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COMMUNITY DEVELOPMENT

November 11, 2022

Lee County Community Development
Planning Section
1500 Monroe Street
Fort Myer, FL 33908

S: DANIELS TOWN SQUARE CPA
Lee County Large-scale Comprehensive Plan Amendment Application

Dear Planning Staff:

The Meyers Group ("Applicant") seeks to amend the Future Land Use Category (FLUC) of 66.2+/- acres located on the southwest corner of Daniels Parkway and I-75 in unincorporated Lee County, Florida. The Applicant seeks to amend the FLUC from General Interchange to Intensive Development and included in the Mixed-use Overlay.

The desired development program includes up to 500,000 square feet of Non-Residential uses (Retail: Max 500,000 sf plus Hotel: Max 300 rooms); and up to 1,456 Residential dwelling units (927 base density units and 529 bonus density units) made up of Multi-family and Senior Housing (ALF, Continuing Care, Independent Living). The project is a Town Center style layout.
Enclosed please find a completed large-scale comprehensive plan amendment application.

The CPA application is a companion request to a Mixed-use Planned Development rezoning application.

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

Fred Drovdlic, AICP
Planning Director

November 21, 2022

Brandon Dunn, AICP
Principal Planner
Lee County Community Development, Planning Section
1500 Monroe Street
Fort Myer, FL 33908

Re: DANIELS TOWN SQUARE TEXT AND MAP AMENDMENTS
1st INSUFFICIENCY RESPONSE LETTER
DCI2022-00010 AND DCI2022-00011

Dear Brandon:

Enclosed please find responses to your insufficiency letter dated *October 12, 2022*. The following information has been provided to assist with the approval process:

1. Sufficiency Comment Response Letter
2. Revised Lee Plan Analysis
3. Revised Existing and Future Conditions
4. Revised Justifications of Proposed Amendments
5. Revised Public Facilities Impact Analysis
6. Revised Sketch and Descriptions
7. Revised Map Exhibits
8. Revised Environmental Report
9. Traffic Impact Statement Response Memo

***NOTE**: In addition to responding to insufficiency comments there has been a revision to the boundary included in the CPA. The boundary eliminated the Travel Inn property. Because of that change all exhibits that were affected have been revised and resubmitted in this response.*

The following is a list of staff comments with our responses in **bold**:

1. Please provide physical copies of the mailing labels.

RESPONSE: Dropped off at 2nd floor counter on November 23

2. Please revise application materials to identify that Lee Plan Map 3C, showing the Mixed Use Overlay, is also requested to be amended.

RESPONSE: Revised Exhibits M1, M3, M4, M5, M6, M7, M8, M11, M14, M16, and M19 to include the correct references and the revised boundary.

3. Please provide letters of availability from the following service providers: South Trail Fire District, Lee County School District, and Lee County Solid Waste. Additionally, please provide the correspondence to each of the service providers when the request for the letters was made.

RESPONSE: Included in resubmittal.

4. Please provide additional Lee Plan analysis for Policy 11.2.1, Objective 1.3, and Policy 1.3.2. Additional Lee Plan analysis may be required based on Natural Resources review.

RESPONSE: Revised Exhibit M11 and T6 to include the requested narratives.

5. Transportation:

   a) In the trip generation calculation, the trip generation rate of multi-family (Mid-Rise) was used for the calculation, but it is mentioned the multi-family (Low-Rise) was used for the calculation. A correction is required.

   b) Treeline Ave from Daniels Pkwy to Colonial Blvd is not a controlled access facility. But, the service volumes of the controlled access facility were used in the Table 1A and 3A for this segment.

   c) The LOS analysis for Daniels Pkwy from Metro Pkwy to Six Mile Pkwy and Treeline Ave from Terminal Access Rd to Alice Rd in Table 2A are missing in the Table 4A.

   d) Daniels Pkwy from Chamberlin Pkwy to Gateway Blvd is within the 3 mile radius area and shall be included for LOS analysis.

   RESPONSE: Revised Traffic Report and included in submittal as Exhibit M15 - Traffic Analysis Response Memo 10-31-2022.

6. The description for the north parcel does not close. Reversing the direction of line 23 does not correct the legal description. The sketch for the south parcel does not include state plane coordinates for the POB and opposing corner opposing corner.

