RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Heights Land Company, Inc., to rezone a 4.98± acre parcel in reference to Heights Career Technical School (Crosslands Commercial Planned Development (CPD)); and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised to be held on March 28, 2024. On March 28, 2024, prior to commencing the case presentation, at the request of the Applicant, the Hearing Examiner continued the hearing until June 6, 2024. On June 6, 2024, prior to commencing the case presentation, at the request of the Applicant, the Hearing Examiner continued the hearing until August 15, 2024. On August 15, 2024, the public hearing was held; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2023-00033 and recommended APPROVAL of the request with conditions; and

WHEREAS, a second public hearing was advertised and held on September 18, 2024 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 4.98± acre parcel to amend the Crosslands 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 is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

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 C). 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 D).

Lee Plan and 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 square feet
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

The RPD conditions were approved by Resolution Z-86-081 and have been determined by County staff to be satisfied, or no longer applicable.

4. CPD 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.

SECTION C. DEVIATIONS

1. Waterbody setback. Deviation (1) seeks relief from the 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) This deviation is APPROVED.

2. WITHDRAWN.

3. Excavation setback. Deviation (3) seeks relief from the 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) This deviation is APPROVED.

4. WITHDRAWN.

5. WITHDRAWN.

6. Connection separation. Deviation (6) seeks relief from the 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) This deviation is APPROVED.

7. WITHDRAWN.

8. WITHDRAWN.

9. WITHDRAWN.

10. Intersection Design. Deviation (10) seeks relief from the 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) This deviation is APPROVED.

11. Cul-de-sacs. Deviation (11) seeks relief from the 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) This deviation is APPROVED.

12. Grading and centerline gradients. Deviation (12) seeks relief from the 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) This deviation is APPROVED.

13. Connection separation. Deviation (13) seeks relief from the 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. This deviation is APPROVED.

14. Buffers. Deviation (14) seeks relief from the 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 the 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).

c. 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.

d. 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,

This deviation 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 the 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. This deviation is APPROVED.

SECTION D. EXHIBITS

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan entitled "Heights Career Technical School at Crosslands CPD" dated June 2024
Exhibit D: The Master Concept Plan entitled "Master Site Plan, Edisto Lake Apartments" stamped approved by the Division of Development Services on March 30, 1995

SECTION E. FINDINGS AND CONCLUSIONS

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. 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.

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

   a. Are consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, and 34.

   b. 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.

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

   d. 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.

   e. 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

   f. 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.

3. 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.

4. 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).

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

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Hamman made a motion to adopt the foregoing resolution, seconded by Commissioner Pendergrass. The vote was as follows:

Adopted by unanimous consent.

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 18th day of September 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
Joseph A. Adams
Assistant County Attorney
County Attorney's Office

BOARD OF PORT COMMISSIONERS SEAL LEE COUNTY, FLORIDA

2025 JAN 21 PM 3:43

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

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.

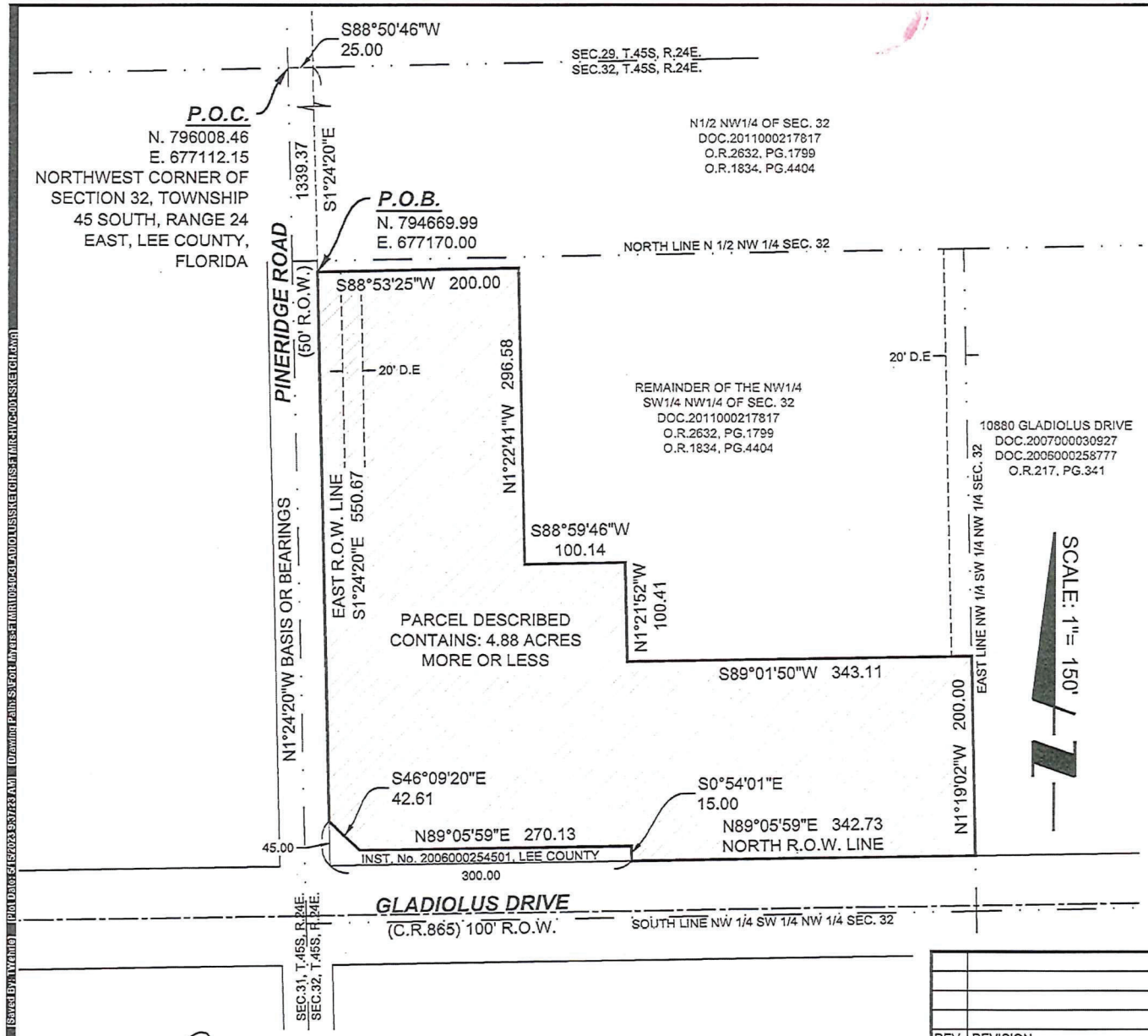
LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479
REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

