCED TYPE 'C' BUFFER - NORTH & EAST PROPERTY

Lee County, FL
June 24, 2024
22005110

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

EXHIBIT B2

DSO
MAR 30 1995
APPROVED
Division of Development Services
APPROVED
By PCH Date 3/30/95
For DEVIATIONS
#95-01-232.02A
*Approval based on site information supplied by applicant.


80' L.D.D. CANAL C-3 RIGHT-OF-WAY
S89°30'20"E 2657.80'
PINE RIDGE ROAD (30' R.
N00°42'37"E 1339.37'
EXISTING LAKE
S00°36'06"W 50.00'
S89°18'51"E 330.00'
S00°36'06"W 765.00'
N89°18'51"W 330.00'
S00°36'06"W 495.00'
N89°28'27"W 2005.84'
CLEAR LAKE LOOP
N89°27'38"W 200.00'
N00°16'19"E 296.36'
S00°19'55"W 408.98'
N89°21'17"W 100.14'
N00°17'05"E 100.41'
N89°19'13"W 343.11'
CLADIOLUS DRIVE(S.R.865, 100' R.O.W.)
SITE DATA
TOTAL AREA =3,959,687.14 S.F. (90.902 AC.)
LAKE AREA =1,727,037.72 S.F. (39.647 AC.)
DITCHES & CANAL = 124,690.25 S.F. (2.862 AC.)
PAVEMENT AREA = 394,823.11 S.F. (9.064 AC.)
BUILDING AREA = 224,585.51 S.F. (5.156 AC.)
PERVIOUS AREA =1,488,550.55 S.F. (34.173 AC.)
CERTIFICATION:
THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT THE UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS, PROVIDED ADEQUATE GEOTECHNICAL ANALYSIS AND STRUCTURAL DESIGN PROCEDURES ARE FOLLOWED.
SCHEDULE OF ADMINISTRATIVE DEVIATIONS:
1. REQUEST A DEVIATION FROM THE SPECIFIED DIMENSIONS FOR CUL-DE-SAC (AS REQUIRED BY LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-296 (b)(1) & (3)) TO UTILIZE ALTERNATIVE GEOMETRY.
2. REQUEST A DEVIATION FROM THE SPECIFIED DIMENSIONS FOR CUL-DE-SAC (AS REQUIRED BY LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-296 (b)(1) & (3)) TO UTILIZE ALTERNATIVE GEOMETRY.
3. REQUEST A DEVIATION FROM THE REQUIRED CROWN CROSS-SECTION FOR ROADS (AS REQUIRED BY LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-296, TABLE 4, ITEM 2 NOTE) TO BE SUBSTITUTED BY A MONO SLOPE.
NOTES:
• BUILDINGS 1/13 AND 1/18 ARE MODEL UNITS, LEASING OFFICE IS LOCATED IN CLUBHOUSE.
• ALL PLAYGROUNDS TO BE FENCED IN BY 4' HIGH (MIN.) FENCE, SEE ARCHITECTURAL DRAWINGS.
• PERIMETER LAKE'S SHORE LINES AT 4:1 SLOPE, SEE SECTION B-B, SHEET 11 OF 11.
• ALL BUILDINGS ARE TWO STORY, EXCEPT PARTS LABELED (1 OR 2) WHICH ARE THREE STORY.
• ALL BUILDINGS AND PARKING LOTS WILL BE CONNECTED BY SIDEWALKS AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
• ALL SWIMMING POOL DECKS WILL BE FENCED BY 4' HIGH (MIN.) FENCE, SEE ARCHITECTURAL DRAWINGS.
• ALL INTERIOR ROADWAYS WILL BE PRIVATELY MAINTAINED BY OWNER.
• FOR DEFINITIONS OF ALL BUILDINGS, CLUBHOUSE, MAINTENANCE BUILDING, CANALS & LAKE(S), SWIMMING POOLS, SEE ARCHITECTURAL DRAWINGS.
100 0 100 200
GRAPHIC SCALE IN FEET

