EXHIBIT D

RESOLUTION NUMBER Z-24-008

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)

ADD2026-00035 Lee County ePlan

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.

ADD2026-00035 Lee County ePlan

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.

ADD2026-00035 Lee County ePlan

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

BOARD OF PORT COMMISSIONERS SEAL LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

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

2025 JAN 21 PM 3:43
MINUTES OFFICE RECEIVED

ADD2026-00035 Lee County ePlan

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

ADD2026-00035 Lee County ePlan

DCI2023-00033 Lee County ePlan

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.

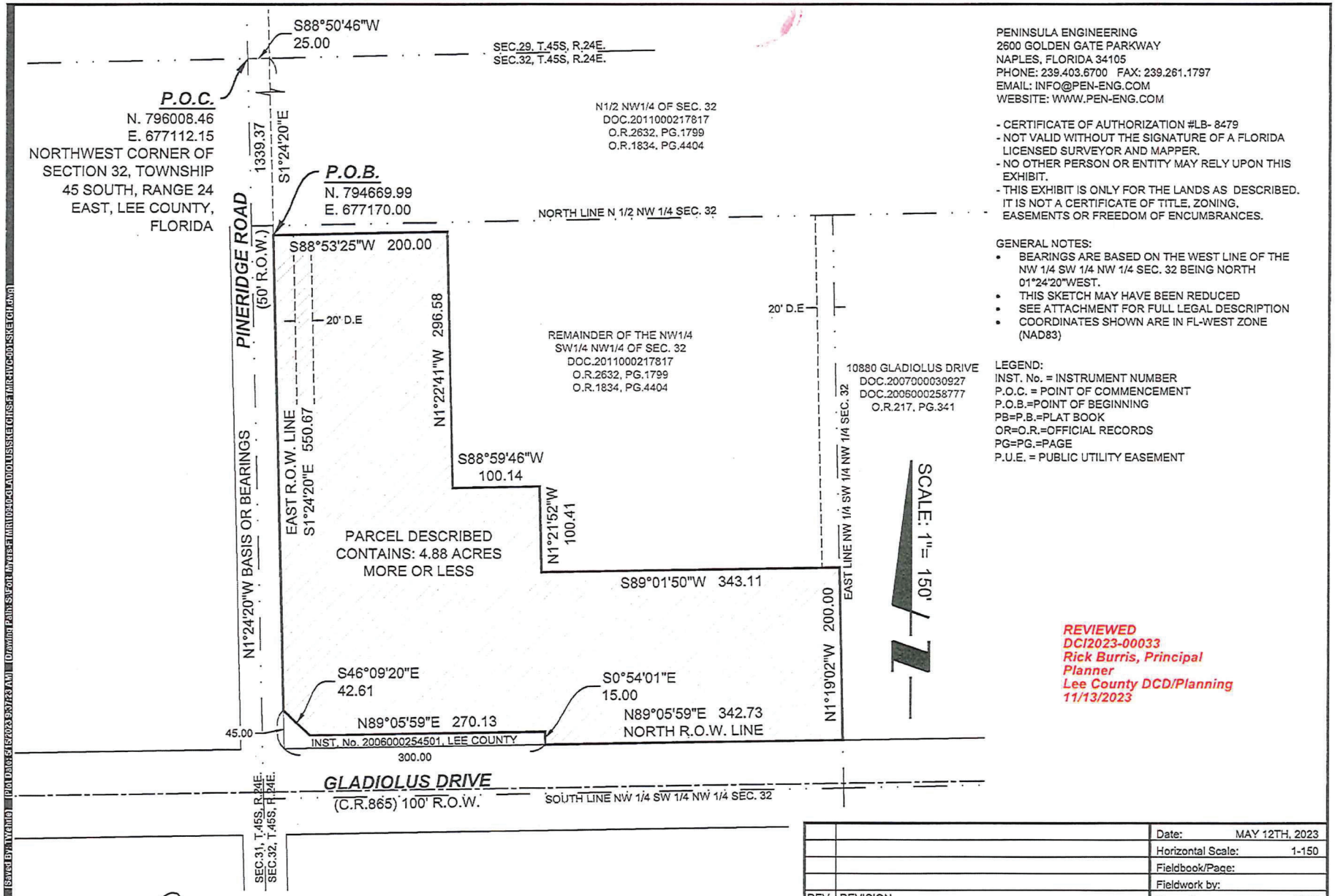
LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479
REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

MAY 12TH, 2023
DATE OF SURVEY

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

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

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

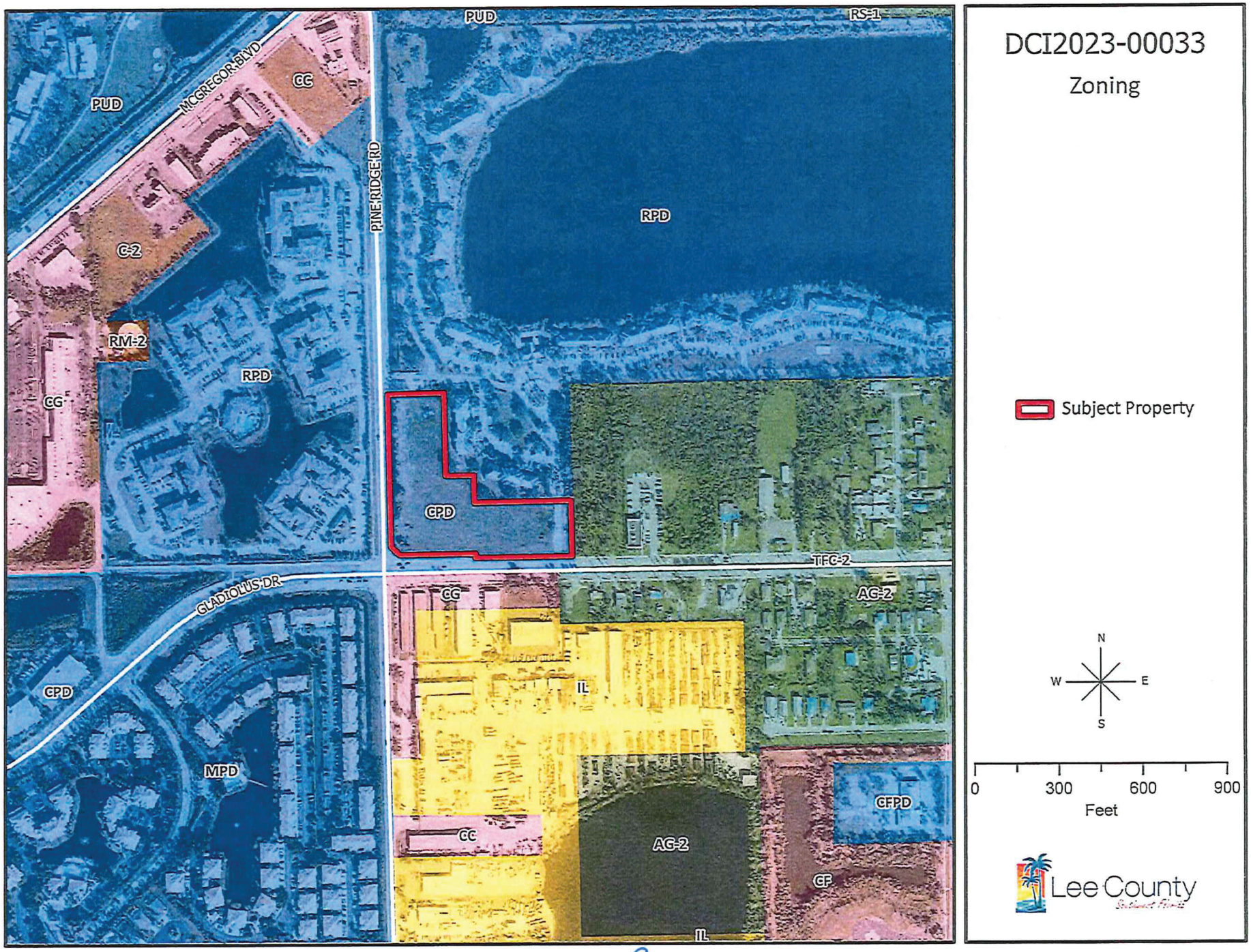
CLIENT: PENINSULA ENGINEERING

PROJECT NO. P-HVC-001

SHEET #: SK - 01

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

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DCI2023-00033

Zoning

Subject Property

N
W
E
S

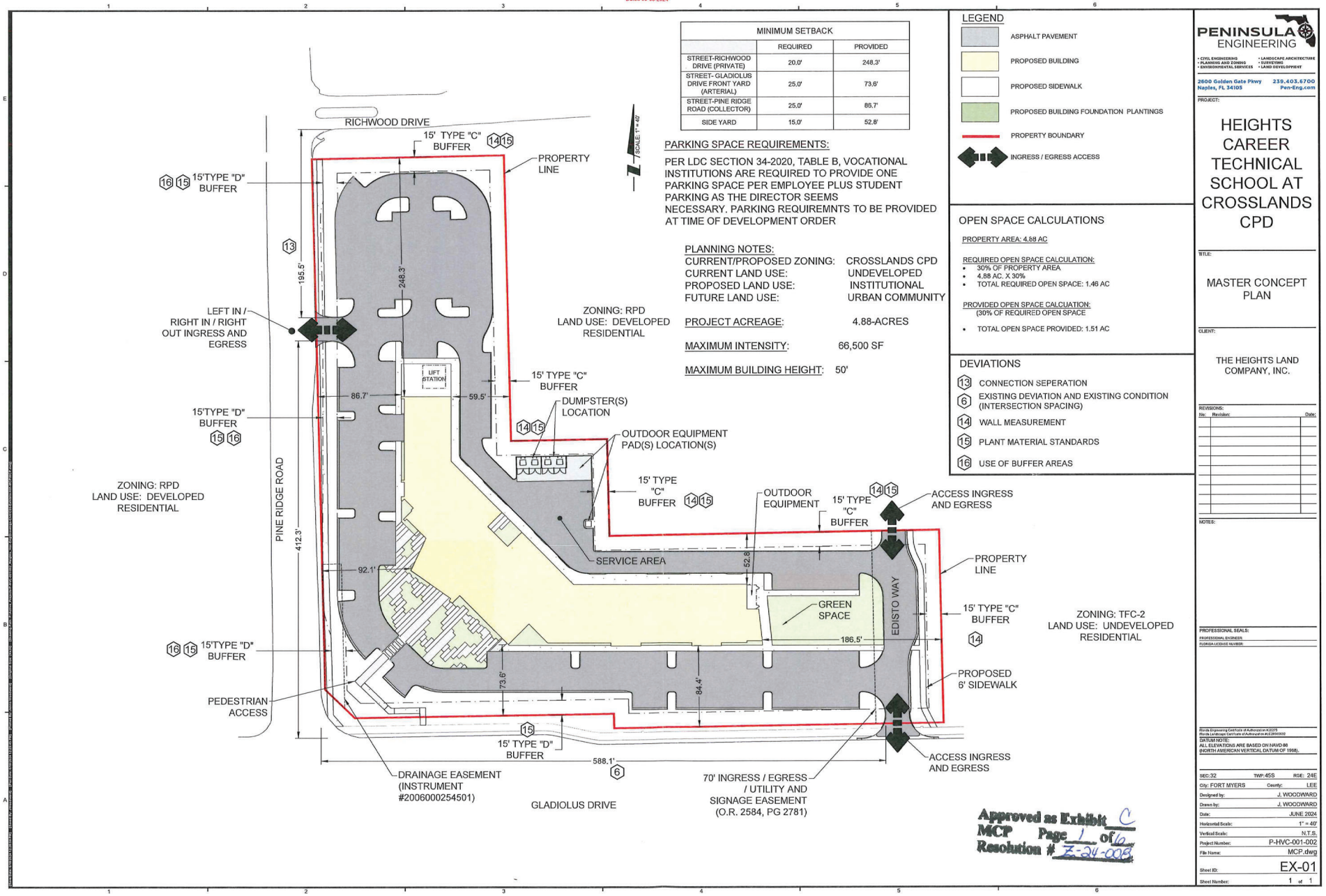
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Feet

Lee County

EXHIBIT B

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



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:

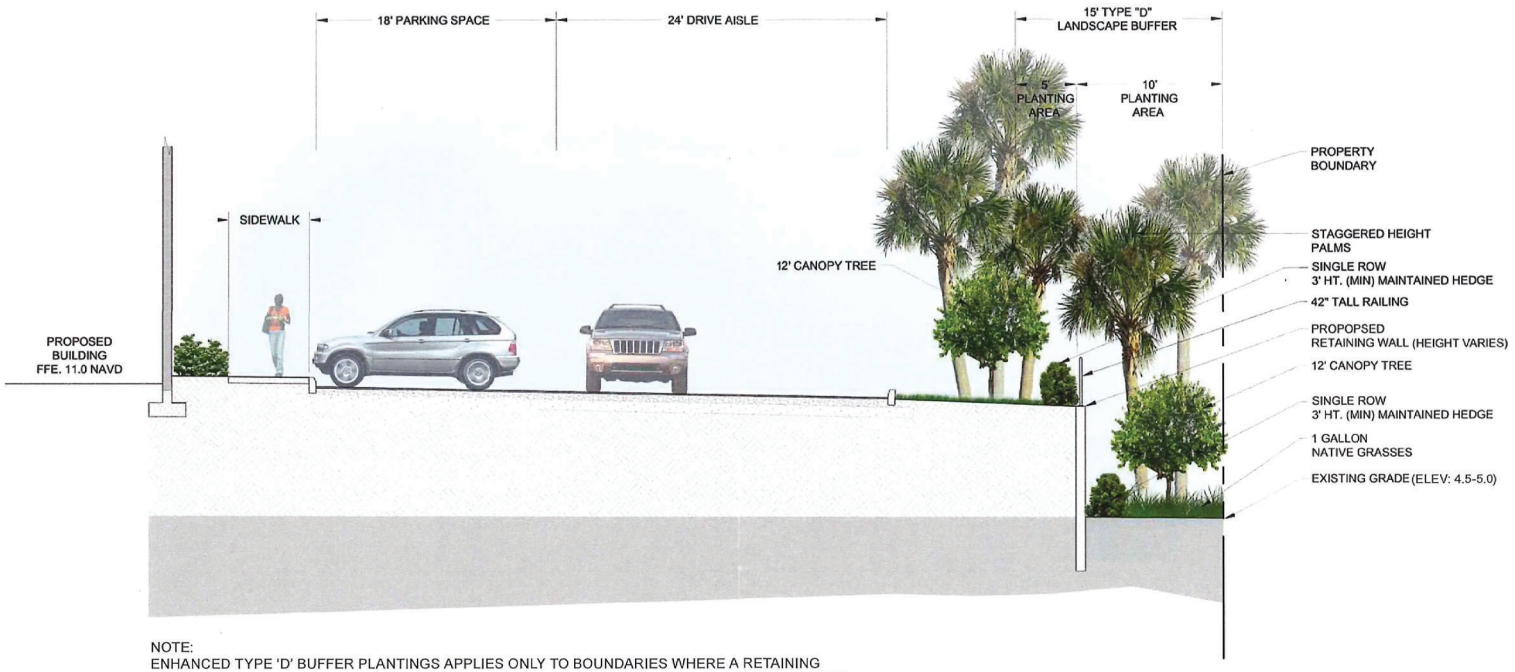
PROFESSIONAL SEALS:
PROFESSIONAL ENGINEER
FLORIDA LICENSE NUMBER

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

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



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

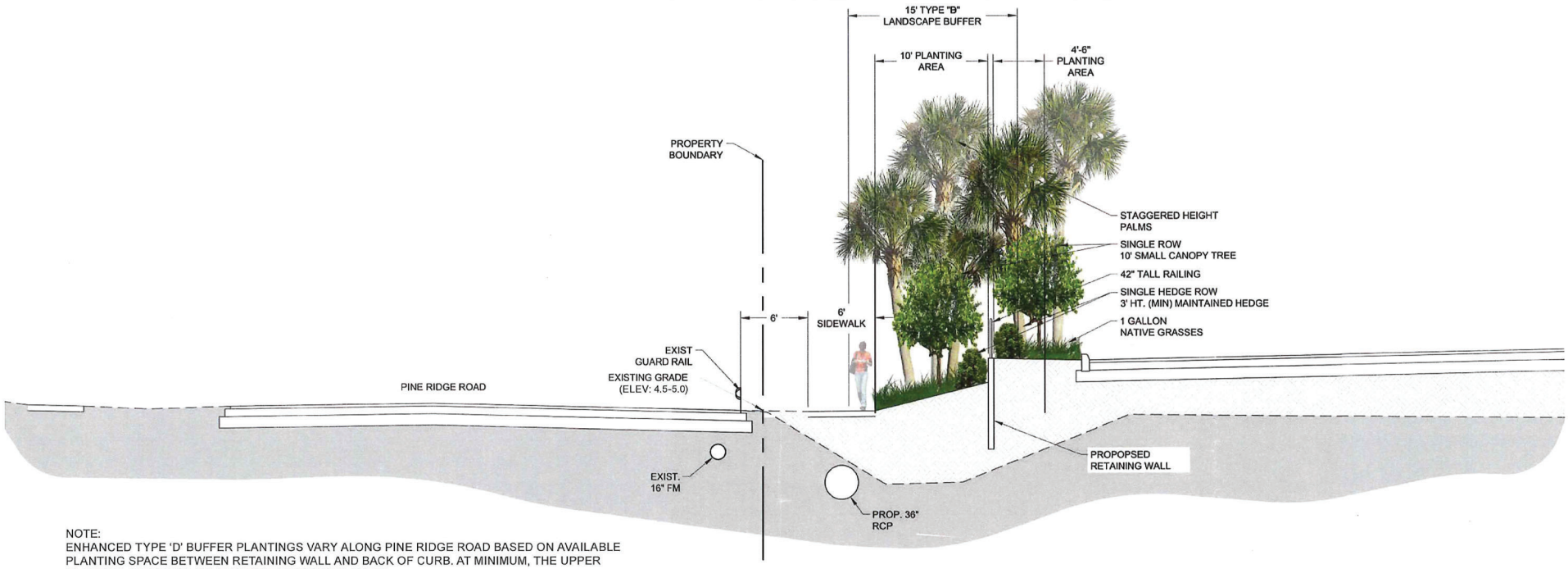
RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

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.

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 3 of 6
Resolution # Z-24-008

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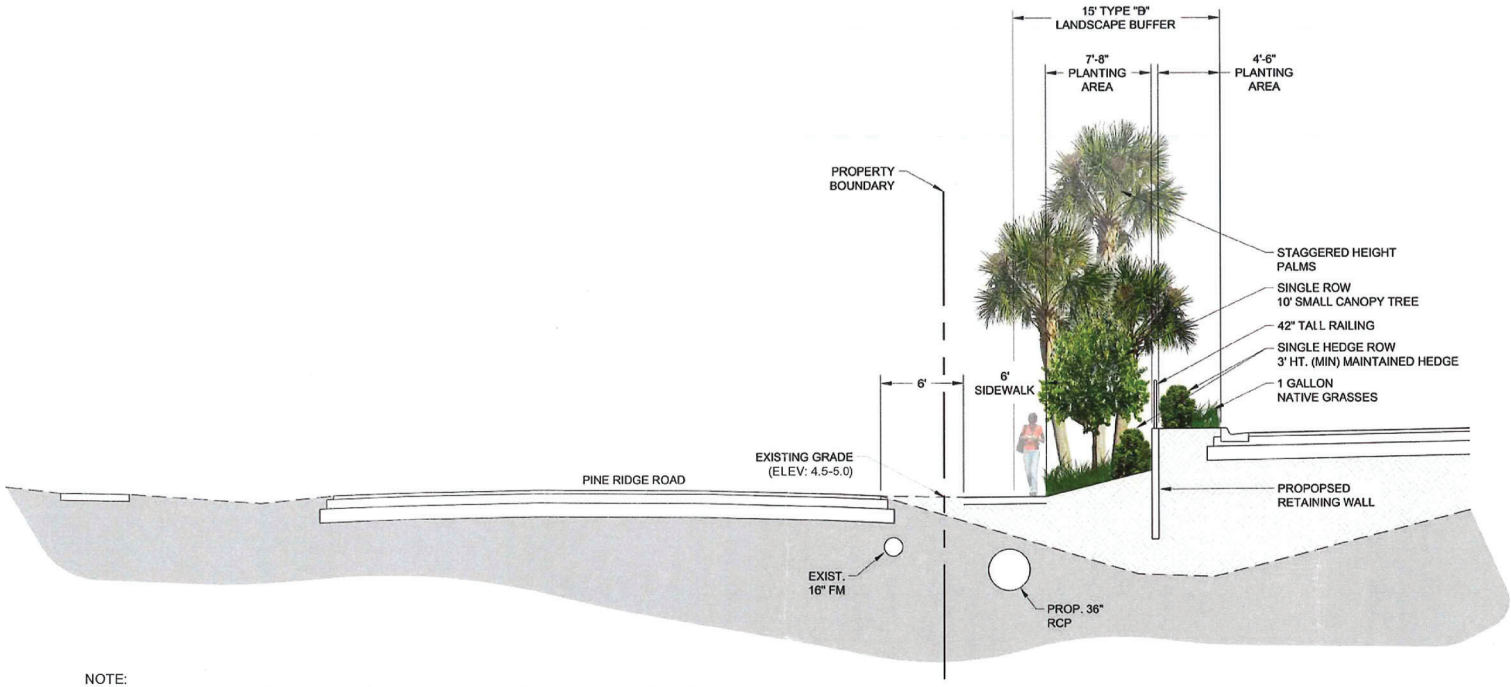
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Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

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.

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

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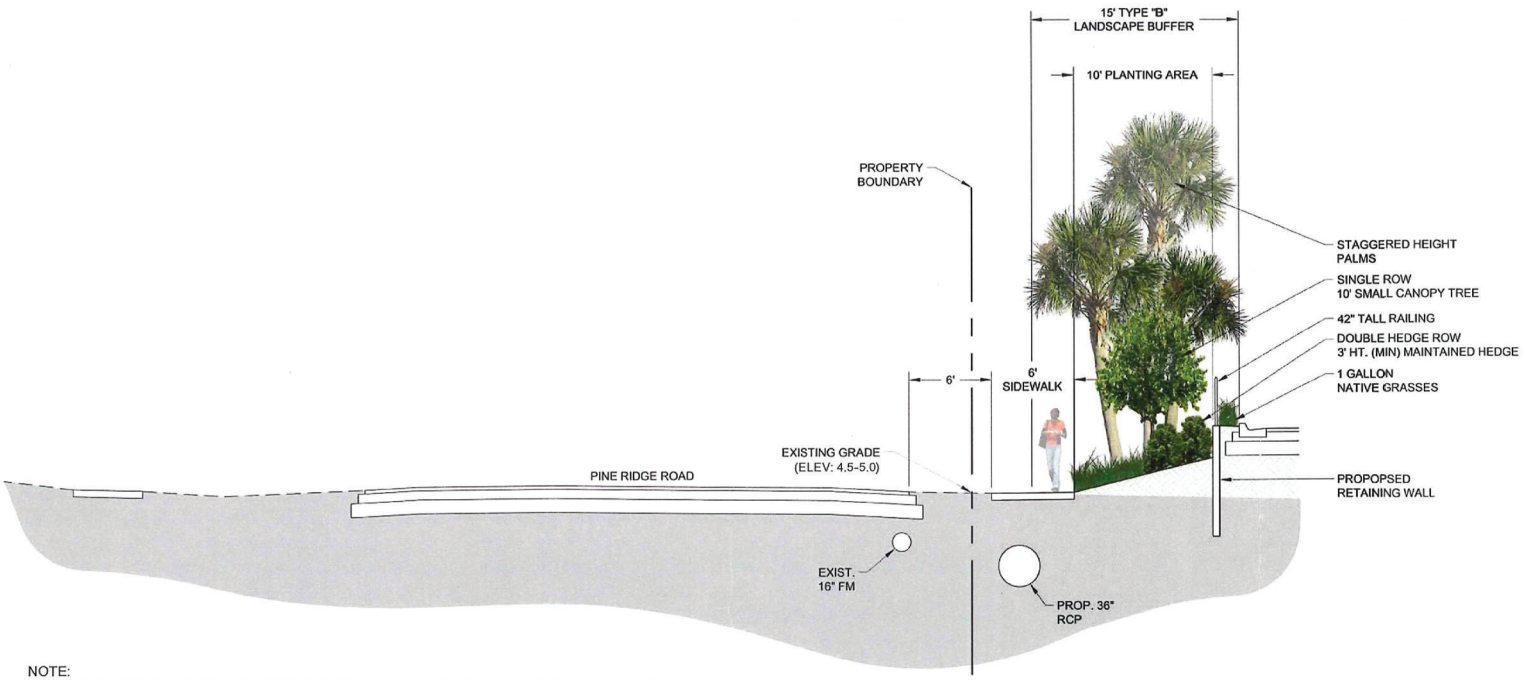
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HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

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



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

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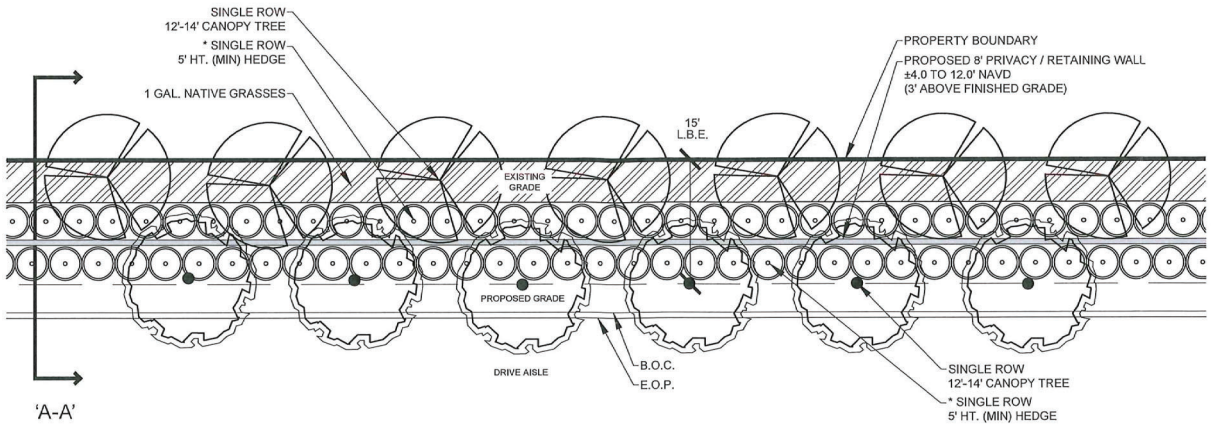
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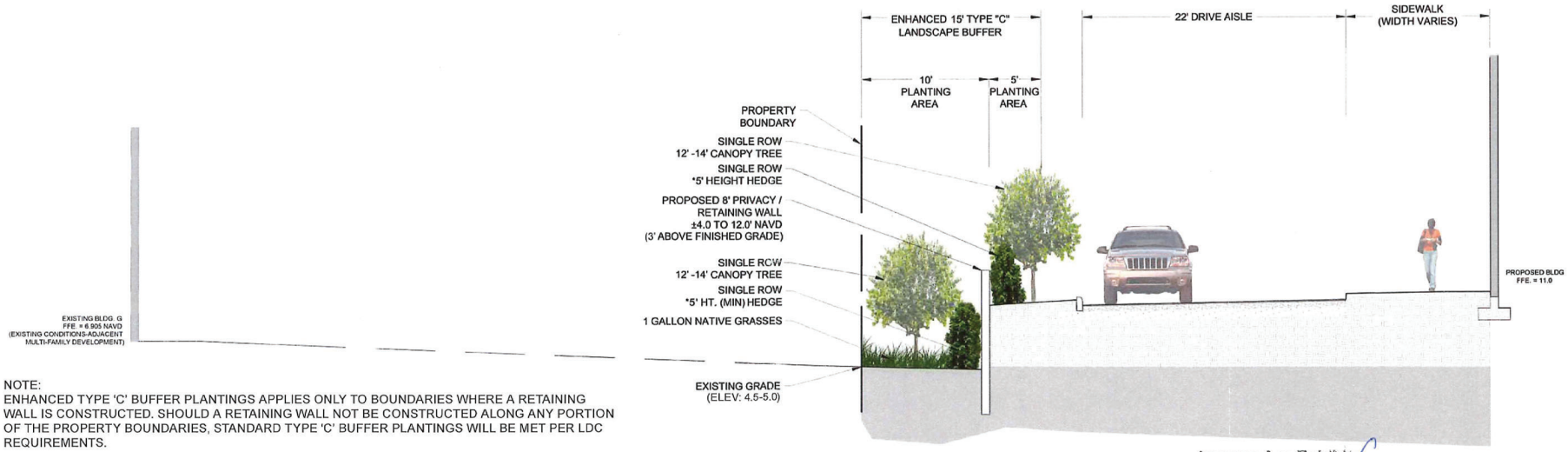
Lee County, FL
June 24, 2024
22005110

0 1' 2'
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Applicant's 48 Hour Letter for DCI2023-00033
Dated 08-08-2024



100' TYPICAL - PLAN VIEW



NOTE:
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*HEDGE AT EXISTING GRADE AND PROPOSED GRADE TO BE MAINTAINED AT 7' HEIGHT.

SECTION VIEW - 'A-A'

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MCP Page 6 of 6
Resolution # Z-24-008

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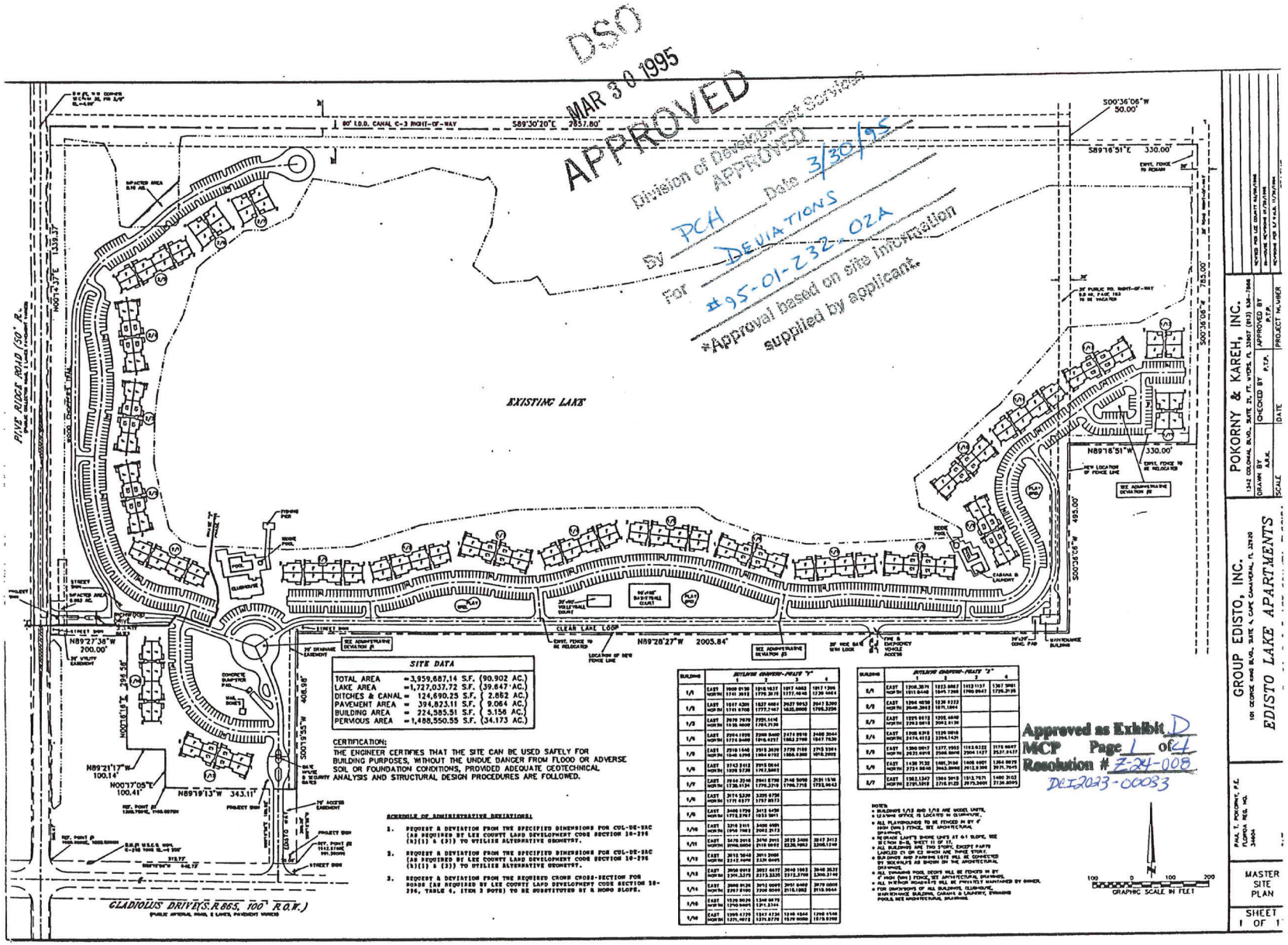
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HEIGHTS CAREER TECH SCHOOL • **ENHANCED TYPE 'C' BUFFER - NORTH & EAST PROPERTY**