MAY 12TH, 2023
DATE OF SURVEY

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

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

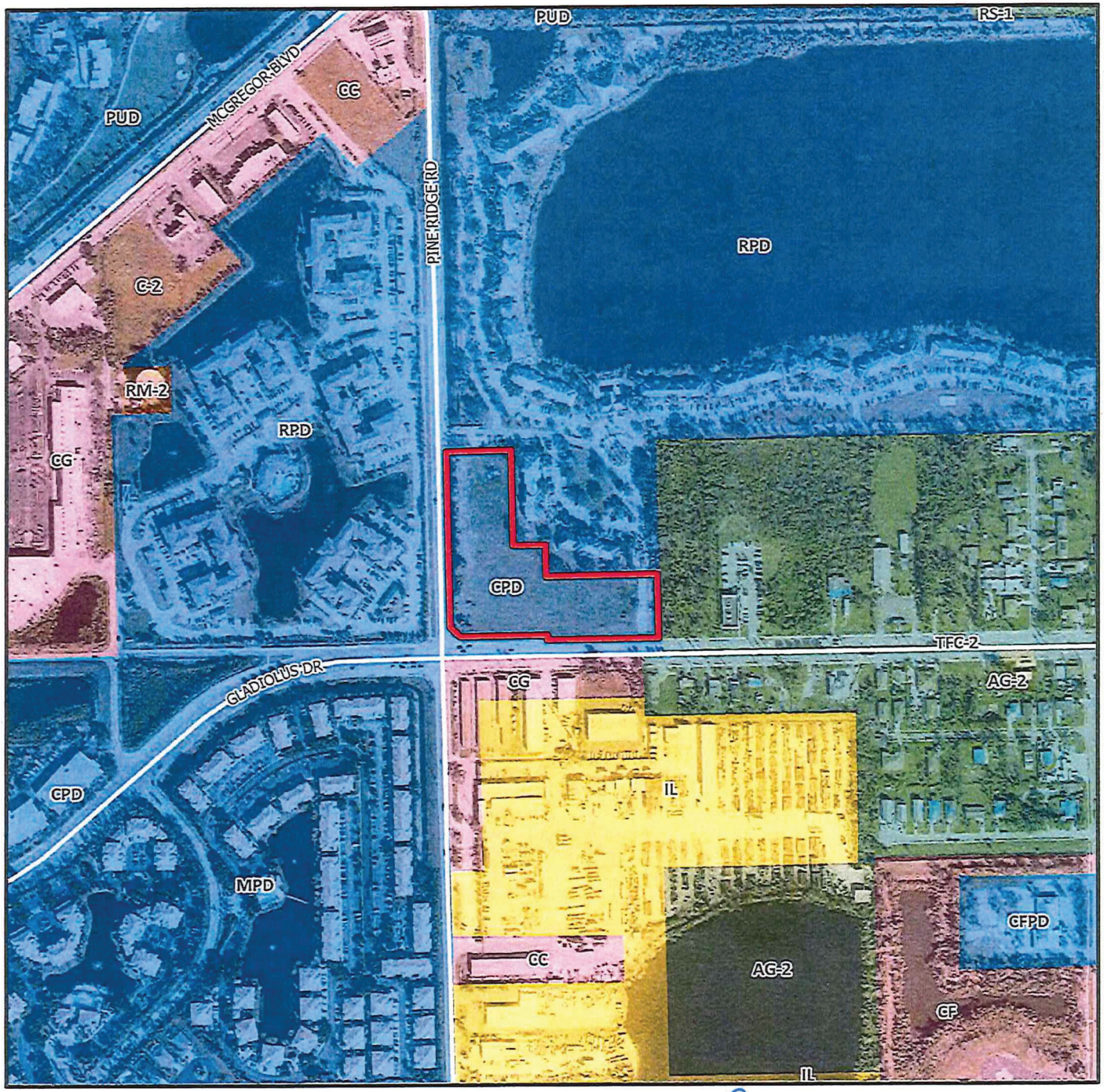
CLIENT: PENINSULA ENGINEERING

PROJECT NO. P-HVC-001

SHEET #: SK - 01

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

SAVED DATE: 5/15/2023 9:35:52 AM | SAVED BY: TYLERD | PATH: D:\5-15-2023 9:37:23 AM | D:\Drawing Files\S-FTMR\HVC001\GLADIOLUS\SKETCH\S-FTMRHVC001SKETCH.dwg



DCI2023-00033

Zoning

Subject Property

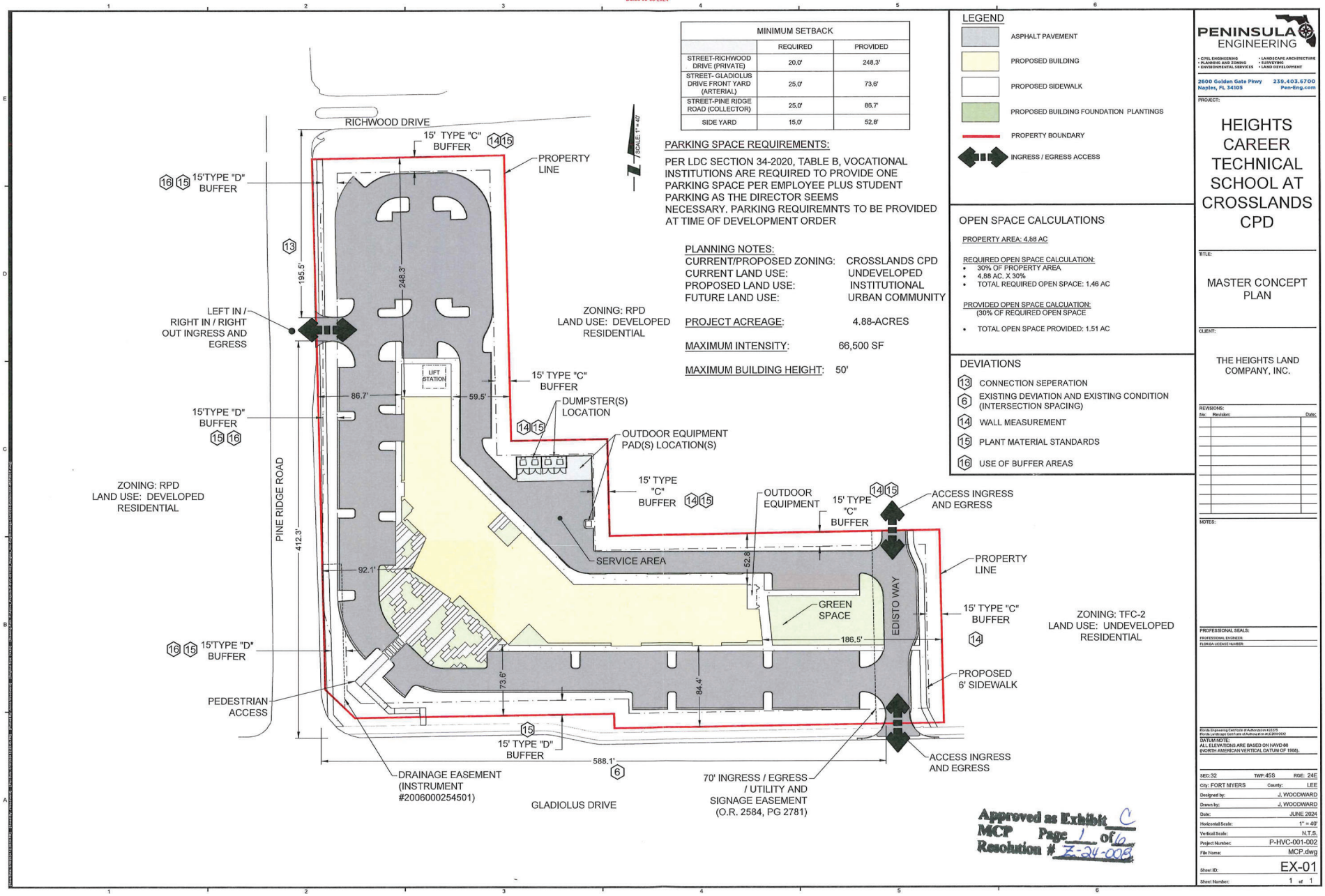
N
W
E
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0 300 600 900