BUILDING	BUILDING CHARACTERISTICS "1" 1	2	3	4
1/A	EAST	2909 3130	1916 9537	1917 4863	1917 1398
	NORTH	1741 3612	1779 3878	1777 4648	1736 4664
1/B	EAST	1817 4206	1827 4868	2627 9453	2947 5390
	NORTH	1741 8708	1777 7467	1622.8808	1796.3758
1/C	EAST	2979 7979	2921.1416		
	NORTH	1636.4808	1794.7139		
1/A	EAST	2964.1926	2988 8468	2674 9916	2688 2844
	NORTH	1773.8488	1814.9237	1882.2788	1847.7830
1/B	EAST	2319 1648	2313 3029	2778 7184	2783 3584
	NORTH	1848 4298	1884 8782	1886.5388	1918.2902
1/C	EAST	2743 2413	2913 08.44		
	NORTH	1829 5738	1787.3483		
1/A	EAST	2984 3748	2941 8788	2948 3898	2939 1836
	NORTH	1728.4134	1779.3396	1798.3718	1752.8463
1/B	EAST	2976 5339	3309 8738		
	NORTH	1779 4577	1797 8973		
1/C	EAST	3448 1729	3413 6498		
	NORTH	1772.3967	1833 3841		
1/A	EAST	3210 2411	3486 9581		
	NORTH	1898 7983	2082 2173		
1/B	EAST	3475 2918	3498 2911	3839 3486	3847 3413
	NORTH	2098.0808	2119 0892	2238.9683	2268.1248
1/C	EAST	2892 3648	2911 2908		
	NORTH	2221.4698	2324 8693		
1/A	EAST	2958 9918	2957 6477	2948 1983	2948 2837
	NORTH	2398.3275	2373.3331	2372.3708	2308.2748
1/B	EAST	2888 9135	2892 0089	2892 8488	2879 0908
	NORTH	2282 8108	2298 8089	2118.1883	2118.9548
1/C	EAST	2539 3939	2548 8878		
	NORTH	1798 8985	1841.3368		
1/A	EAST	1995 4729	1947 4734	1948 4548	1948 4548
	NORTH	1879.4872	1891.8779	1879 8888	1878.8948

BUILDING	BUILDING CHARACTERISTICS "1" 1	2	3	4
2/A	EAST	1208 2831	1223 3982	1413 7157	1261 3981
	NORTH	1811 6648	1845 7398	1788 9647	1726.3198
2/B	EAST	1264 4838	1238 9222		
	NORTH	2048.3847	1871.1884		
2/C	EAST	1325 8872	1295.4648		
	NORTH	2243 8813	2082.1138		
2/A	EAST	1208 8791	1284 8898		
	NORTH	2174.4722	2194.1428		
2/B	EAST	1288 0817	1277.9953	1193.8228	1175 8647
	NORTH	2432.4918	2548.8808	2504.1437	2537.8637
2/C	EAST	1438 7128	1481.3104	1408 1989	1384 8828
	NORTH	2724 8848	2662.3988	2412.5388	2417.7948
2/A	EAST	1382.1347	1384 3918	1312.7971	1482 3163
	NORTH	2291.1818	2216.8128	2975.3401	2726 8095