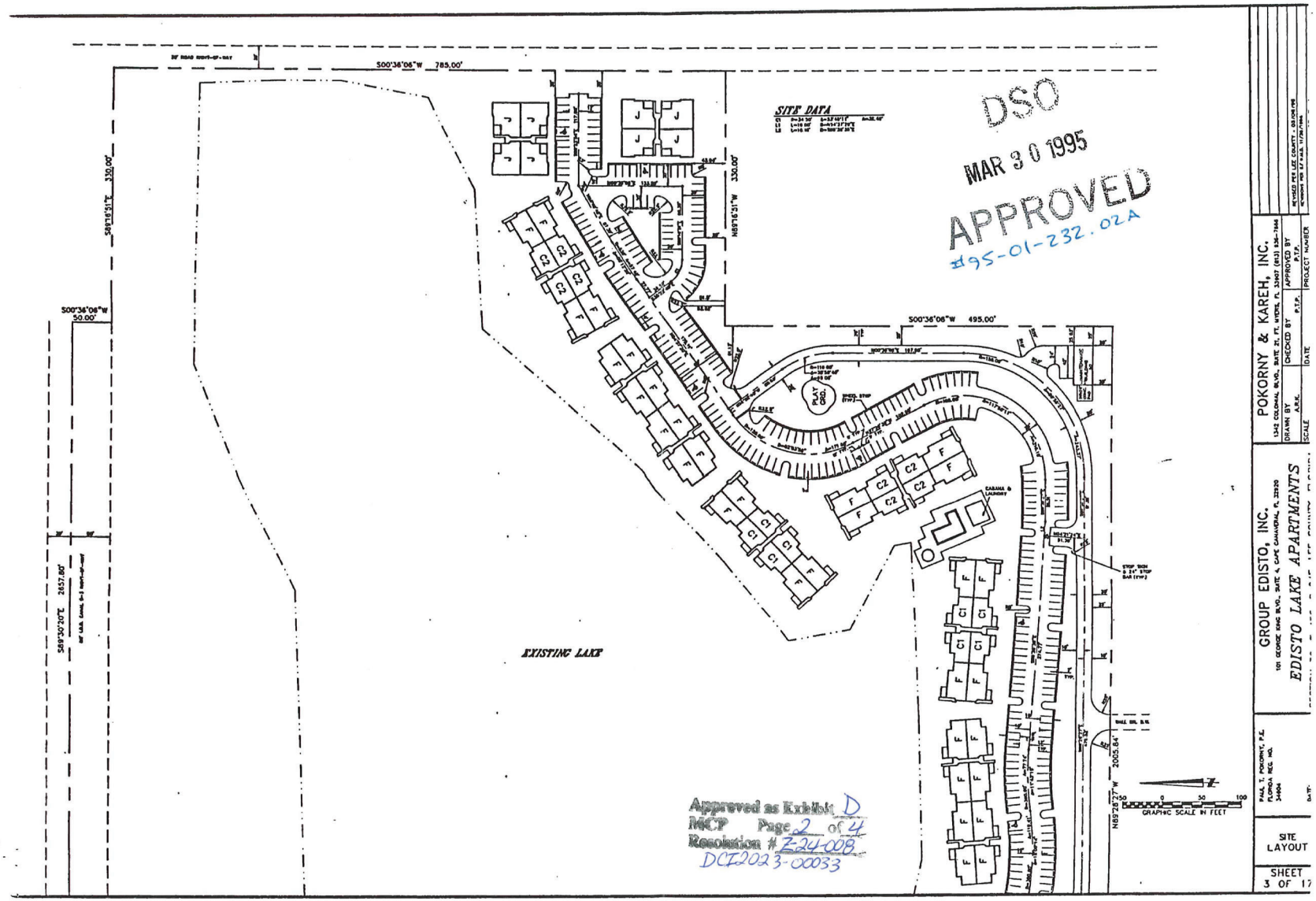
Lee County, FL
June 24, 2024
22005110

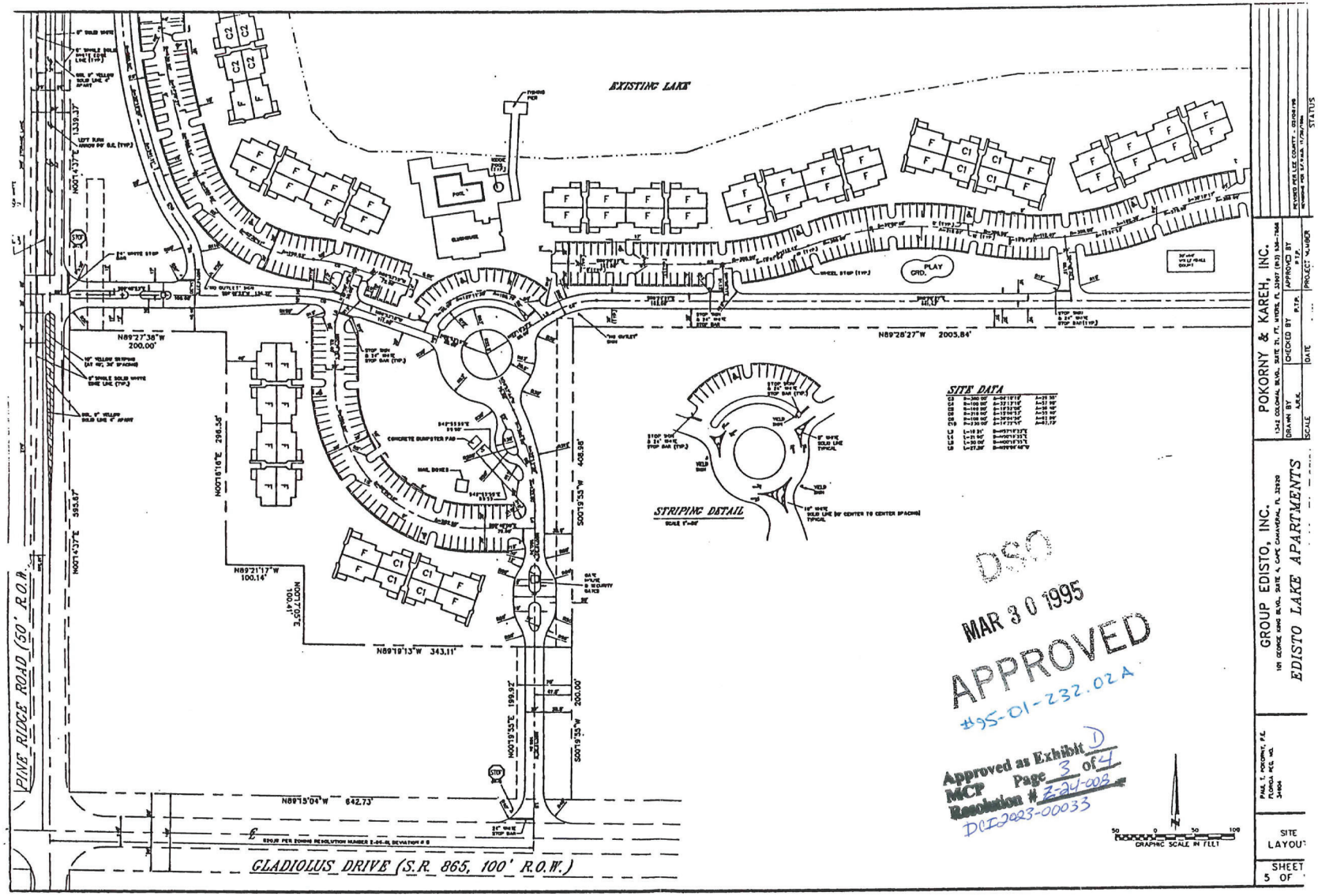
0 1' 2'
SCALE: 1/4" = 1'-0"
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ADD2026-00035 Lee County ePlan

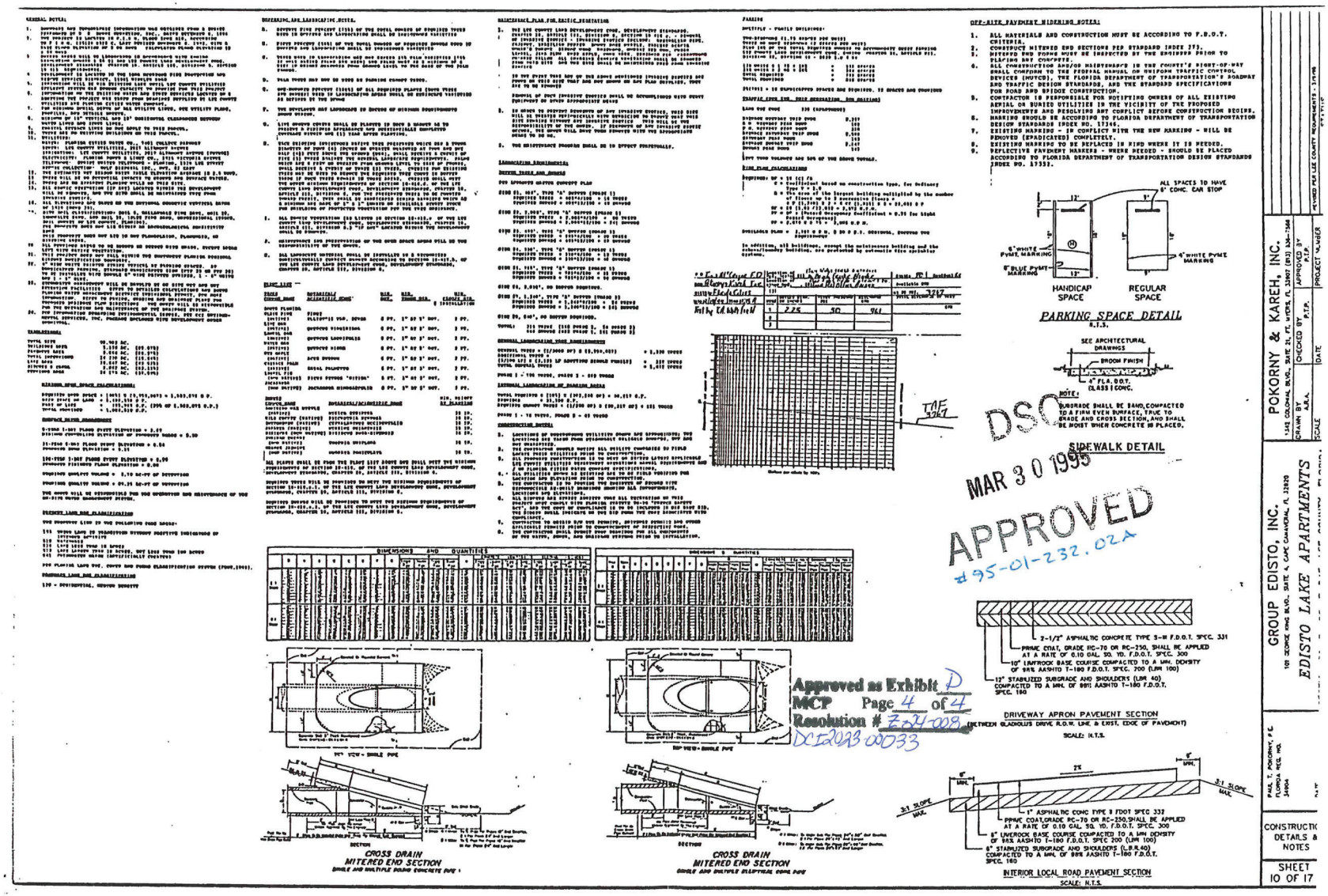


ADD2026-00035 Lee County ePlan




EXISTING LAKE
PINE RIDGE ROAD (50' R.O.W.)
GLADIOLUS DRIVE (S.R. 865, 100' R.O.W.)
PLAY GRD.
N89°27'38"W 200.00'
N89°28'27"W 2003.84'
N00°14'37"E 1339.37'
N00°14'37"E 395.67'
N00°16'16"E 296.56'
S00°19'35"W 408.96'
N89°21'17"W 100.14'
N89°19'13"W 343.11'
N00°19'35"E 199.92'
S00°19'35"W 200.00'
N89°13'04"W 642.73'
STRIPING DETAIL
SITE DATA
DSO
MAR 30 1995
APPROVED
#95-01-232.02A
Approved as Exhibit D
MCP Page 3 of 4
Resolution # 3-24-05
DCI2023-00033
GRAPHIC SCALE IN FEET
POKORNY & KAREH, INC.
GROUP EDISTO, INC.
EDISTO LAKE APARTMENTS
SITE LAYOUT
SHEET 5 OF

ADD2026-00035 Lee County ePlan



ADD2025-00034 Lee County ePlan
ADD2025-00034 Lee County ePlan

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00034

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Peninsula Engineering Inc., filed an application on behalf of Heights Land Company, Inc. for administrative approval on a project known as Crosslands Commercial Planned Development (CPD) of 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, 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-86-081, and Resolution Z-24-008 (see Exhibit "D"); and

WHEREAS, the applicant has submitted an application for Limited Development Order (LDO2024-00582) for offsite right-of-way improvements within Pine Ridge Road, and an application for Development Order (DOS2024-00119) for a 64,000 square foot building to serve as a vocational school; and

WHEREAS, Gladiolus Drive is a county-maintained, arterial roadway with a speed limit of 35 miles per hour, and Edisto Way is a non-county-maintained, local roadway with a speed limit of 25 miles per hour; and

WHEREAS, the applicant has requested a deviation from Land Development Code (LDC) Section 10-288, which requires turn lanes to be constructed when a project's turning volumes warrant the need for a turn lane in accordance with the requirements of Lee County Administrative Code AC-11-4, to allow for no westbound right turn lane at the Gladiolus Drive and Edisto Way access; and

WHEREAS, the site entrance at Gladiolus Drive has right-of-way constraints that prohibit installation of a westbound right-turn lane; and

WHEREAS, there is an inability to acquire additional land for the construction of a turn lane at this access point; and

ADD2025-00034 Lee County ePlan
ADD2025-00034 Lee County ePlan

WHEREAS, Section VII of AC 11-4 allows for deviations from the 'Turn Lane Policy' if right-of-way constraints do not permit the installation of a turn lane; and

WHEREAS, the applicant provided a narrative describing the deviations being sought (attached as Exhibit "C"); and

WHEREAS, the Lee County Department of Transportation has reviewed the request and offered no objection; 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, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; 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; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Commercial Planned Development seeking approval of a deviation from LDC Section 10-288 and AC-11-4, which require turn lanes to be designed and constructed where turning volumes make such improvements necessary, to allow no turn lane to be constructed on Gladiolus Drive westbound at the intersection of Edisto Way is **APPROVED subject to the following conditions:**

1. **Development must be consistent with the six (6) page Master Concept Plan, dated February 2025 and June 2024, titled "Heights Career Technical School at Crosslands CPD", a copy of which is attached hereto as Exhibit "B".**

2. **Deviation #17, seeking relief from LDC Section 10-288 and AC-11-4, which require turn lanes to be designed and constructed where turning volumes make such improvements necessary, to allow no turn lane to be constructed on Gladiolus Drive westbound at the intersection of Edisto Way is APPROVED.**

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**

ADD2025-00034 Lee County ePlan
ADD2025-00034 Lee County ePlan

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.

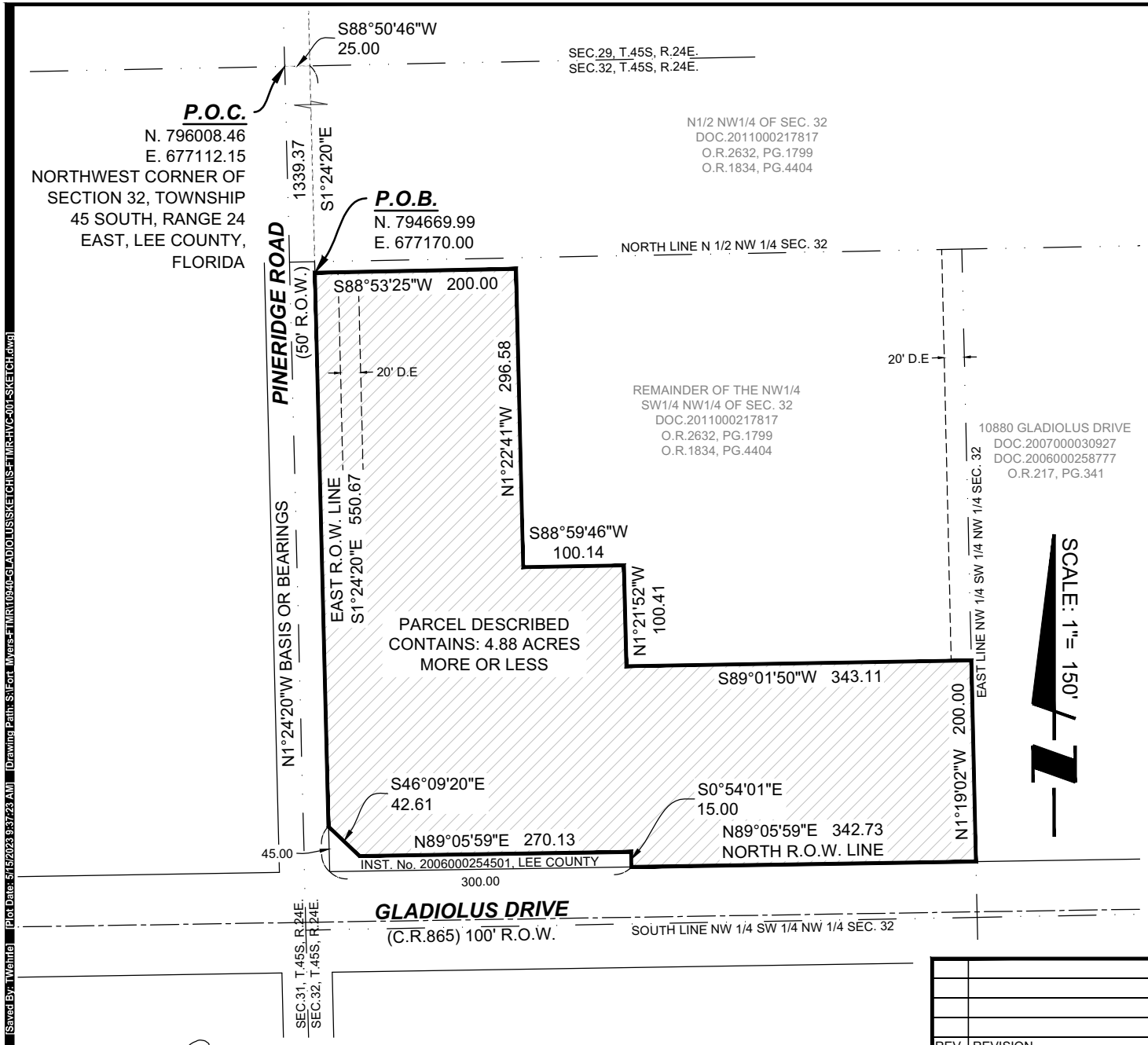
Duly passed, adopted, and electronically signed on 3/20/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

EXHIBITS:
EXHIBIT A: Legal Description
EXHIBIT B: Master Concept Plan
EXHIBIT C: Applicant's Narrative
EXHIBIT D: Resolution Z-24-008

ADD2025-00034 Lee County ePlan
ADD2025-00034 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
ADD2025-00034
Rick Burris, Principal Planner
Lee County DCD/Planning
2/24/2025

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 9:35:23 AM] [Saved By: aWendle] [Plot Date: 5/15/2023 9:37:23 AM] [Drawing Path: S:\Fort_Myers-FTMR\1040-GL\ADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg]

ADD2025-00034 Lee County ePlan
ADD2025-00034 Lee County ePlan

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.

REVIEWED
ADD2025-00034
Rick Burris, Principal Planner
Lee County DCD/Planning
2/24/2025

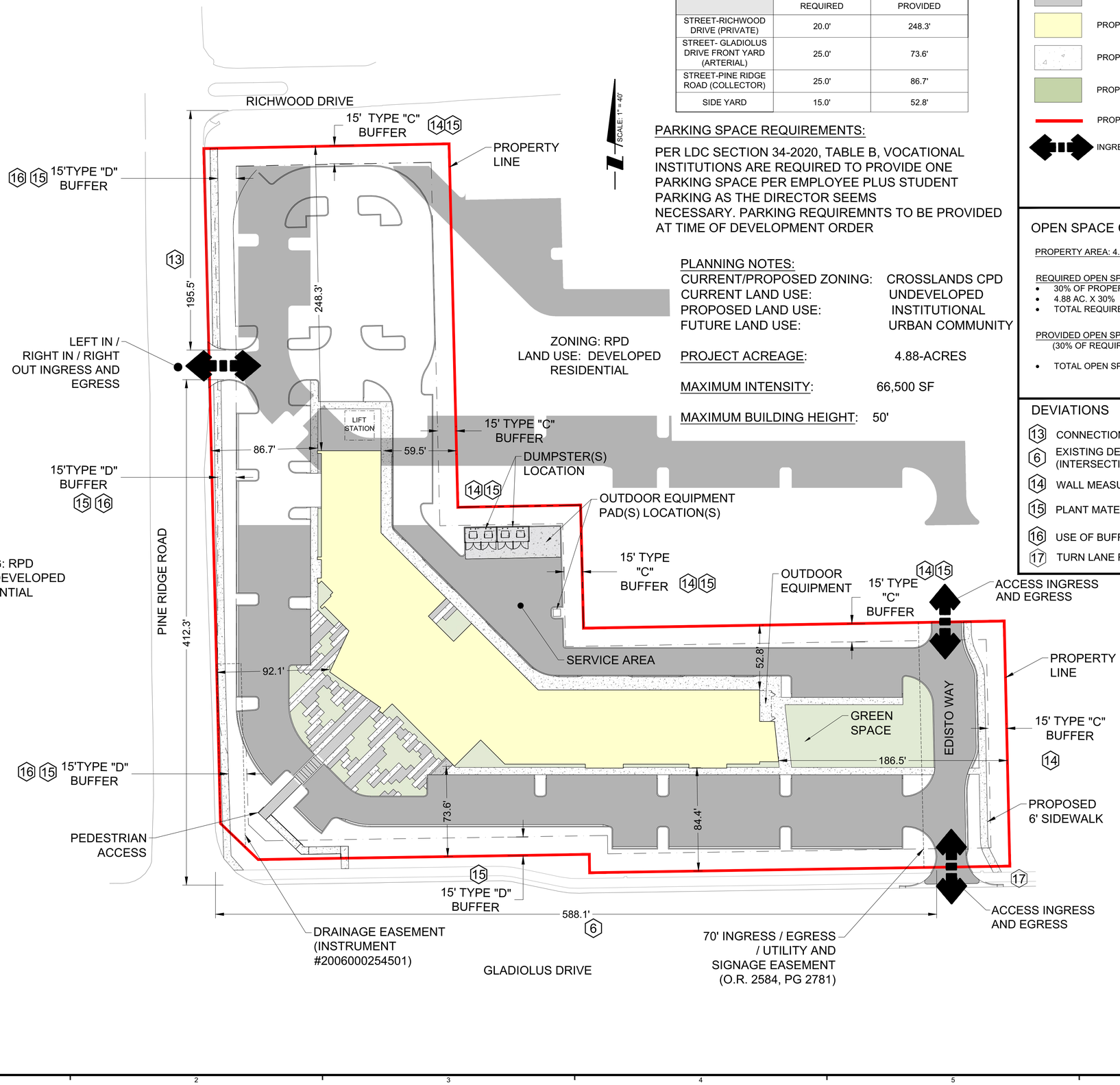
LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479

MAY 12TH, 2023
DATE OF SURVEY

REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

ADD2025-00034 Lee County ePlan

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
17 TURN LANE REQUIREMENT ELIMINATION

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:

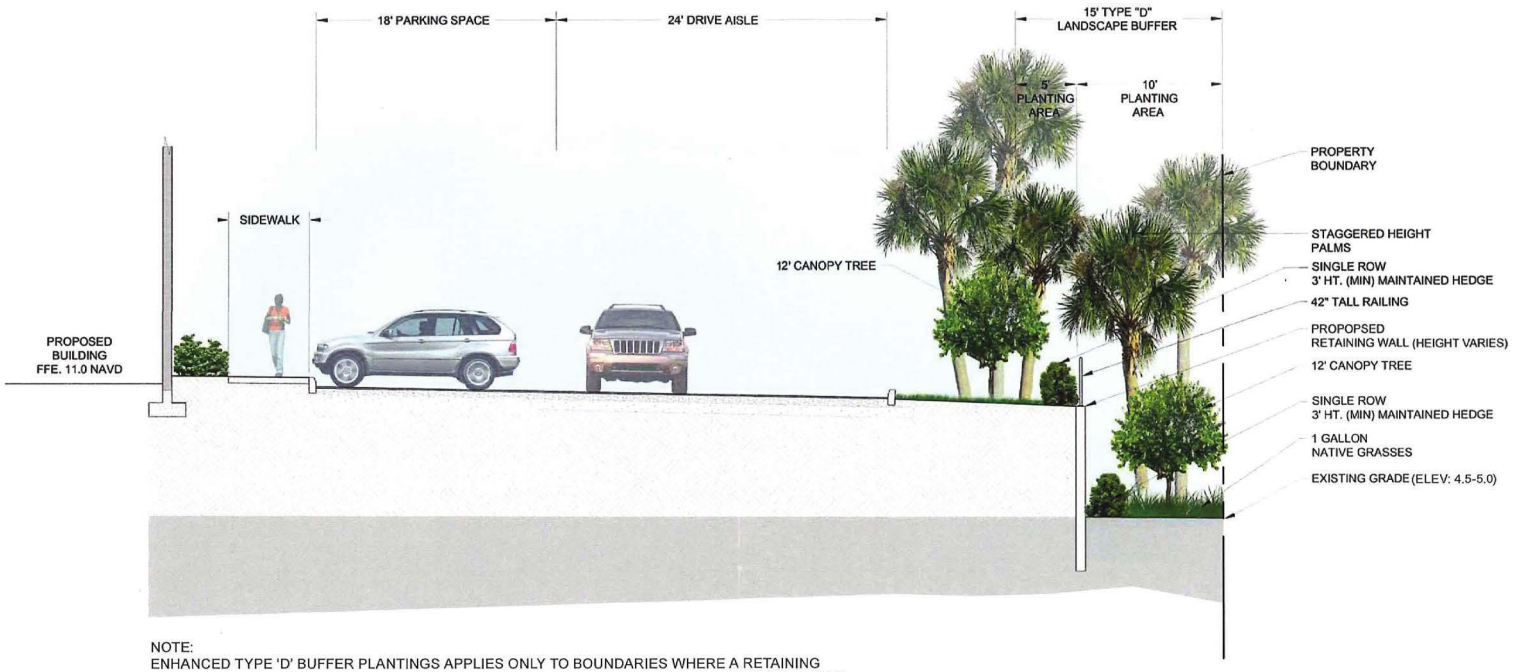
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

SEC: 32	TWP: 45S RGE: 24E
City: FORT MYERS	County: LEE
Designed by:	J. WOODWARD
Drawn by:	J. WOODWARD
Date:	FEBRUARY 2025
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

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ADD2025-00033 Lee County ePlan

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



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Resolution # Z-24-008

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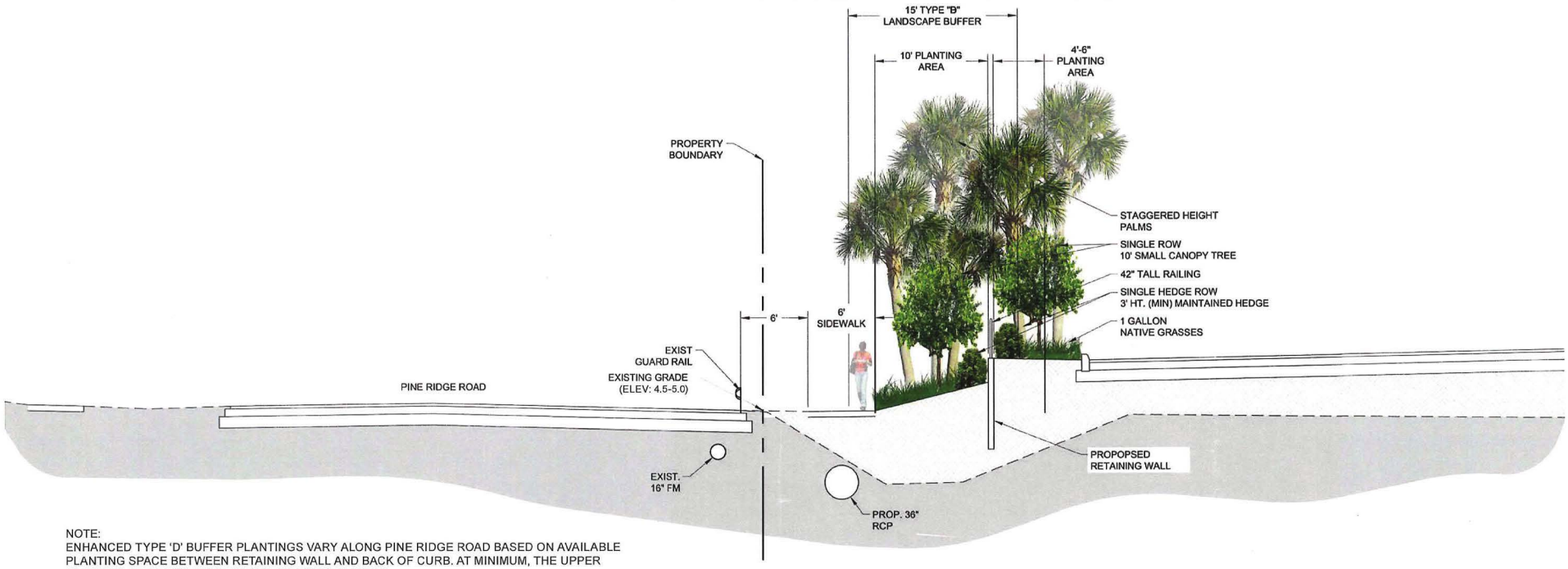
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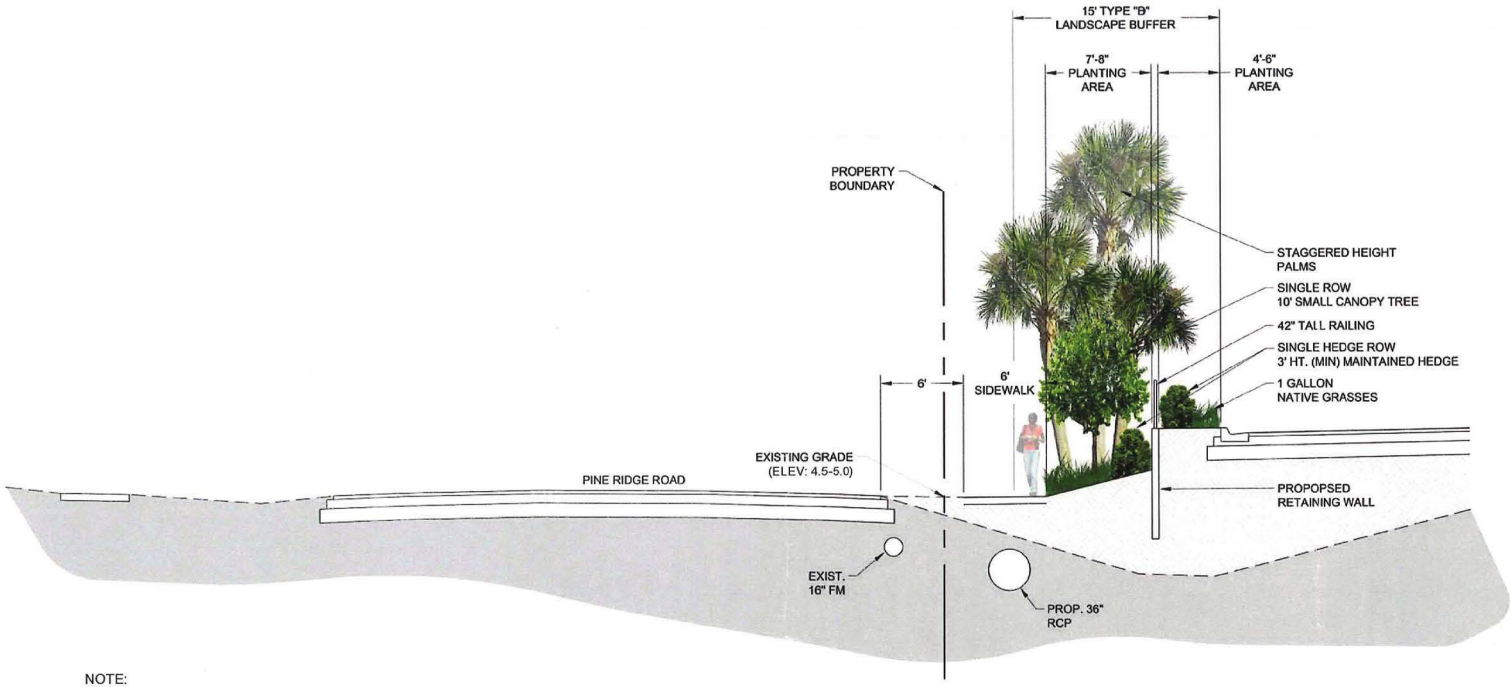
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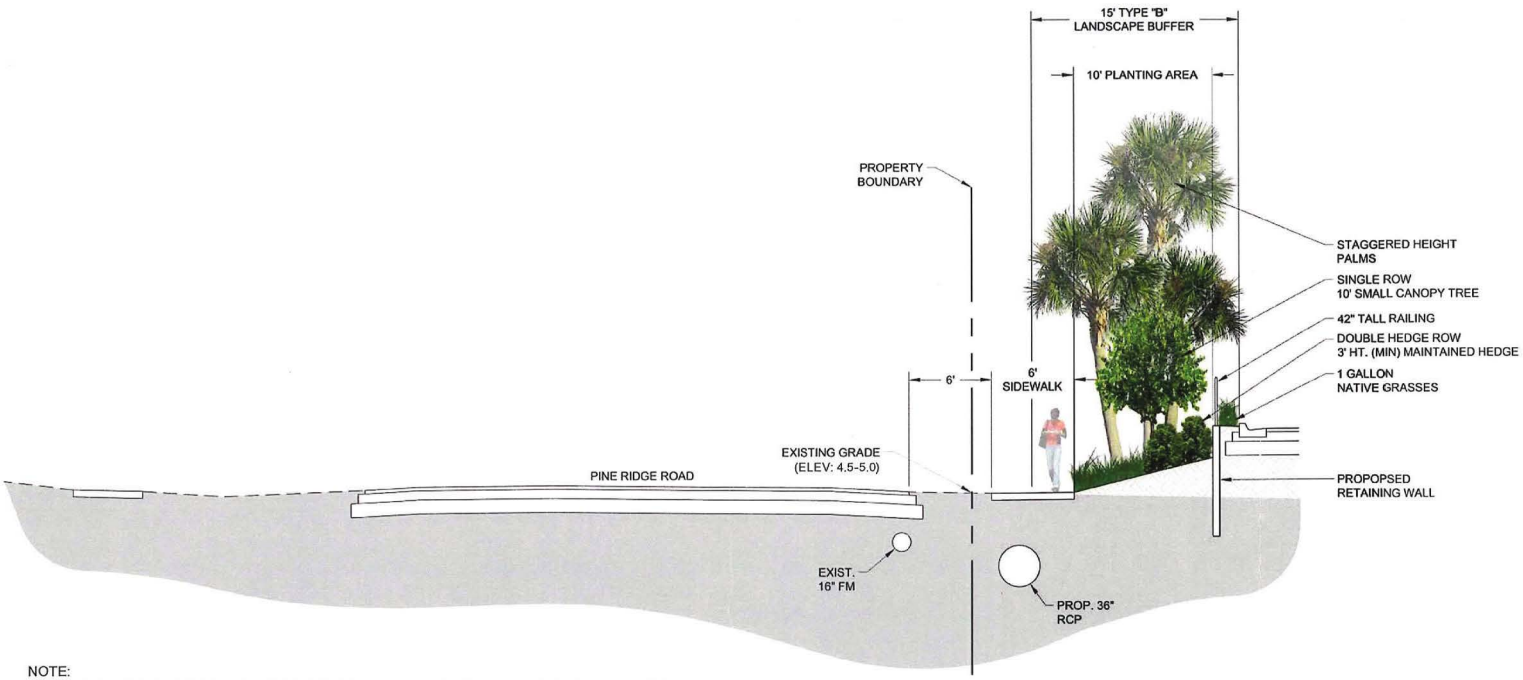
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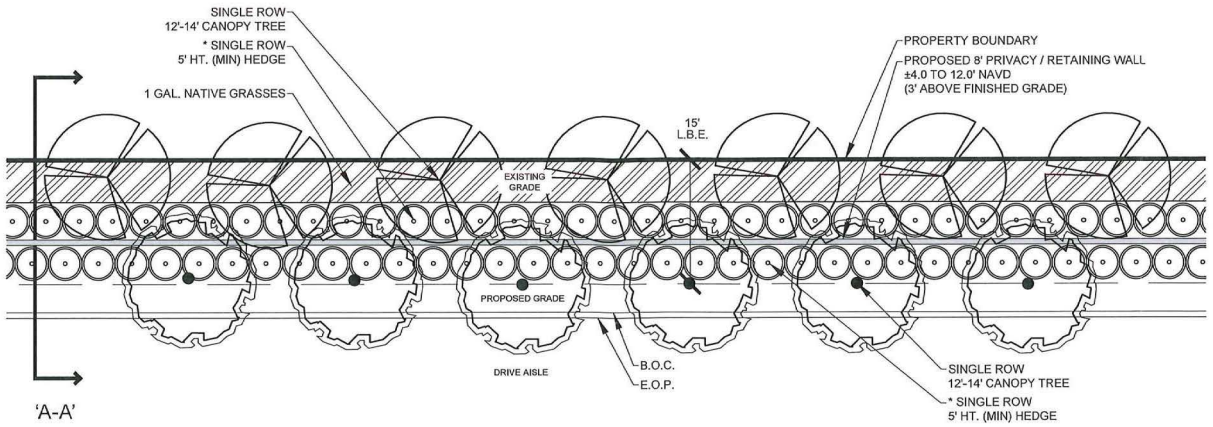
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

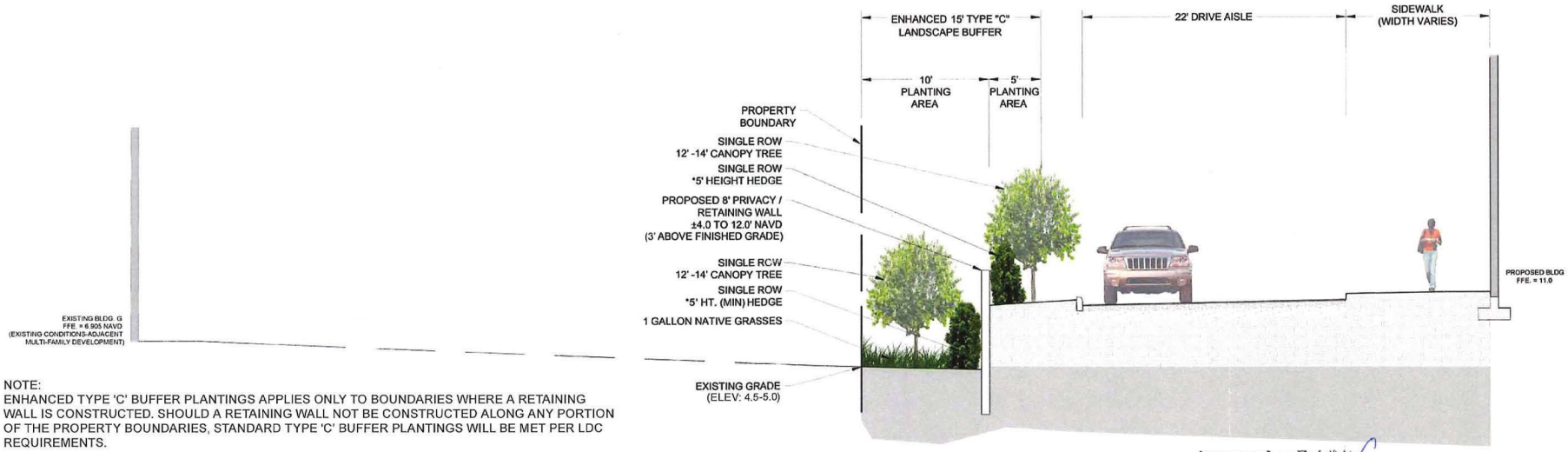
0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change without notice.

