EXHIBIT C

Heights Career Technical School (CPD)
Administrative Amendment to Planned Development
Narrative of Request

Request Summary

The Heights Land Company, Inc. (Applicant) is requesting an administrative amendment to the approved Heights Career Technical School Commercial Planned Development (CPD) to add a deviation from Lee County Land Development Code (LDC) Sec.30-153(3)e to allow for a 5-foot reduction of the minimum signage setback of 15 feet.

The subject property is 4.89± acres and is located at 10940 Gladiolus Drive. This site lies on the northeast corner of Gladiolus Drive and Pine Ridge Road. The current zoning is Commercial Planned Development (CPD) and the property is located within the Urban Community Future Land Use category.

Background and Approval History

In 1986, 4.97± acres of the Crossland Communities CPD were originally rezoned from Agricultural (AG) to Commercial Planned Development (CPD) by zoning resolution Z-86-081. The approved development program included 23,000 square feet of retail commercial and professional space not to exceed 35 feet in height.

Then in 1986, the project received amendment approval by Z-87-0103 to add a deviation from the requirement of a minimum 60ft setback from a structure to a quarter section line, to allow a 0 foot setback.

Next, an amendment was approved through Z-24-0008 to Heights Career Technical School to increase commercial retail intensity from 23,000sf to 66,500sf and increase the building height from 35' to 50'.

ADD2025-0034 was an approved administrative amendment made to allow a deviation from Land Development Code (LDC) Section 10-288 and AC-11-4, which require turn lanes to be constructed when a project's turning volumes warrant the need for a turn lane, to allow for no westbound right turn lane requirement at the Gladiolus Drive and Edisto Way access.

ADD2025-00074 was an approved administrative amendment for a deviation from Land Development Code (LDC) Section 10-296 to allow a reduction in the required sidewalk width from 6' to 5' along Pine Ridge Rd.

Request Justification

As noted above, the sole request in this Administrative Amendment is to reduce the minimum signage setback from 15 feet to 10 feet for the project identification sign proposed at the main project entry on Gladiolus Drive. The sign will comply with all other standards set forth in LDC Sec. 30-153.

Please refer to the Schedule of Deviations for a detailed summary of the justification for the request. No changes are proposed to the current approved Z-24-008 Master Concept Plan (MCP), other than the siting of the identification sign.

LDC Findings/Review Criteria

LDC Section 34-174(i)(2) the following required findings/review criteria for an administrative amendment to a planned development:

a. **Does not increase height, density or intensity of the development, except as permitted in Chapter 2;**

   No changes are proposed to the existing intensity approved for the CPD, thus the request does not increase the height, density or intensity

b. **Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;**

   The requested deviation does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.

c. **Does not result in a reduction of total open space provided on the Master Concept Plan by more than ten percent;**

   The requested sign deviation does not result in a reduction of total open space provided on the MCP.

d. **Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code;**

   There is no decrease in the amount of indigenous native vegetation preservation or open space areas below the amount required by the LDC and shown on the MCP.

e. **If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided;**

   There are no changes to the buffer or landscaping areas previously approved per the existing MCP for this site.

f. **Does not adversely impact surrounding land uses; and**

   The request is wholly contained within the site and does not adversely impact surrounding land uses. The sign setback does not impact sight visibility and is sufficiently set back from Gladiolus Drive to ensure public safety due to the conditions of the roadway and right-of-way.

g. **Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.**

The request is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request, together with the proposed and existing approved deviations.

Conclusion

The request satisfies the criteria for an administrative amendment pursuant to LDC Section 34-174(i)(2). The proposed modification will continue to advance the objectives of the approved Planned Development and protect the public health, safety, and welfare. The request does not alter the project's consistency with the Lee Plan or the Land Development Code.

Given the limited scope and minimal impact of the proposed change, the Applicant respectfully requests approval of this administrative amendment.