

Daniels Parkway South Mixed Use Planned Development Application

Project Narrative
March 22, 2022

The requested Mixed Use Planned Development is a companion/concurrent application to the existing Comprehensive Plan Amendments CPA2021-00017 and CPA2021-00018. The property subject to the zoning request is approximately 1,233 acres including STRAPS: 09-45-26-00-00003.0000, 08-45-26-00-00001.0030, 17-45-26-00-00001.0010, 16-45-26-00-00001.0000, 21-45-26-00-00001.0000, located at the southeast corner of Daniels Parkway and SR 82. The property is in a unique location in the County between two arterial roadways, platted neighborhoods, and an International Airport. Due to the property's size and configuration, part of the property is within urban service boundaries for Lehigh Acres as well as Southeast Lee County.

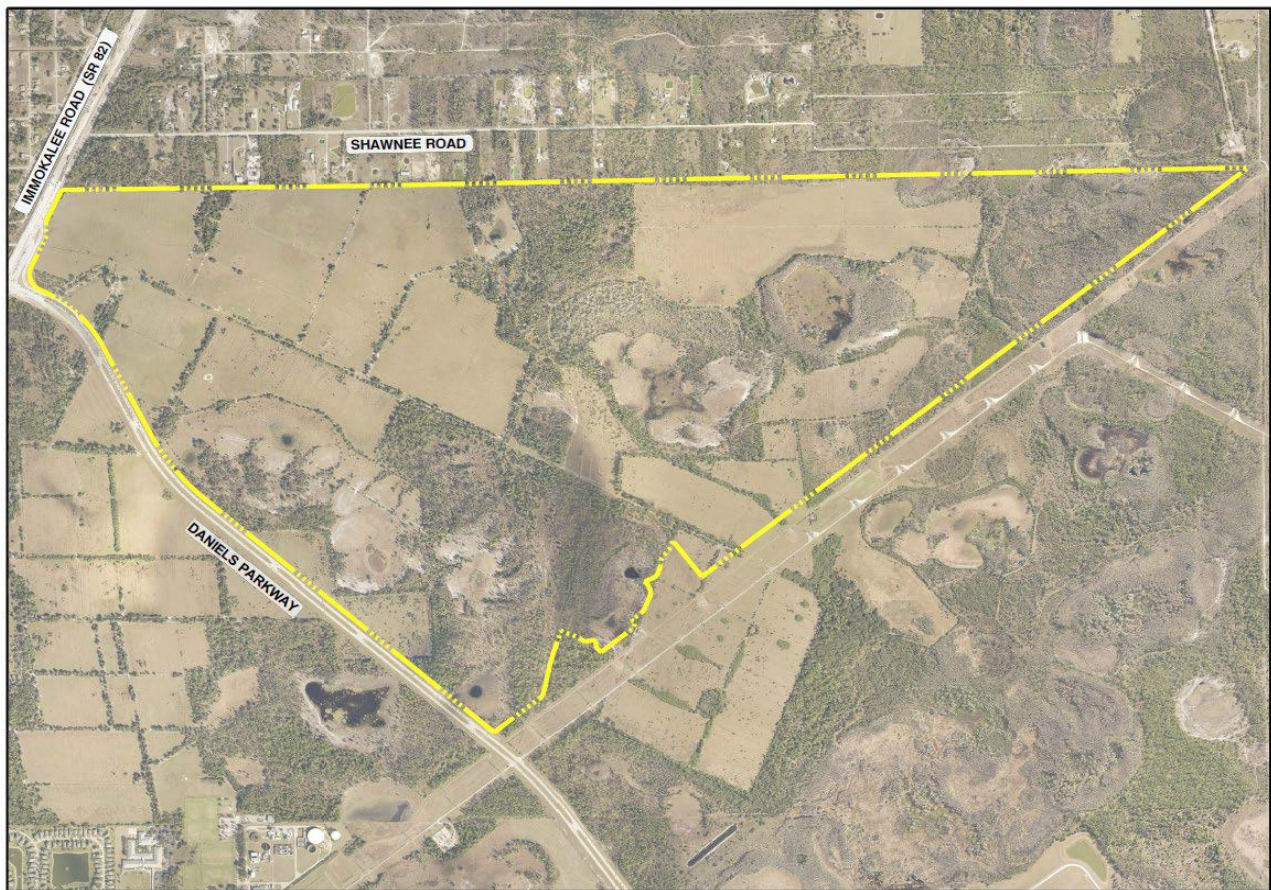


Figure 1. Aerial of Subject Property

The subject property is currently within the DR/GR, Wetlands and Central Urban future land use categories as well as the Southeast Lee County and Lehigh Acres Planning community planning areas. A Map Amendment is proposed for the portion of the property located west of the internal north/south farm road and Daniels Parkway within the Density Reduction/Groundwater Resource FLU to Sub-Outlying Suburban. A Text Amendment with accompanying map amendments are also proposed to establish central water and sewer service to the Property, permit the calculation and utilization of density across the Property, and require a planned development with 60% open space to approve the density and development pattern.