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ADD2025-00033 Lee County ePlan

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

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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.

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ADD2025-00034 Lee County ePlan

EXHIBIT C

PENINSULA ENGINEERING

HEIGHTS CAREER TECHNICAL SCHOOL
REQUEST STATEMENT

Property Information

The Crosslands Commercial Planned Development (CPD) currently encompasses one undeveloped parcel consisting of ±4.88-acres. The property is located at the northeast corner of Pine Ridge Road and Gladiolus Drive, within unincorporated Lee County. The site is designated Urban Community, per the Future Land Use Map of the Lee Plan.

The Crosslands CPD was amended, via Z-24-008, to allow an increase in commercial intensity from 23,000 SF to 66,500 SF and by increasing the building height from 35 feet to 50 feet, to permit the construction of the proposed Heights Career Technical Institute.

Details of Request

The applicant is seeking to administratively amend the CPD, by adding a deviation from LDC Section 10-288, "Turn Lanes"; refer to the supplemental Deviations and Justfications document.

Lee Plan Consistency

POLICY 1.1.4 - The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The site is designated Urban Community and will be developed with a vocational school that will provide educational services and programs. The request is consistent with Policy 1.1.4 of the Lee Plan.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The site is the last undeveloped property along the subject segment of Pine Ridge Road, within an urbanized area of Lee County, and is considered infill development. Existing infrastructure is in place to accommodate the proposed development and the project does not contribute to urban sprawl. The request is consistent with Objective 2.1 of the Lee Plan.

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POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The proposed development will have direct access to Gladiolus Drive and Pine Ridge Road. The adjacent roadway network has sufficient capacity to accommodate the proposed development. Public facilities and services are currently in place to serve the project. The site has been designed to be compatible with surrounding land uses. The development will not have a negative impact on public health, safety or welfare.

OBJECTIVE 4.1 Water, Sewer and Environmental Standards. Consider water, sewer and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

The subject property is located within the Lee County Utilities Future Service Area, as depicted on Maps 4A and 4B of the Lee County Comprehensive Plan. The proposed development will connect to existing potable water and sanitary sewer lines in current operation adjacent to the property. Lee County Utilities currently has sufficient capacity to provide both water and sewer to the site; see the Potable Water and Wastewater Availability letter. An Environmental Assessment was conducted and concludes there are no environmentally sensitive lands on-site, no listed species on-site and the property has historically been cleared of native vegetation. All Lee County and/or state permit requirements will be met, as necessary, during the permitting process.

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:
1. Traffic and access impacts (rezoning and development orders);
2. Landscaping and detailed site planning (development orders);
3. Screening and buffering (PD rezoning and development orders);
4. Availability and adequacy of services and facilities (rezoning and development orders);
5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
6. Proximity to other similar centers (rezoning); and
7. Environmental considerations (rezoning and development orders).

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

The application addresses each above Policy, as necessary and required. The site has been designed to provide appropriate landscaping, open space, and buffering. The development has been designed to be compatible with and complement the surrounding neighborhood.

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POLICY 67.3.13: The County will promote smaller, geographically-diversified neighborhood school campuses, which are incorporated into relevant community plans.

The CPD proposes a smaller, geographically-diversified neighborhood school campus, that will provide educational services to the Harlem Heights community.

Objective 77.3: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process

The CPD complies with LDC Section 10-415 and 34-414, providing a minimum 30% of open space. The site does not contain any indigenous native communities or native trees; consequently, open space requirements are met through landscaped areas, buffers and dry detention areas.

Policy 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.

The development will meet all local and state requirements, as necessary, regarding construction within the Coastal High Hazard Area.

Policy 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.

The development is located within uplands. Refer to the FLUCCS Map.

Objective 158.5: Lee County will encourage the expansion and development of educational facilities that complement economic development and diversification.

The proposed vocational school will provide a variety of educational programs to the Harlem Heights neighborhood, and promotes community and economic development and diversification. The goal of the vocational school is to advance economic self-sufficiency through occupational training and education.

Policy 158.5.2: Lee County will promote the development of programs and facilities through the Lee County School District, Florida Southwestern State College, Florida Gulf Coast University, and any existing and/or future institutions of higher learning, including business and commerce, health services, technologies, and education careers.

The proposed vocational school will provide a variety of higher learning opportunities and educational programs and should therefore be promoted by Lee County.

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Policy 158.3: Lee County will encourage the Lee County School District, Florida Southwestern State College, Florida Gulf Coast University, and any future institutions of higher learning, to develop cooperative and integrated curriculums that enhance and increase the productivity of the local work force and attract industries and skilled workers.

The proposed vocational school will provide a variety of higher learning and educational programs, which will enhance and increase the productivity of the local work force. The proposed vocational school will promote community and economic development and diversification and will advance economic self-sufficiency through occupational training and education.

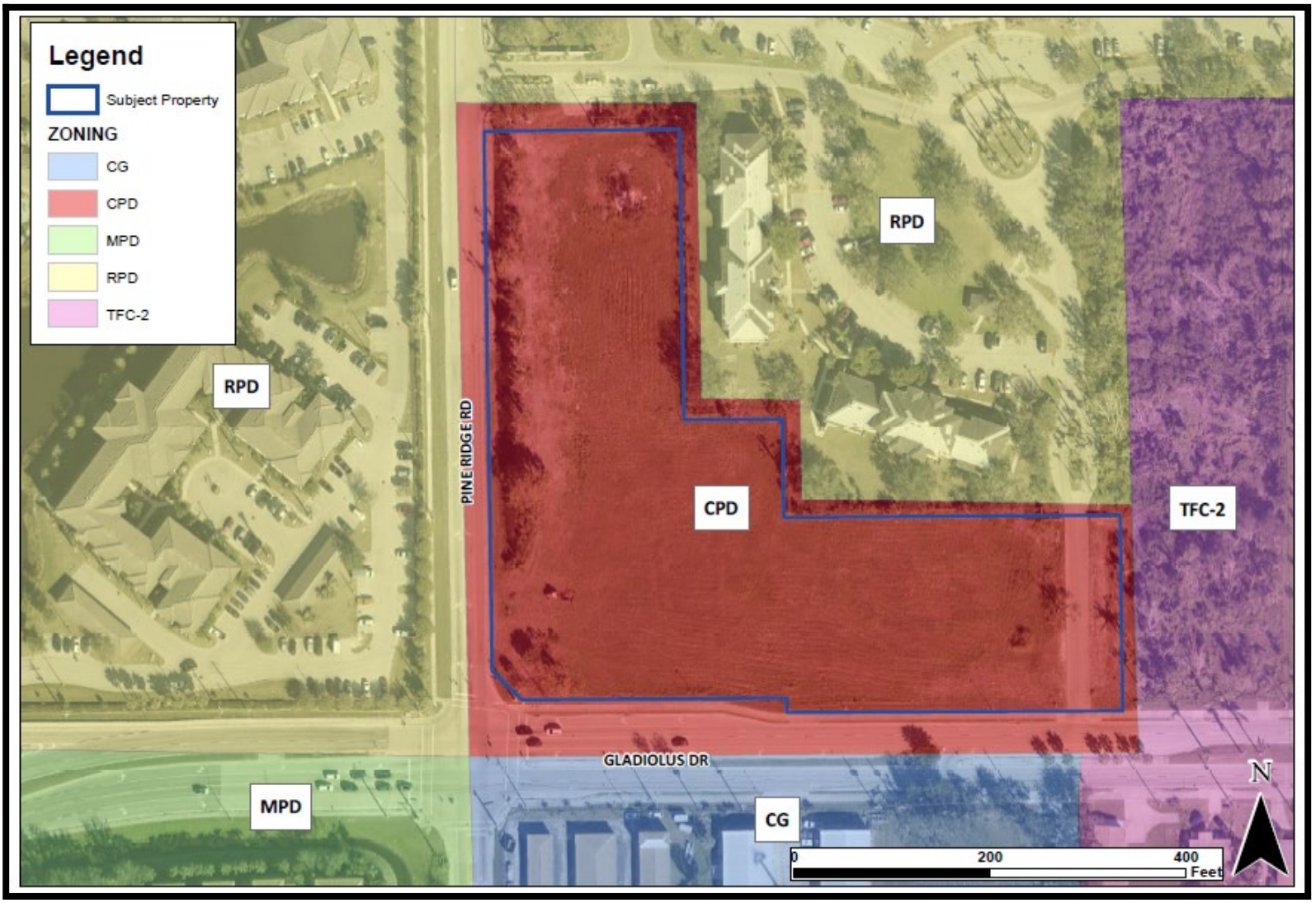
Conclusion

The Amendment request includes to add a deviation to the CPD, allowed by the Lee County Administrative Code. The request is consistent with the Lee County Land Development Code and the Lee Plan.

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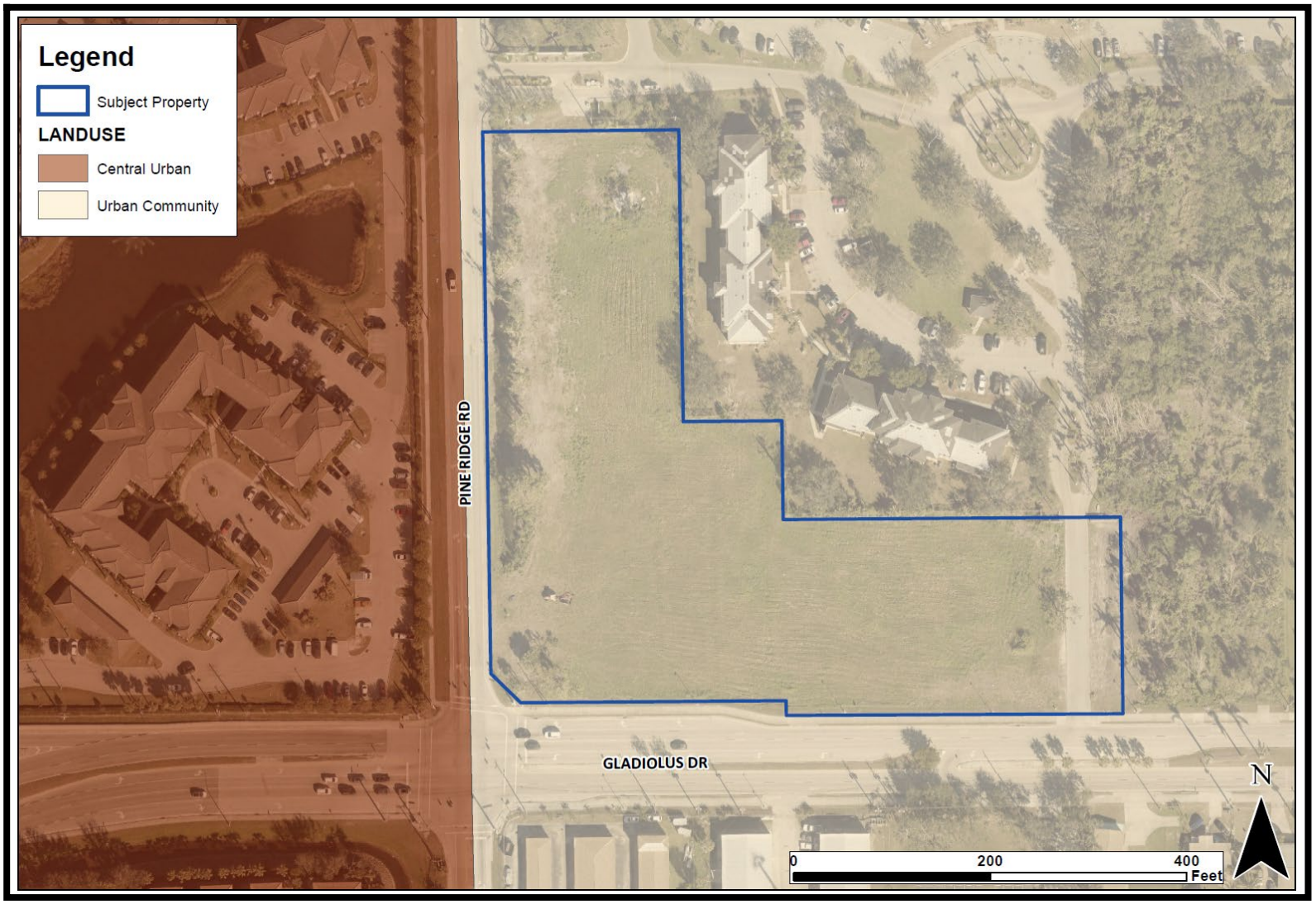


Zoning Map

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Future Land Use Map

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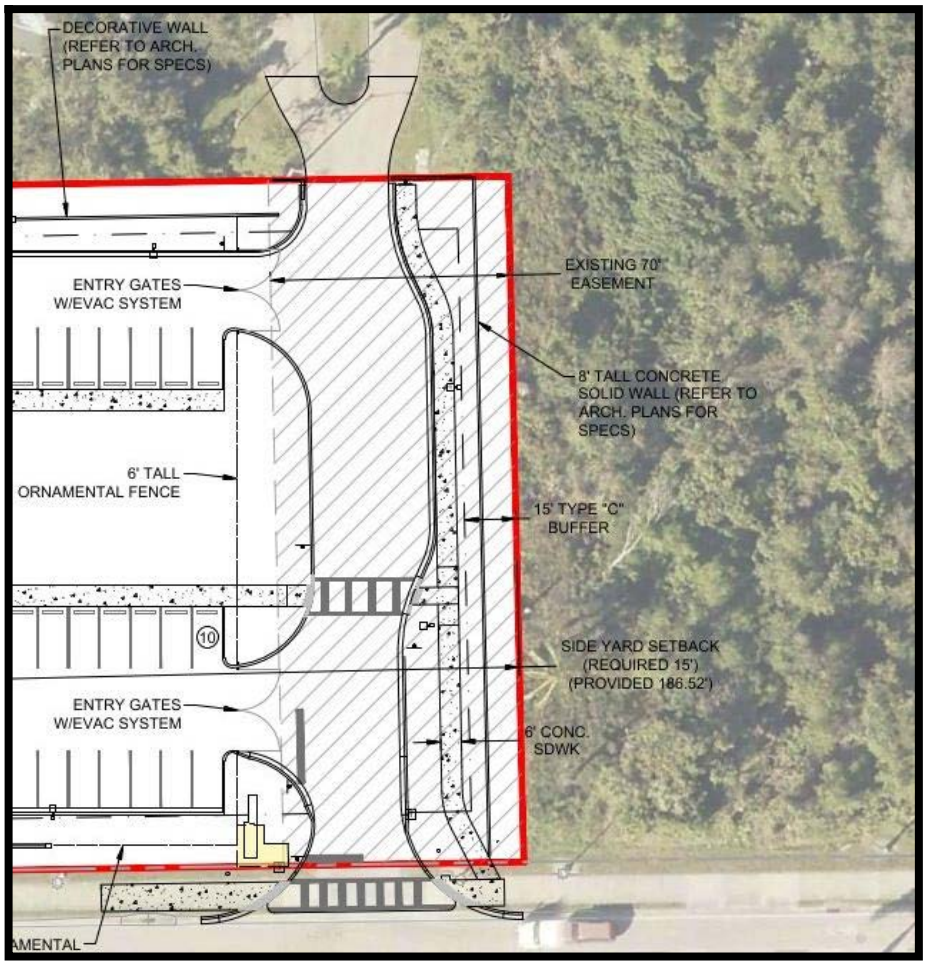
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PENINSULA ENGINEERING

HEIGHTS CAREER TECHNICAL SCHOOL
Deviations and Justifications

17. Deviation #17 seeks relieft LDC Section 10-288 “Turn Lanes,” which requires turn lanes be constructed when a project’s turning volumes warrant the need for a turn lane, to instead elimlinate the project’s westbound right turn lane requirement at the Gladiolus Drive and Edisto Way access.

Response: As shown in the Figure below, the project has right-of-way constraints, which include lacking available right-of-way to the east of the Gladiolus Drive and Edisto Way access. There is also lack of ability to acquire additional land/right-of-way for the construction of turn lane at this access point. Per Section VII of AC 11-4, deviations from the ‘Turn Lane Policy’ may be granted if right-of-way constraints do not permit the installation of a turn lane.



The Figure above depicts the property’s eastern boundary and the Gladiolus Drive/Edisto Way access.

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EXHIBIT D

RESOLUTION NUMBER Z-24-008

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

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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)

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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.

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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

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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.

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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.

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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

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ADD2025-00034 Lee County ePlan

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

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan

DCI2023-00033 Lee County ePlan

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.

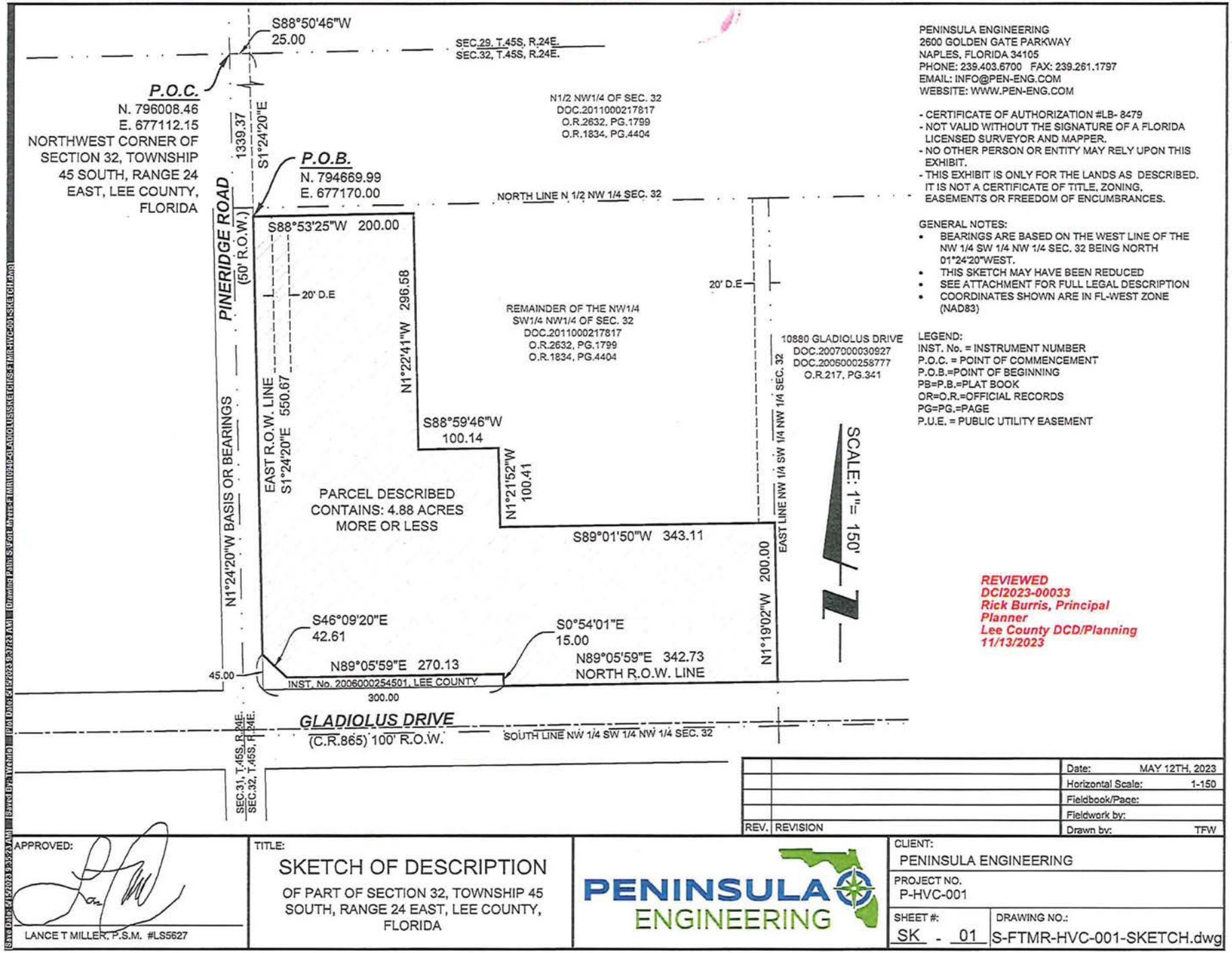
LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479
REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

MAY 12TH, 2023
DATE OF SURVEY

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

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan
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

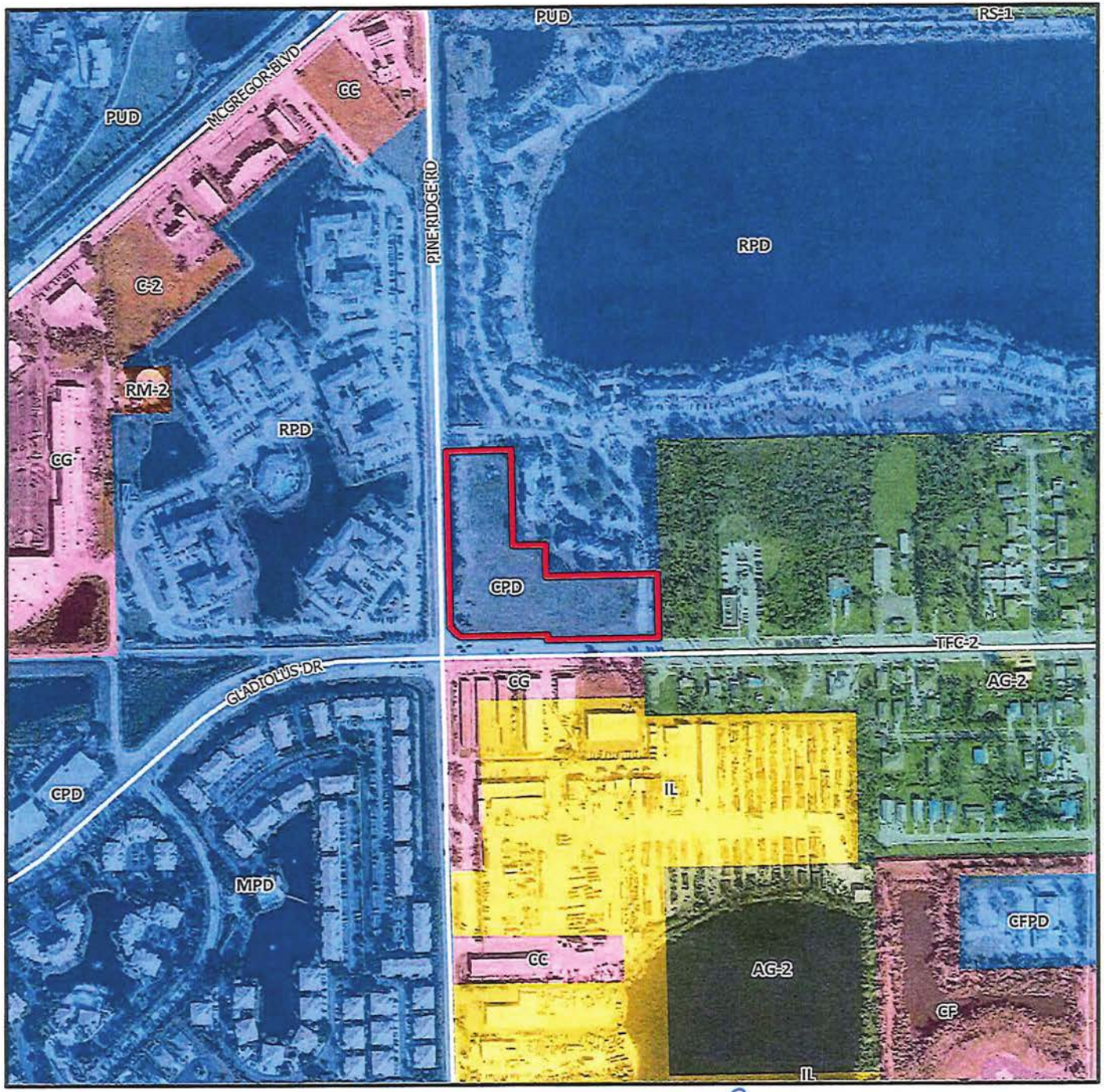
CLIENT: PENINSULA ENGINEERING

PROJECT NO. P-HVC-001

SHEET #: SK - 01

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

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan



DCI2023-00033

Zoning

Subject Property

N
W
E
S

0 300 600 900

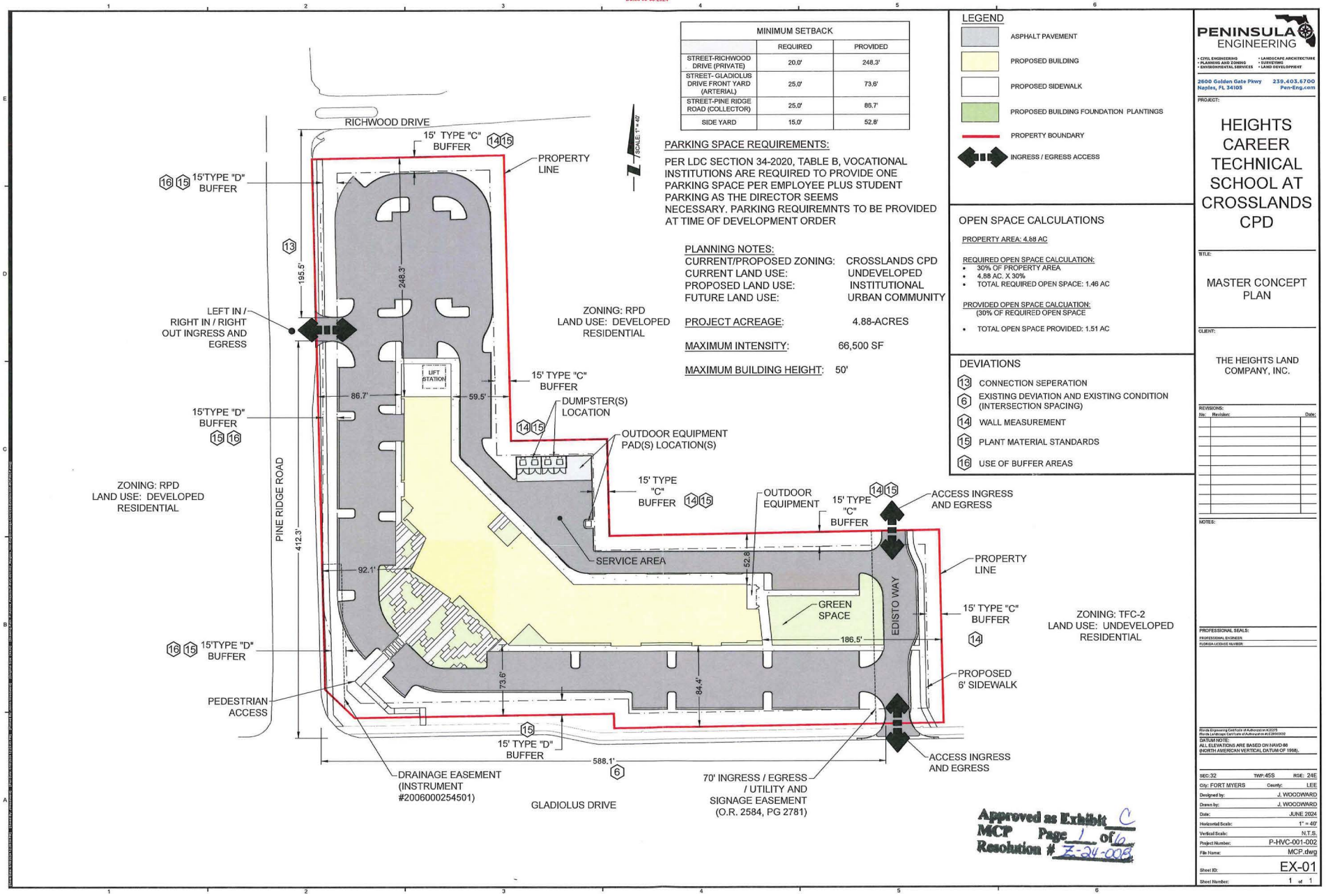
Feet

Lee County

EXHIBIT B

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan

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



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 16
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

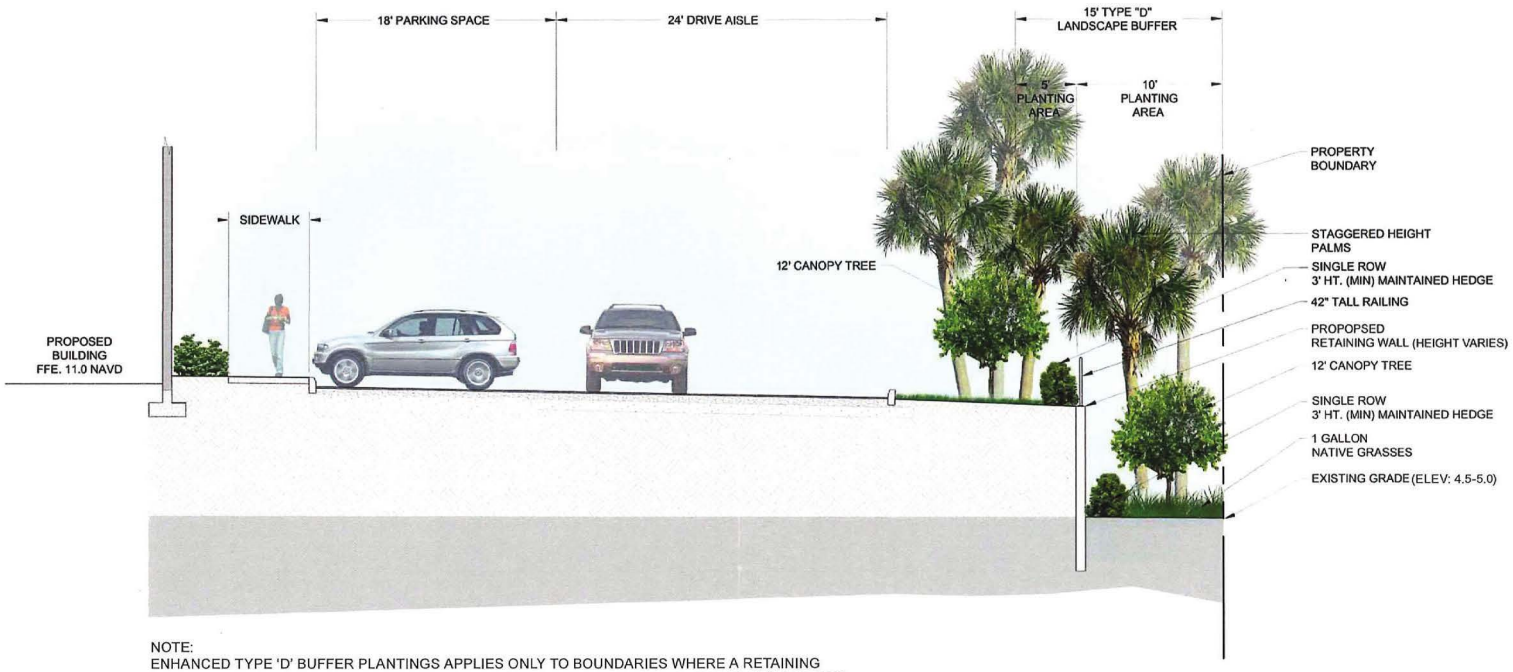
Florida Engineering Certificate of Authorization #32375
Florida Landscape Certificate of Authorization #LC0000032

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

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan

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



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

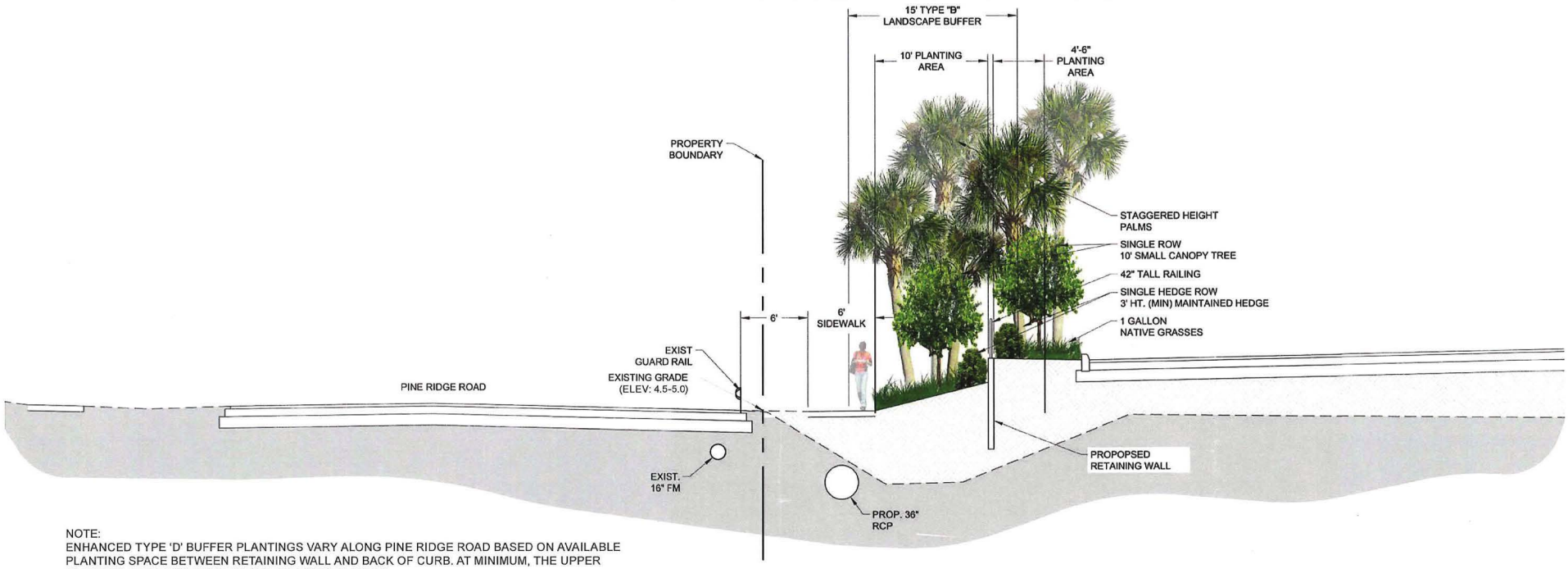
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - SOUTH PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan

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 3 of 6
Resolution # Z-24-008

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

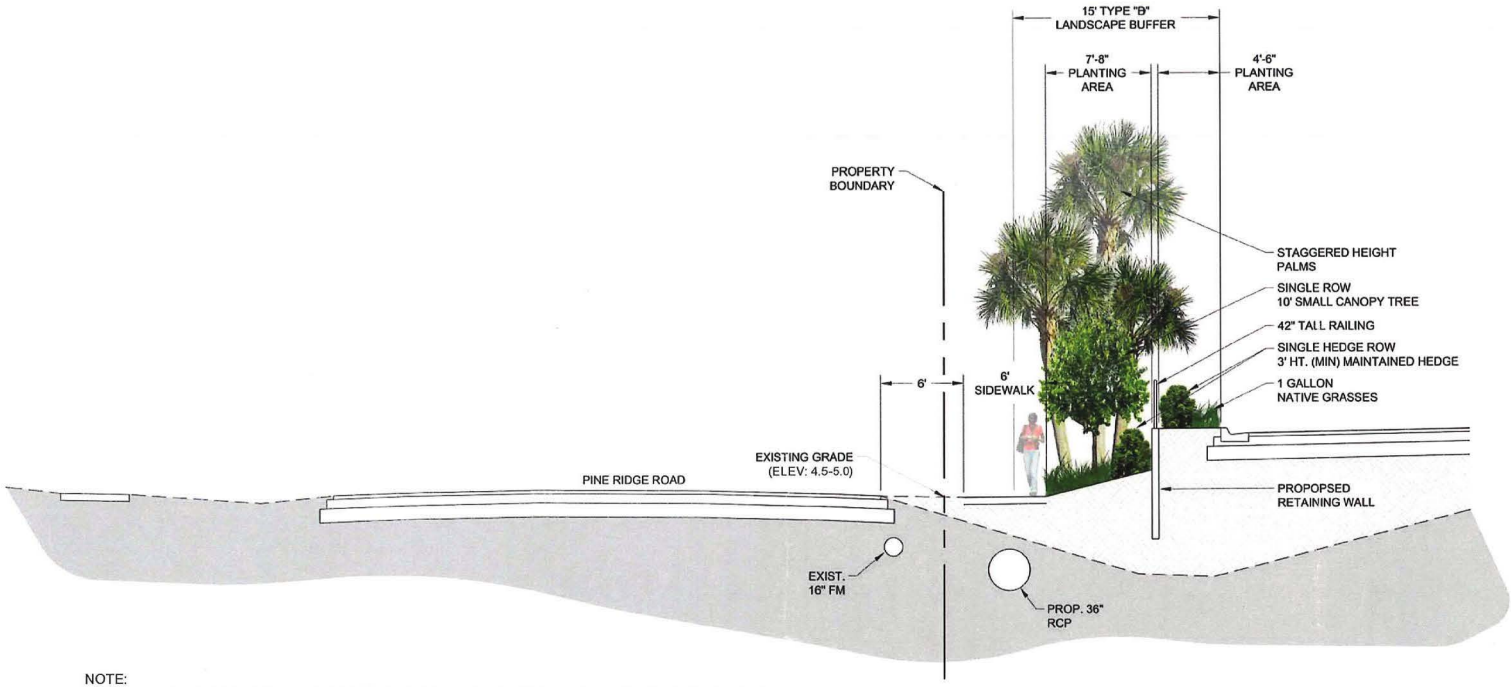
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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

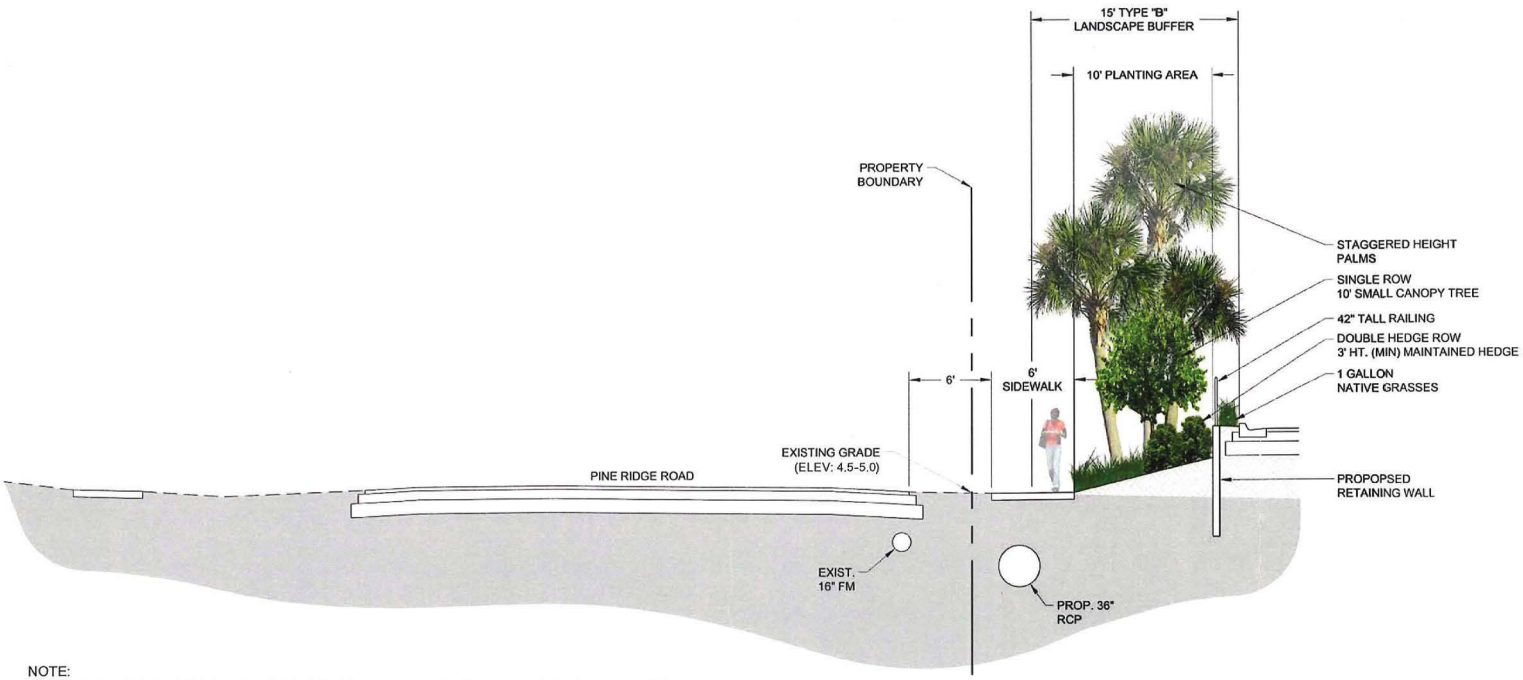
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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20900 Bonita Grande Drive
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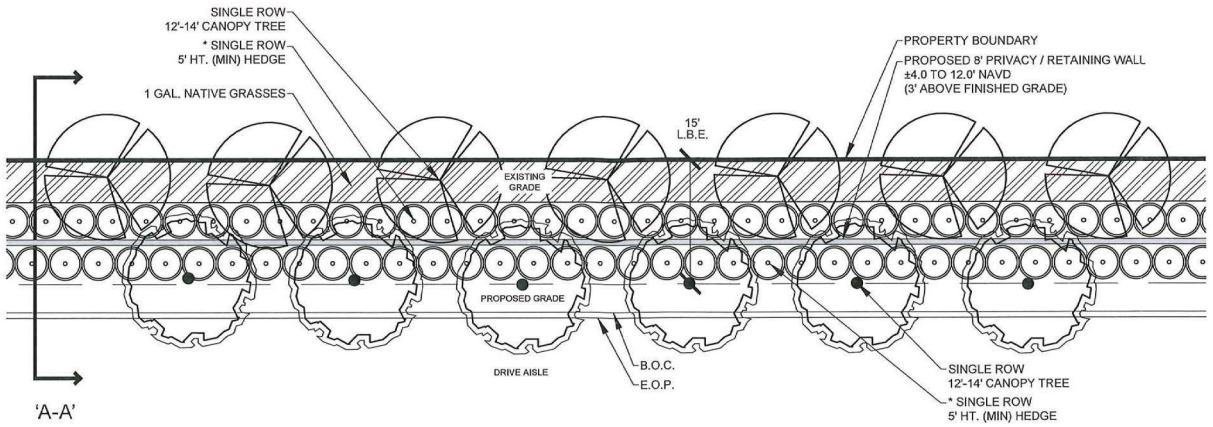
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

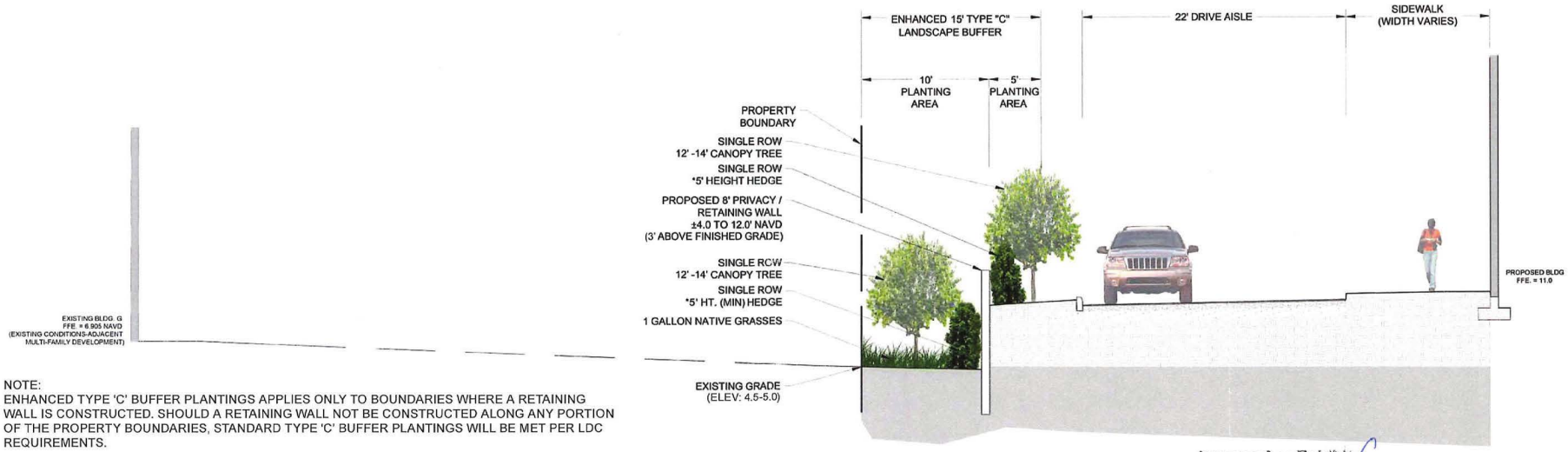
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SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change without notice.

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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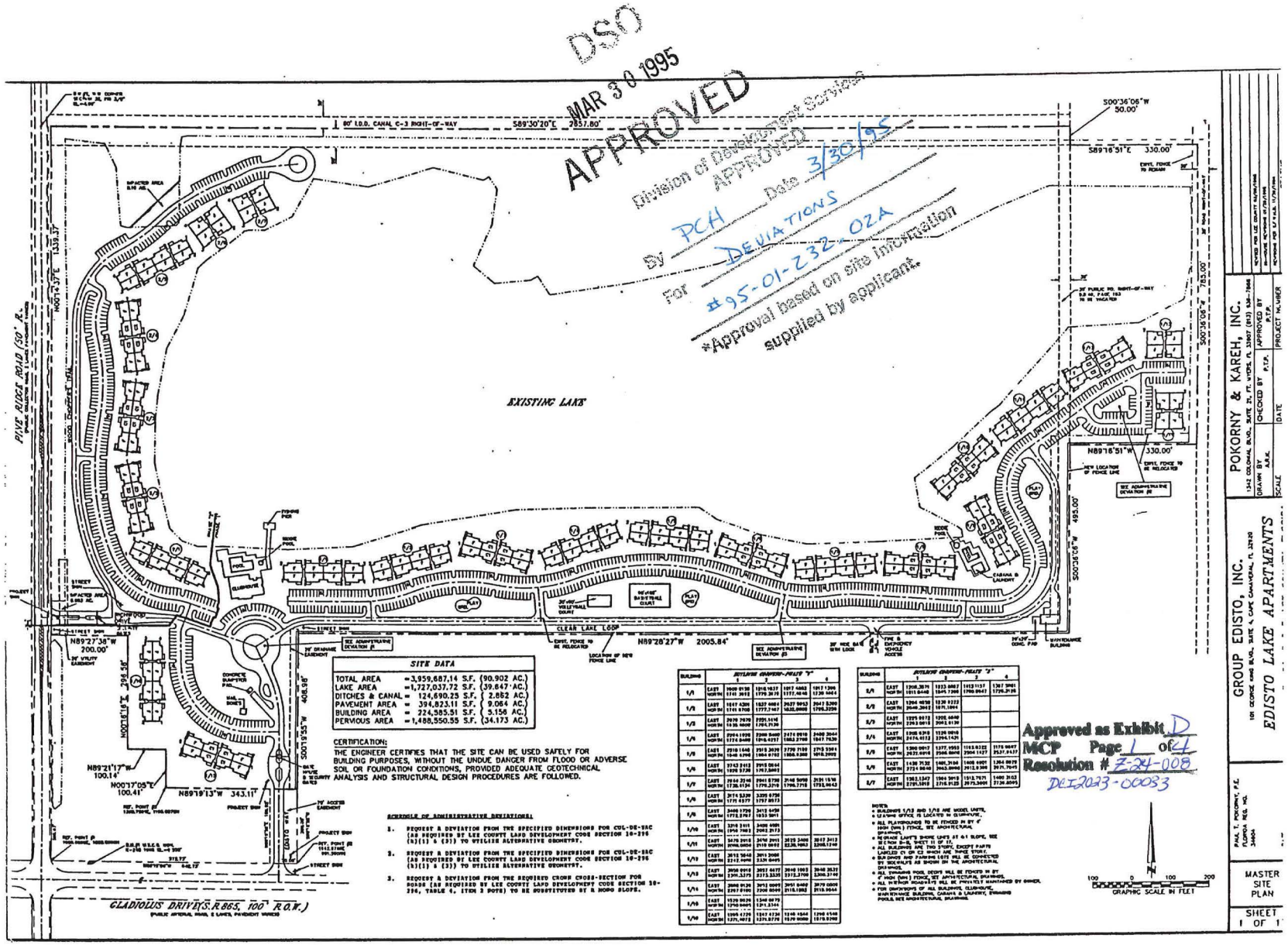
RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

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

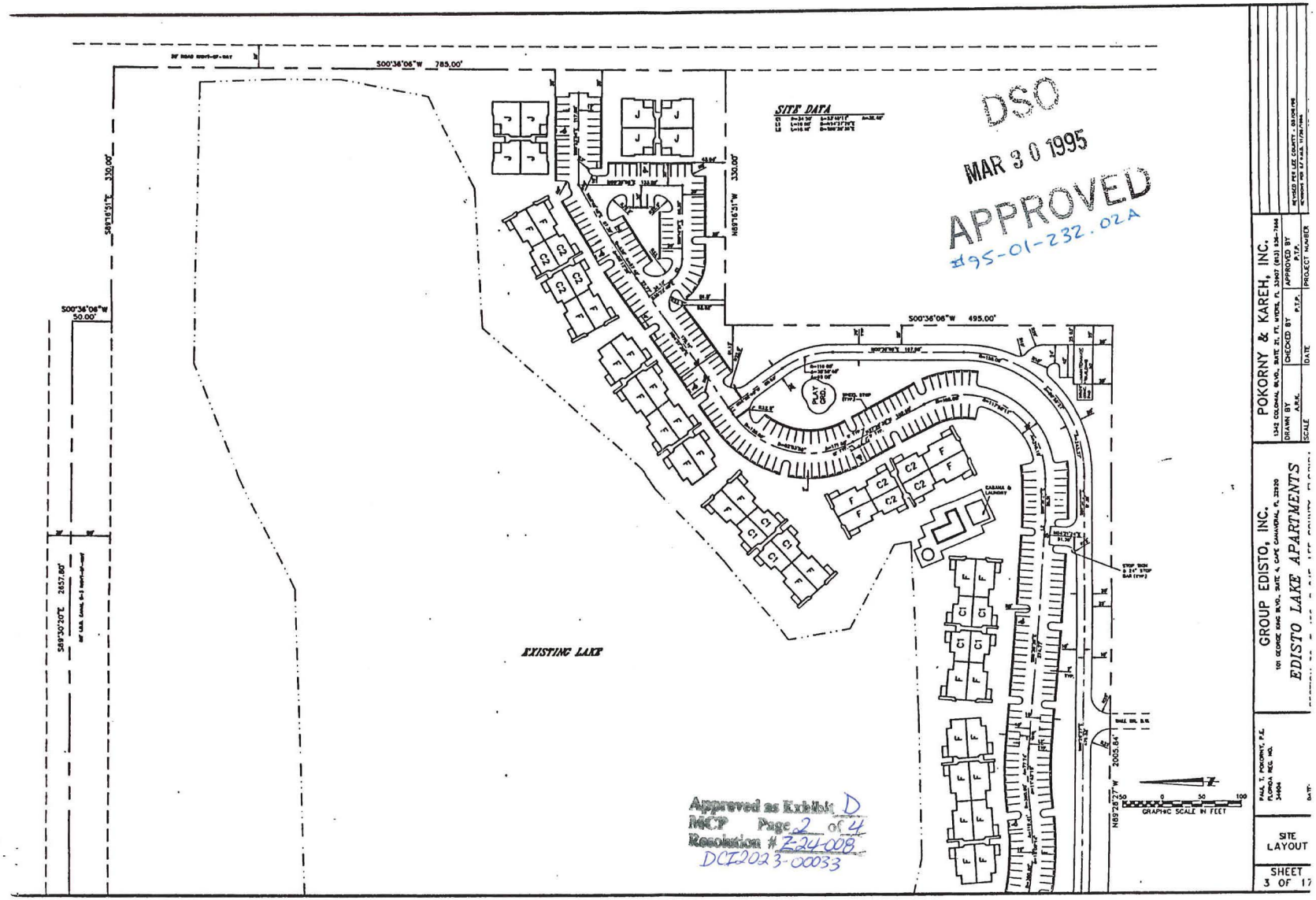
Lee County, FL
June 24, 2024
22005110

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

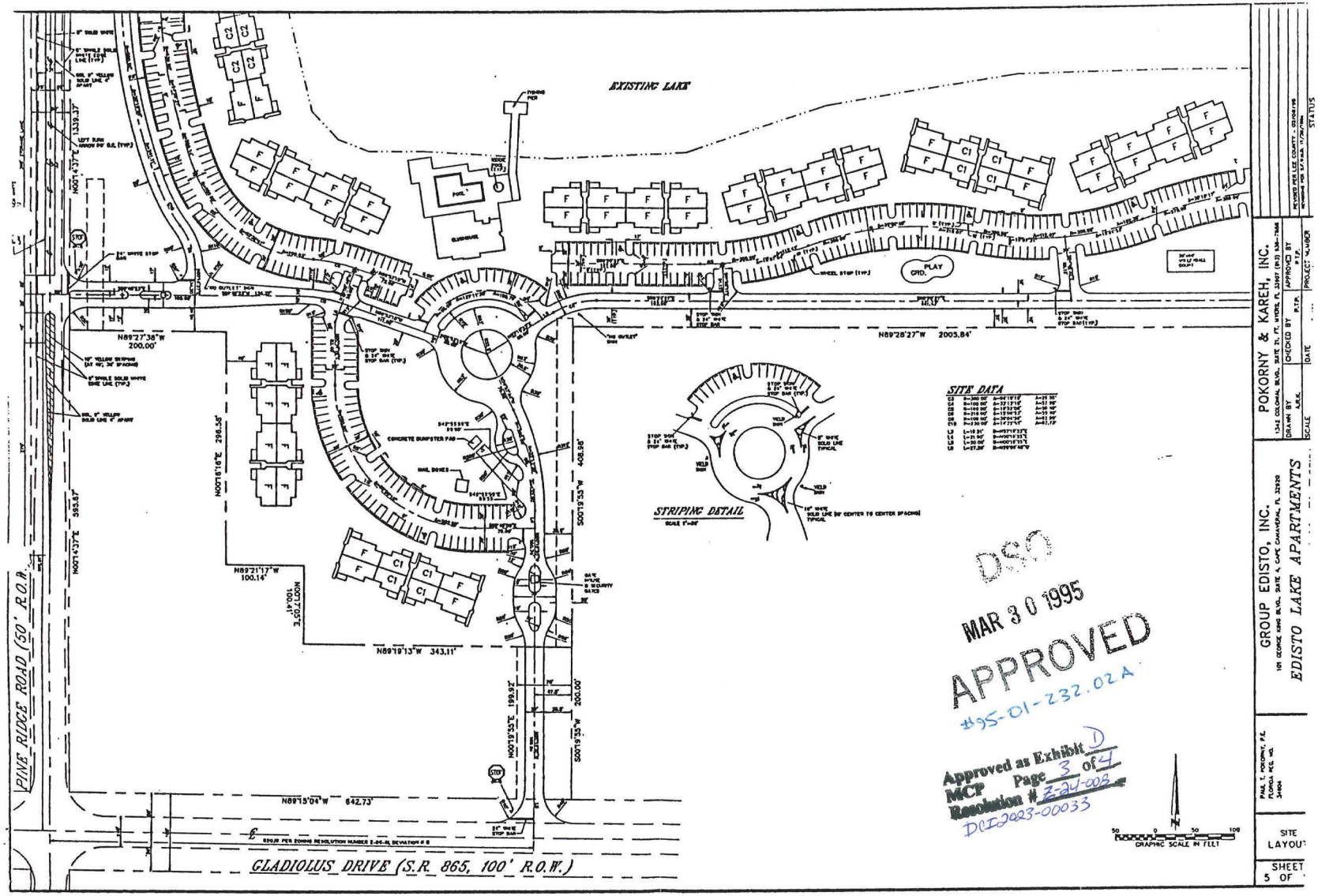
ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan



ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan



ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan



DSO

MAR 3 0 1995

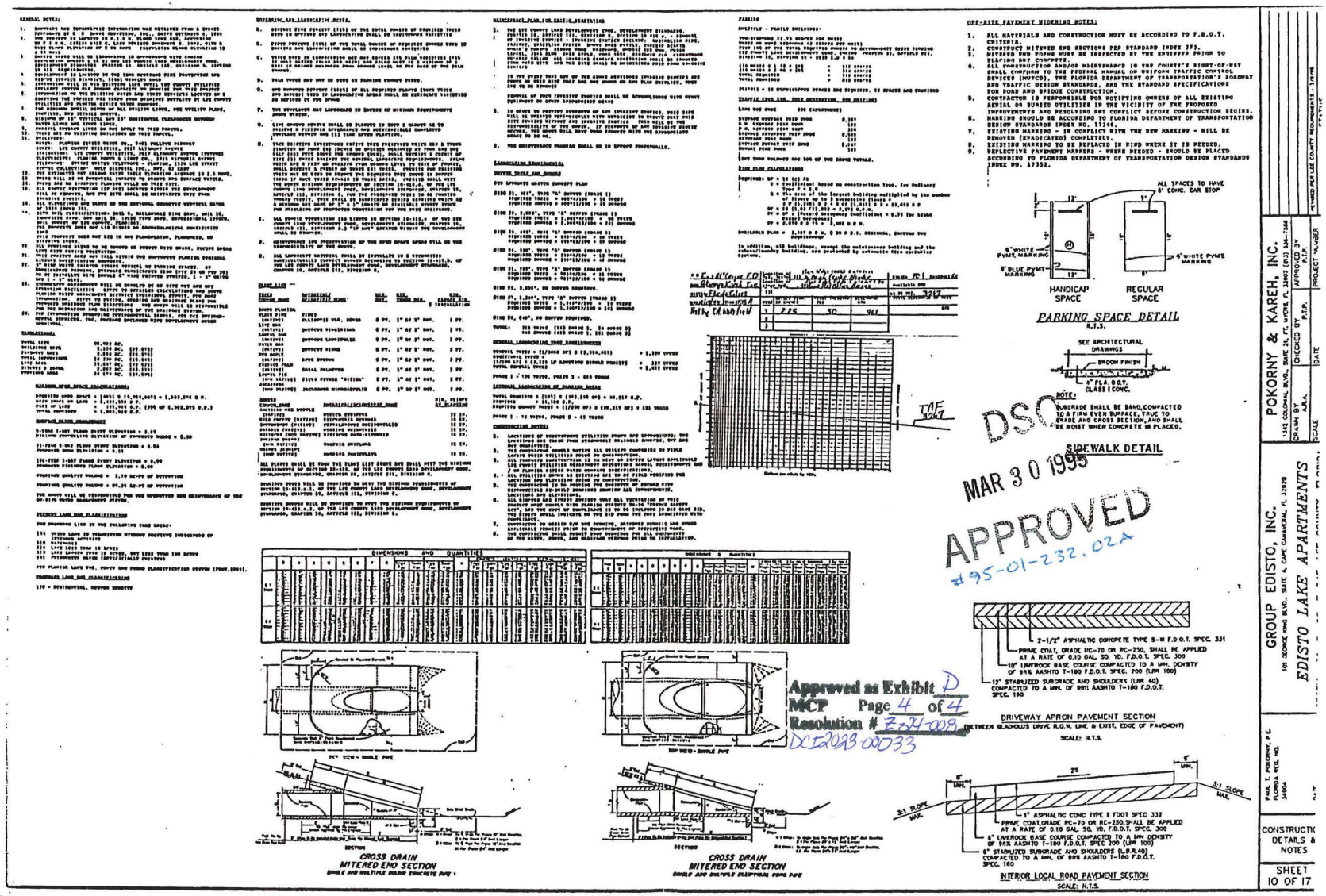
APPROVED

#95-01-232.02A

Approved as Exhibit D
MCP Page 3 of 4
Resolution # 3-24-00S
DCI2023-00033

POKORNY & KAREH, INC.
GROUP EDISTO, INC.
EDISTO LAKE APARTMENTS
SITE LAYOUT
SHEET 5 OF

ADD2025-00034 Lee County ePlan
ADD2025-00034 Lee County ePlan



ADD2025-00074 Lee County ePlan
ADD2025-00034 Lee County ePlan

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00074

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Peninsula Engineering Inc., filed an application on behalf of Heights Land Company, Inc. for administrative approval on a project known as Crosslands Commercial Planned Development (CPD) of a deviation from Land Development Code (LDC) Section 10-296(e)(1)i.3, which requires a 6-foot-wide sidewalk along an urban major collector roadway, to allow a 5-foot-wide sidewalk along the urban major collector roadway of Pine Ridge Road, 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-86-081, Resolution Z-24-008, and ADD2025-00034 (see Exhibit “D”); and

WHEREAS, the applicant has submitted an application for Limited Development Order (LDO2024-00582) for offsite right-of-way improvements within Pine Ridge Road, and an application for Development Order (DOS2024-00119) for a 64,000 square foot building to serve as a vocational school; and

WHEREAS, the applicant has requested a deviation from LDC Section 10-296(e)(1)i.3, which requires a 6-foot-wide sidewalk along an urban major collector roadway, to allow a 5-foot-wide sidewalk along the urban major collector roadway of Pine Ridge Road; and

WHEREAS, the one-foot reduction in sidewalk width along Pine Ridge Road will allow for all plant material required within the buffer to be installed without conflict within the drainage easement; and

WHEREAS, the one-foot reduction in sidewalk width along Pine Ridge Road will further prevent potential maintenance issues, and minimize impacts of proposed improvements to the easement; and

WHEREAS, the applicant provided a narrative describing the deviation being sought (attached as Exhibit “C”); and

WHEREAS, the Lee County Department of Transportation has reviewed the request and offered no objection; 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

ADD2025-00074 Lee County ePlan
ADD2025-00034 Lee County ePlan

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; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Commercial Planned Development seeking approval of a deviation from LDC 10-296(e)(1)i.3, which requires a 6-foot-wide sidewalk along an urban major collector roadway, to allow a 5-foot-wide sidewalk along the urban major collector roadway of Pine Ridge Road, is **APPROVED subject to the following conditions:**

1. **Development must be consistent with the six (6) page Master Concept Plan, dated April 2025 and June 2024, titled "Heights Career Technical School at Crosslands CPD", a copy of which is attached hereto as Exhibit "B".**

2. **Deviation #18, seeking relief from LDC Section 10-296(e)(1)i.3, which requires a 6-foot-wide sidewalk along an urban major collector roadway, to allow a 5-foot-wide sidewalk along the urban major collector roadway of Pine Ridge Road, is APPROVED with the following conditions:**

    a. **A minimum 2-foot offset from the back of the sidewalk must be provided to allow for any future maintenance needs.**

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.**

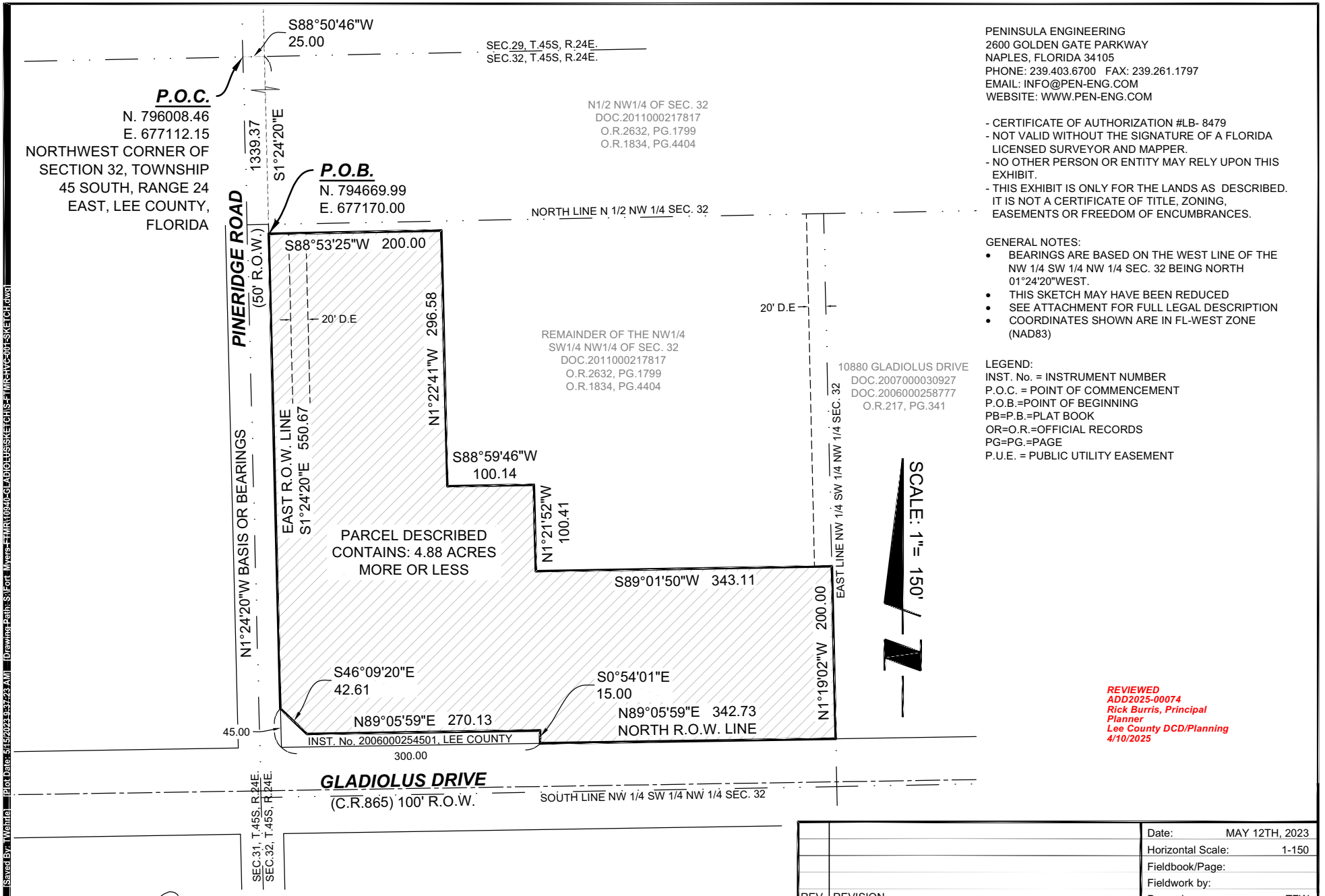
Duly passed, adopted, and electronically signed on 4/14/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 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
ADD2025-00074
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/10/2025

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

iSaved Date: 5/15/2023 9:35:23 AM iSaved By: aWendel Plot Date: 5/15/2023 9:37:23 AM Drawing Path: S:\Fort Myers - FTMR\1920\DGN\ADD\HVC\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

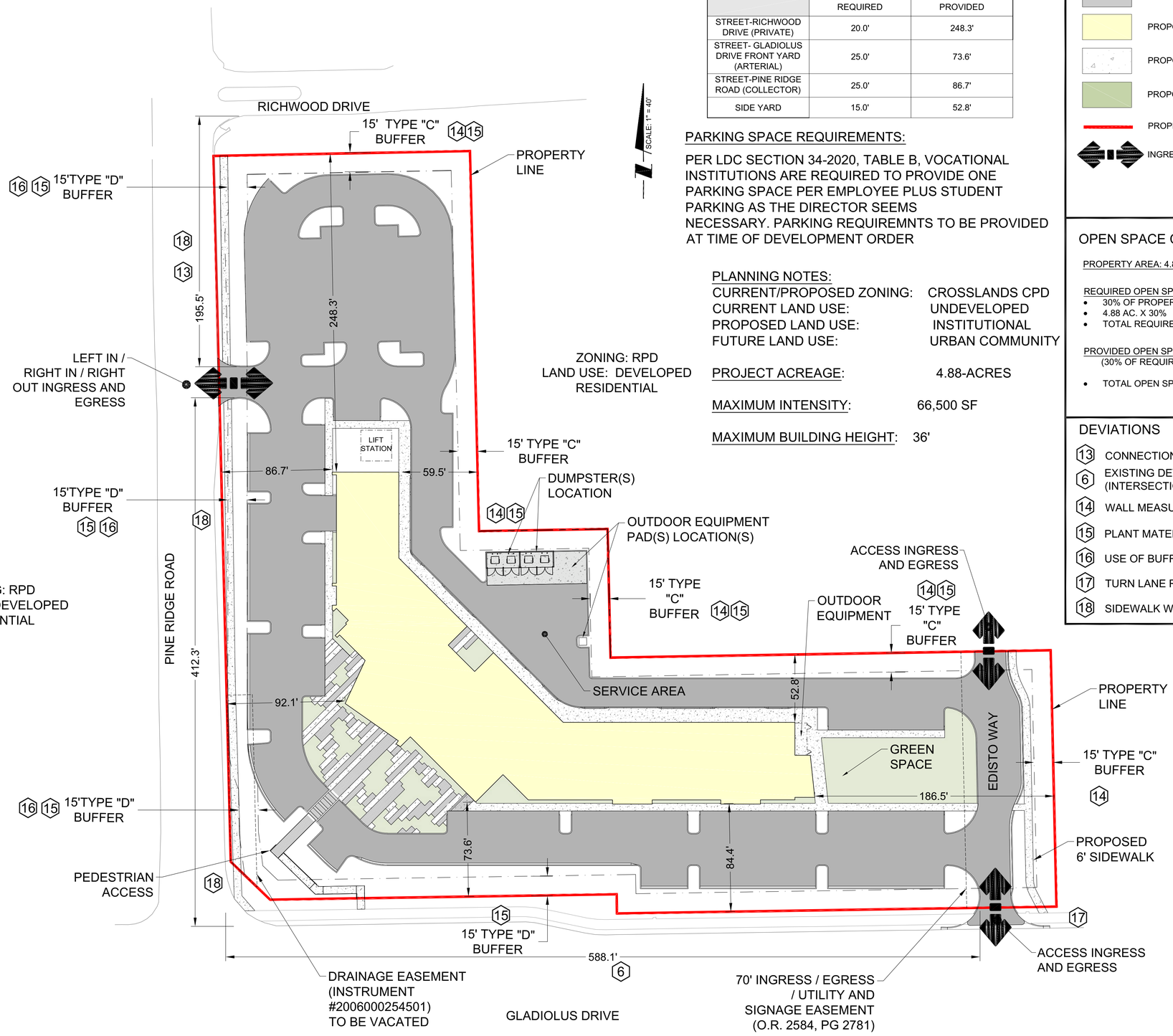
REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

REVIEWED
ADD2025-00074
Rick Burris, Principal Planner
Lee County DCD/Planning
4/10/2025

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

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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: 36'

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
17 TURN LANE REQUIREMENTS ELIMINATION
18 SIDEWALK WIDTH

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 #LC26000632

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

SEC: 32	TWP: 45S RGE: 24E
City: FORT MYERS	County: LEE
Designed by:	J. WOODWARD
Drawn by:	J. WOODWARD
Date:	JUNE 2024
Horizontal Scale:	1" = 40'
Vertical Scale:	N.T.S.
Project Number:	P-HVC-001-002
File Name:	MCP.dwg
Sheet ID:	EX-01
Sheet Number:	1 of 1

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ADD2025-00093 Lee County ePlan

HEIGHTS CAREER TECHNICAL SCHOOL
REQUEST STATEMENT

Property Information

The Crosslands Commercial Planned Development (CPD) currently encompasses one undeveloped parcel consisting of ±4.88-acres. The property is located at the northeast corner of Pine Ridge Road and Gladiolus Drive, within unincorporated Lee County. The site is designated Urban Community, per the Future Land Use Map of the Lee Plan.