   RESPONSE: Revised and included in submittal.

7. Environmental and Natural Resources:

   a) The analysis of Lee Plan policy 54.1.6 references the Greater Pine Island Water Association. Please revise analysis accordingly.

   RESPONSE: The correction has been made to reference the correct agency which is Lee County Utilities.

   b) There appears to be two north south ditches on the property. Please clarify if these ditches convey offsite flows. Please provide an analysis of Lee Plan policy 126.1.4.

   c) The FLUCCS map identified several 411 E3 areas and one 435 which are no longer present on the site per the 2022 aerials. Please expand on these onsite vegetation changes which occurred between 2021 and 2022.

   d) The 435 FLUCCS does not have a description. Please revise accordingly.

   e) The 510 FLUCCS label is not included on the FLUCCS map. Please revise accordingly.

   f) The Fishboll Inc. parcel was given a FLUCCS of 330E2, dead exotic trees, but the Request Statement states, "it likely contains a wetland area on much of the property". Please clarify.

   g) On page 5 of 9 the Environmental Assessment states that the State wetland determination process on the site is underway but on page 8 of 9 the Assessment states that SFWMD identified approximately 62 acres of wetlands. Please clarify and revise the Environmental Assessment as needed.

   h) Please provide a copy of the State wetland determination once it is received.

i) Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

j) Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

k) Bald eagle nest LE-058 was last active during the 2018-2019 nesting season. In October of the 2019- 2020 nesting season nest material was still present in the tree per Lee County's data. The nest will be eligible to be declared "Lost" if the nest is not rebuilt during the 2022-2023 nesting season.

RESPONSE: Brown Collins revised the Environmental Reports to adjust the boundary and address the aforementioned comments. The revised Exhibit M12 is included in the resubmittal.

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**

Fred Drovdlic, AICP
Planning Director

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: **Daniels Town Square CPA**

Project Description: **Proposal to change the Future Land Use category (FLUC) of the 66.2+/- acre site from General Interchange to Intensive Development and add it into the Mixed-Use Overlay. The request requires map amendments to the Lee Plan Map 1-A (Future Land Use) and Map 1-C (Mixed-use Overlay) and a Text Amendment to Table 1b. The proposal will allow for a development of with a maximum of 1,456 dwelling units – 927 (base); 529 (bonus) – and 500,000 square feet of commercial uses plus 300 room hotel. This amendment will be accompanied by a request for a MPD Rezone petition.**

Map(s) to Be Amended: **Lee Plan Map 1-A – Future Land Use Map, Map 1-C – Mixed-use Overlay and Table 1b**

State Review Process: ☐ Small-Scale Review ■ State Coordinated Review ☐ Expedited State Review

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1. **Name of Applicant:** **Meyers Group, LLC c/o Pete Phillips**
   Address: 2999 NE 191st Street, Suite 510
   City, State, Zip: Aventura, FL 33180
   Phone Number: (561) 452-8239 E-mail: pete.phillips@meyersgroup.net

2. **Name of Contact:** **Fred Drovdlic, AICP**
   Address: **RVi Planning and Landscape Architecture**, 1514 Broadway, Suite 201
   City, State, Zip: Fort Myers, FL 39901
   Phone Number: 239-318-6707 E-mail: fdrovdlic@rviplanning.com

3. **Owner(s) of Record:** **See "Property Ownership List and Map Exhibit"**
   Address:
   City, State, Zip:
   Phone Number: E-mail:

4. **Property Location:**
   1. Site Address: **See "Property Ownership List and Map Exhibit"**
   2. STRAP(s): 22-45-25-L3-U2060.3612, 22-45-25-L4-U2038.3602, 22-45-25-L3-U2053.3576, 22-45-25-L4-U2037.3579, 22-45-25-00-00002.1170

5. **Property Information:**
   Total Acreage of Property: 66.2 acres Total Acreage Included in Request: 66.2 acres
   Total Uplands: 63.6 acres Total Wetlands: 2.6 Current Zoning: CPD
   Current Future Land Use Category(ies): General Interchange
   Area in Each Future Land Use Category: All
   Existing Land Use: Vacant

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 1,456 Commercial Intensity: 500,000+300 room hotel Industrial Intensity: NA

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 1,456 Commercial Intensity: 500,000+300 room hotel Industrial Intensity: NA

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. **Traffic Circulation Analysis**: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

   a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

      i. Total peak hour trip generation less than 50 total trip ends – trip generation.

      ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

      iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

   b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools

   Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

   a. Franchise Area, Basin, or District in which the property is located
   b. Current LOS, and LOS standard of facilities serving the site
   c. Projected 2030 LOS under existing designation
   d. Projected 2030 LOS under proposed designation
   e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
   f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
   g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

a. Fire protection with adequate response times
b. Emergency medical service (EMS) provisions
c. Law enforcement
d. Solid Waste
e. Mass Transit
f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

☒	Completed Application (Exhibit – M1)
☐	Filing Fee (Exhibit – M2)
☒	Disclosure of Interest (Exhibit – M3)
☒	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
☒	Future Land Use Map - Existing and Proposed (Exhibit – M4)
☒	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
☒	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
☒	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
☒	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
☒	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
☒	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
☒	Lee Plan Analysis (Exhibit – M11)
☒	Environmental Impacts Analysis (Exhibit – M12)
☒	Historic Resources Impact Analysis (Exhibit – M13)
☒	Public Facilities Impacts Analysis (Exhibit – M14)
☒	Traffic Circulation Analysis (Exhibit – M15)
☒	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
☒	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
☒	State Policy Plan and Regional Policy Plan (Exhibit – M18)
☒	Justification of Proposed Amendment (Exhibit – M19)
☒	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

AFFIDAVIT

I,_____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

_____ _____
Signature of Applicant Date

_____
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ onlinenotarization on_____(date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

_____
Signature of Notary Public

_____
(Name typed, printed or stamped)

UNKNOWN HEIRS OF
VIRGINIA OSCEOLA
5990 S STATE ROAD 7
FORT LAUDERDALE FL 33314

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

QS INDIAN PAINT LN LLC
13651 INDIAN PAINT LN
FORT MYERS FL 33912

DEBARY HOSPITALITY LLC
13661 INDIAN PAINT LN
FORT MYERS FL 33912

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

RAJ STORE 16 LLC
5280 BOXWOOD WAY
NAPLES FL 34116

13700 INDIAN PAINT LLC
8601 NW 27TH ST STE 51-512921
DORAL FL 33122

ISTORAGE PO LLC
8400 EAST PRENTICE AVE 9TH FLOOR
GREENWOOD VILLAGE CO 80111

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

DI DEVELOPMENT LLC
900 OLD DAWSON VILLAGE RD #120
DAWSONVILLE GA 30534

SOMERSET REAL ESTATE HOLDINGS
10550 INTREPID LN
FORT MYERS FL 33913

WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS GA 30071

9430 DANIELS PARKWAY LLC +
10225 ULMERTON RD STE 12A
LARGO FL 33771

CIRCLE K STORES INC
PO BOX 52085 DC-17
PHOENIX AZ 85072

DANPORT CENTER PROPERTY
12801 RENAISSANCE WAY
FORT MYERS FL 33912

MMAAA INVESTMENTS LLC
9450 CORKSCREW PALMS CIR STE 101
ESTERO FL 33928

SHELBOURNE TOWERS LP
GRACE DEVELOPMENT INC
3309 FAIRMONT DR
NASHVILLE TN 37203

EISELE INVESTMENTS LLC
MELISSA EISELE
12800 SUTPHIN CT
FORT MYERS FL 33919

DANIELS GALLERIA EAST PROPERTY
12801 RENAISSANCE WAY
FORT MYERS FL 33912

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D75 COMMERCE CENTER OWNERS
CPMS
12424 BRANTLEY COMMONS CT
FORT MYERS FL 33907