Feet

Lee County

EXHIBIT B



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

Approved as Exhibit C
MCP Page 1 of 6
Resolution # Z-24-008

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:

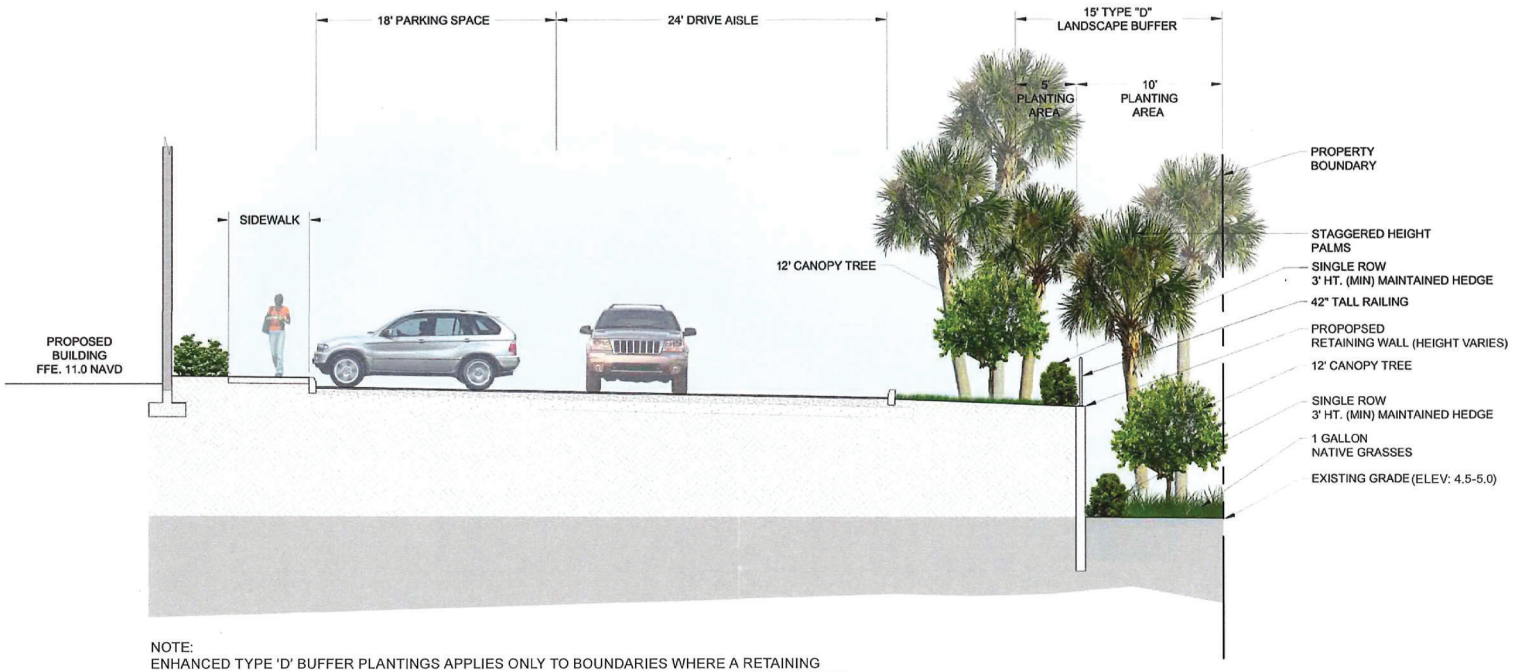
NOTES:

PROFESSIONAL SEALS:
PROFESSIONAL ENGINEER
FLORIDA LICENSE NUMBER

Florida Engineering Certificate of Authorization #32375
Florida Landscape Certificate of Authorization #LC0000032

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.