The Crosslands CPD was amended, via Z-24-008, to allow an increase in commercial intensity from 23,000 SF to 66,500 SF and by increasing the building height from 35 feet to 50 feet, to permit the construction of the proposed Heights Career Technical Institute.

Details of Request

The applicant is seeking to administratively amend the CPD, by adding a deviation from LDC Section 10-296 (e)3, "Roadway Design-Urban Major Collectors", seeking to reduce the required sidewalk width from 6' to 5'; refer to the supplemental Deviations and Justifications document.

Lee Plan Consistency

POLICY 1.1.4 - The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The site is designated Urban Community and will be developed with a vocational school that will provide educational services and programs. The request is consistent with Policy 1.1.4 of the Lee Plan.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The site is the last undeveloped property along the subject segment of Pine Ridge Road, within an urbanized area of Lee County, and is considered infill development. Existing infrastructure is in place to accommodate the proposed development and the project does not contribute to urban sprawl. The request is consistent with Objective 2.1 of the Lee Plan.

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POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The proposed development will have direct access to Gladiolus Drive and Pine Ridge Road. The adjacent roadway network has sufficient capacity to accommodate the proposed development. Public facilities and services are currently in place to serve the project. The site has been designed to be compatible with surrounding land uses. The development will not have a negative impact on public health, safety or welfare.

OBJECTIVE 4.1 Water, Sewer and Environmental Standards. Consider water, sewer and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

The subject property is located within the Lee County Utilities Future Service Area, as depicted on Maps 4A and 4B of the Lee County Comprehensive Plan. The proposed development will connect to existing potable water and sanitary sewer lines in current operation adjacent to the property. Lee County Utilities currently has sufficient capacity to provide both water and sewer to the site; see the Potable Water and Wastewater Availability letter. An Environmental Assessment was conducted and concludes there are no environmentally sensitive lands on-site, no listed species on-site and the property has historically been cleared of native vegetation. All Lee County and/or state permit requirements will be met, as necessary, during the permitting process.

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:
1. Traffic and access impacts (rezoning and development orders);
2. Landscaping and detailed site planning (development orders);
3. Screening and buffering (PD rezoning and development orders);
4. Availability and adequacy of services and facilities (rezoning and development orders);
5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
6. Proximity to other similar centers (rezoning); and
7. Environmental considerations (rezoning and development orders).

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

The application addresses each above Policy, as necessary and required. The site has been designed to provide appropriate landscaping, open space, and buffering. The development has been designed to be compatible with and complement the surrounding neighborhood.

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POLICY 67.3.13: The County will promote smaller, geographically-diversified neighborhood school campuses, which are incorporated into relevant community plans.

The CPD proposes a smaller, geographically-diversified neighborhood school campus, that will provide educational services to the Harlem Heights community.

Objective 77.3: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process

The CPD complies with LDC Section 10-415 and 34-414, providing a minimum 30% of open space. The site does not contain any indigenous native communities or native trees; consequently, open space requirements are met through landscaped areas, buffers and dry detention areas.

Policy 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.

The development will meet all local and state requirements, as necessary, regarding construction within the Coastal High Hazard Area.

Policy 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.

The development is located within uplands. Refer to the FLUCCS Map.

Objective 158.5: Lee County will encourage the expansion and development of educational facilities that complement economic development and diversification.

The proposed vocational school will provide a variety of educational programs to the Harlem Heights neighborhood, and promotes community and economic development and diversification. The goal of the vocational school is to advance economic self-sufficiency through occupational training and education.

Policy 158.5.2: Lee County will promote the development of programs and facilities through the Lee County School District, Florida Southwestern State College, Florida Gulf Coast University, and any existing and/or future institutions of higher learning, including business and commerce, health services, technologies, and education careers.

The proposed vocational school will provide a variety of higher learning opportunities and educational programs and should therefore be promoted by Lee County.

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Policy 158.3: Lee County will encourage the Lee County School District, Florida Southwestern State College, Florida Gulf Coast University, and any future institutions of higher learning, to develop cooperative and integrated curriculums that enhance and increase the productivity of the local work force and attract industries and skilled workers.

The proposed vocational school will provide a variety of higher learning and educational programs, which will enhance and increase the productivity of the local work force. The proposed vocational school will promote community and economic development and diversification and will advance economic self-sufficiency through occupational training and education.

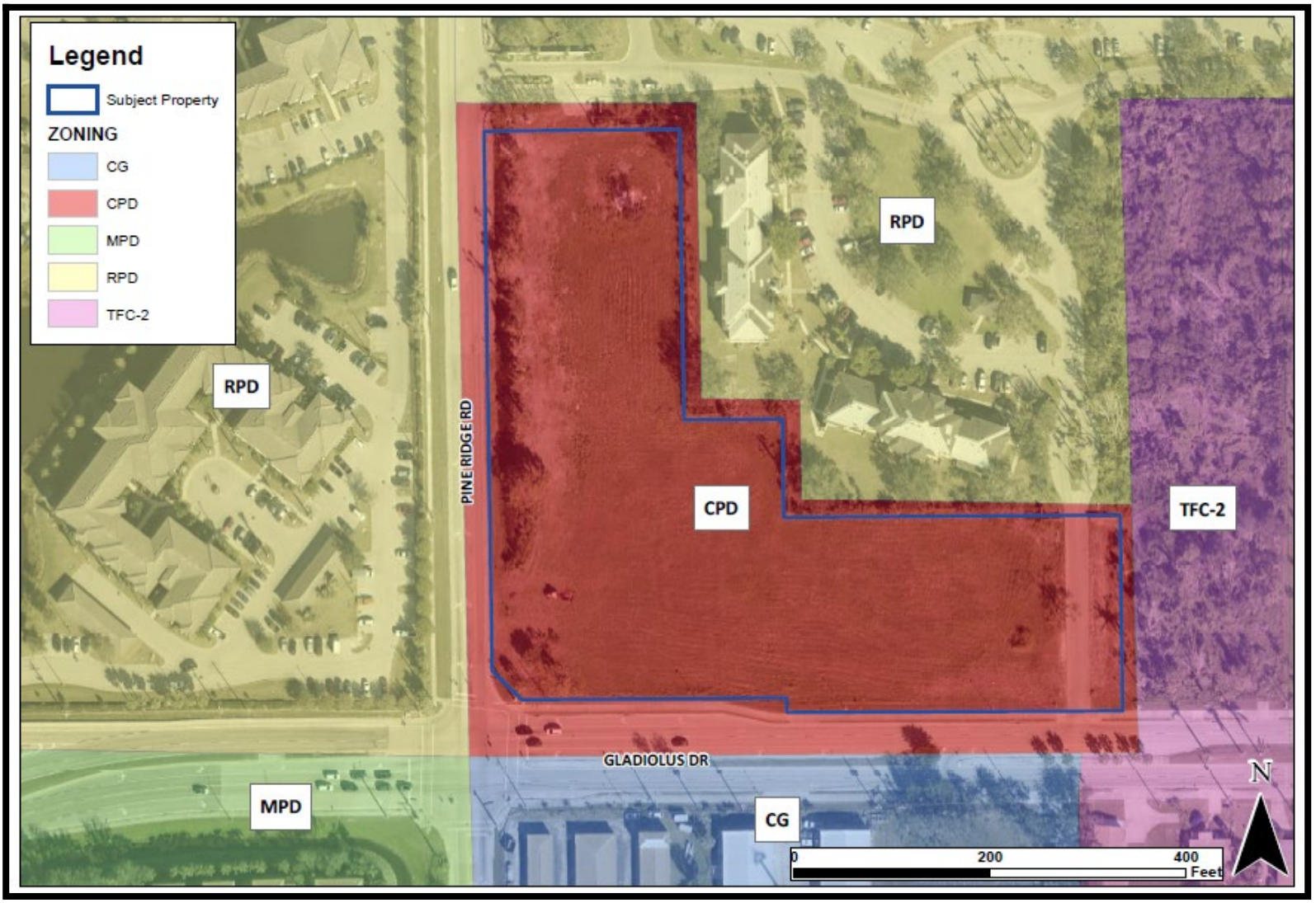
Conclusion

The Amendment request includes to add a deviation to the CPD, allowed by the Lee County Administrative Code. The request is consistent with the Lee County Land Development Code and the Lee Plan.

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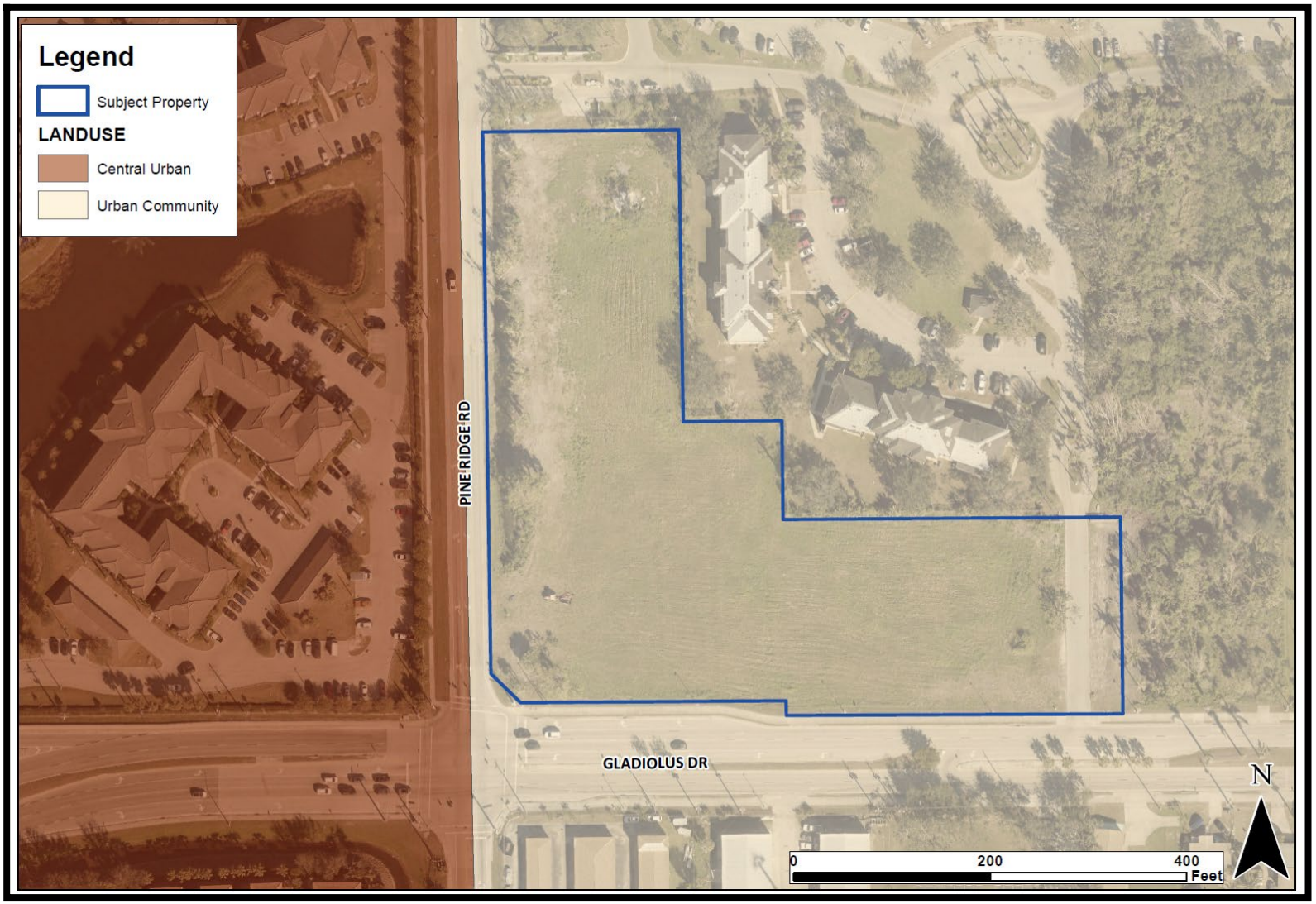


Zoning Map

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Future Land Use Map

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RESOLUTION NUMBER Z-24-008

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

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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)

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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.

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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

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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.

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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.

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

DCI2023-00033 Lee County ePlan

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.

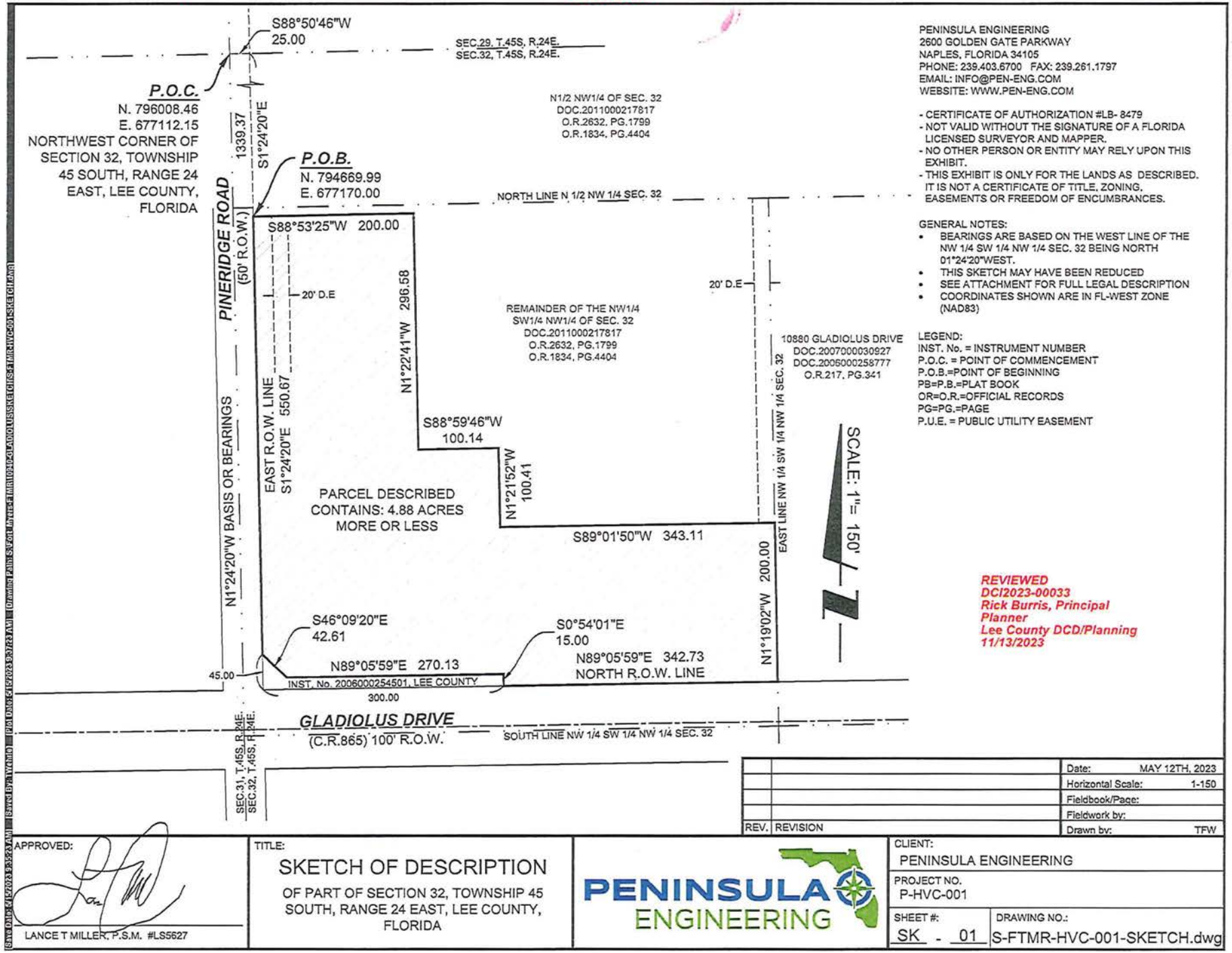
LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479
REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

MAY 12TH, 2023
DATE OF SURVEY

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan
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

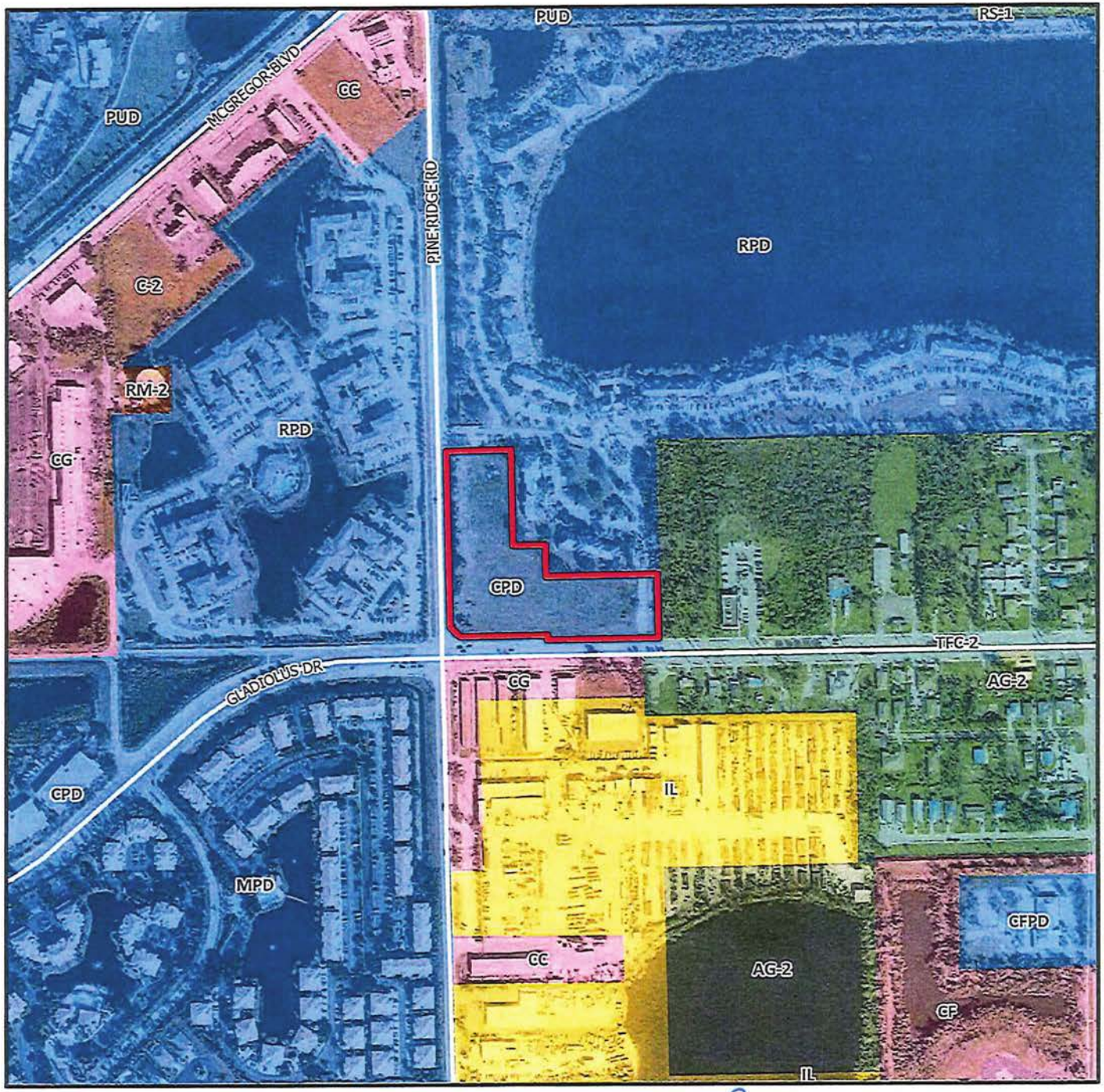
CLIENT: PENINSULA ENGINEERING

PROJECT NO. P-HVC-001

SHEET #: SK - 01

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan



DCI2023-00033

Zoning

Subject Property

N
W
E
S

0 300 600 900

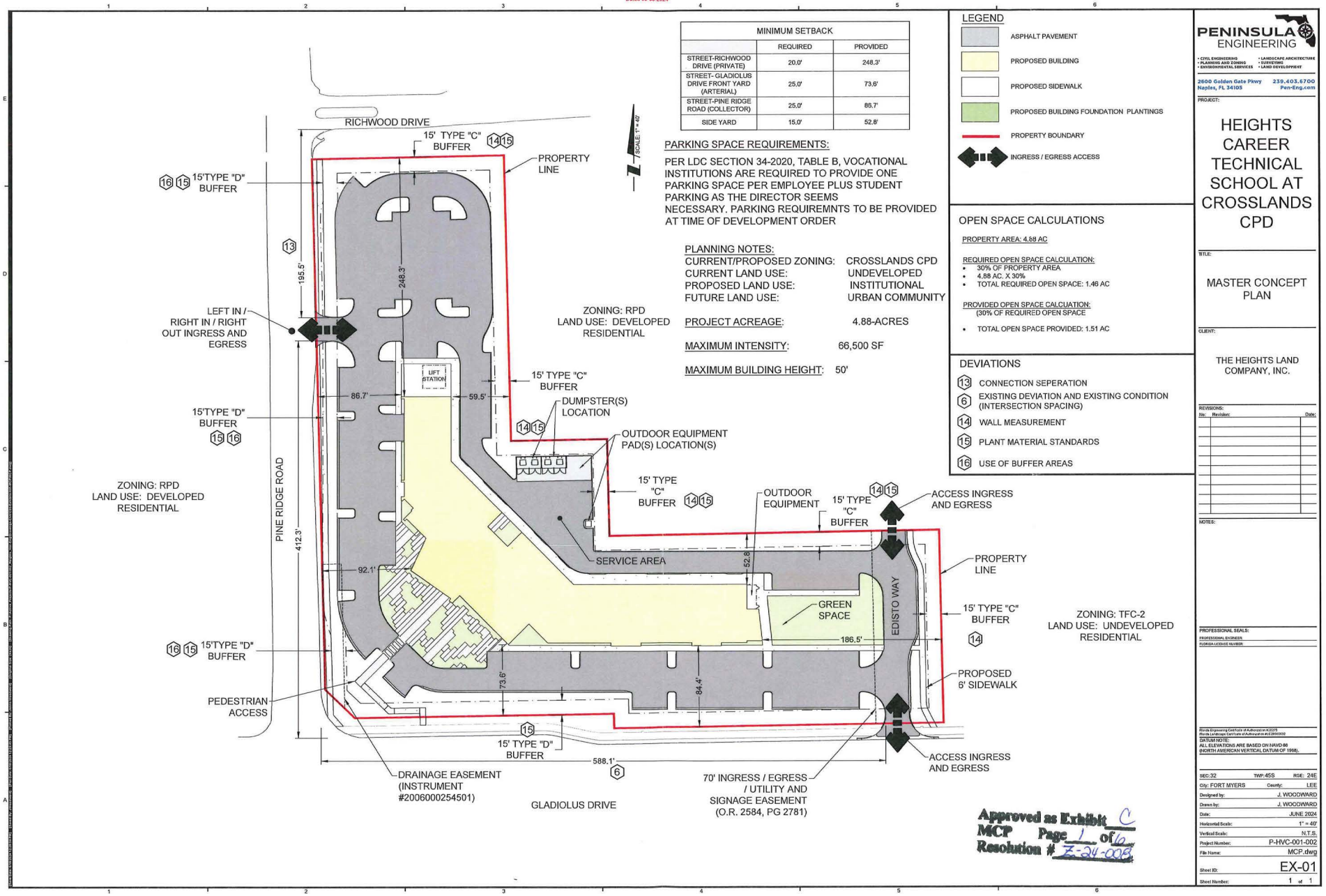
Feet

Lee County

EXHIBIT B

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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



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

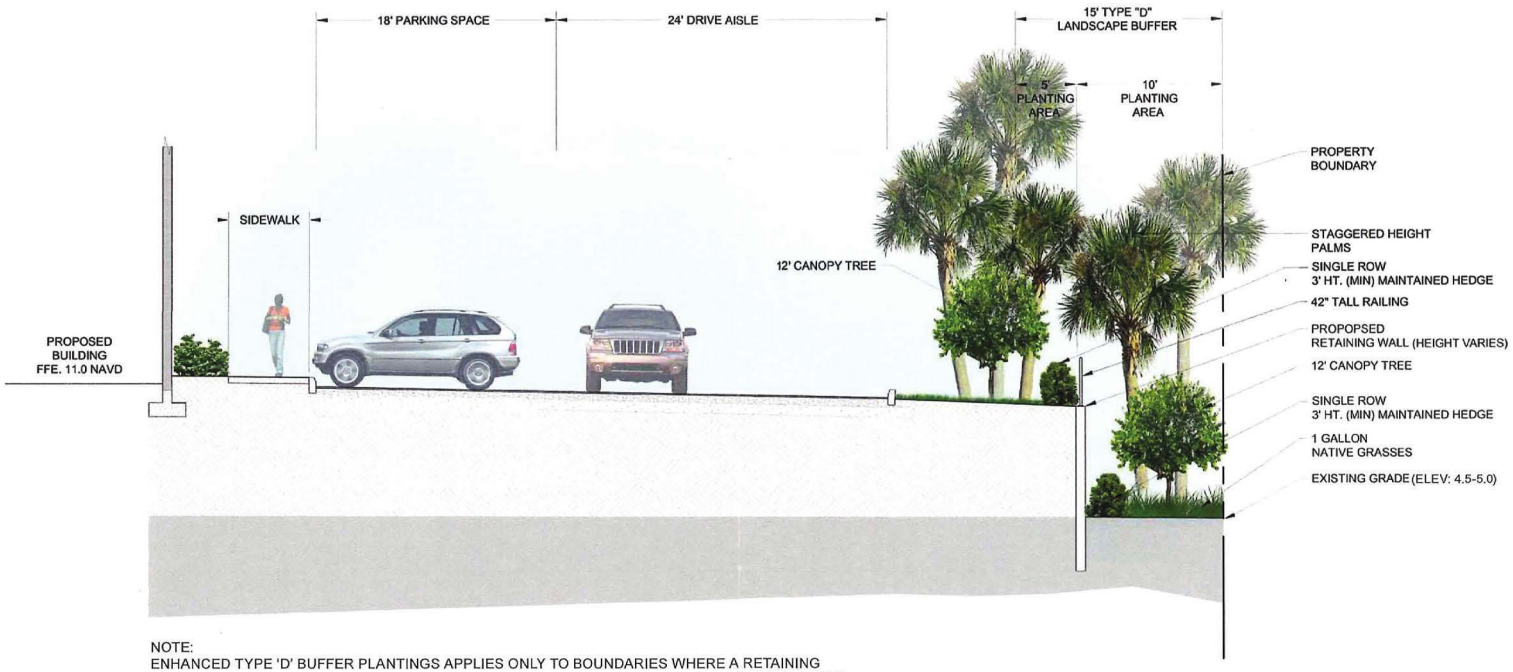
Florida Engineering Certificate of Authorization #32375
Florida Landscape Certificate of Authorization #LC0000032

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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



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

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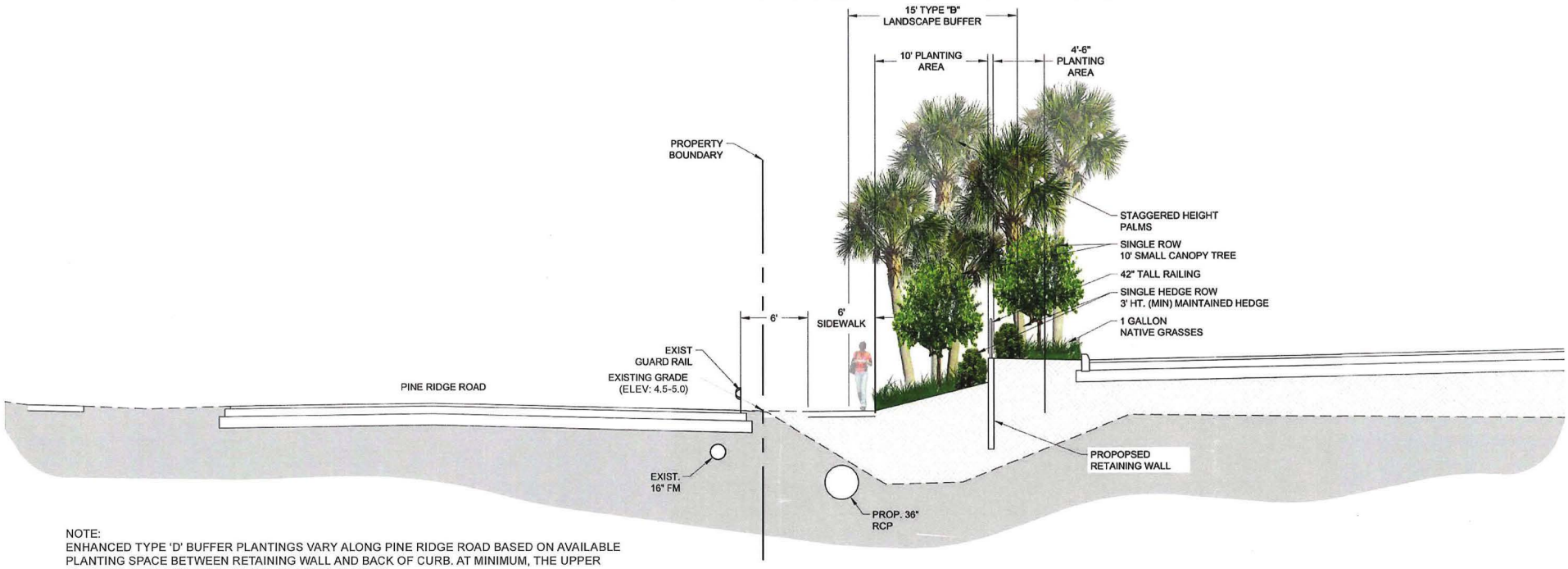
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - SOUTH PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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 3 of 6
Resolution # Z-24-008

