



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

August 16, 2022

Via E-Mail

Cecil L Pendergrass
District Two

Fred Drovdlc, AICP
RVI Planning and Landscaping Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

Raymond Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

**RE: Potable Water and Wastewater Availability
Daniels Town Center CPA-MPD
STRAP # 22-45-25-L3-U2060.3612, 22-45-25-L3-U2053.3576,
22-45-25-L4-U2038.3602, 22-45-25-L4-U2037.3579, 22-45-25-00-00002.1170,
22-45-25-00-00002.107A**

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

Dear Mr. Drovdlc:

The subject properties are located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation in the vicinity to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 1,590 single family residential units and 10 commercial units (200,000 SF restaurant/retail; 100,000 SF office; 500,000 commercial) with a total estimated flow demand of approximately 470,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.



August 16, 2022

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This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
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Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

July 19, 2022

Fred Drovdlc
RVI Planning
10401 Highland Manor Drive, Suite 220
Tampa, FL 33610

Re: Letter of Service Availability – Daniels Town Square

Mr. Drovdlc,

I am in receipt of your letter requesting a Letter of Service Availability for Daniels Town Square. The property consists of 6 parcels totaling 72.3+/- acres and is located south of Daniels Parkway and west of Interstate 75.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 35, located 1.2 miles west; there is another location within 5.1 miles. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety

Kevin Ruane
District One

July 15, 2022

Cecil L. Pendergrass
District Two

Fred Drovdljic, AICP
Planning Director

Ray Sandelli
District Three

1514 Broadway
Suite 201

Brian Hamman
District Four

Fort Myers, Florida, 33901

District Five

**RE: Daniels Town Square
Letter of Service Availability Request**

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Mr. Drovdljic,

Donna Marie Collins
*County Hearing
Examiner*

LeeTran has reviewed your request for service availability in regards to a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

- Subject area is within one-quarter mile of a fixed-route corridor
- Closest bus stop, #11554 is within one-quarter mile of the subject parcels
- The 2020 TDP does identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because planning action does not trigger relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of our route serves in relation to the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or cmarinodiaz@leegov.com.

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz, Transit Service Planner

Lee County Transit



Board of County Commissioners

Kevin Ruane
District One

July 14, 2022

Cecil L Pendergrass
District Two

Fred Drovdlc, AICP
Planning Director
RVI Planning + Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

**Re: Daniels Town Square – Comprehensive Plan Amendment
Letter of Service Availability**

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Dear Mr. Drovdlc,

Donna Marie Collins
County Hearing
Examiner

In April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks, and moved both from regulatory to non-regulatory standards. In light of this, we do not have the authority to deny your request based on parks service availability.

That being said, the below numbers represent the current required and available acreages for regional and community park land as set forth by the requirements of Policy 95.1.3 in *The Lee Plan*. The Department's available capacity meets the current adopted level-of-service standard, and is projected to meet the adopted level-of-service standard for at least the next five years.

Required Capacity – 5,316 acres of regional parks and 295 acres of community parks
Available Capacity – 7,064 acres of regional parks and 832 acres of community parks

Please feel free to contact me directly at (239) 533-7428 or ARegnaert@leegov.com if you have further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Armand Regnaert".

Armand Regnaert
Senior Planner
Lee County Parks & Recreation
3410 Palm Beach Blvd
Fort Myers, FL 33916

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

July 14, 2022

Fred Drovdljic
RVi Planning + Landscape Architecture
10401 Highland Manor Drive St. 220
Tampa, FL 33601

Mr. Drovdljic,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment request for a 72.3+- acre project located south of Daniels Parkway and west of Interstate 75.

The proposed Large-Scale Comprehensive Plan Map amendment would change the existing Future Land Use designation of the property from General Interchange to Intensive Development, which would allow for a maximum of 1,590 dwellings units and 850,000 square feet of non-residential development. This proposed change would not affect our ability to provide law enforcement services to the project and surrounding area.

Law enforcement services will be provided from our Central District offices in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Community Response Unit Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in blue ink, appearing to read "Chris Reeves", with the number "24084" written to the right of the signature.