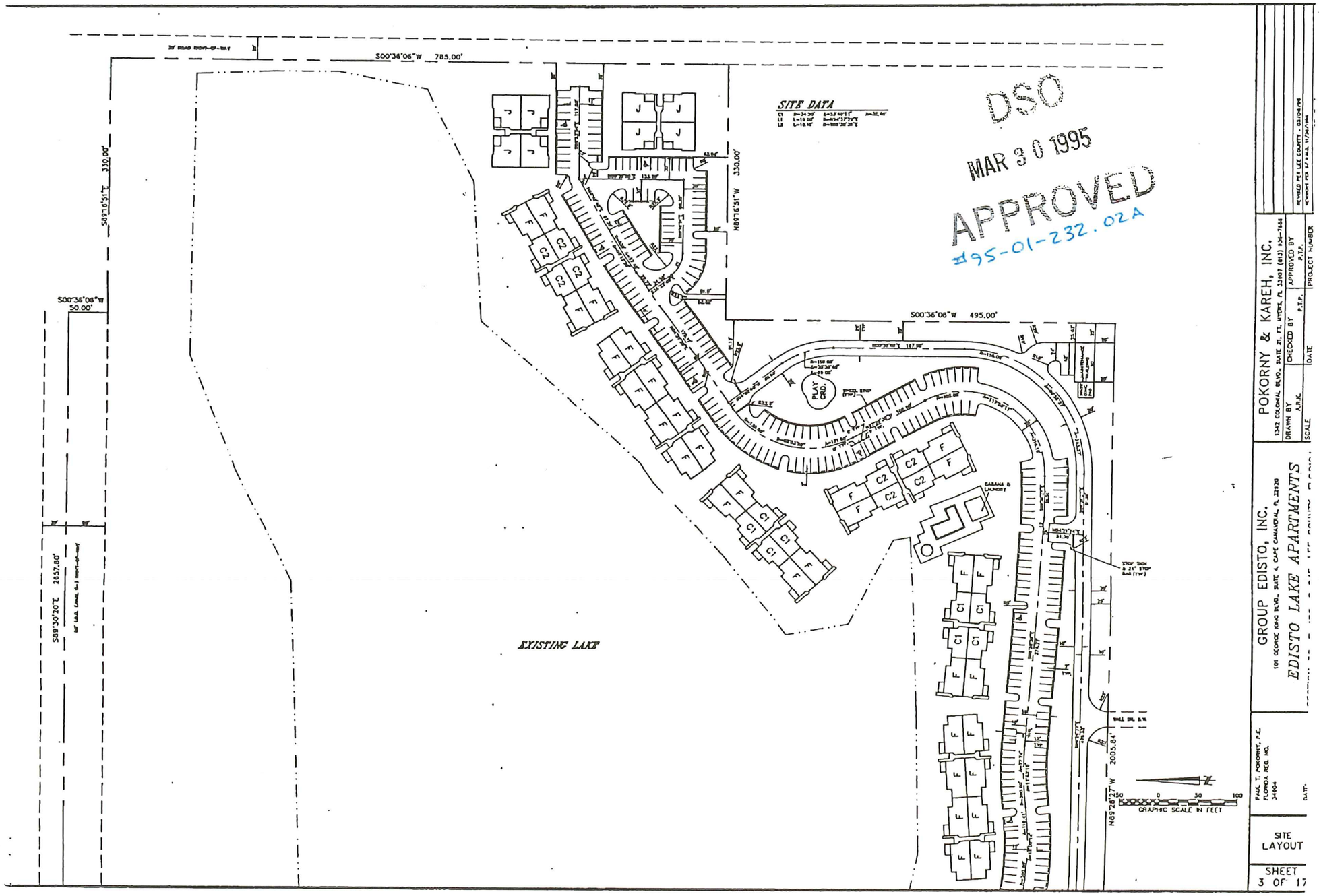
POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 24, FT. MYERS, FL. 33907 (813) 334-1446
DRAWN BY: AJK | CHECKED BY: P.T.P. | APPROVED BY: P.T.P.
SCALE: | DATE: | PROJECT NUMBER:
REVISED PER LEE COUNTY REVIEWS 8/15/95
REVISED PER LEE COUNTY REVIEWS 9/15/95
REVISED PER LEE COUNTY REVIEWS 11/15/95

GROUP EDISTO, INC.
101 GEORGE KING BLVD., SUITE 4, CAPE CORAL, FL. 33990
EDISTO LAKE APARTMENTS

PAUL T. POKORNY, P.E.
FLORIDA REG. NO. 34604

MASTER SITE PLAN

SHEET 1 OF 1



DSO

MAR 30 1995

APPROVED

#95-01-232.02A

POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 21, FT. MYERS, FL. 33907 (813) 936-1444

DRAWN BY	CHECKED BY	APPROVED BY	REVISED PER LEE COUNTY - 03/06/95
A.P.K.	P.T.P.	P.T.P.	REVISED PER F.P.L.& T.W.A. 11/28/1994
SCALE	DATE	PROJECT NUMBER	

GROUP EDISTO, INC.
101 GEORGE KING BLVD., SUITE 4, CAPE CORAL, FL. 33990

EDISTO LAKE APARTMENTS

PAUL T. POKORNY, P.E.
FLORIDA REG. NO. 34904

SITE LAYOUT

SHEET 3 OF 17

EXISTING LAKE

POOL

CLUBHOUSE

PLAY GRD.

N89°27'38"W 200.00'

N89°28'27"W 2005.84'

N00°16'16"E 298.35'

N00°43'37"E 395.07'

N89°21'17"W 100.14'

N00°17'05"E 100.41'

N89°19'13"W 343.11'

S00°19'53"W 406.98'

N00°19'55"E 199.82'

S00°19'35"W 200.00'

N89°15'04"W 642.73'

PINE RIDGE ROAD (50' R.O.W.)

GLADIOLUS DRIVE (S.R. 865, 100' R.O.W.)

CONCRETE DUMPSTER PAD

MAIL BOXES

STOP

STOP BAR

SITE DATA

STRIPING DETAIL

DEC

MAR 30 1995

APPROVED

#95-01-232.02A

GRAPHIC SCALE IN FEET

50 0 50 100

REVISED PER LEE COUNTY - 03/04/95

REVISED PER S.F.W.M.D. 11/24/94

STATUS

POKORNY & KAREH, INC.