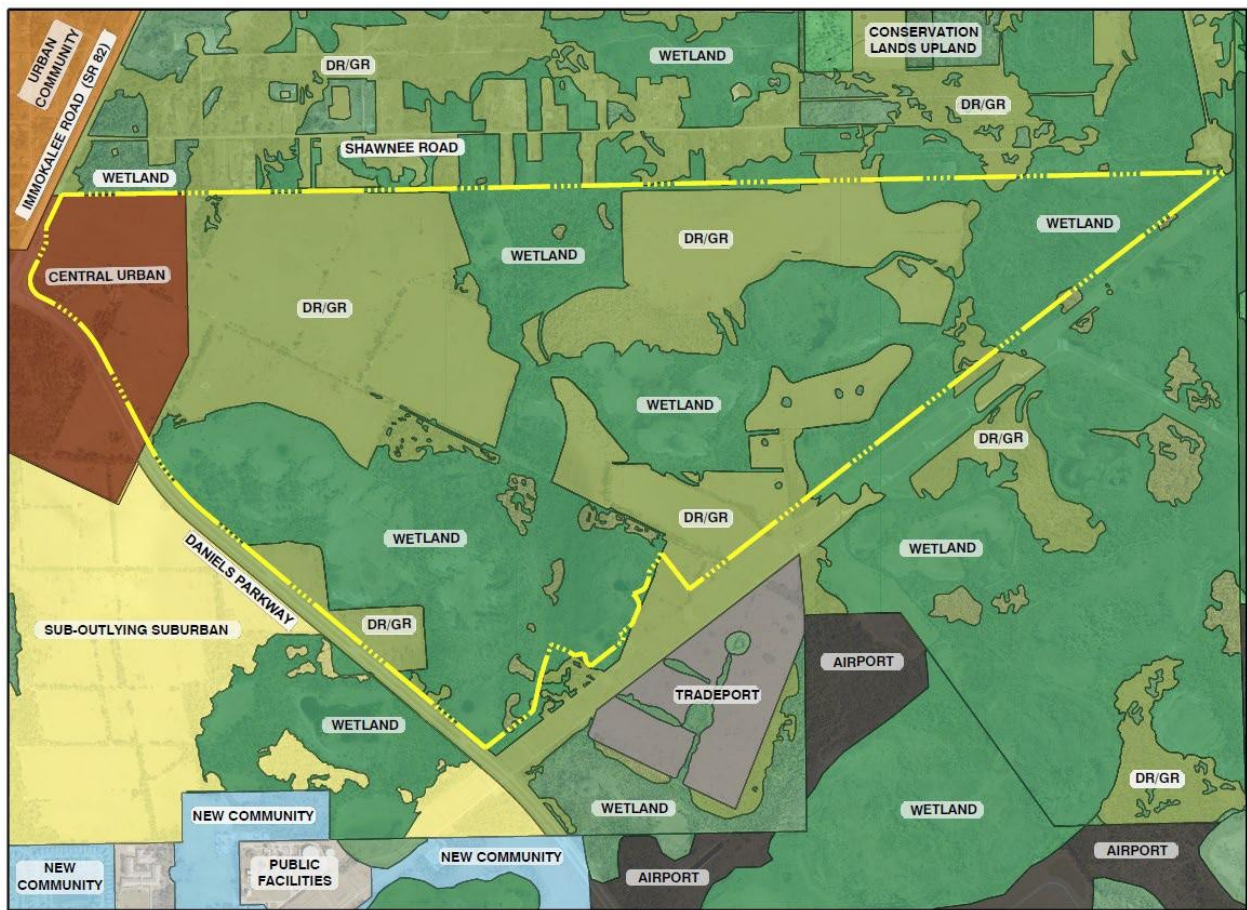


Figure 2. Existing Future Land Use of Subject Property

As a result of the dramatically different development patterns for the subject property if developed independently, a map and text amendment with a concurrent planned development are proposed to establish a development strategy and design that promotes a comprehensive master plan with unified commercial and residential development enhancing the vision and goals of each planning community, preserves and restores 679.10 acres of wetland and upland habitat (including 58.1 acres of Rare and Unique Uplands), establishes historic flow paths across the Property and promotes the responsible development of the Property in a manner that cannot be achieved under the existing Lee County requirements. Together, the proposed future land use category and overlay of the subject property will permit the requested 350,000 square feet of commercial development (of which 70,000 sf can be medical office) and 1,600 residential dwelling units for this Mixed Use Planned Development.

Project Request

The overall subject property of 1,233 acres is currently an active cattle grazing farm owned by the Jared Holes Trust and is subject to purchase by Lennar Corporation and Sembler after the conclusion of the CPA and Zoning entitlements. The proposed planned development as depicted on the Master Concept Plan (MCP) continues a design pattern constructed throughout the master planned communities of Timber Creek and Gateway. It will utilize a meandering transportation network with a diversity of home site sizes among preserved wetlands, existing and manmade waterbodies and other open space areas. Being a master planned development enables additional design flexibility beyond the existing FLU and AG-2 zoning. Promoting a more efficient land pattern that enables effective movement throughout the development by walking, biking, and driving to the various community amenity areas, homes, and commercial uses. External access to Daniels Parkway is properly managed through a limited number of ingress and egress points; but within the overall development, the uses are interconnected to promote mobility as demonstrated by the internal roadway cross-sections on the proposed MCP.

The portion of the property immediately adjacent to the intersection of SR 82 and Daniels Parkway and within in the Central Urban FLU and Lehigh Acres community planning area is proposed for horizontal mixed use. Commercial, light industrial and multi-family residential uses are proposed with an interconnected street network. Additionally, a parcel has been identified for future emergency services to ensure proper response times to the future residents of the proposed project. The remainder of the property is proposed for a traditional master planned residential community that uniformly distributes the desired density through a clustered development pattern around existing and proposed preserves for natural resources. The combination of uses will support and complement the existing residential in Gateway, Timber Creek and Lehigh Acres as well as the future residents of the subject property. While the entire property is included in this zoning request, additional permits (Development Orders, Environmental Resource Permits, etc.) will be secured individually due to different time frames and schedules of the two different future owners.