Approved as Exhibit C
MCP Page 2 of 6
Resolution # Z-24-008

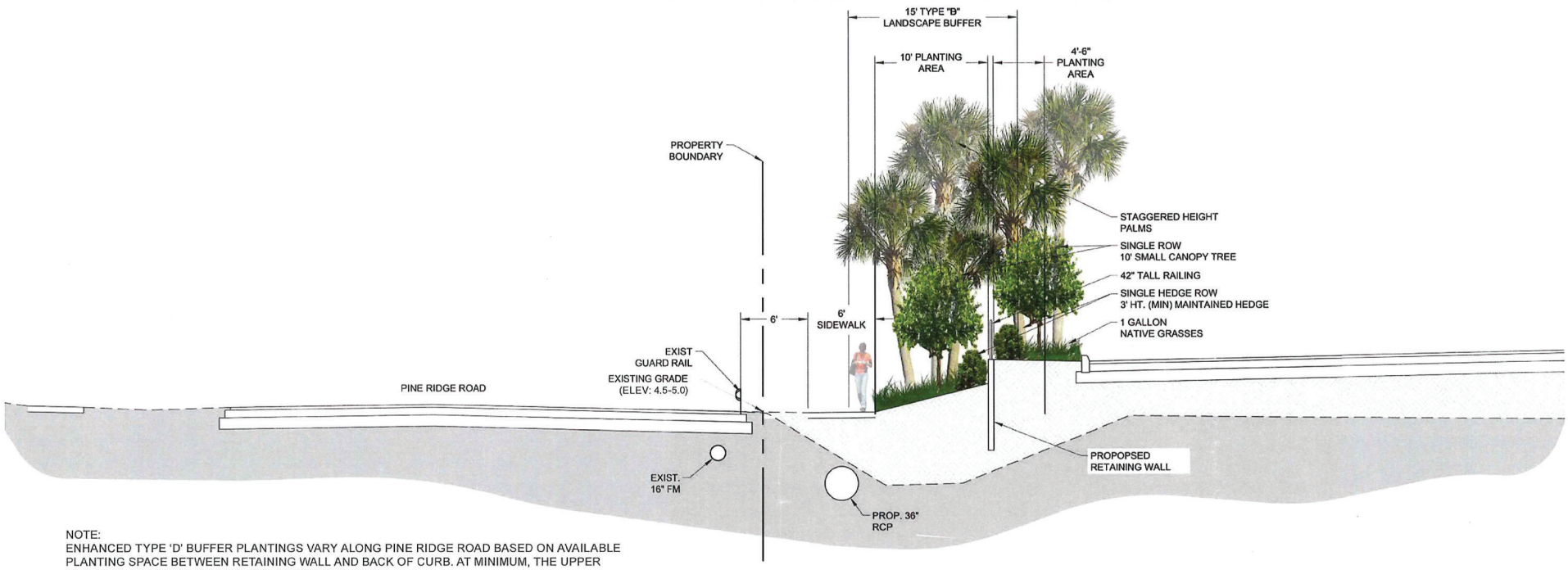
Copyright RVi

RVi
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.

Approved as Exhibit C
MCP Page 3 of 6
Resolution # Z-24-008

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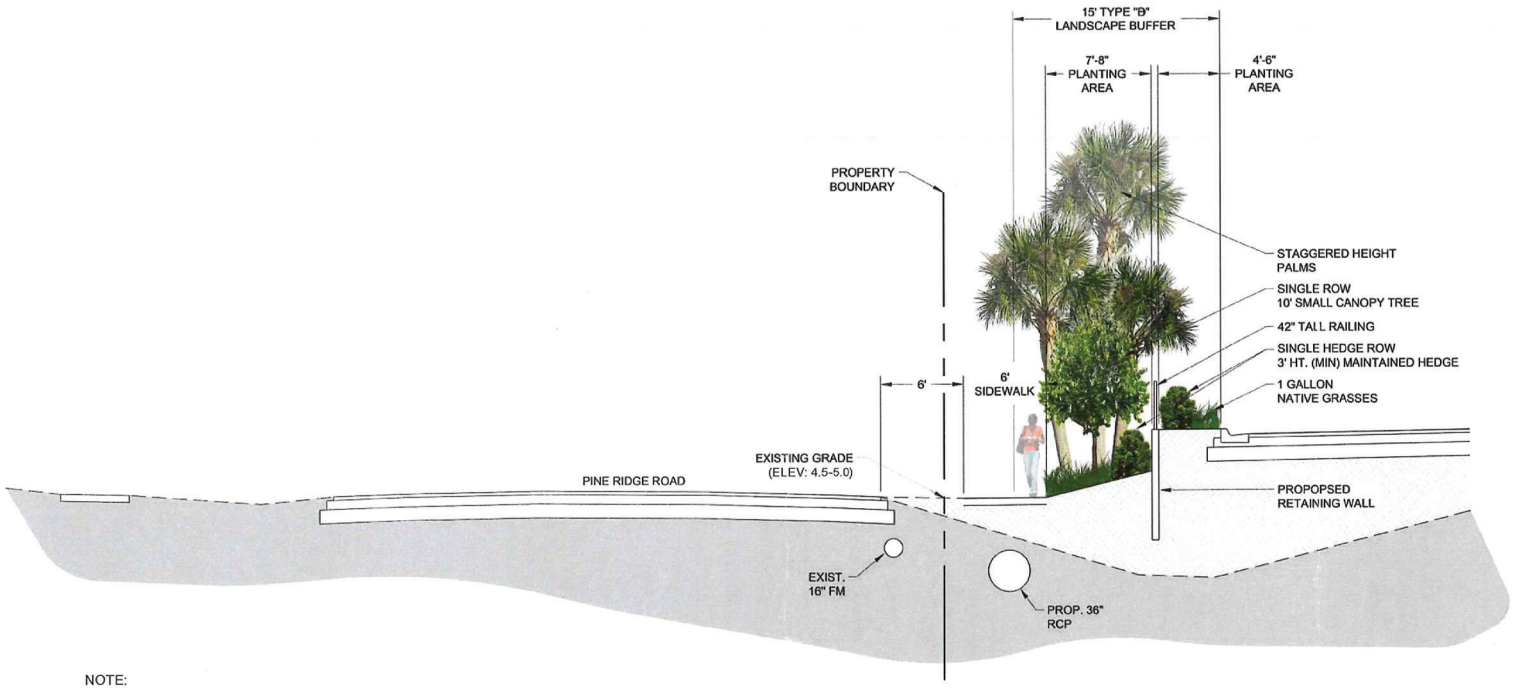
RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

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.

Applicant's 48 Hour Letter for DCI2023-00033
Dated 06-06-2024



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.