1341 COLONIAL BLVD., SUITE 71, FT. MYERS, FL 33907 (813) 936-7444

DRAWN BY A.K.K.

CHECKED BY

APPROVED BY P.T.P.

DATE

PROJECT NUMBER

GROUP EDISTO, INC.

101 GEORGE KING BLVD., SUITE 4, CAPE CANAVERAL, FL 32920

EDISTO LAKE APARTMENTS

SCALE

PAUL T. POKORNY, P.E.
FLORIDA REG. NO. 24404

SITE LAYOUT

SHEET 5 OF

GENERAL NOTES:

1. Boundary and topographic information was obtained from a survey performed by D. B. Lasser Associates, INC., dated September 8, 1994 and revised to location on F.L.S.P. No. Please refer to Boundary & T. O. Survey (sheet no. 1 of 1) for additional notes & legal description of P.O.B. and P.O.C. utilized in this site plan.
2. Existing zoning will be [illegible] to accommodate site plan. Application number 2-94-31 was [illegible] approved [illegible] development.
3. Development is located in the Iona Beautiful Pine Protection and Septic Tank District. [illegible] Village Zone.
4. Location will be via existing Lee County utilities. Developer to verify the availability of the existing water and sewer service located on & abutting the project and shall pay [illegible] to Lee County Utilities and Florida Cities Water Company.
5. For minimum depth of all utility lines, see utility plans, [illegible] sheets.
6. Minimum of 10' vertical and 10' horizontal clearance between water lines and sewer lines.
7. Existing drainage lines do not apply to this project.
8. There are no known wells on or adjacent to this project.
9. Utilities:
   Water: Florida Cities Water Co., 7391 College Parkway
   Sewer: Lee County Utilities, 2611 Ellsworth Avenue
   Electric: Lee County Utilities, 2611 Ellsworth Avenue
   Telephone: [illegible] Florida Power & Light Co., 1731 Victoria Avenue
   Telephone: Contact Voice Telephone - Florida, 1131 Lee Street
   Cable Television: Only Regional Inc., Ext. 21 East
10. Fire hydrants are located within [illegible] distance as [illegible] sheets.
11. There will be no potential impacts to Estero Bay Surface Waters.
12. There are no Estuarine Plants on this site.
13. All septic construction (if any) located within the development will be inspected, and fire dept. shall be notified prior [illegible] construction.
14. All driveways are placed on the directional geometric vertical datum of 1929 (NGVD 29).
15. Site will [illegible] Ft. 9, Gallagable Pine Drive, Unit 19, [illegible] Drive, Lee Unit 32, [illegible] Pine Road, Incorporated, [illegible] Unit, Property of Lee County, Florida).
16. [illegible] does not lie within an Archaeological Sensitivity Area.
17. The proposed land use is not in any floodplain, floodway, or drainage area.
18. All [illegible] shall to be covered or seeded [illegible] Grass, except [illegible] with native vegetation.
19. All [illegible] shall fall within the [illegible] Planting Easement.
20. [illegible] within existing facilities at planting density, no [illegible] planting, [illegible] [illegible] shall be [illegible] [illegible] [illegible] 1 - 2" caliper, 3 - 3" caliper.
21. [illegible] maintenance will be provided by or site will be [illegible] facilities. Refer to detailed calculations and [illegible] information. Refer to Final Engineering Plans for [illegible] plans for the operation and maintenance of the [illegible]. The [illegible] Services, Inc., Engineer Declared with Development Order [illegible].

LAND USE/DENSITY:

Total Site	20.362 Ac.	
Buildings Area	3.222 Ac.	(15.82%)
Paved Area	5.166 Ac.	(25.37%)
Total Impervious	24.388 Ac.	(41.19%)
Open Area	15.647 Ac.	(76.83%)
Preserve Area	4.714 Ac.	(23.15%)
Existing Area	20.173 Ac.	(99.04%)

MINIMUM OPEN SPACE CALCULATIONS:

Impervious Open Space = (Ac) X (43,560 SQ/Ac) = 3,303,616 S.F.
Open Space on Land = 1,222,336 S.F.
Part of Lake = 195,344 S.F. (75% of 3,303,616 S.F.)
Total Provided = 1,417,680 S.F.