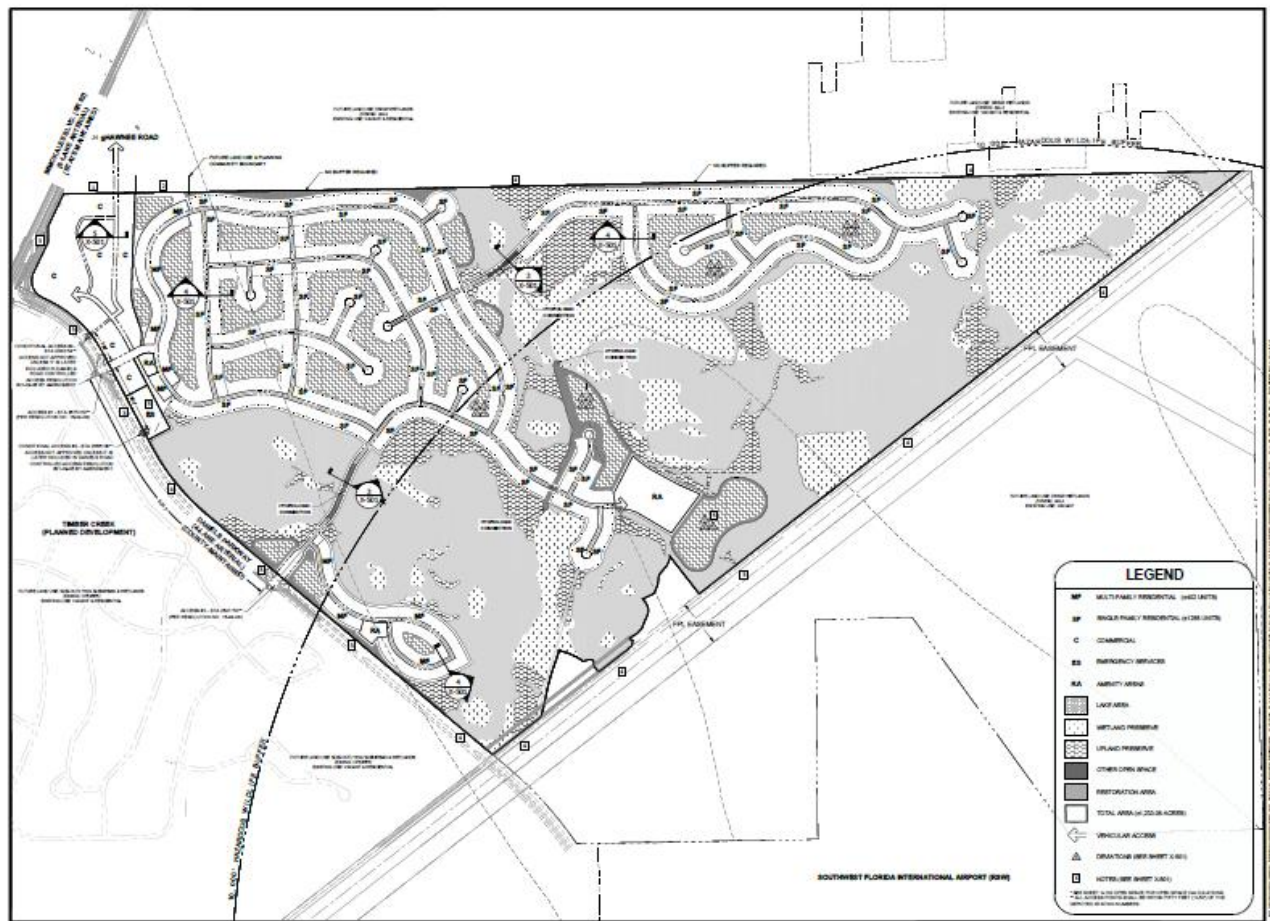


Figure 3. Daniels South Master Concept Plan

Master Concept Plan

Daniels South, highlighted by the above Master Concept Plan, is in Southeast Lee County immediately adjacent to Daniels Parkway and Immokalee Road (SR 82). The subject property is $\pm 1,233.08$ acres and is currently zoned AG-2. The ± 84.52 acres at the intersection are within the Lehigh Acres community planning area and the Central Urban FLU. The Master Concept Plan demonstrates this area will have 350,000 square feet (SF) of commercial and light industrial uses as well as multi-family dwelling units with an amenity area and an emergency services parcel. On the remaining portion of the property is a traditional master planned residential community with a large residential amenity area. There are two central access points identified on the Master Concept Plan along Daniels Parkway: Access #1 STA 2641+50 and Access #2 STA 2675+00. Secondary access is proposed to Shawnee Road from the commercial portion of the development enabling access to SR 82 for traffic circulation. The property is bounded on the entire southern boundary by an 80' FPL Easement; which is depicted on the MCP.

The Daniels South Planned Development is in close proximity to pre-existing residential neighborhoods and recent suburban expansion. To the northwest is the Timber Creek Community, an RPD & MPD that includes 1,315 dwelling units, 50 multi-family units, 250,000 sf of commercial space, and 150 hotel rooms. To the north of the subject property, across SR 82, are undeveloped commercial properties as well as scattered residential housing in Lehigh Acres. Daniels South's proximity to already established residential projects and other residential housing

shows that the proposed Mixed Use Planned Development is requested for an area of the county where a mixed of uses is needed to support existing residents and demand is known for additional housing. Furthermore, the specific uses proposed are compatible with the existing mix of uses in close proximity.

Surrounding Properties

The Daniels Parkway South property is surrounded by a mix of uses in an area of Lee County that has significant residential and airport related development as well as vacant land and preservation areas.