Approved as Exhibit C
MCP Page 4 of 6
Resolution # Z-24-008

Copyright RVi

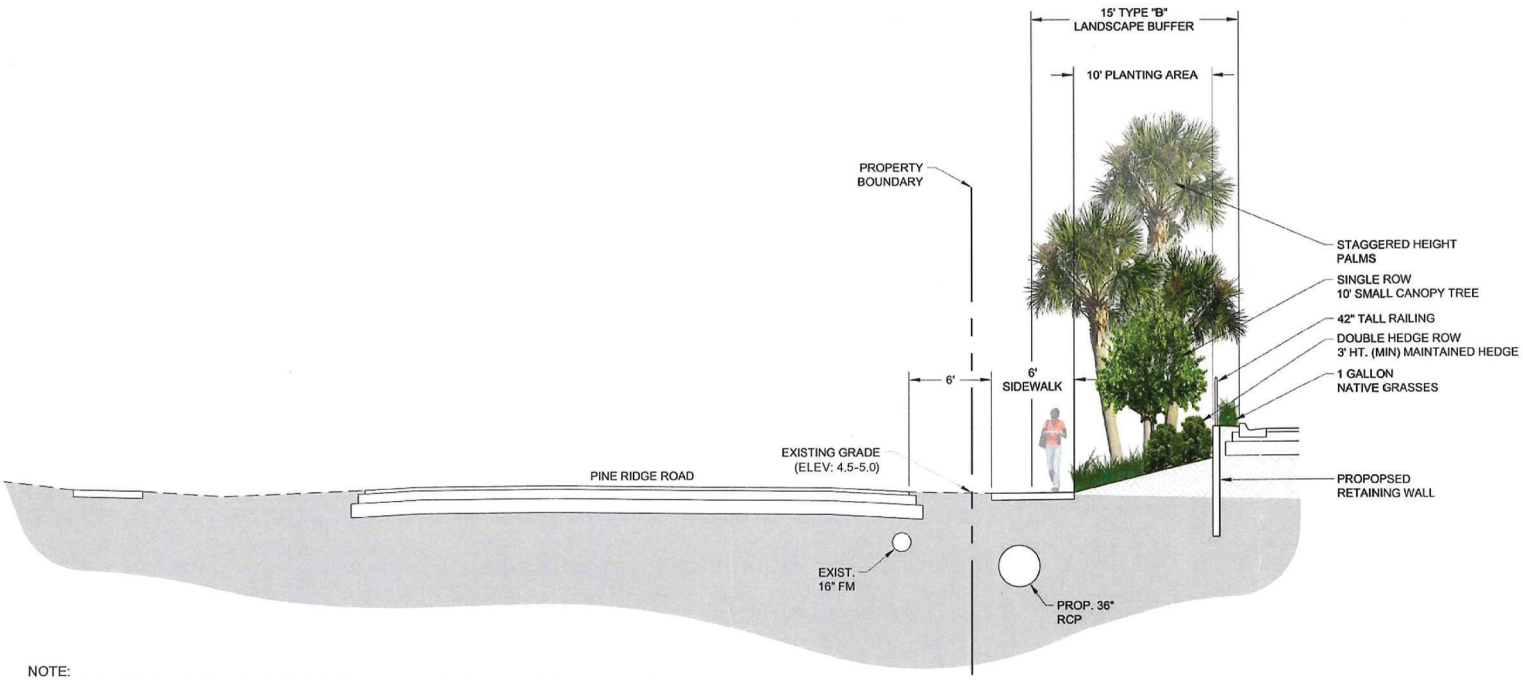
RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
wvsconsplanning.com

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.

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



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.

Approved as Exhibit C
MCP Page 5 of 6
Resolution # Z-24-008

Copyright RVI

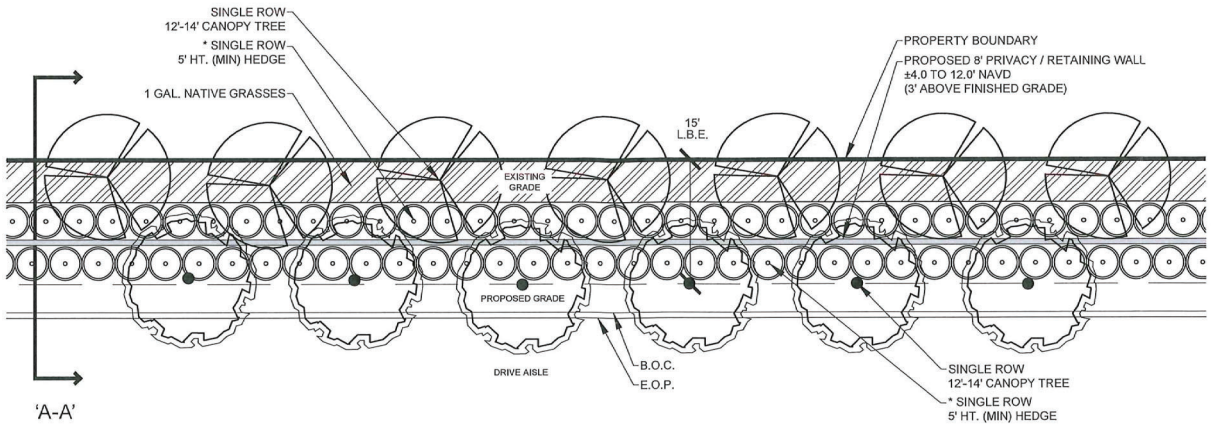
RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

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

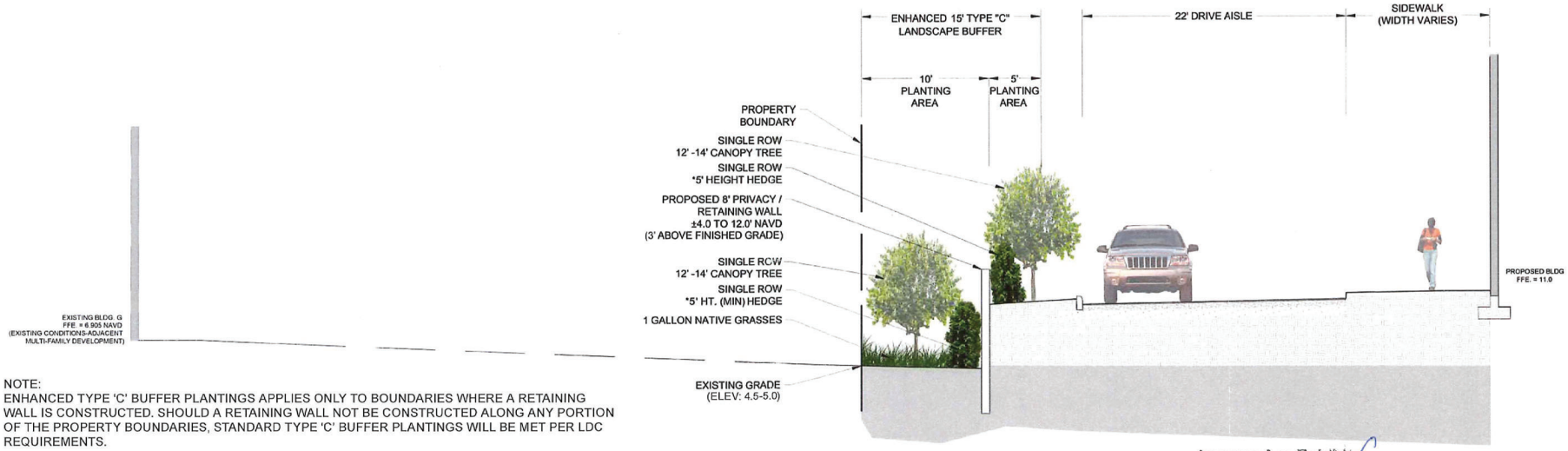
Lee County, FL
June 24, 2024
22005110

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

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



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'