SURFACE WATER MANAGEMENT:

5-YEAR 1-DAY PLANS EVENT ELEVATION = 3.17
Existing controlling elevation of Perimeter Ponds = 5.50

25-YEAR 3-DAY PLANS EVENT ELEVATION = 6.54
Proposed Road Elevation = 6.55

100-YEAR 3-DAY PLANS EVENT ELEVATION = 6.95
Proposed Finished Floor Elevation = 8.00

Positive Quality Volume = 3.19 AC-FT OF RETENTION

Positive Quality Volume = 69.25 AC-FT OF RETENTION

The owner will be responsible for the [illegible] and maintenance of the [illegible] water management system.

PROPOSED LAND USE CLASSIFICATION

The proposed land is the following code basis:

100 - Water Land is primarily without positive individual or [illegible] activity
110 [illegible]
120 Land less than 10 acres
121 Land [illegible] than 10 acres, but less than 100 acres
122 Predominantly water (artificially created)

For planning land use, zoning and permit classification system (Form 1991).

PROPOSED LAND USE CLASSIFICATION

120 - Residential, Medium Density

SCREENING AND LANDSCAPING NOTES:

1. Species and [illegible] of the Florida Department of Agriculture [illegible] to be planted and [illegible] Landscaping shall be [illegible].
2. Fifty percent (50%) of the total number of required shrubs used to [illegible] Landscaping shall be [illegible].
3. Trees used for [illegible] to be [illegible] (if only [illegible] and only [illegible] of a minimum of 6 [illegible] Development [illegible] Code) shall be a minimum of 8 [illegible].
4. Tree [illegible] may not be used as planting [illegible].
5. [illegible] prohibited [illegible] of all prohibited plants [illegible] and [illegible] [illegible] Landscaping areas shall be provided [illegible] as defined by the [illegible].
6. The developer may [illegible] to [illegible] of different [illegible] shown.
7. Live [illegible] shall be planted in [illegible] & shrubs as to [illegible] a [illegible] appearance not [illegible] [illegible] [illegible] [illegible] within one (1) year after planting.
8. Trees existing [illegible] native [illegible] which are a [illegible] diameter of [illegible] inches as [illegible] measured at [illegible] [illegible] [illegible] [illegible] above the ground [illegible], shall [illegible] a credit of [illegible] [illegible] [illegible] the [illegible] Landscape [illegible]. Failure which are [illegible] or [illegible] from [illegible] level to [illegible] of [illegible], shall [illegible] a credit of [illegible] [illegible]. Credits for [illegible] trees may be used to [illegible] the [illegible] [illegible] [illegible] [illegible]

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

a. *48-Hour Notice:* Email from MarySue Groth to Maria Perez, with copies to Jessica Harrelson and Jamie Princing, dated Tuesday, August 13, 2024, 1:55 PM (multiple pages 8.5"x11" and 11"x17")

b. *Second 48-Hour Notice:* Email from MarySue Groth to Maria Perez, with copies to Jessica Harrelson and Jamie Princing, dated Tuesday, August 13, 2024, 2:30 PM (multiple pages 8.5"x11" and 11"x17")

1. *DCD Staff Report with attachments for DCI:* Prepared by MarySue Groth, Planner, date received March 13, 2024 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *Notice of Publication:* for DCI2023-00033, Heights Career Technical School (Crosslands CPD)(2 pages – 8.5"x11")

3. *PowerPoint Presentation:* Prepared by Lee County Staff for DCI2023-00033, Heights Career Technical School (Crosslands CPD), dated August 15, 2024 (multiple pages – 8.5"x11")[color]

APPLICANT EXHIBITS

a. *48-Hour Notice:* Email from MarySue Groth to Maria Perez, with copies to Tracy Toussaint, Jamie Princing, and Jessica Harrelson, dated Thursday, August 8, 2024, 3:34 PM, submitting Applicant's 48-Hour Notice Email with attachments (multiple pages 8.5"x11" and 11"x17")

1. *PowerPoint Presentation:* Heights Career Technical School (Crosslands CPD), dated August 15, 2024 (multiple pages – 8.5"x11")[color]

2. *Master Concept Plan:* Prepared by Peninsula Engineering for Heights Career Technical School (Crosslands CPD), dated June 2024(6 pages – 8.5"x11")

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. MarySue Groth

Applicant Representatives:

1. Yury Bykau
2. Jessica Harrelson
3. Will Hellman
4. Kathryn Kelly
5. Andrew Mcauley
6. Neale Montgomery, Esq.
7. Javier Salazar
8. Jenny Woodward

Public Participants:

1. John DeMaster
2. Jim Dwyer
3. Chuck Ketteman
4. Kevin Shimp
5. Charlotte Wheatcraft

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.