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www.rviplanning.com

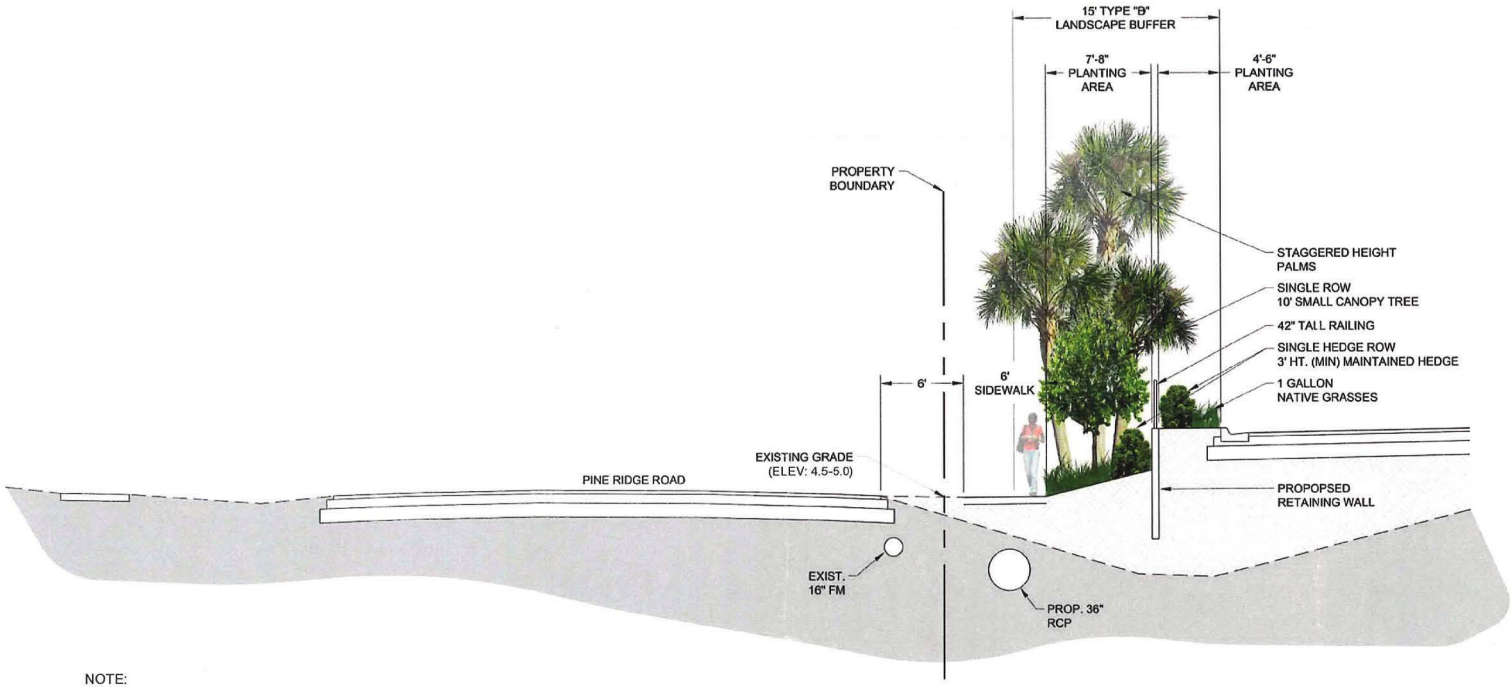
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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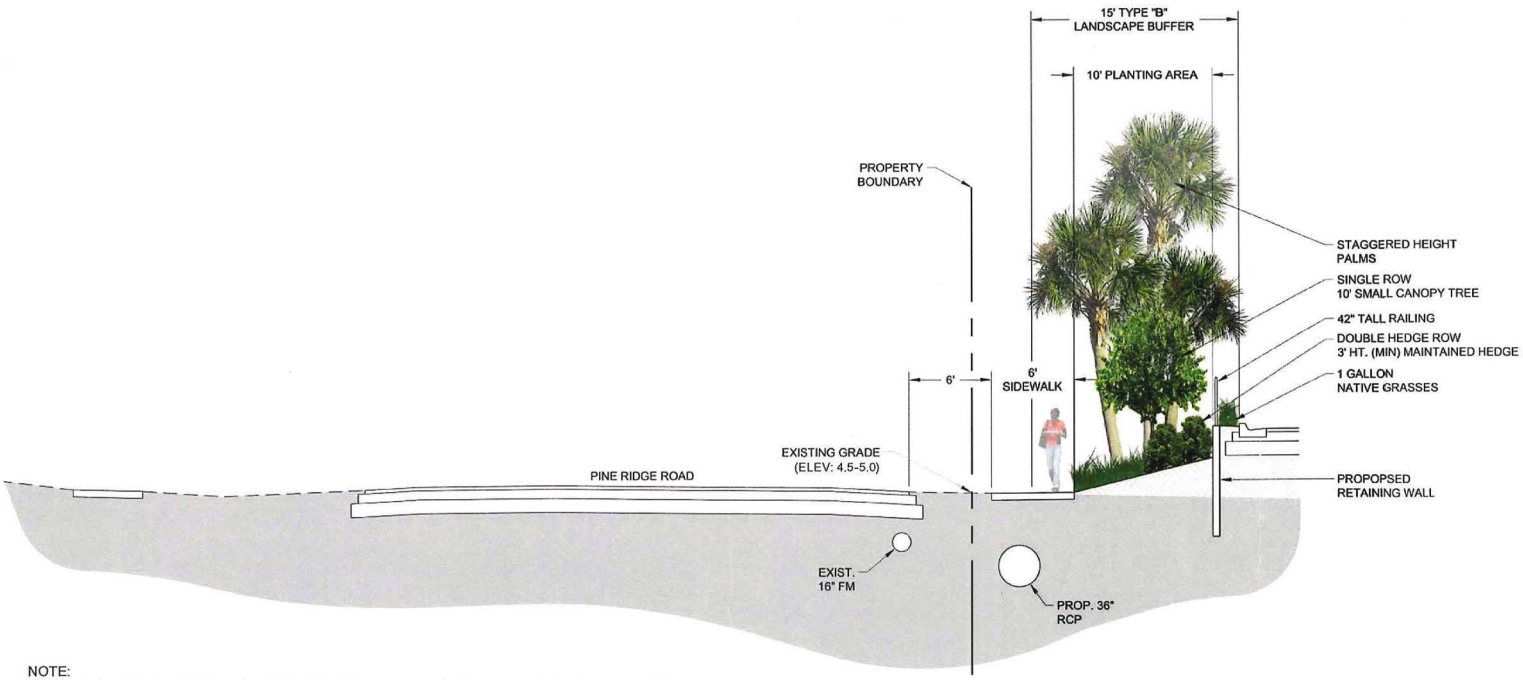
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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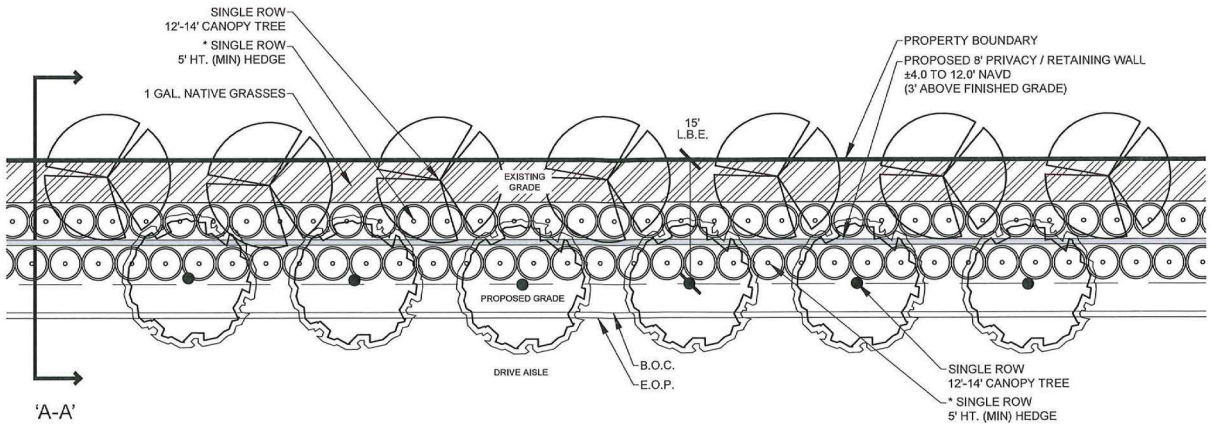
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

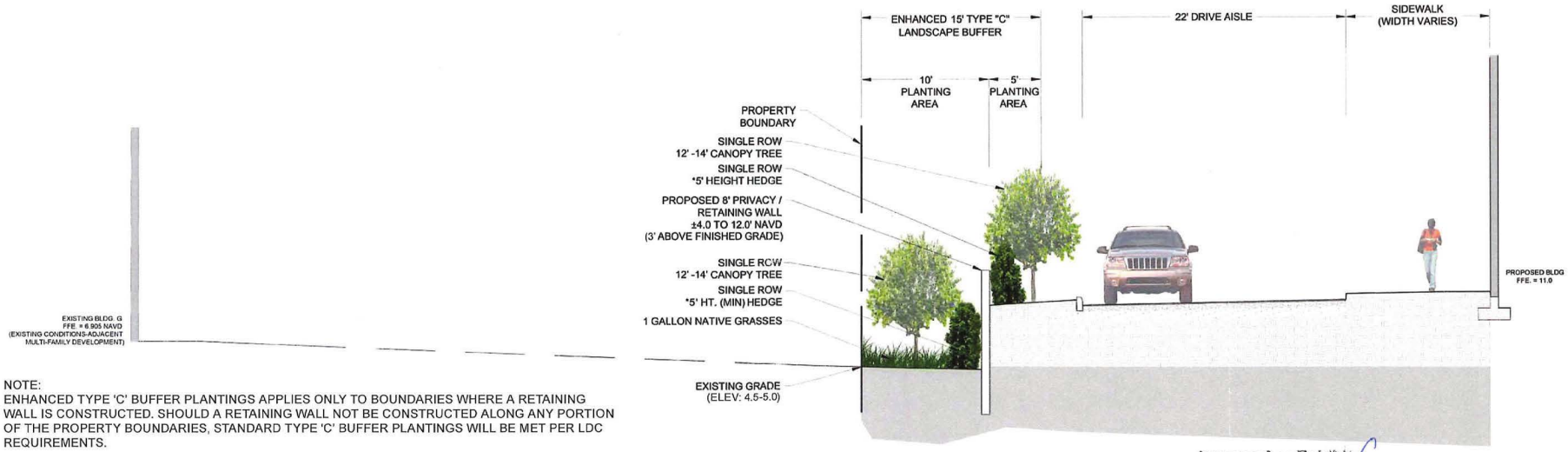
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SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change without notice.

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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

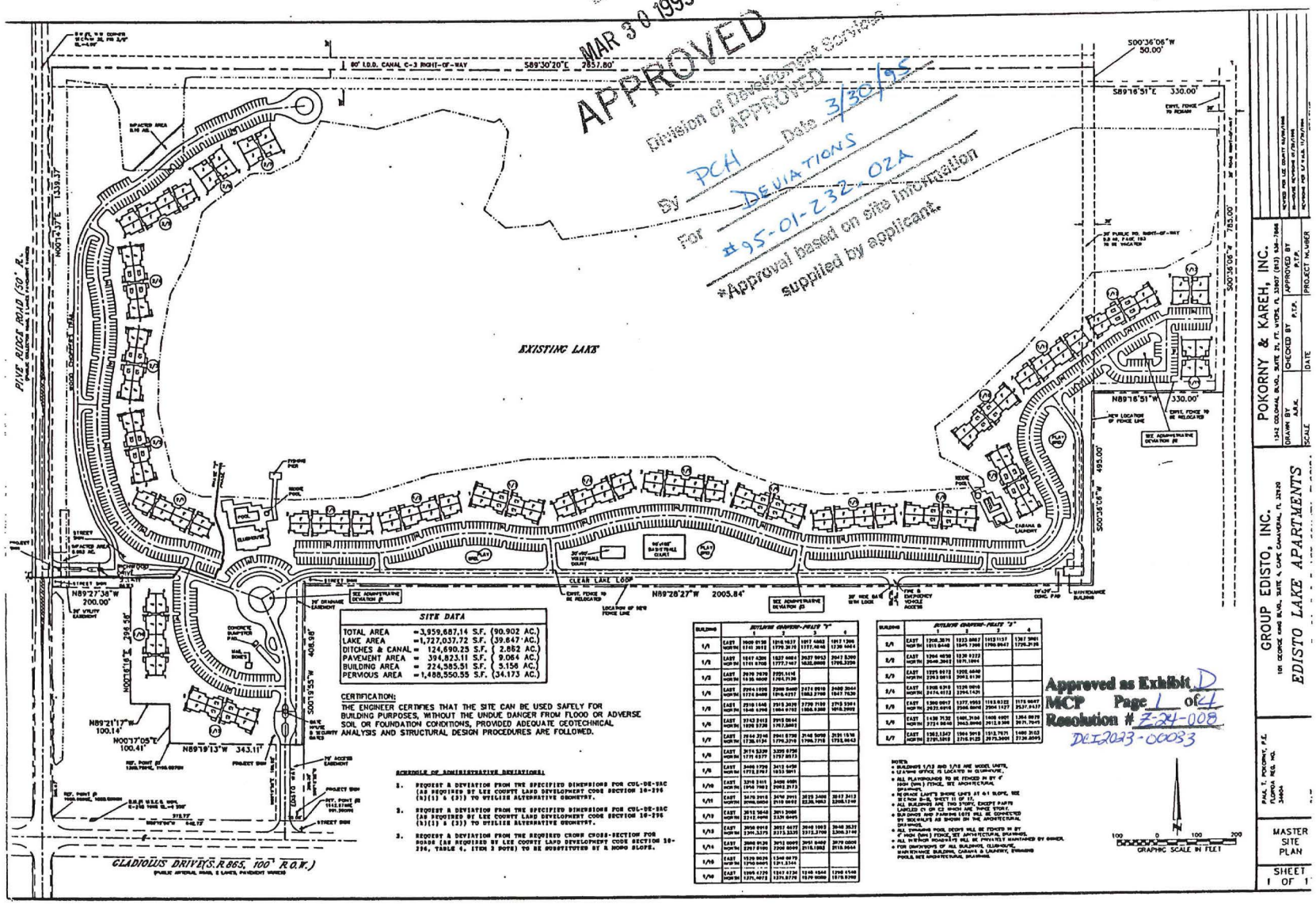
HEIGHTS CAREER TECH SCHOOL • **ENHANCED TYPE 'C' BUFFER - NORTH & EAST PROPERTY**

Lee County, FL
June 24, 2024
22005110

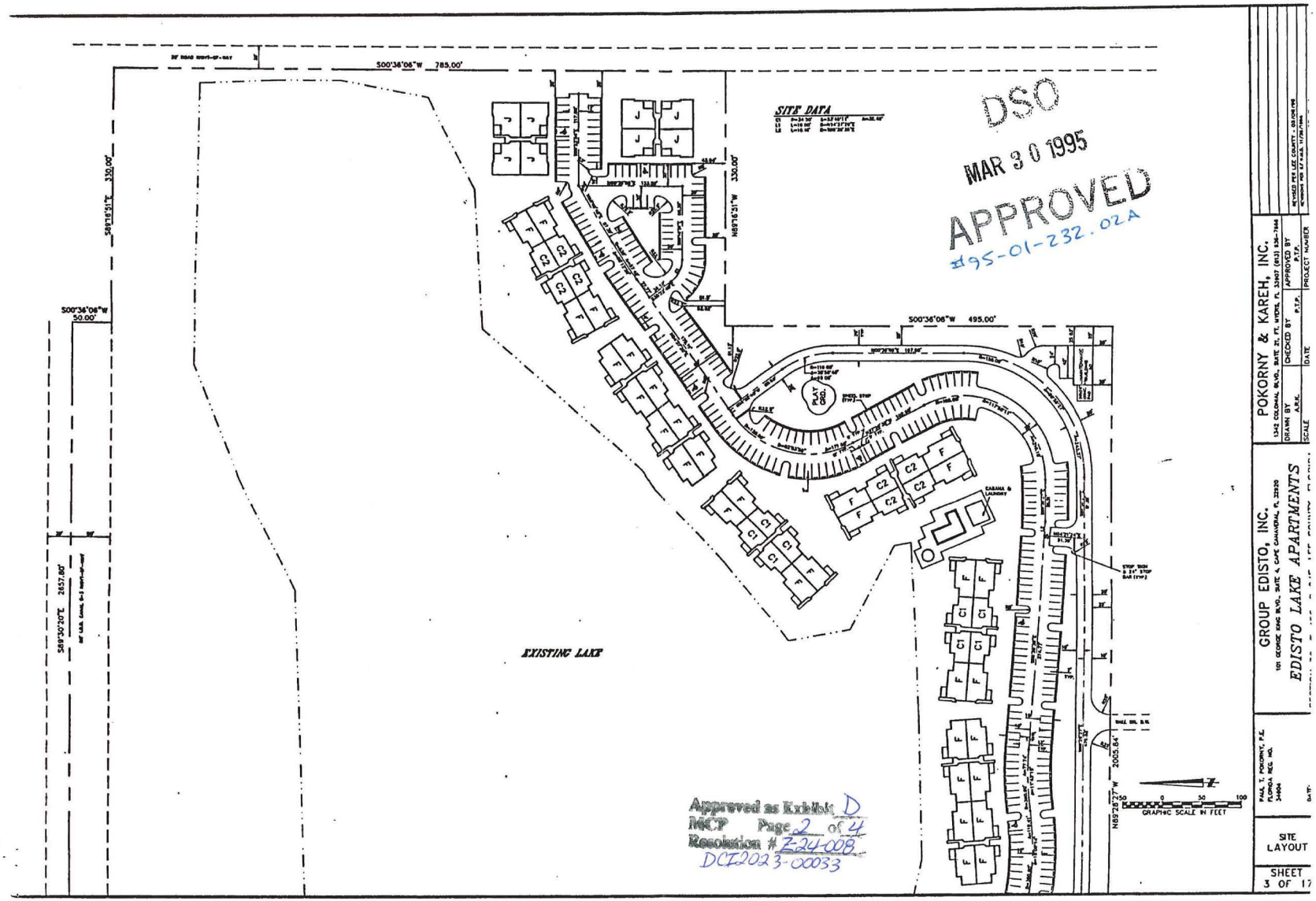
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SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change subject notice.

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

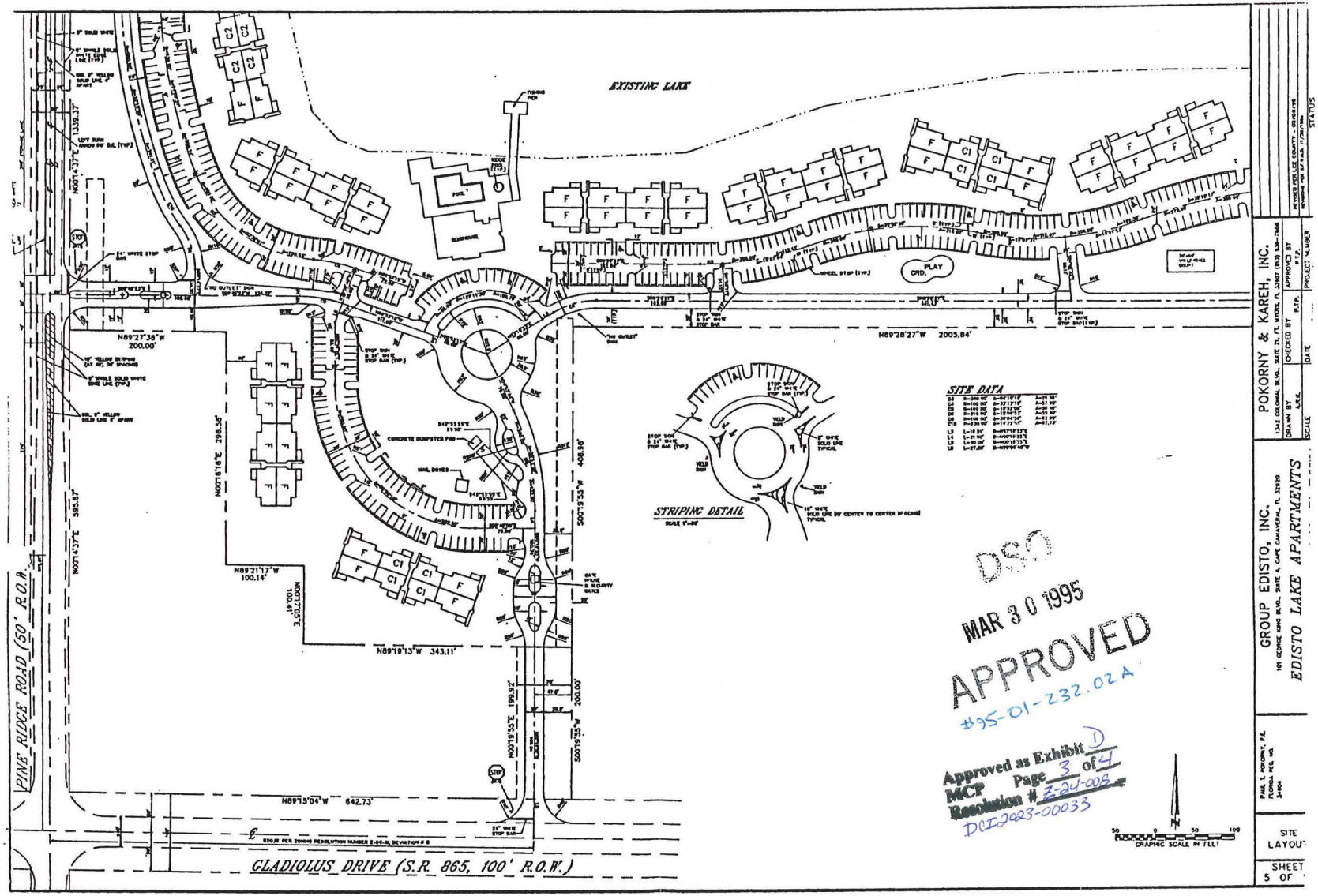
DSO
MAR 30 1995
APPROVED
Division of Development Services
APPROVED
By PCH Date 3/30/95
For DEVIATIONS
#95-01-2332-02A
*Approval based on site information supplied by applicant.



ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan



ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan



DSO

MAR 3 0 1995

APPROVED

#95-01-232.02A

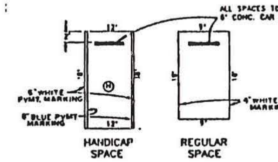
Approved as Exhibit D
MCP Page 3 of 4
Resolution # 3-24-00S
DCI2023-00033

POKORNY & KAREH, INC.
GROUP EDISTO, INC.
EDISTO LAKE APARTMENTS
SITE LAYOUT
SHEET 5 OF

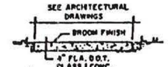
ADD2025-00074 Lee County ePlan
ADD2026-00035 Lee County ePlan

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.

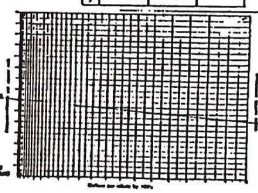


PARKING SPACE DETAIL
N.T.S.

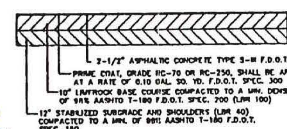


NOTE: SUBGRADE SHALL BE SAND, COMPACTED TO A FIRM EVEN SURFACE, TRUE TO GRADE AND CROSS SECTION, AND SHALL BE MOIST WHEN CONCRETE IS PLACED.

SIDEWALK DETAIL

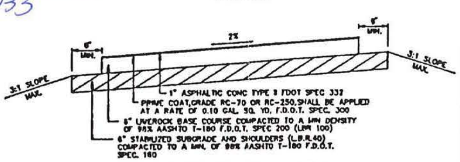


DSO
MAR 30 1995
APPROVED
#95-01-232.02A

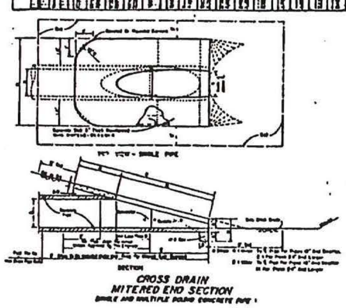


DRIVEWAY APRON PAVEMENT SECTION
(BETWEEN GLADIOLUS DRIVE R.O.W. LINE & EXIST. EDGE OF PAVEMENT)
SCALE: N.T.S.

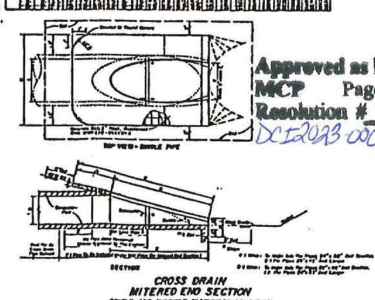
Approved as Exhibit D
MCP Page 4 of 4
Resolution # Z-24-008
DCI2023-00033



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



CROSS DRAIN
MITERED END SECTION



CROSS DRAIN
MITERED END SECTION

POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 21, FT. MYERS, FL 33907 (813) 334-7368
DRAWN BY A.R.A. | CHECKED BY P.T.P. | APPROVED BY P.T.P.
SCALE | DATE | PROJECT NUMBER

REVISED PER LEE COUNTY REQUIREMENTS - 3/2/95

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

ADD2025-00034 Lee County ePlan
ADD2025-00034 Lee County ePlan

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00034

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Peninsula Engineering Inc., filed an application on behalf of Heights Land Company, Inc. for administrative approval on a project known as Crosslands Commercial Planned Development (CPD) of 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, 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-86-081, and Resolution Z-24-008 (see Exhibit "D"); and

WHEREAS, the applicant has submitted an application for Limited Development Order (LDO2024-00582) for offsite right-of-way improvements within Pine Ridge Road, and an application for Development Order (DOS2024-00119) for a 64,000 square foot building to serve as a vocational school; and

WHEREAS, Gladiolus Drive is a county-maintained, arterial roadway with a speed limit of 35 miles per hour, and Edisto Way is a non-county-maintained, local roadway with a speed limit of 25 miles per hour; and

WHEREAS, the applicant has requested a deviation from Land Development Code (LDC) Section 10-288, which requires turn lanes to be constructed when a project's turning volumes warrant the need for a turn lane in accordance with the requirements of Lee County Administrative Code AC-11-4, to allow for no westbound right turn lane at the Gladiolus Drive and Edisto Way access; and

WHEREAS, the site entrance at Gladiolus Drive has right-of-way constraints that prohibit installation of a westbound right-turn lane; and

WHEREAS, there is an inability to acquire additional land for the construction of a turn lane at this access point; and

ADD2025-00034 Lee County ePlan
ADD2025-00034 Lee County ePlan

WHEREAS, Section VII of AC 11-4 allows for deviations from the 'Turn Lane Policy' if right-of-way constraints do not permit the installation of a turn lane; and

WHEREAS, the applicant provided a narrative describing the deviations being sought (attached as Exhibit "C"); and

WHEREAS, the Lee County Department of Transportation has reviewed the request and offered no objection; 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, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; 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; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Commercial Planned Development seeking approval of a deviation from LDC Section 10-288 and AC-11-4, which require turn lanes to be designed and constructed where turning volumes make such improvements necessary, to allow no turn lane to be constructed on Gladiolus Drive westbound at the intersection of Edisto Way is **APPROVED subject to the following conditions:**

1. **Development must be consistent with the six (6) page Master Concept Plan, dated February 2025 and June 2024, titled "Heights Career Technical School at Crosslands CPD", a copy of which is attached hereto as Exhibit "B".**

2. **Deviation #17, seeking relief from LDC Section 10-288 and AC-11-4, which require turn lanes to be designed and constructed where turning volumes make such improvements necessary, to allow no turn lane to be constructed on Gladiolus Drive westbound at the intersection of Edisto Way is APPROVED.**

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**

ADD2025-00034 Lee County ePlan
ADD2025-00034 Lee County ePlan

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.

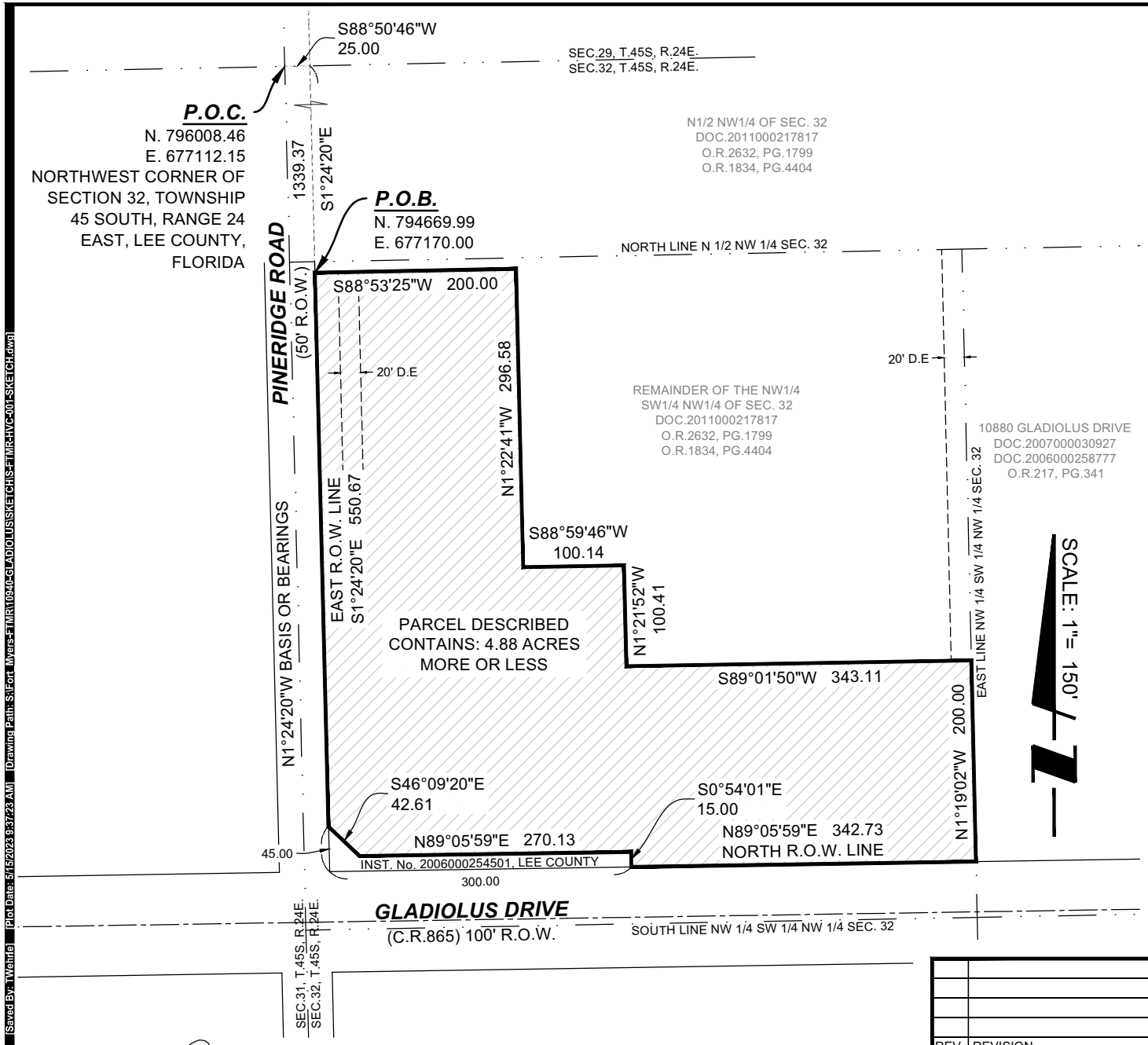
Duly passed, adopted, and electronically signed on 3/20/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

EXHIBITS:
EXHIBIT A: Legal Description
EXHIBIT B: Master Concept Plan
EXHIBIT C: Applicant's Narrative
EXHIBIT D: Resolution Z-24-008

ADD2025-00034 Lee County ePlan
ADD2025-00034 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
ADD2025-00034
Rick Burris, Principal Planner
Lee County DCD/Planning
2/24/2025

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 9:35:23 AM] [Saved By: aWendle] [Plot Date: 5/15/2023 9:37:23 AM] [Drawing Path: S:\Fort_Myers-FTMR\1040-GL\ADL\USS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg]

ADD2025-00034 Lee County ePlan
ADD2025-00034 Lee County ePlan

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.

REVIEWED
ADD2025-00034
Rick Burris, Principal Planner
Lee County DCD/Planning
2/24/2025

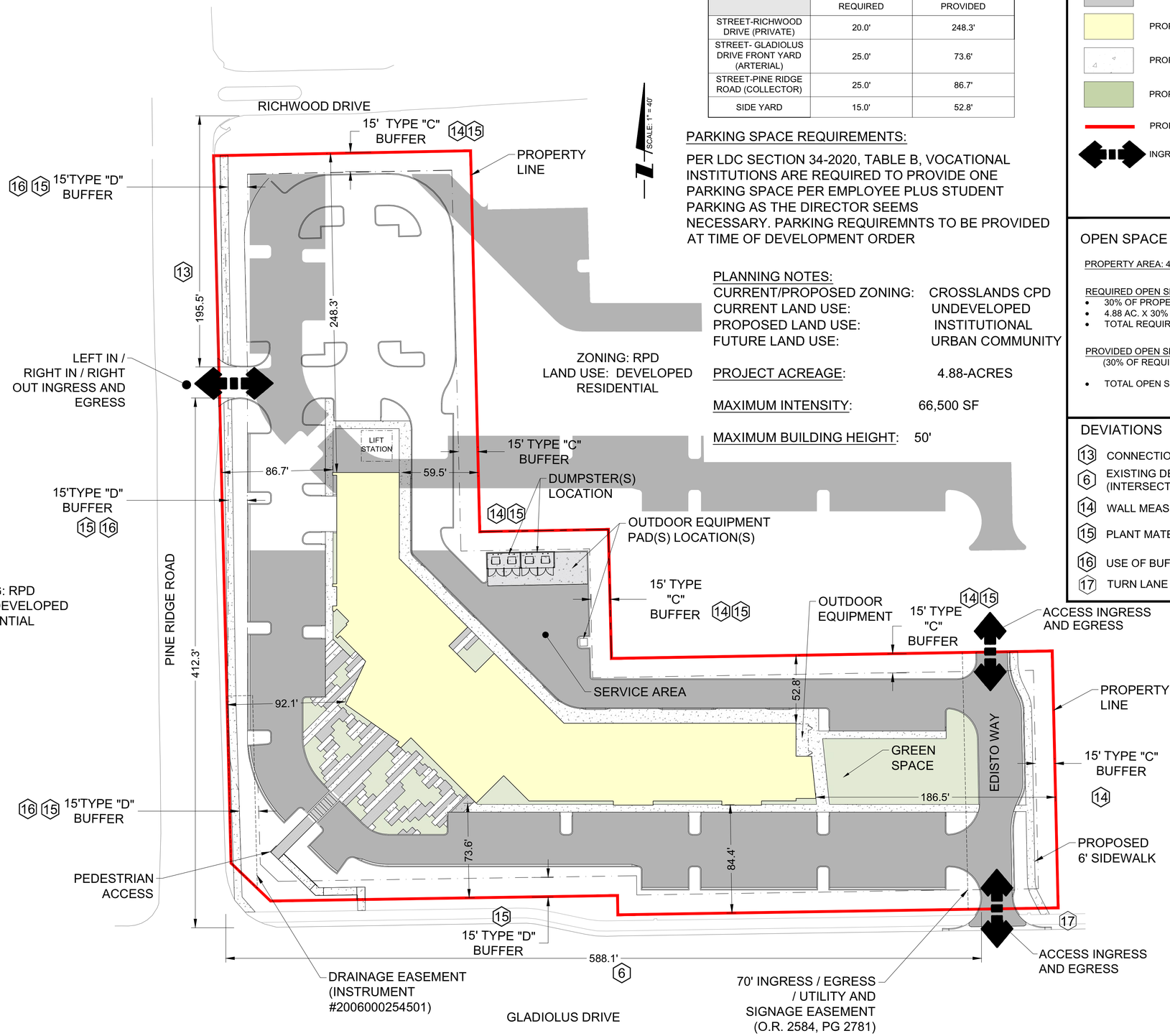
LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479

MAY 12TH, 2023
DATE OF SURVEY

REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

ADD2025-00034 Lee County ePlan

EXHIBIT B



SCALE: 1" = 40'

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
17 TURN LANE REQUIREMENT ELIMINATION

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:

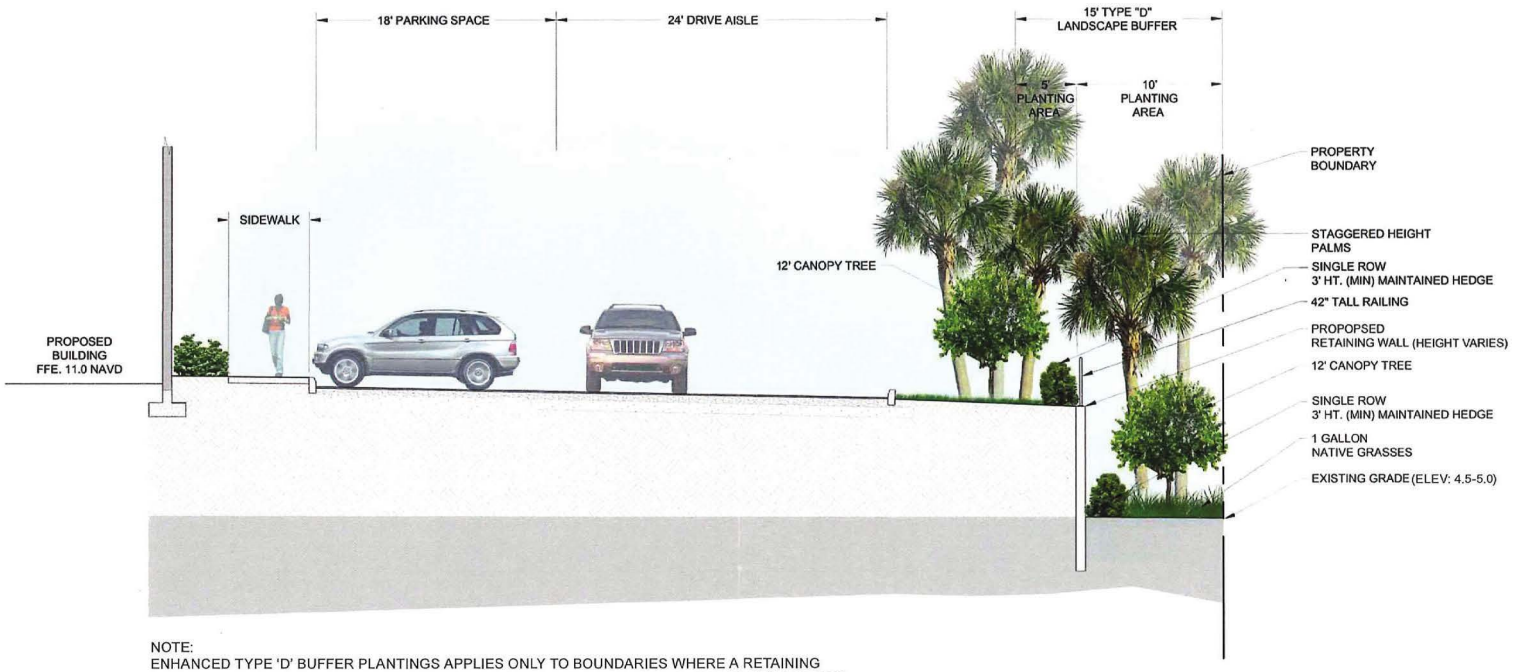
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