Approved as Exhibit C
MCP Page 6 of 6
Resolution # Z-24-008

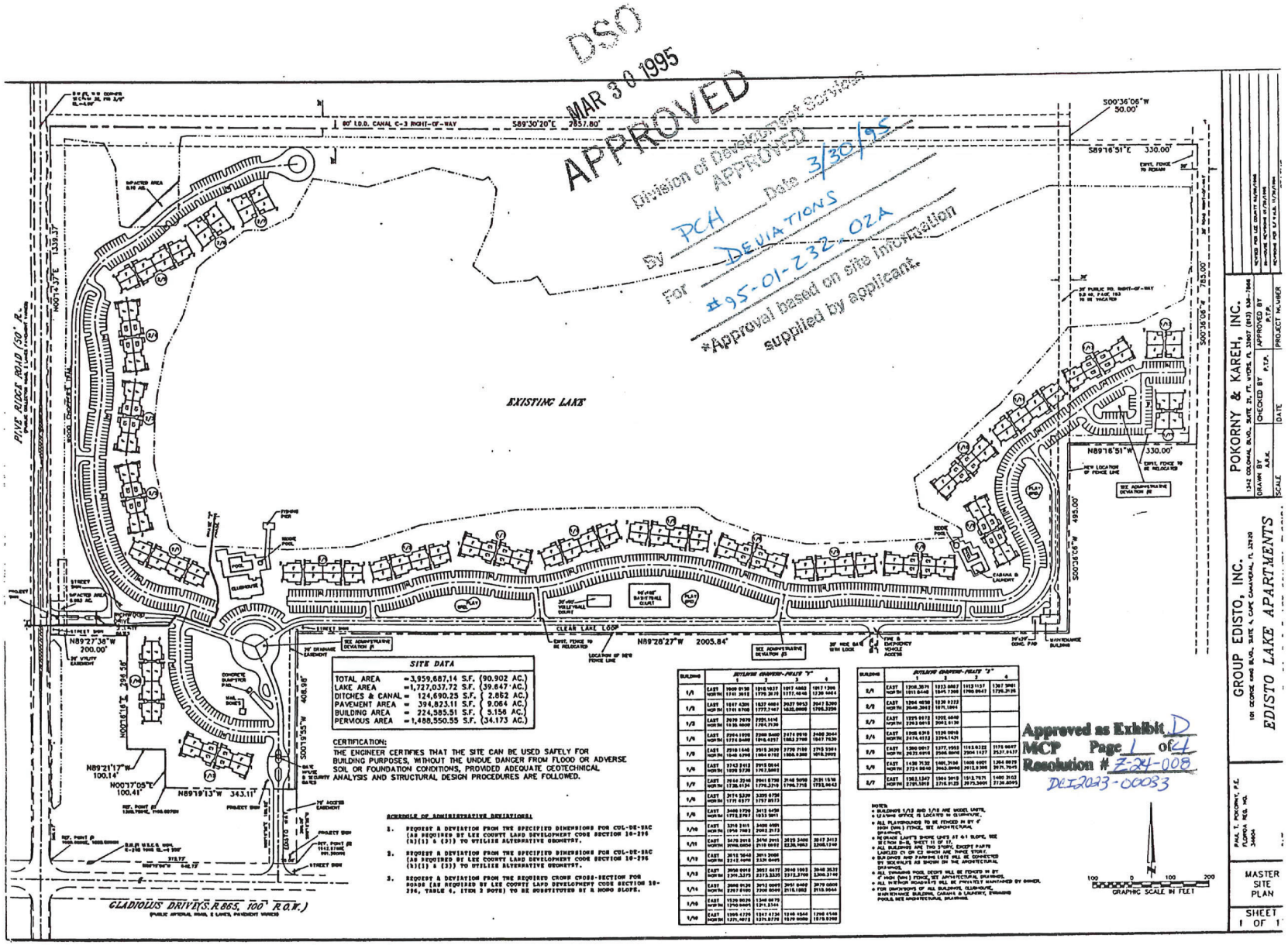
Copyright RVi

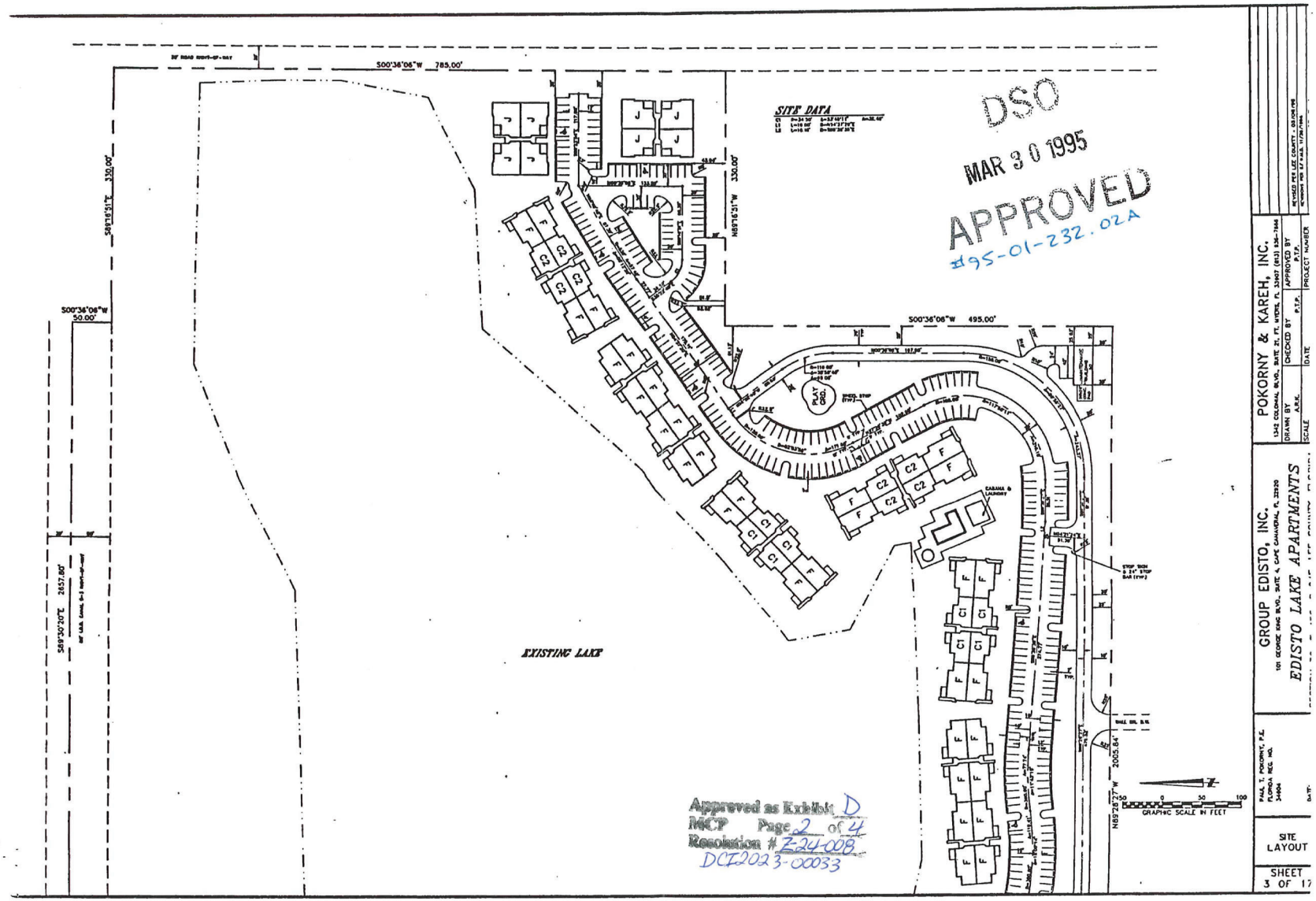
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