ADMINISTRATIVE AMENDMENT (PD) ADD2026-00035

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Rvi Planning + Architecture filed an application on behalf of Heights Land Company, Inc. for administrative approval on a project known as Crosslands Commercial Planned Development (CPD) to incorporate a deviation from Land Development Code (LDC) Section 30-153(3)e, which requires identification signs to be set back a minimum of 15 feet from any right-of-way, to allow a 10-foot setback from Gladiolus Drive, at the property located at 10940 Gladiolus Drive, Fort Myers, described more particularly as:

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

ATTACHED AS EXHIBIT “A”

WHEREAS, the applicant has indicated the property’s current STRAP number is 32-45-24-00-00002.0010; and

WHEREAS, the property was rezoned in Resolution Z-86-081 from Agricultural (AG-2) to Commercial Planned Development (CPD), with subsequent amendments in Resolution Z-24-008, ADD2025-00034, and ADD2025-00074 (see Exhibit “D”); and

WHEREAS, the applicant has requested a deviation (Deviation 19) from LDC Section 30-153(3)e, which requires identification signs to be set back a minimum of 15 feet from any right-of-way, to allow a 10-foot setback from Gladiolus Drive; and

WHEREAS, the applicant provided a project narrative and deviation justification statement to support the request (attached as Exhibits “C” and “E”); and

WHEREAS, the 10-foot sign setback is minor in nature and will not result in any adverse off-site impacts; and

WHEREAS, the reduced setback does not obstruct visibility or interfere with established line of sight for vehicular or pedestrian traffic at the proposed location depicted on the Master Concept Plan (MCP) (see Exhibit “B”); and

WHEREAS, the Gladiolus Drive right-of-way includes an 8-foot-wide pathway that provides separation between the sign and travel lanes, further protecting public safety as it pertains to wayward vehicles; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development and the Lee County Department of Transportation in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of an amendment to the Commercial Planned Development seeking approval of a deviation from LDC Section 30-153(3)e, which requires identification signs to be set back a minimum of 15 feet from any right-of-way, to allow a 10-foot setback from Gladiolus Drive, is **APPROVED subject to the following conditions:**

1. **Development must be consistent with the six (6) page amended Master Concept Plan, titled "Heights Career Technical School at Crosslands CPD", a copy of which is attached hereto as Exhibit "B".**

2. **Deviation 19 from LDC Section 30-153(3)e., to allow a 10-foot street right-of-way setback is hereby APPROVED, limited to the location annotated on the Master Concept Plan.**

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Development Services Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 10.**

EXHIBITS:
EXHIBIT A: Legal Description
EXHIBIT B: Master Concept Plan Composite
EXHIBIT C: Applicant's Narrative
EXHIBIT D: Resolution Z-24-008, ADD2025-00034, ADD2025-00074
EXHIBIT E: Deviation and Justification