	Future Land Use	Zoning	Relevant Notes
Northwest	Wetlands, Sub- Outlying Suburban, Central Urban	RPD, MPD	ROW (Daniels Parkway), Single & Multi Family, future Commercial
East	DR/GR, Wetlands	AG-2	Vacant, Residential, Agricultural activities
North	Central Urban, Urban Community, DR/GR, Wetlands	C-2, RS-1	ROW (SR 82), Vacant, Residential
Southwest	DR/GR, Wetlands, Conservation and – Wetland, Tradeport, Airport	SG-2, AOPD	Previous agriculture activities, unimproved lands, Airport

Table 1. Surrounding Uses

Northwest

Immediately to the northwest is Daniels Parkway, a controlled access roadway from the segment commencing at US 41 and terminating at SR 82 per Resolution 16-04-08. This designation restricts the number and location of permanent access points along the roadway. The master concept plan accounts for this designation and aligns the proposed access points of the subject property with the approved access points as demonstrated in Resolution 16-04-08. Further northwest, across Daniels Parkway, is Timber Creek RPD & MPD approved via Resolution #Z-17-019 for up to 1,315 dwelling units within the RPD portion, as well as 50 multi-family dwelling units, 250,000 square feet of commercial floor area, and 150 hotel rooms to be located within the MPD portion of the project. The residential portion of Timber Creek is currently under construction.

North

The subject property is bounded to the north by SR 82, a 200-foot-wide state-maintained arterial roadway. The SR 82 and Daniels Parkway intersection is the location of a Continuous Flow Interchange (CFI). Further north of SR 82 is the platted community of Lehigh Acres. A majority of the properties adjacent to SR 82 are zoned for commercial uses but have not been constructed. The remaining portion of Lehigh in this general vicinity is scattered residential development on the existing platted lots.

Southwest

Immediately to the southwest of the subject property, on lands owned by the Jared Holes Trust, is an approximately 90 acre Tradeport parcel and an approximately ± 80 -foot-wide FPL easement which abut county-owned lands servicing Southwest Florida International Airport. The airport occupies a majority of land southeast of Daniels Parkway and the I-75 exchange. According to the Airport Layout Plan, the development of the airport will take place in two phases and is expected to extend into the year 2025. The Airport Layout Plan indicates that, at some point in the future, an expansion will occur for a second runway to be located south of the current runway. In December of 2021 the new airport control tower opened in support this expected future runway expansion. In addition, commercial, retail and industrial flex uses are proposed to be added to the airport in the future. Most of these services are proposed to be located along the northern boundary of the airport adjacent to Daniels Parkway, with a minor amount located adjacent to the Daniels Preserve center north of Daniels Parkway. As a result of the airport's proximity to the subject property, the existing 10,000-foot Hazardous Wildlife Buffer around the airport encumbers most of the subject property. Within this area only specifically approved species of vegetation may be utilized and water management lakes must be constructed to specific standards to discourage wildlife and reduce habitat in proximity to the airport. As a result, the Master Concept Plan and Schedule of Deviations include deviation requests for flexibility regarding the construction of lake bank slopes, littoral plantings, and plant types which will be more consistent with the Hazardous Wildlife Buffer than the existing vegetation.

Airport Compatibility

Due to the property's proximity to the Southwest Florida International Airport, an analysis of LDC Section 34-1104 and the proposed development is provided. The Master Concept Plan includes Sheet X-103 which demonstrates the proposed development pattern and the location of the Airport Noise Zone B and C, the AMSL Height limitations from the runway, and the 10,000 foot Hazardous Wildlife Buffer. A large portion of the property is within Noise Zone C. All uses within the proposed schedule of uses are permitted within Noise Zone C consistent with 34-1104(a)(3). Proposed Conditions have been developed by the applicant and are submitted in support of this application, demonstrating that required notification of property owners consistent with LDC 34-1104(b) will be provided as part of the planned development zoning resolution and subsequent plat.

Noise Zone B

A small portion of the property is within Noise Zone B. The Master Concept Plan demonstrates a proposed residential amenity and accessory stormwater management within this area. The requested Mixed Use Planned Development does not propose any residential or commercial development within Airport Noise Zone B. The proposed uses within Noise Zone B are permitted by 34-1104(a)(2). Many residential amenities and accessory activities, such as Pickle ball, mechanical equipment, landscape maintenance, etc., occur at noise levels higher than the 60 to 65 dB referenced by Noise Zone B¹. The purposeful placement of the residential amenity within Noise Zone B provides a transition from the Southwest Florida International Airport (SWFIA) property and the proposed residential units at a noise level consistent with the mapped contour.

Land Use Considerations

Lee County's land development code includes land use restrictions related to the SWFIA and the proposed Mixed Use Planned Development is consistent with these restrictions. While

¹ Noise Awareness. [Common Noise Levels - Noise Awareness Day](#). Accessed on May 30, 2022.