SEC: 32	TWP: 45S RGE: 24E
City: FORT MYERS	County: LEE
Designed by:	J. WOODWARD
Drawn by:	J. WOODWARD
Date:	FEBRUARY 2025
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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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



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

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

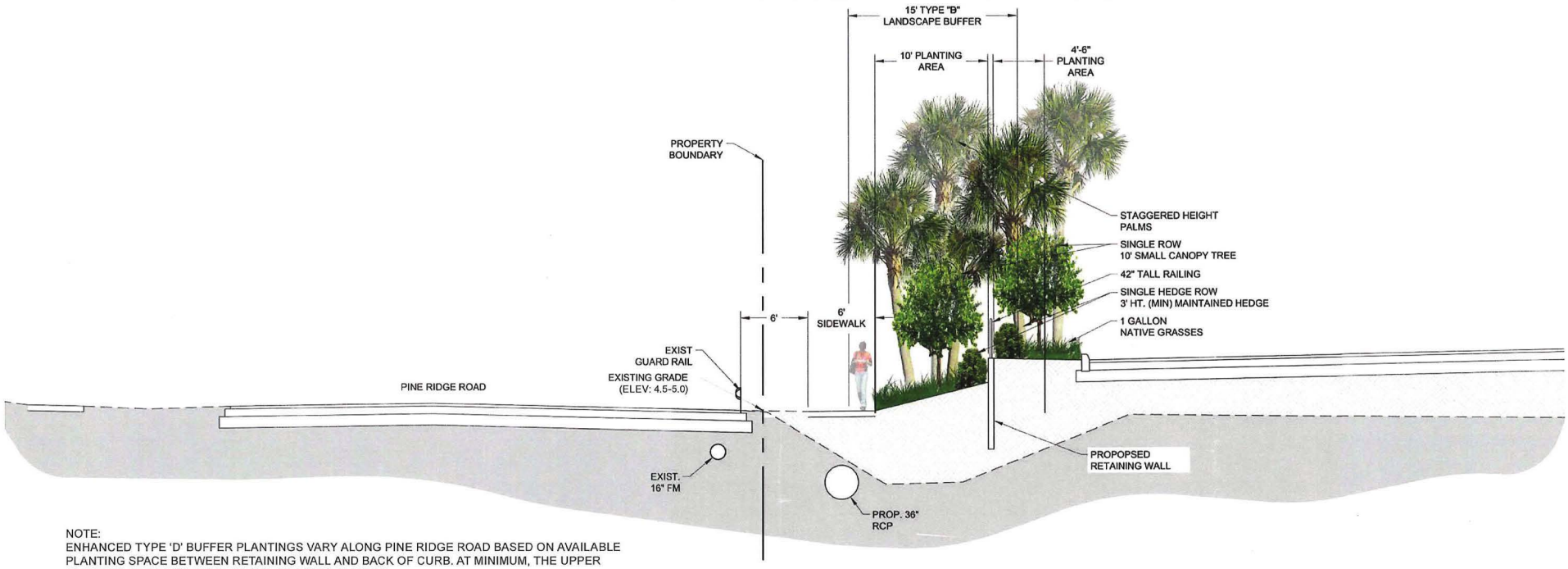
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - SOUTH PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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 3 of 6
Resolution # Z-24-008

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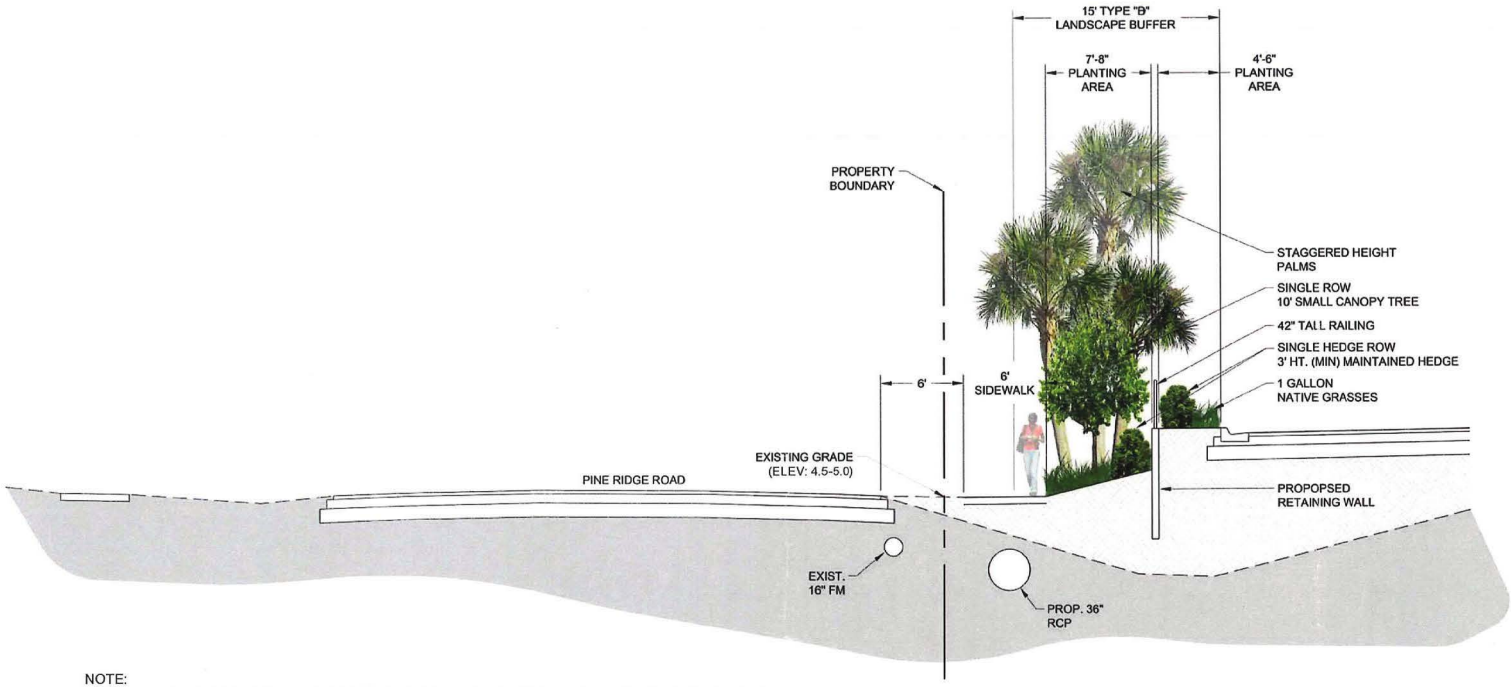
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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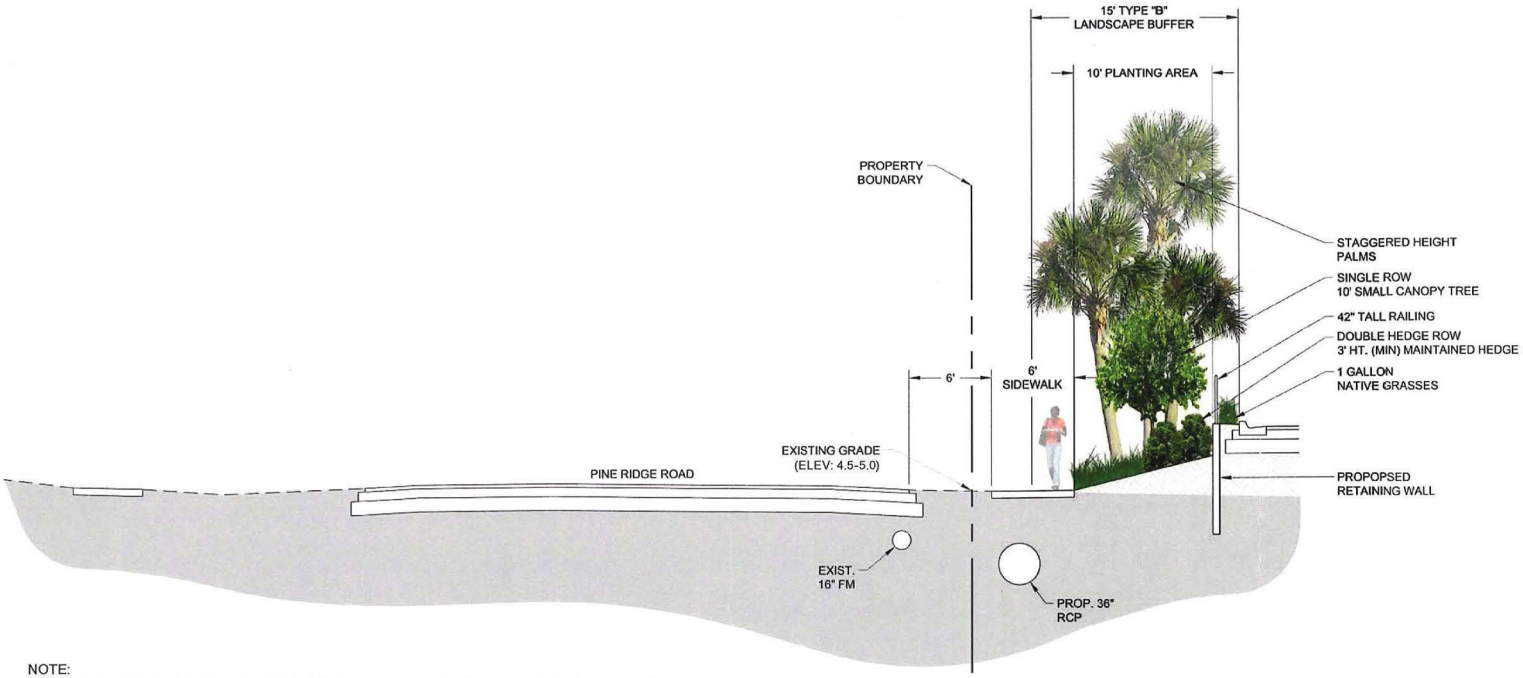
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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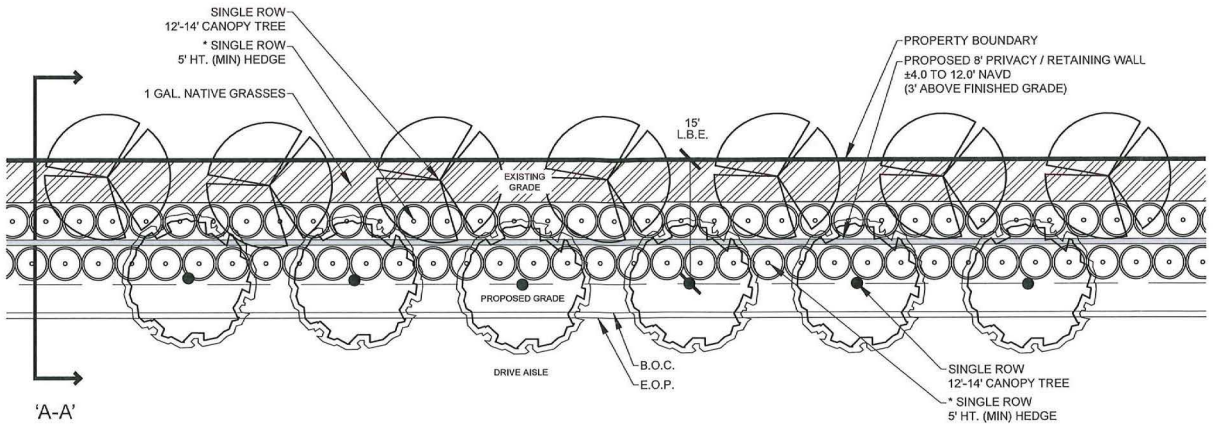
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

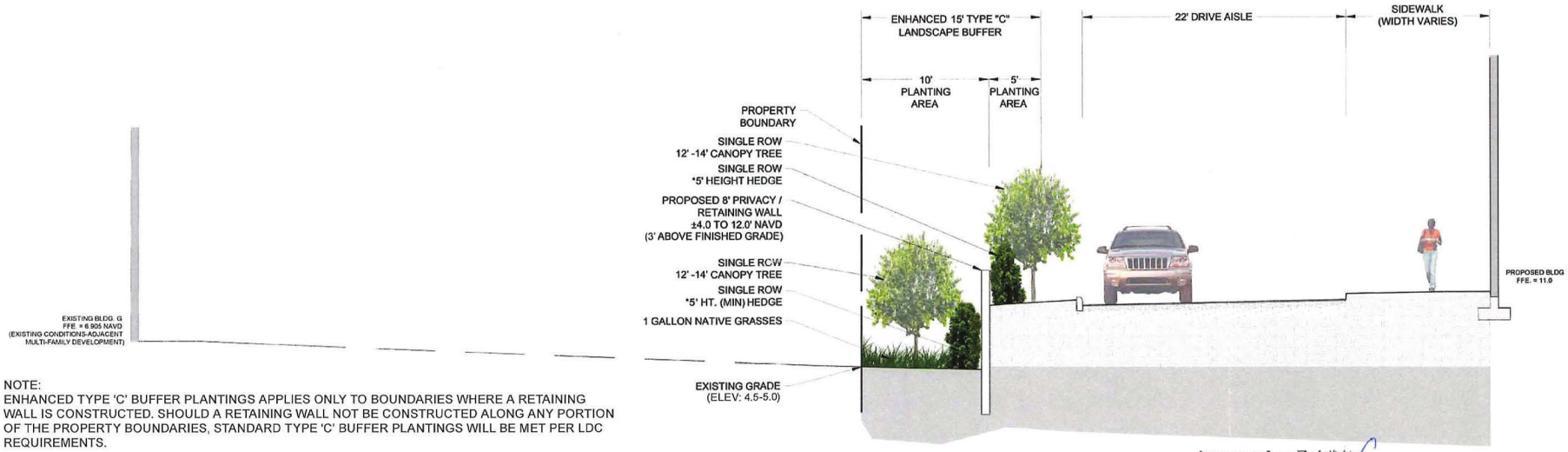
0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change without notice.

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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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 • **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.

ADD2025-00074 Lee County ePlan
ADD2025-00074 Lee County ePlan

EXHIBIT C

PENINSULA ENGINEERING

HEIGHTS CAREER TECHNICAL SCHOOL
REQUEST STATEMENT

Property Information

The Crosslands Commercial Planned Development (CPD) currently encompasses one undeveloped parcel consisting of ±4.88-acres. The property is located at the northeast corner of Pine Ridge Road and Gladiolus Drive, within unincorporated Lee County. The site is designated Urban Community, per the Future Land Use Map of the Lee Plan.

The Crosslands CPD was amended, via Z-24-008, to allow an increase in commercial intensity from 23,000 SF to 66,500 SF and by increasing the building height from 35 feet to 50 feet, to permit the construction of the proposed Heights Career Technical Institute.

Details of Request

The applicant is seeking to administratively amend the CPD, by adding a deviation from LDC Section 10-288, "Turn Lanes"; refer to the supplemental Deviations and Justfications document.

Lee Plan Consistency

POLICY 1.1.4 - The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The site is designated Urban Community and will be developed with a vocational school that will provide educational services and programs. The request is consistent with Policy 1.1.4 of the Lee Plan.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The site is the last undeveloped property along the subject segment of Pine Ridge Road, within an urbanized area of Lee County, and is considered infill development. Existing infrastructure is in place to accommodate the proposed development and the project does not contribute to urban sprawl. The request is consistent with Objective 2.1 of the Lee Plan.

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

ADD2025-00074 Lee County ePlan
ADD2025-00074 Lee County ePlan

POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The proposed development will have direct access to Gladiolus Drive and Pine Ridge Road. The adjacent roadway network has sufficient capacity to accommodate the proposed development. Public facilities and services are currently in place to serve the project. The site has been designed to be compatible with surrounding land uses. The development will not have a negative impact on public health, safety or welfare.

OBJECTIVE 4.1 Water, Sewer and Environmental Standards. Consider water, sewer and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

The subject property is located within the Lee County Utilities Future Service Area, as depicted on Maps 4A and 4B of the Lee County Comprehensive Plan. The proposed development will connect to existing potable water and sanitary sewer lines in current operation adjacent to the property. Lee County Utilities currently has sufficient capacity to provide both water and sewer to the site; see the Potable Water and Wastewater Availability letter. An Environmental Assessment was conducted and concludes there are no environmentally sensitive lands on-site, no listed species on-site and the property has historically been cleared of native vegetation. All Lee County and/or state permit requirements will be met, as necessary, during the permitting process.

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:
1. Traffic and access impacts (rezoning and development orders);
2. Landscaping and detailed site planning (development orders);
3. Screening and buffering (PD rezoning and development orders);
4. Availability and adequacy of services and facilities (rezoning and development orders);
5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
6. Proximity to other similar centers (rezoning); and
7. Environmental considerations (rezoning and development orders).

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

The application addresses each above Policy, as necessary and required. The site has been designed to provide appropriate landscaping, open space, and buffering. The development has been designed to be compatible with and complement the surrounding neighborhood.

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

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POLICY 67.3.13: The County will promote smaller, geographically-diversified neighborhood school campuses, which are incorporated into relevant community plans.

The CPD proposes a smaller, geographically-diversified neighborhood school campus, that will provide educational services to the Harlem Heights community.

Objective 77.3: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process

The CPD complies with LDC Section 10-415 and 34-414, providing a minimum 30% of open space. The site does not contain any indigenous native communities or native trees; consequently, open space requirements are met through landscaped areas, buffers and dry detention areas.

Policy 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.

The development will meet all local and state requirements, as necessary, regarding construction within the Coastal High Hazard Area.

Policy 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.

The development is located within uplands. Refer to the FLUCCS Map.

Objective 158.5: Lee County will encourage the expansion and development of educational facilities that complement economic development and diversification.

The proposed vocational school will provide a variety of educational programs to the Harlem Heights neighborhood, and promotes community and economic development and diversification. The goal of the vocational school is to advance economic self-sufficiency through occupational training and education.

Policy 158.5.2: Lee County will promote the development of programs and facilities through the Lee County School District, Florida Southwestern State College, Florida Gulf Coast University, and any existing and/or future institutions of higher learning, including business and commerce, health services, technologies, and education careers.

The proposed vocational school will provide a variety of higher learning opportunities and educational programs and should therefore be promoted by Lee County.

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Policy 158.3: Lee County will encourage the Lee County School District, Florida Southwestern State College, Florida Gulf Coast University, and any future institutions of higher learning, to develop cooperative and integrated curriculums that enhance and increase the productivity of the local work force and attract industries and skilled workers.

The proposed vocational school will provide a variety of higher learning and educational programs, which will enhance and increase the productivity of the local work force. The proposed vocational school will promote community and economic development and diversification and will advance economic self-sufficiency through occupational training and education.

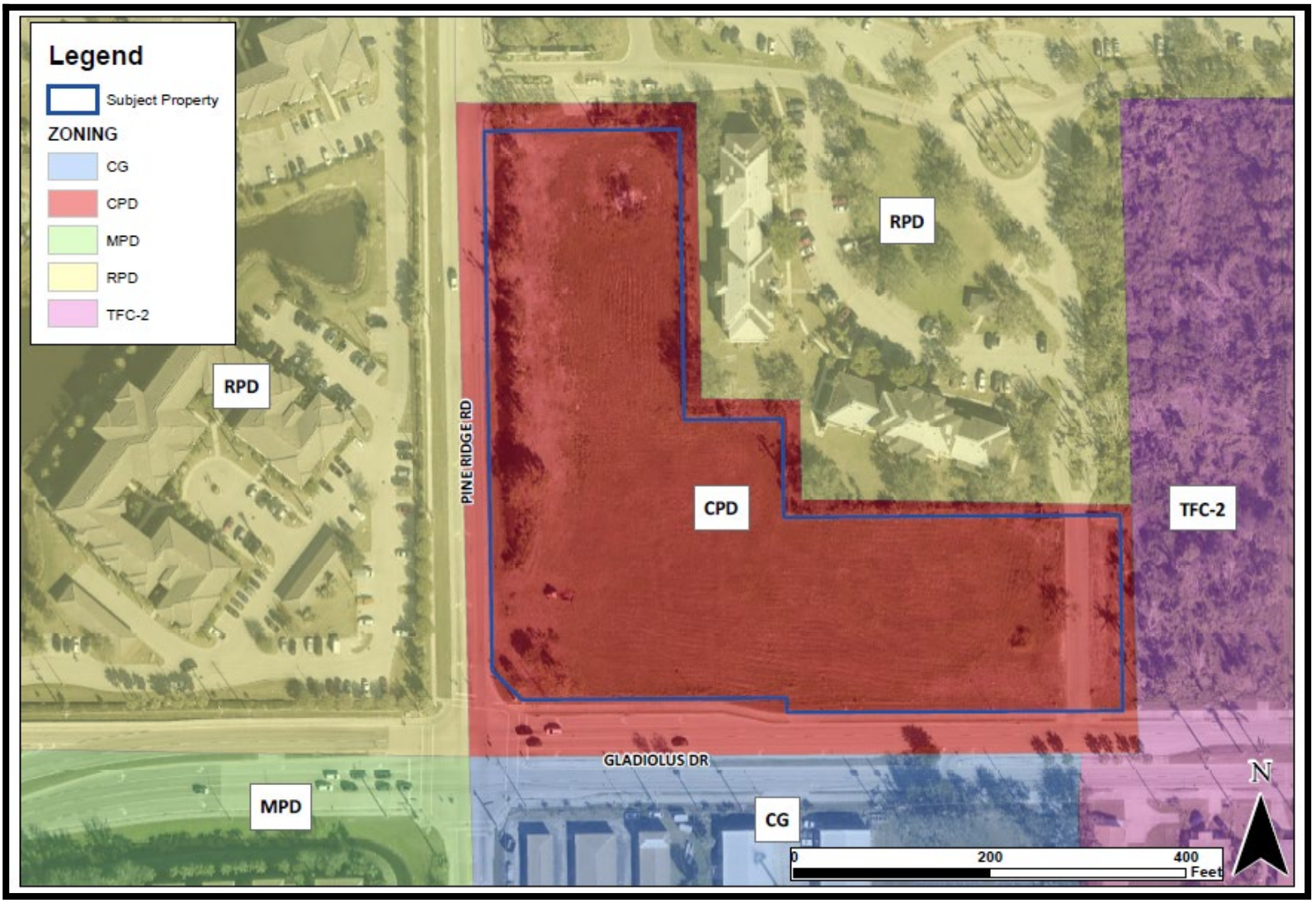
Conclusion

The Amendment request includes to add a deviation to the CPD, allowed by the Lee County Administrative Code. The request is consistent with the Lee County Land Development Code and the Lee Plan.

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

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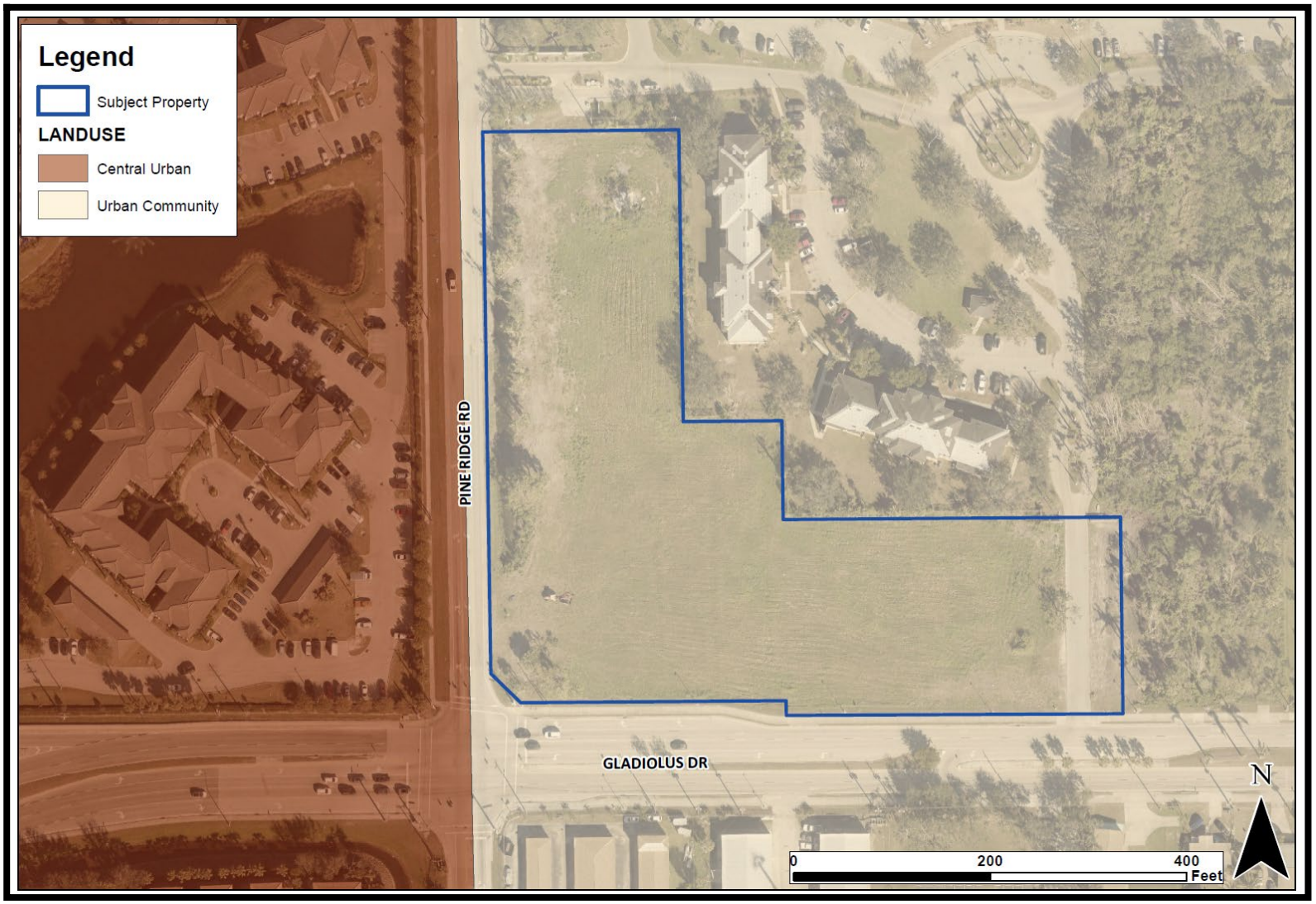


Zoning Map

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

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Future Land Use Map

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

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HEIGHTS CAREER TECHNICAL SCHOOL
Deviations and Justifications

17. Deviation #17 seeks relieft LDC Section 10-288 “Turn Lanes,” which requires turn lanes be constructed when a project’s turning volumes warrant the need for a turn lane, to instead elimlinate the project’s westbound right turn lane requirement at the Gladiolus Drive and Edisto Way access.

Response: As shown in the Figure below, the project has right-of-way constraints, which include lacking available right-of-way to the east of the Gladiolus Drive and Edisto Way access. There is also lack of ability to acquire additional land/right-of-way for the construction of turn lane at this access point. Per Section VII of AC 11-4, deviations from the ‘Turn Lane Policy’ may be granted if right-of-way constraints do not permit the installation of a turn lane.



The Figure above depicts the property’s eastern boundary and the Gladiolus Drive/Edisto Way access.

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

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EXHIBIT D

RESOLUTION NUMBER Z-24-008

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

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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)

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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.

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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

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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.

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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.

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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

ADD2025-00074 Lee County ePlan
ADD2025-00074 Lee County ePlan

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

DCI2023-00033 Lee County ePlan

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.

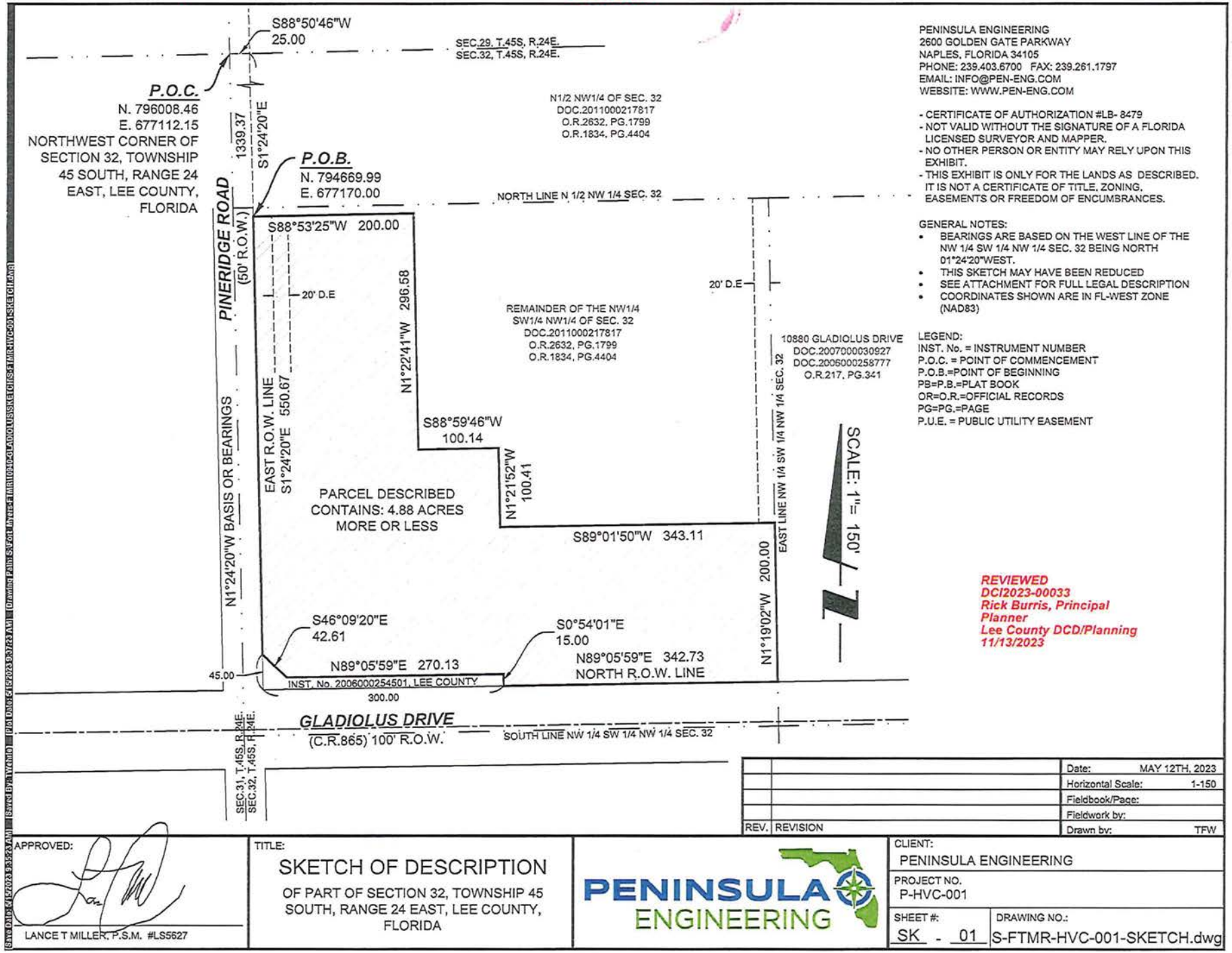
LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479
REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

MAY 12TH, 2023
DATE OF SURVEY

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan
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