Chris Reeves
Major, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



Board of County Commissioners

Kevin Ruane
District One

March 6, 2023

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

RVI Planning + Landscape Architecture
Attn: Mr. Drovdllic, Planning Director
10401 Highlan Manor Dr, Suite 220
Tampa, FL 33610

RE: Daniels Town Square – Comprehensive Plan Amendment Letter of Service Availability

Dear Mr. Drovdllic:

The Lee County Solid Waste Department is capable of providing solid waste collection service for Daniels Town Square future Comprehensive Plan Amendment located south of Daniels Parkway and west of Interstate 75 for a or a maximum of 1,351 dwelling units and 500,000 SF of non-residential development through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department



SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Established 1965

"Compassion, Commitment, Courage"

March 7, 2023

VIA Electronic Mail

Board of Commissioners

Larry Hirshman
Chairman

Jeff Haugh
Vice-Chairman

Robert McDonnell
Secretary-Treasurer

Ron Tarantino
Commissioner

Ken Brown
Commissioner

Administration

Gene Rogers
Fire Chief

David Bollen
Assistant Chief

Todd Anderson
Assistant Chief

Fred Drovdlc, RVi Planning & Landscape Architecture:

The South Trail Fire District has reviewed the applicant's revised large-scale comprehensive plan for the above referenced project that now consists of ten or more parcels totaling more than 75 acres, located at Daniels & I-75—Daniels Town Square.

The proposed population at build-out is estimated at over 4,102 persons with more than 850,000 SF of non-residential/commercial development.

The South Trail Fire District would be challenged to provide adequate fire protection, and non-transport Advanced Life Support Services to this proposed development without making enhancements to our current service-delivery model, specifically an additional fire/EMS substation. The District would like to discuss the possibility to receive a donation of land within this proposed development in which the South Trail Fire District may construct a future fire/EMS station facility that matches the design of this new development; or in the alternative discuss a long-term affordable lease agreement that would allow the District to provide the fire & life-safety services to this proposed project beyond year 2053.

Having the added benefit of a community fire station within this new and modern community would bring value to residents and business owners that select this development as their new home to live and work.

We look forward to discussing this possibility with you soon,

Respectfully,

Gene Rogers
Fire Chief

GRogerrs@southtrailfire.org

5531 Halifax Ave. Fort Myers, Florida 33912-4403

Administration: 239.433.0080 • Fire & Life Safety: 239.482.8030

WWW.SOUTHTRAILFIRE.ORG



July 14, 2022

Chief Gene Rogers
South Trail Fire District
12780 Commonwealth Dr.
Fort Myers, FL 33913
grogers@southtrailfire.org

**RE: Daniels Town Square – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Chief Rogers,

RVI Planning + Landscape Architecture, on behalf of the applicant and contract purchaser of the subject property, the Meyers Group, is preparing a Comprehensive Plan Amendment application for the above referenced project. The property consists of 6 parcels totaling 72.3+/- acres and is located south of Daniels Parkway and west of Interstate 75. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing Large-Scale Comprehensive Plan Map amendment to change the Future Land Use designation of the property from General Interchange to Intensive Development, which would allow for a maximum of 1,590 dwelling units and 850,000 SF of non-residential development.

The proposed population at build out is estimated at 4,102 people (maximum of 1,590 dwelling units X 2.58 persons per dwelling unit). Buildout is anticipated to occur by 2030; however, this date is variable depending upon market demand.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities can serve this future project. I greatly appreciate your time and consideration of this matter.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink that reads "Fred Drovdlc".

Fred Drovdlc, AICP

Planning Director

Enclosure



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Copyright RVI

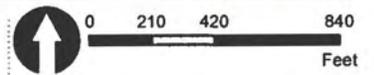


DANIELS TOWN SQUARE MPD • AERIAL MAP

- 📍 Lee County, FL
- 📅 Date: 4/26/2022
- 🏠 # 22000239
- 👤 Daniels Parkway JV Development

- Subject Boundary
- Potential Boundary

1514 Broadway
Suite 201
Fort Myers Florida, 33901
Tel 239.344.0000
www.rviplanning.com



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1494

March 15, 2023

RE: RVI Daniels Square

Dear Fred Drovdic:

This letter is in response to your request for concurrency review dated March 6, 2023 for the subject property in Daniels Town Square in regard to educational impact. This project is located in South choice Zone.

This development is a request for 1351 Multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of 156.72 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER Daniels Town Square
OWNER/AGENT RVI
ITEM DESCRIPTION Mixed Use Planned Development

LOCATION South of Daniels and west of Interstate 75
ACRES 66.20
CURRENT FLU
CURRENT ZONING

PROPOSED DWELLING UNITS BY TYPE	Single Family	Multi Family	Mobile Home
		1,351	

STUDENT GENERATION	Student Generation Rates			Projected Students
	SF	MF	MH	
Elementary School	0.149	0.058		78.36
Middle School	0.071	0.028		37.83
High School	0.077	0.03		40.53

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	14,234	14,026	208	78	130	99%	
South CSA, Middle	7,293	6,912	381	38	343	95%	
South CSA, High	9,536	8,492	1,044	41	1,003	89%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Jacqueline Heredia, Planning Specialist