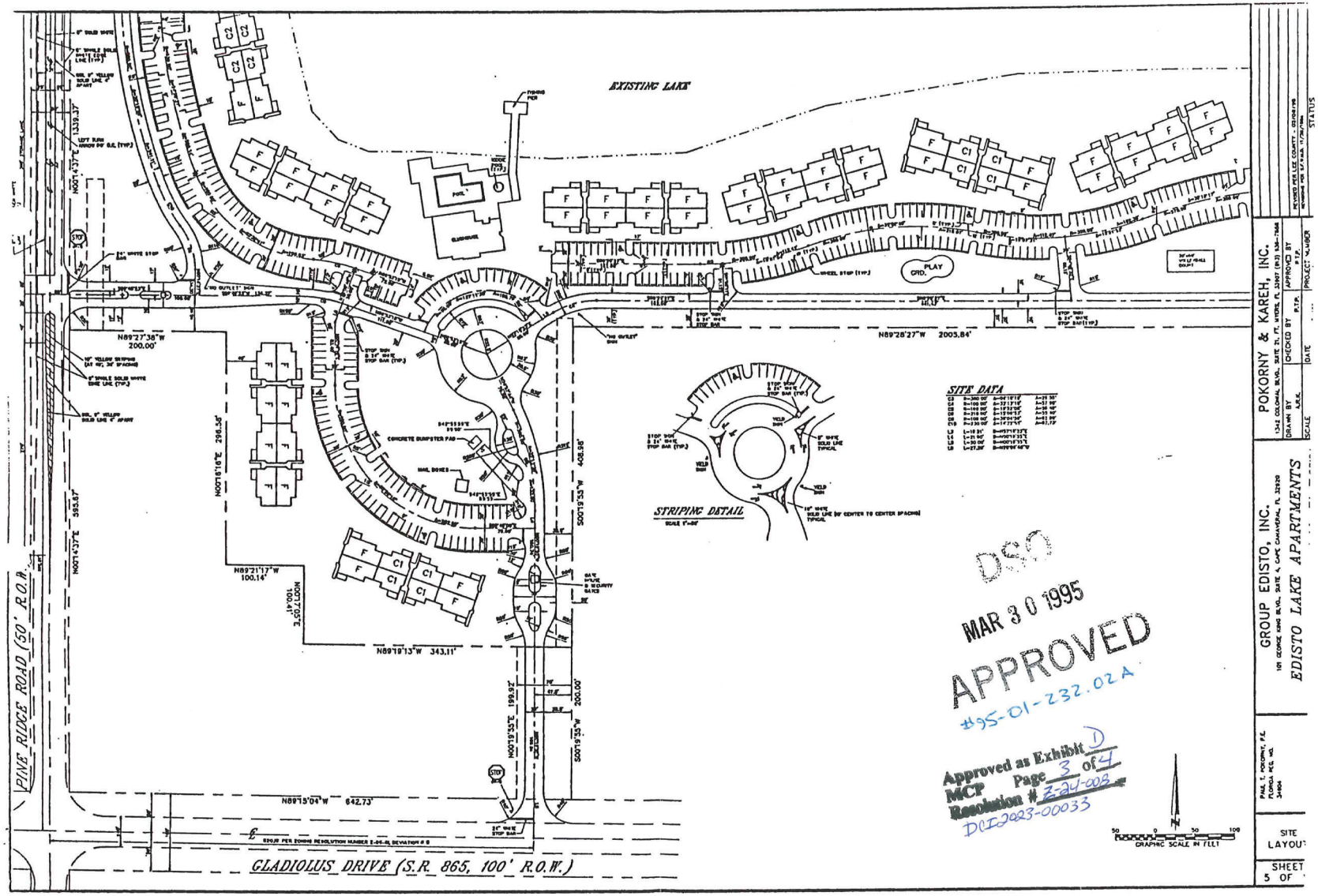
HEIGHTS CAREER TECH SCHOOL • **ENHANCED TYPE 'C' BUFFER - NORTH & EAST PROPERTY**

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change subject notice.