TMCFM INC
3205 EAGLE CREST DRIVE NE SUITE 105
GRAND RAPIDS MI 49525

AIRPORT I-75 LLC
5621 STRAND BLVD STE 211-C
NAPLES FL 34110

OLDE HICKORY GOLF + COUNTRY
14670 OLD HICKORY BLVD
FORT MYERS FL 33912

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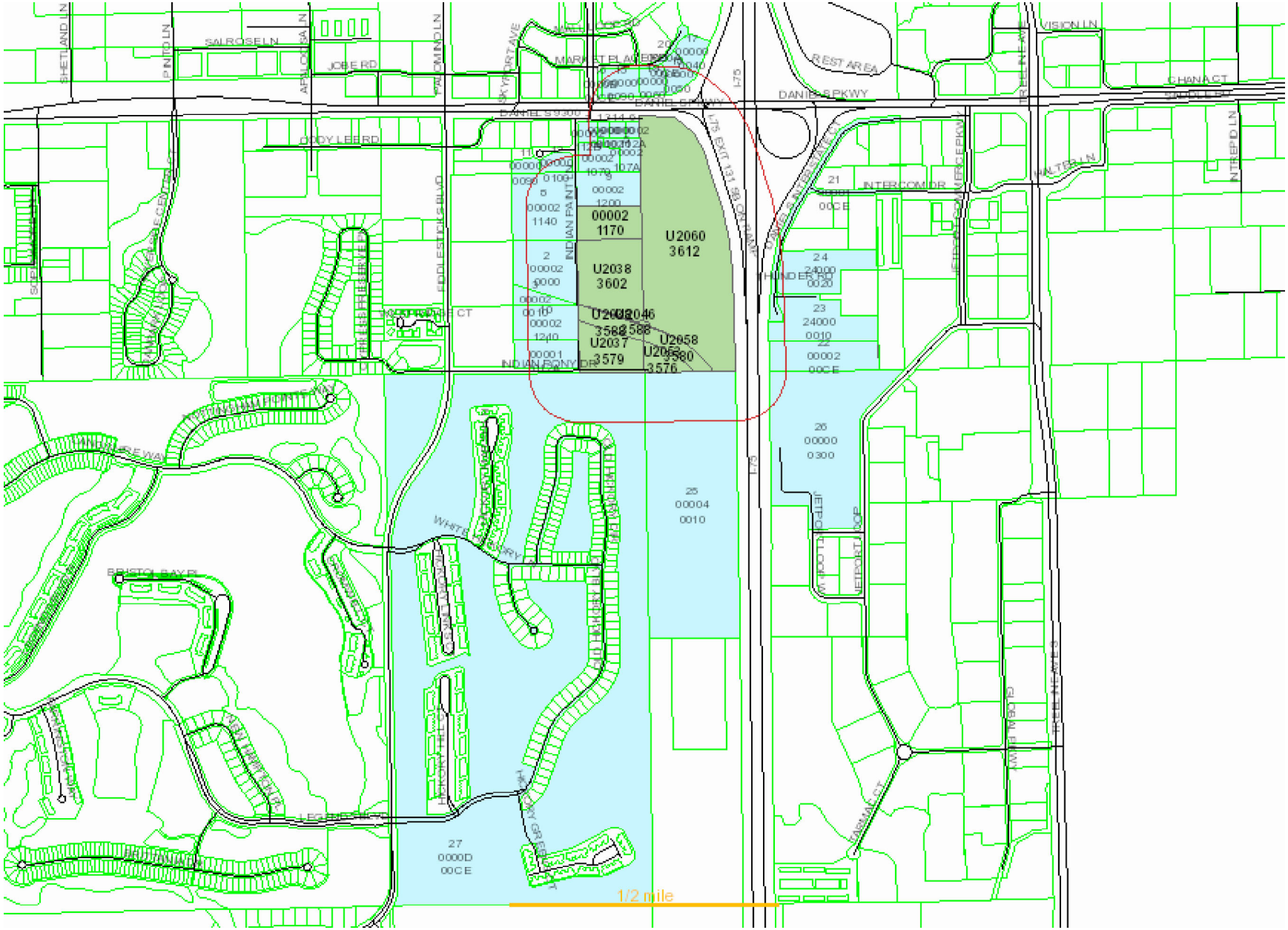
D75 COMMERCE CENTER OWNERS
CPMS
12424 BRANTLEY COMMONS CT
FORT MYERS FL 33907