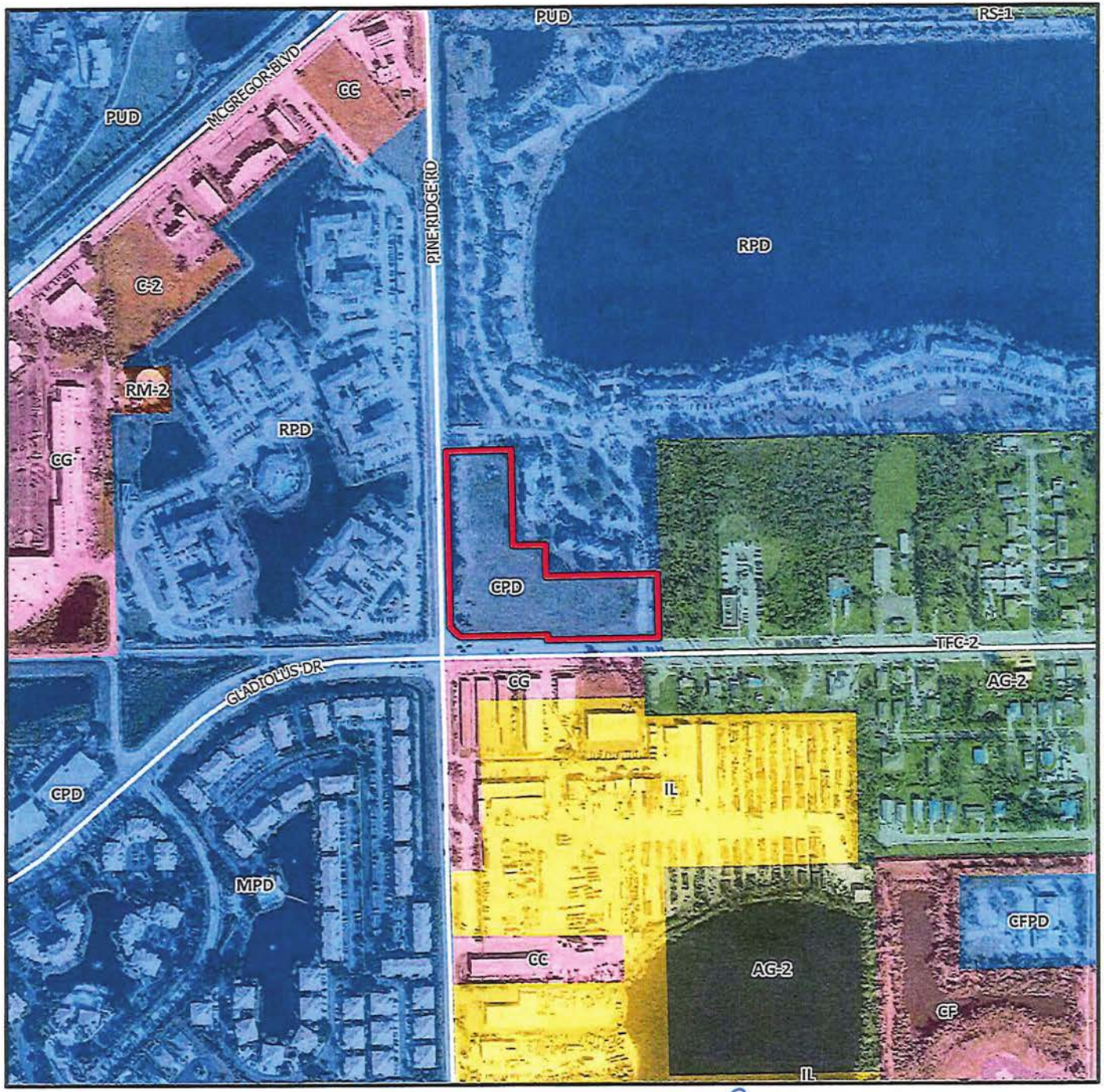
CLIENT: PENINSULA ENGINEERING

PROJECT NO. P-HVC-001

SHEET #: SK - 01

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

ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan



DCI2023-00033

Zoning

Subject Property

N
W
E
S

0 300 600 900

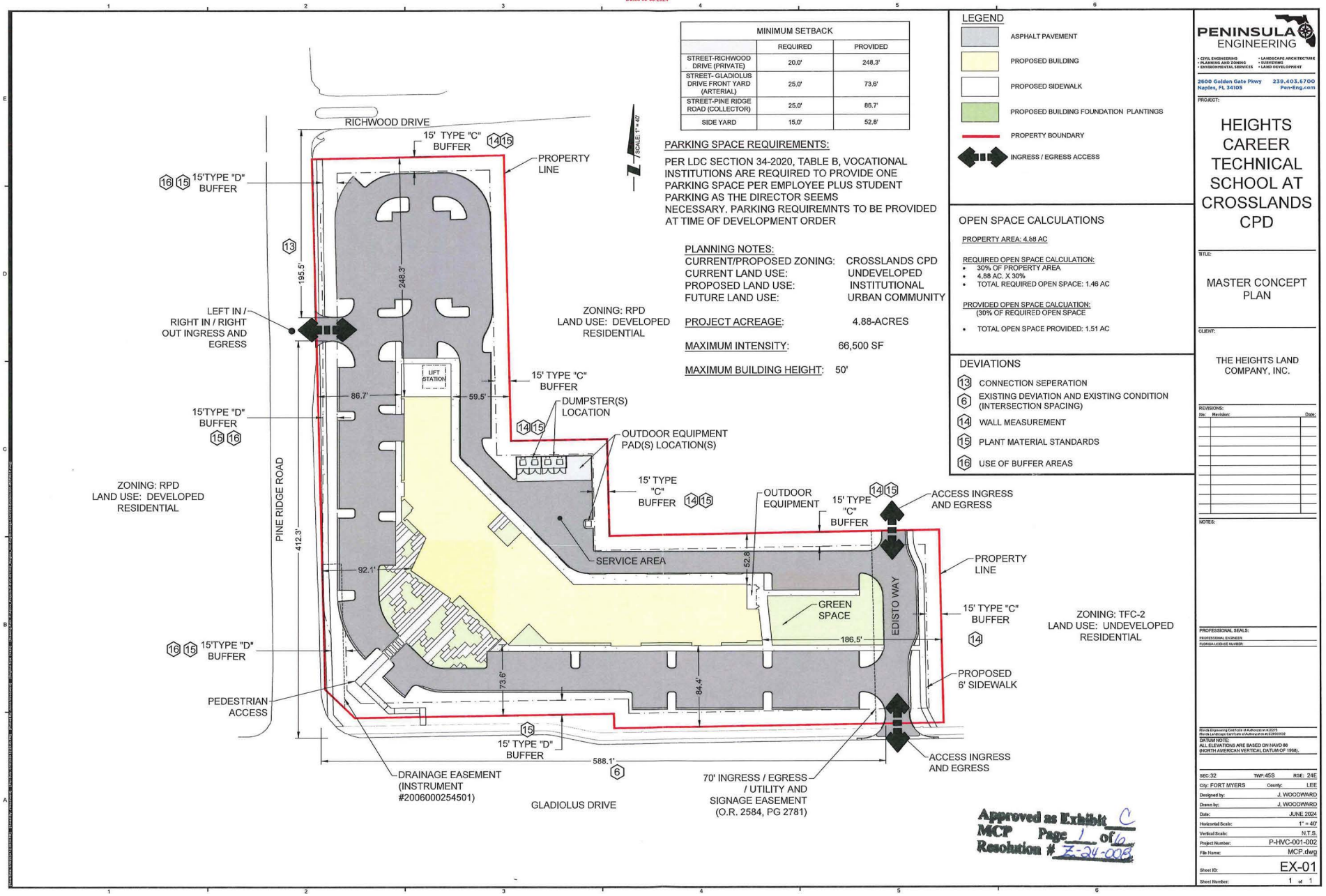
Feet

Lee County

EXHIBIT B

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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



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 Naples, FL 34105
239.403.6700 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

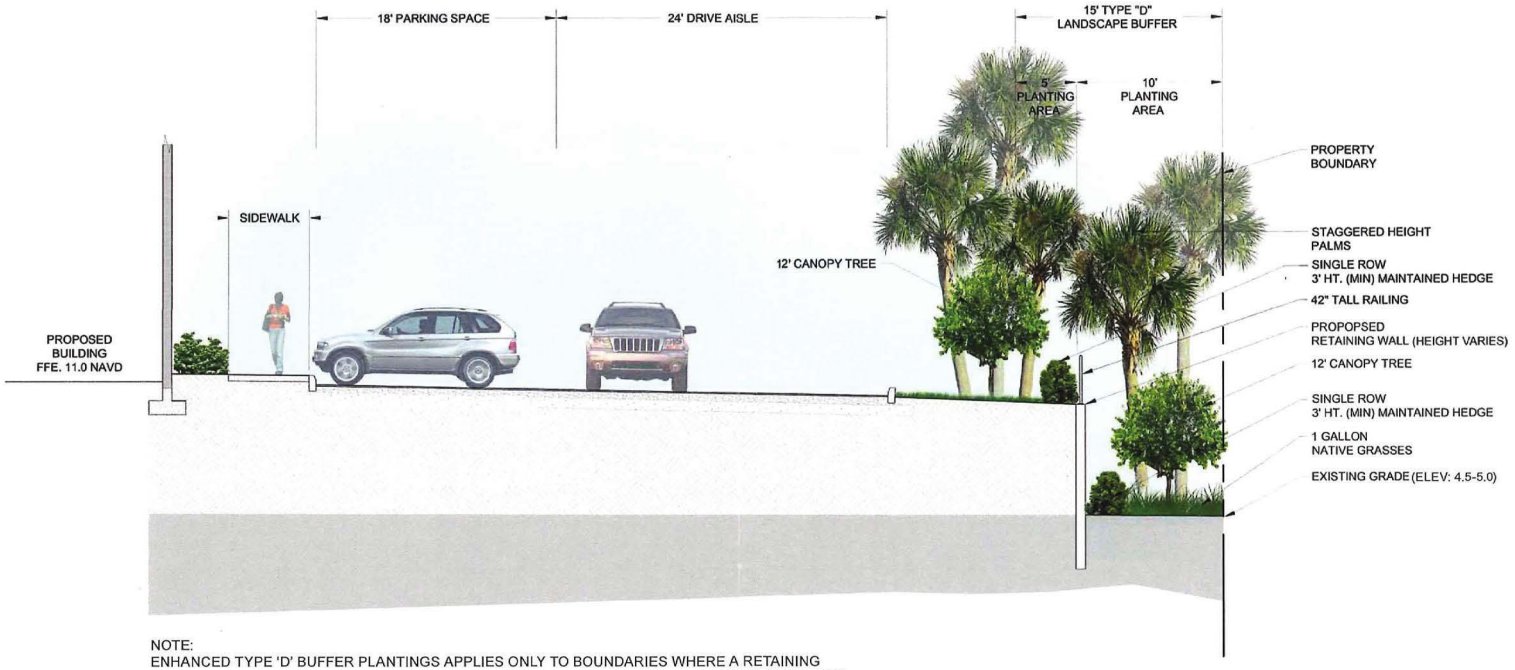
Florida Engineering Certificate of Authorization #32375
Florida Landscape Certificate of Authorization #LC0000032

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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



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

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

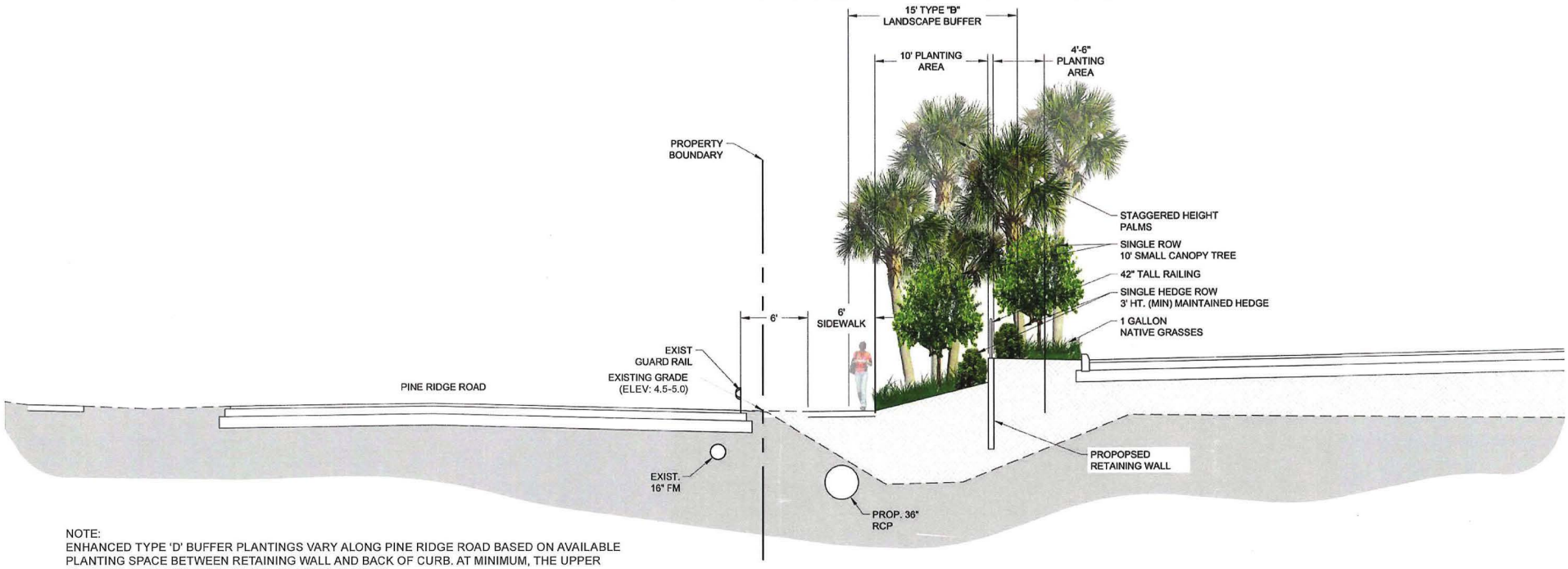
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - SOUTH PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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 3 of 6
Resolution # Z-24-008

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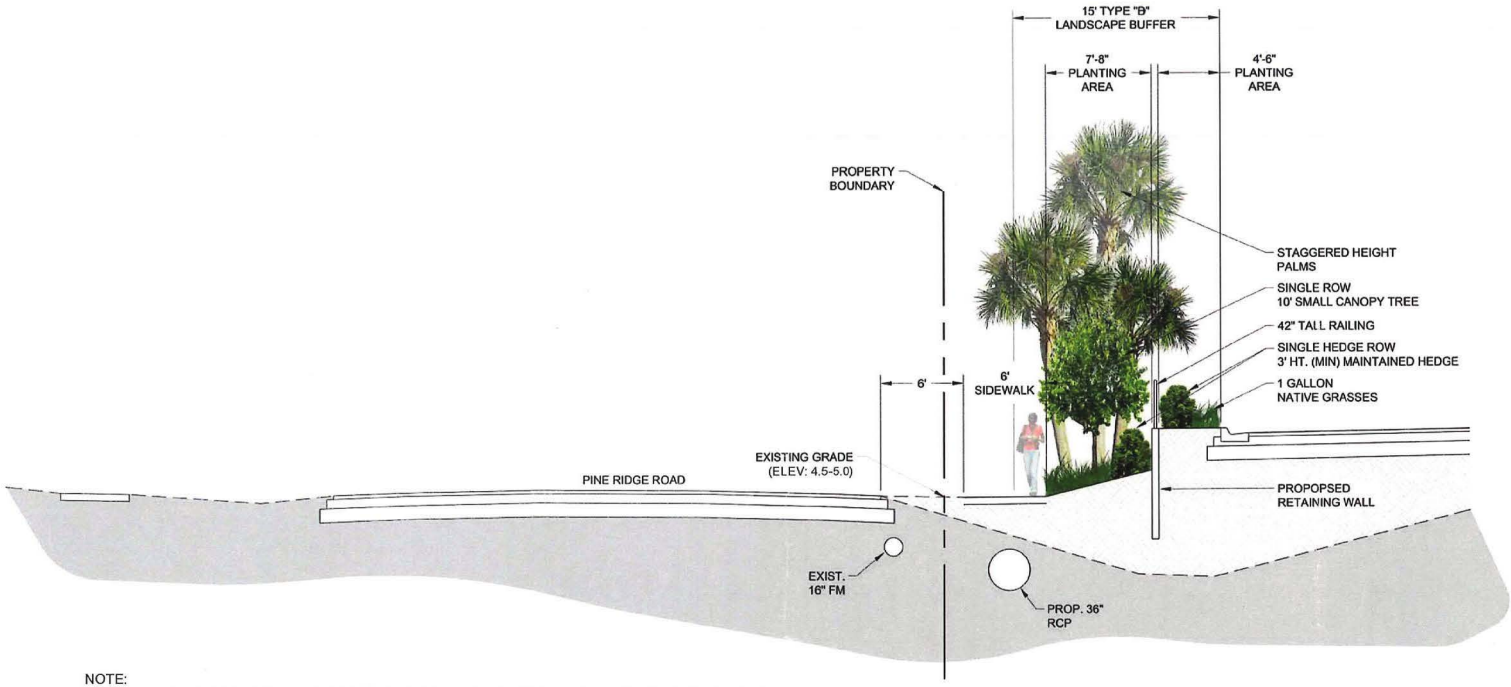
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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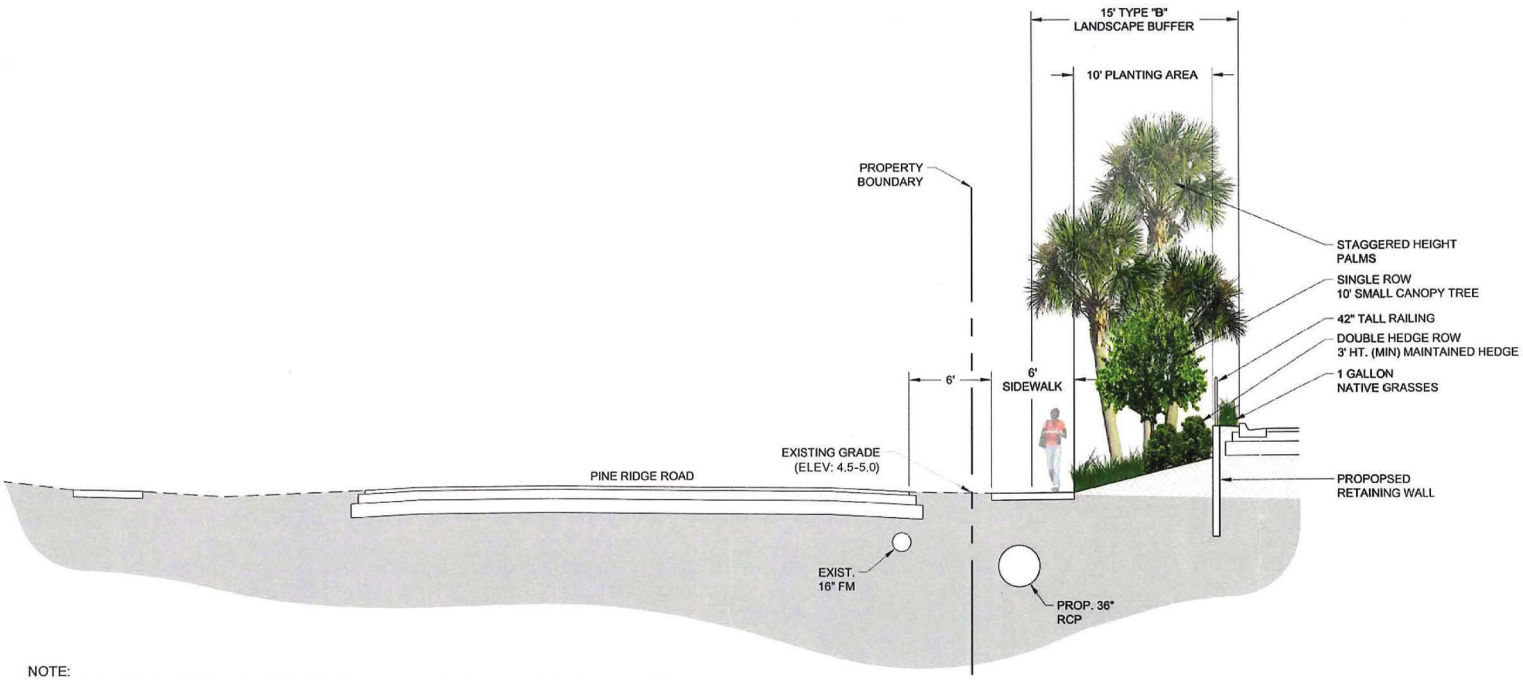
HEIGHTS CAREER TECH SCHOOL • **TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY**

Lee County, FL
June 24, 2024
22005110

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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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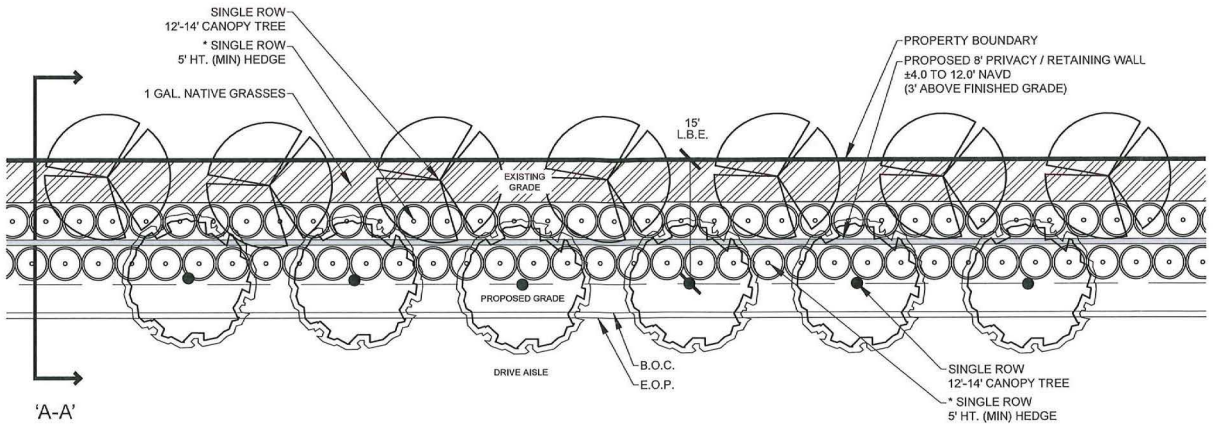
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

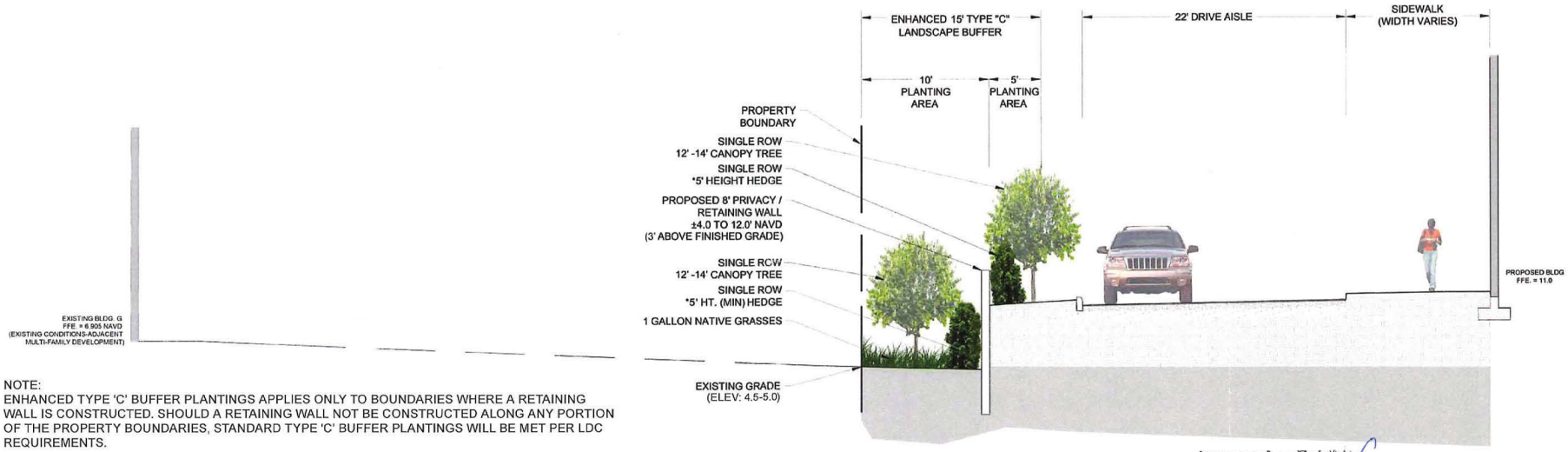
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SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change without notice.

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

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

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Bonita Springs, Florida 34135
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www.rviplanning.com

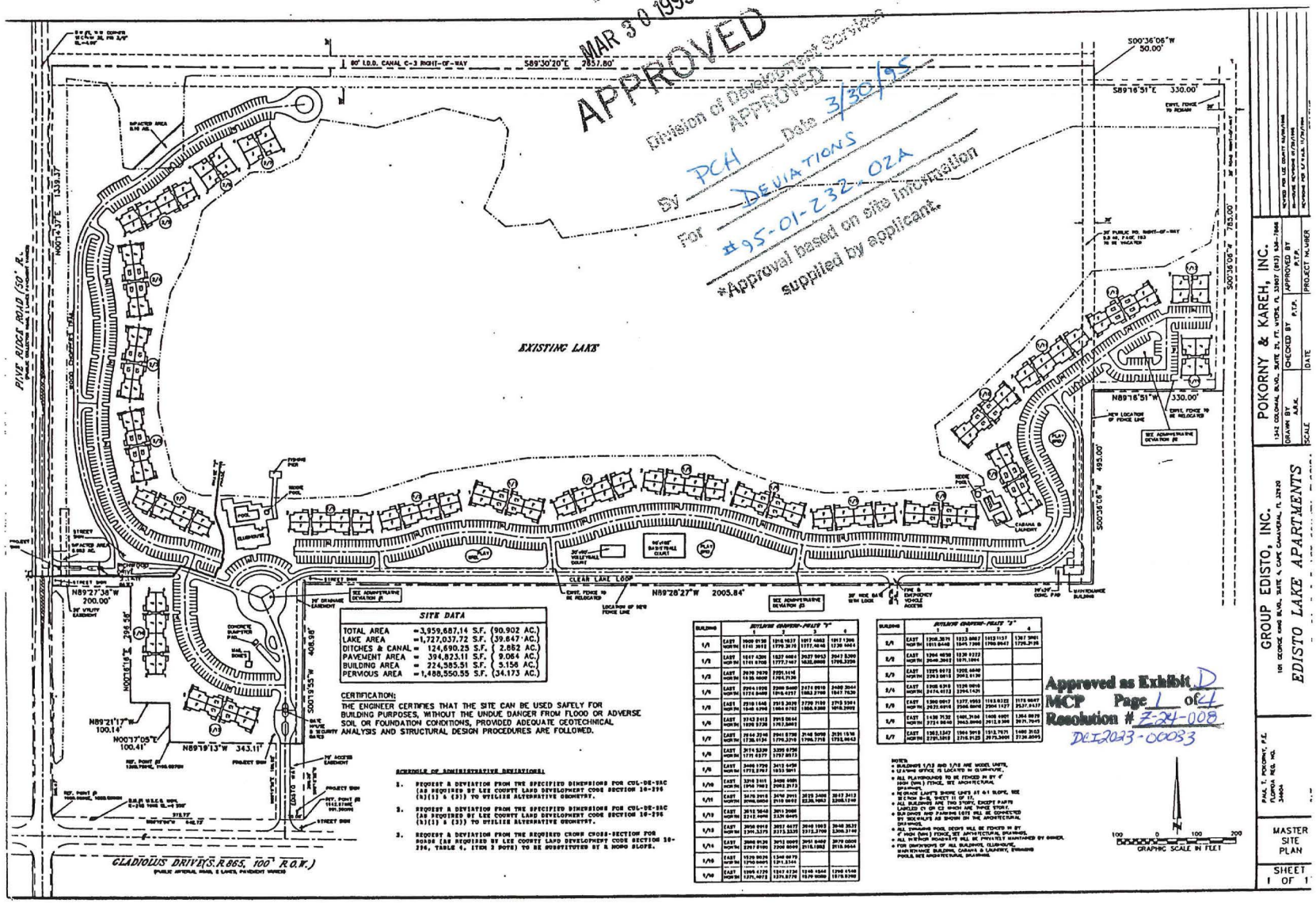
HEIGHTS CAREER TECH SCHOOL • ENHANCED TYPE 'C' BUFFER - NORTH & EAST PROPERTY

Lee County, FL
June 24, 2024
22005110

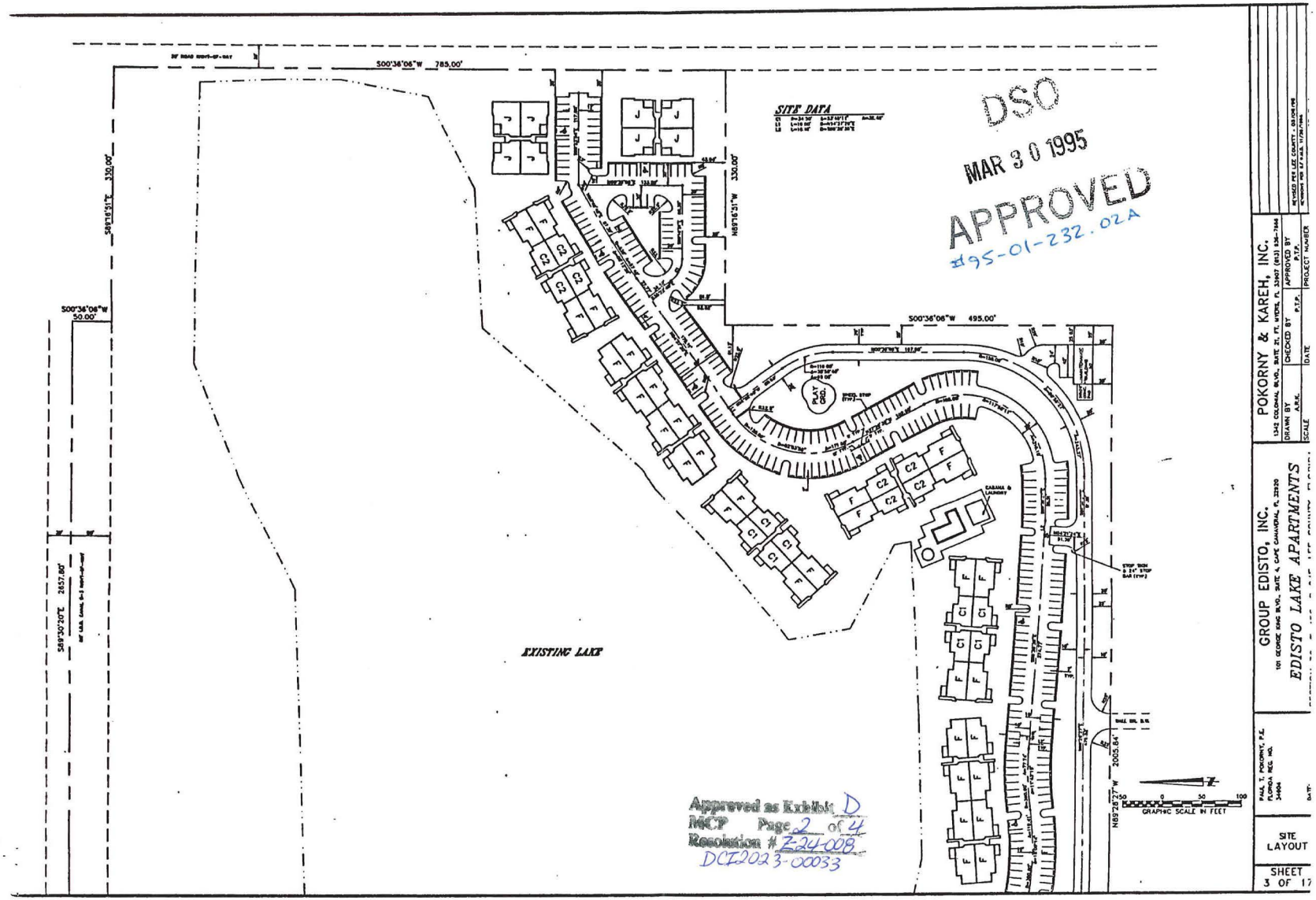
SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change subject notice.

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

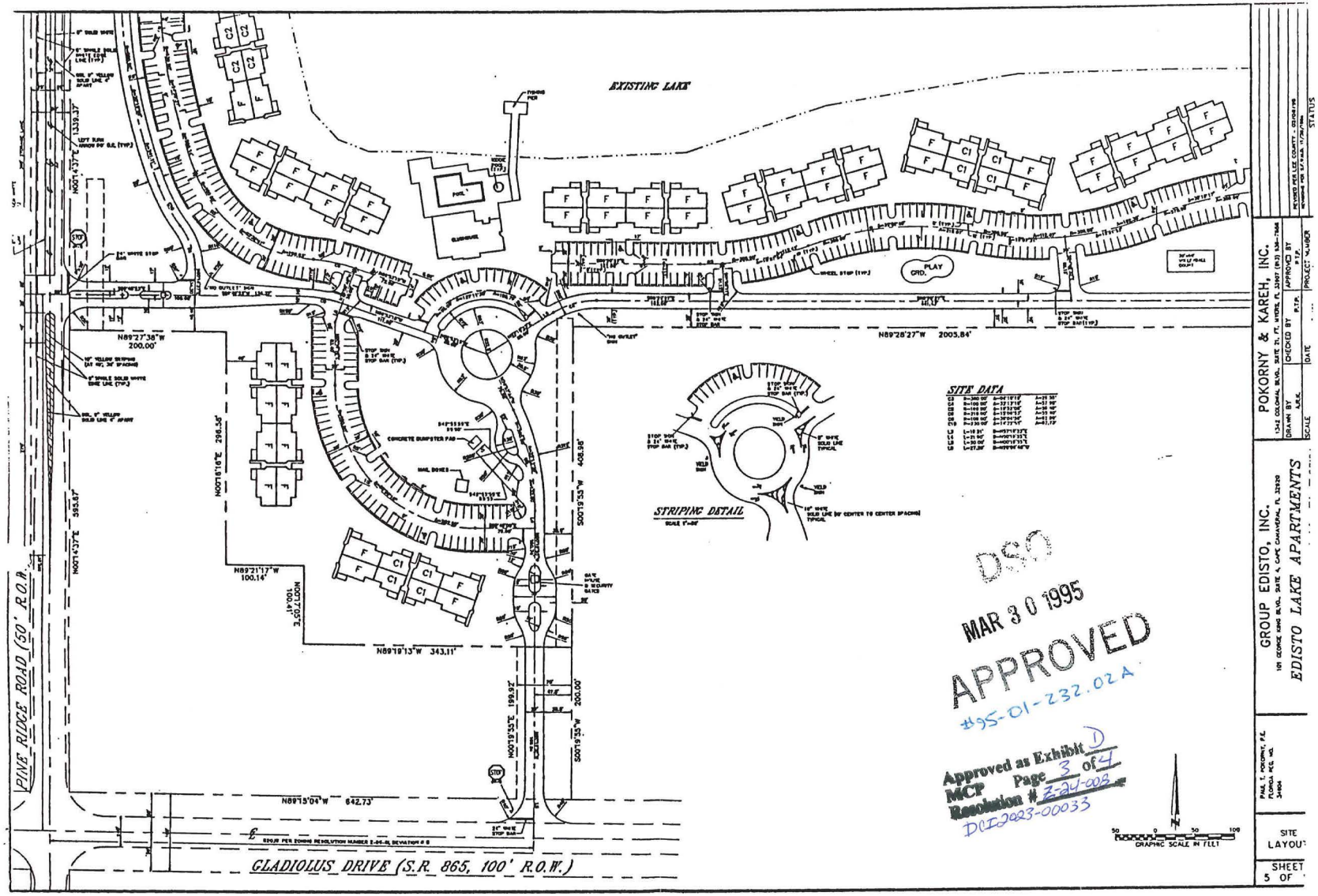
DSO
MAR 30 1995
APPROVED
Division of Development Services
APPROVED
By PCH Date 3/30/95
For DEVIATIONS
#95-01-2332-02A
*Approval based on site information supplied by applicant.



ADD2025-00034 Lee County ePlan
ADD2025-00033 Lee County ePlan



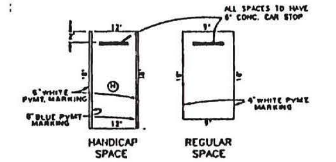
ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan



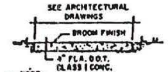
ADD2025-00074 Lee County ePlan
ADD2026-00035 Lee County ePlan

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.

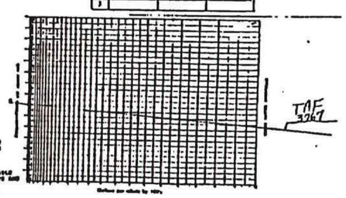


PARKING SPACE DETAIL
N.T.S.



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

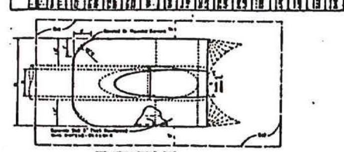


DSO
MAR 30 1995
APPROVED
#95-01-232.02A



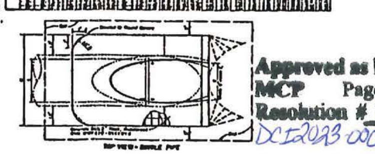
DRIVEWAY APRON PAVEMENT SECTION
(BETWEEN GLADIOLUS DRIVE R.O.W. LINE & EXIST. EDGE OF PAVEMENT)
SCALE: N.T.S.

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

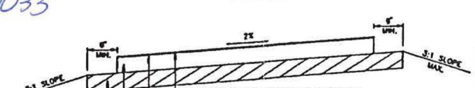


TOP VIEW - SINGLE PIPE

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 - 3/1/95

POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 21, FT. MYERS, FL 33907 (813) 334-7368

DRAWN BY	CHECKED BY	APPROVED BY
A.R.A.	P.T.P.	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

ADD2025-00074 Lee County ePlan
ADD2025-00033 Lee County ePlan

HEIGHTS CAREER TECHNICAL SCHOOL
Deviations and Justifications

17. Deviation #18 seeks relief from LDC Section 10-296 (e)3, "Roadway Design-Urban Major Collectors", which requires a sidewalk 6' in width along Pine Ridge Road, to instead allow a sidewalk 5' in width along Pine Ridge Road.

Response: The one-foot (1') reduction in sidewalk width along Pine Ridge Road will allow for all plant material, required within the Pine Ridge Road buffer, to be installed without potential conflicts with the proposed sidewalk and drainage easement. The reduction in sidewalk width will further prevent potential maintenance issues, and minimize impacts to proposed improvements within said easement. A minimum 2-foot offset from the back of the sidewalk will be provided to allow for any future maintenance needs.

A meeting was held on April 7th, 2025 between Becky Sweigert, Rob Price, Pakorn Sutitarnnontr, Lee Tallaksen, Abby Henderson, Brian Roberts, Nick Larson, Jillian Scholler, and members of the applicant team to discuss this deviation request.

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