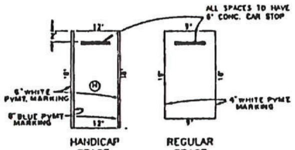

DSO
MAR 30 1995
APPROVED
Division of Development Services
APPROVED
By PCH Date 3/30/95
For DEVIATIONS
#95-01-2324-02A
*Approval based on site information supplied by applicant.
EXISTING LAKE
PINE RIDGE ROAD (50' R.
80' I.D.D. CANAL C-3 RIGHT-OF-WAY
S89°30'20"E 2857.80'
S00°36'06"W 30.00'
S89°16'51"E 330.00'
S00°36'06"W 785.00'
N89°16'51"W 330.00'
S00°36'06"W 495.00'
N89°28'27"W 2005.84'
N89°27'38"W 200.00'
N00°17'09"E 394.56'
N89°21'17"W 100.14'
N00°17'09"E 100.41'
N89°19'13"W 343.11'
S00°55'05"E 394.56'
CLEAR LAKE LOOP
GLADIOLUS 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 = 124,690.23 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 6, ITEM 3 NOTE) TO BE SUBSTITUTED BY A ROAD SLOPE.
BUILDING CENTER-POINT "Y"
BUILDING CENTER-POINT "X"
NOTES
GRAPHIC SCALE IN FEET
Approved as Exhibit D
MCP Page 1 of 4
Resolution # Z-24-008
DCI2023-00033
POKORNY & KAREH, INC.
GROUP EDISTO, INC.
EDISTO LAKE APARTMENTS
MASTER SITE PLAN
SHEET 1 OF 1


S00°36'08"W 785.00'
SITE DATA
DSO
MAR 30 1995
APPROVED
#95-01-232.02A
S00°36'08"W 50.00'
S00°36'08"W 495.00'
EXISTING LAKE
S89°30'20"E 2857.80'
N89°28'27"W 2005.84'
GRAPHIC SCALE IN FEET
Approved as Exhibit D
MCP Page 2 of 4
Resolution # Z-24-008
DCI2023-00033
POKORNY & KAREH, INC.
GROUP EDISTO, INC.
EDISTO LAKE APARTMENTS
SITE LAYOUT
SHEET 3 OF 17


EXISTING LAKE
PINE RIDGE ROAD (S.R. 865, 100' R.O.W.)
GLADIOLUS DRIVE (S.R. 865, 100' R.O.W.)
N89°27'38"W 200.00'
N89°28'27"W 2003.84'
N89°21'17"W 100.14'
N89°19'13"W 343.11'
N89°13'04"W 642.73'
N00°14'37"E 1339.37'
N00°14'37"E 395.67'
N00°16'16"E 296.56'
S00°19'35"W 408.96'
S00°19'35"W 200.00'
N00°19'35"E 199.92'
PLAY GRD.
STRIPING DETAIL
SITE DATA
GROUP EDISTO, INC.
EDISTO LAKE APARTMENTS
POKORNY & KAREH, INC.
SITE LAYOUT
SHEET 5 OF
DSO
MAR 30 1995
APPROVED
#95-01-232.02A
Approved as Exhibit D
MCP Page 3 of 4
Resolution # 3-24-008
DCI2023-00033

OFF-SITE PAVEMENT WIDENING NOTES:

1. ALL MATERIALS AND CONSTRUCTION MUST BE ACCORDING TO F.D.O.T. CRITERIA.
2. CONSTRUCT MITERED END SECTIONS PER STANDARD INDEX 273.
3. MITERED END FORMS MUST BE INSPECTED BY THE ENGINEER PRIOR TO PLACING ANY CONCRETE.
4. ALL CONSTRUCTION AND/OR MAINTENANCE IN THE COUNTY'S RIGHT-OF-WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNERS OF ALL EXISTING AERIAL OR BURIED UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND RESOLVING ANY CONFLICT BEFORE CONSTRUCTION BEGINS.
6. MARKING SHOULD BE ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS INDEX NO. 17346.
7. EXISTING MARKING - IN CONFLICT WITH THE NEW MARKING - WILL BE REMOVED (ERADICATED) COMPLETELY.
8. EXISTING MARKING TO BE REPLACED IN KIND WHERE IT IS NEEDED.
9. REFLECTIVE PAVEMENT MARKERS - WHERE NEEDED - SHOULD BE PLACED ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS INDEX NO. 17352.

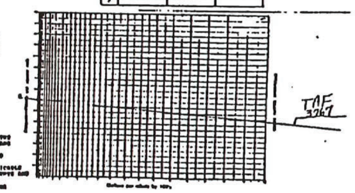


PARKING SPACE DETAIL
N.T.S.

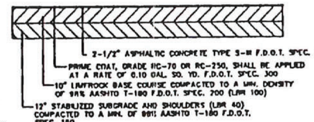


NOTE: SUBGRADE SHALL BE SAND, COMPACTED TO A FIRM EVEN SURFACE, TRUE TO GRADE AND CROSS SECTION, AND SHALL BE MOIST WHEN CONCRETE IS PLACED.

SIDEWALK DETAIL

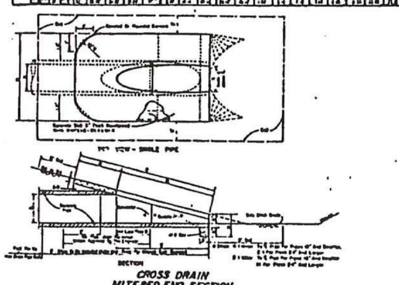


DSO
MAR 30 1995
APPROVED
#95-01-232.02A

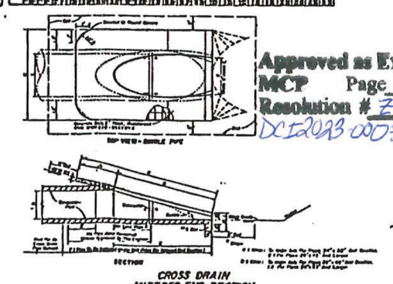


DRIVEWAY APRON PAVEMENT SECTION
(BETWEEN GLADIOLUS DRIVE R.O.W. LINE & EXIST. EDGE OF PAVEMENT)
SCALE: N.T.S.

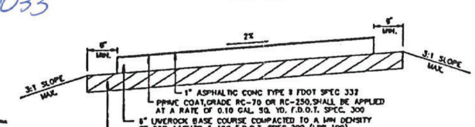
Approved as Exhibit D
MCP Page 4 of 4
Resolution # Z-24-008
DCI2023-00033



CROSS DRAIN
MITERED END SECTION
SINGLE AND MULTIPLE ROUND CONCRETE PIPE



CROSS DRAIN
MITERED END SECTION
SINGLE AND MULTIPLE ELLIPTICAL CONC PIPE



INTERIOR LOCAL ROAD PAVEMENT SECTION
SCALE: N.T.S.

REVISED PER LEE COUNTY REQUIREMENTS - 3/?/95

POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 21, FT. MYERS, FL 33907 (813) 336-7368

DRAWN BY A.R.A.	CHECKED BY P.T.P.	APPROVED BY P.T.P.
SCALE	DATE	PROJECT NUMBER

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

EDISTO LAKE APARTMENTS

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

CONSTRUCTION DETAILS & NOTES

SHEET 10 OF 17