Manufacturing is requested for the commercial development area adjacent to SR 82 and Daniels Parkway, the uses are limited to food and kindred spirits for malt beverages, bakery items, confectionary, drinks, etc. It is expected that these items would be manufactured indoors similar to other properties with these active uses on-site and therefore there would be no smoke, dust, vapor, glare or other visual hazards consistent with LDC Section 34-1110(a)(3). Therefore, this use as requested can be recommended for approval as part of this planned development. Additionally, wireless communication facilities and broadcast studios are not included in the schedule of uses for the proposed development.

As part of the permitting process, there are several additional permits that need to be secured after the planned development zoning. The applicant has included Proposed Conditions that will support additional review of the proposed development by Lee County and the Port Authority. Consistent with LDC Section 10-154(8) an exterior lighting plan must be provided with the local development order which is expected to be reviewed by LCPA ensuring consistency with sections 34-1110(a)(1) and (2). As part of the development order process, the applicant will coordinate with LCPA to evaluate if a "Tall Structures Permit" will be necessary as a result of the proposed buildings and/or construction equipment.

Due to the unique nature of the proposed development several additional actions are proposed by the applicant and included in the Proposed Conditions for implementation at the time of Development Order or other permitting timeframe:

- Bear Proof Trash Receptacles.
- Underground Grease Traps for Commercial Uses.
- Airport Wildlife Monitoring Plan (See Indigenous Preservation and Restoration Management Plan for details).
 - Best Management Practices are included as an Exhibit to the Proposed Conditions.
- Landscaping consistent with LCPA Native Landscape List.
- Prescribed burning is prohibited per the Indigenous Preservation and Restoration Management Plans.
- Reduced lake bank slopes with hardened shorelines to reduce attractiveness to wildlife.

As part of this zoning resubmittal, the applicant has meet with Lee County Port Authority several times to discuss and refine the proposed site plan. It is expected that this coordination will continue to implement the conditions mentioned above and also discuss construction practices to address noise and the proximity to the airport.

Availability of Urban Services

The proposed development is located in Future Urban and Non-Urban Area, with an existing Central Urban FLU, an amendment to 153.7 acres to Sub-Outlying Suburban FLU, and existing DR/GR and Wetland FLU categories. Even with the Future Non-Urban categories, the property is within an area of the County that has been designated for urban services. A majority of the urban services are adjacent to or within the vicinity and available to serve the proposed development. Copies of all Letters of Availability from each service provider are attached to the application for reference.

Utilities (Public sewer and water)

The subject property is partially within the service area for Lee County Utilities and a Letter of Availability has been included in the application materials to demonstrate adequate capacity is

available to serve the proposed development. A map amendment is requested to extend the Lee County Utilities Service area across the entire property to provide central water and sewer services to the proposed development. Existing utility infrastructure exists along Daniels Parkway and is currently extended to service the Timber Creek community. Upon completion of the requested comprehensive plan amendment and planned development, a Development Order and Utilities plans will be submitted to Lee County for review of the proposed improvements to the existing infrastructure to service Daniels Parkway South.

Public Safety (Police, Fire, and EMS)

The subject property is able to be served by multiple providers for Emergency Medical Services, Fire and Police. Lee County Emergency Medical Services is the primary EMS transport for the subject property. However, the property is also within the Lehigh Acres Fire District which provides medical transport as well. Both service providers would work together to serve the subject property. Lee County EMS does not have a resource in this area, but the concurrent planned development includes land area to facilitate future expansion of service.

The subject property is also served by two Fire Districts, the South Trail and Lehigh Acres Fire Districts. The South Trail Fire District would serve the southern portion of the property from Station 63 located at 5531 Halifax Ave. The Lehigh Acres Fire District would serve the northern portion of the property from the location at 636 Thomas Sherwin Ave. S.

The subject property is located wholly within the service area for the Lee County Sheriff. The Central District Station located at 14750 Six Mile Cypress Parkway is responsible for providing service to the subject property.

Schools

The subject property is within the Lee County School District East Zone, E2. According to the Letter of Availability from the Lee County School District the proposed development will generate 475 school-age children. There is capacity within the entire school district to accommodate the additional children.

Solid Waste

The property is within the Lee County Solid Waste Franchise and is served through Lee County's franchised hauling contractor. Disposal of waste generated from the subject property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Service is available to the subject property and plans have been established that target growth and long-term disposal capacity for this particular area.