TT OF DANIELS INC
10040 DANIELS INTERSTATE CT
FORT MYERS FL 33913

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD STE 200
LAWRENCEVILLE GA 30043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CHANACT
VISION LN
TREE LN AVE
HALTER LN
NTREP D LN
GODDY LE RD
EDDLESTICKS BLVD
INDIAN PAINT
INDIAN PONY DR
INTERCOM DR
JETPORT LOOP
FARMAR CT
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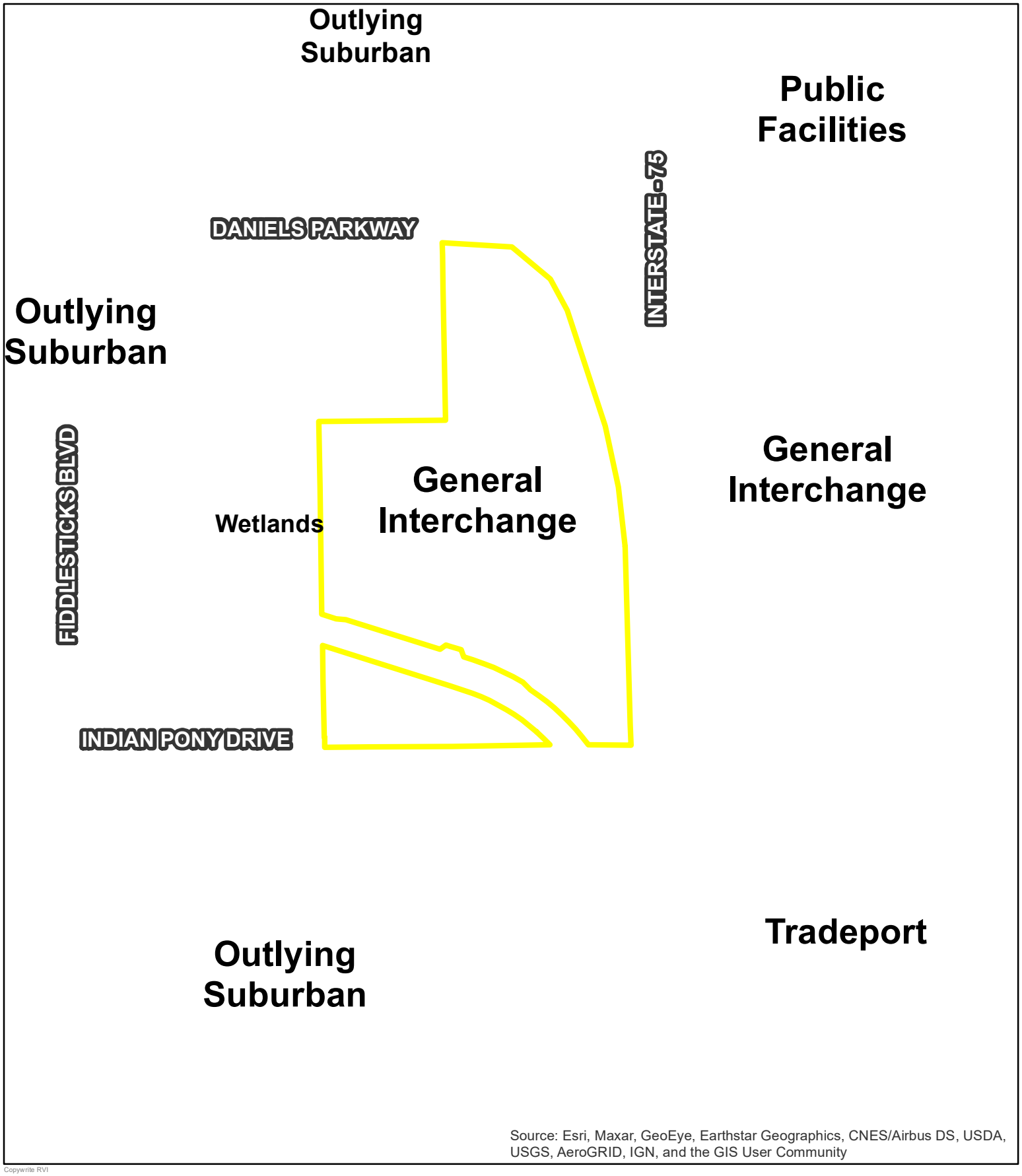

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Document Path: \\ffor\Projects\22000239 Daniels Town Square MPD-CPA\04 BASE INFORMATION\02 GIS\MXD\CPA - MPD\Daniels Town Square CPA FLU Map (Current).mxd

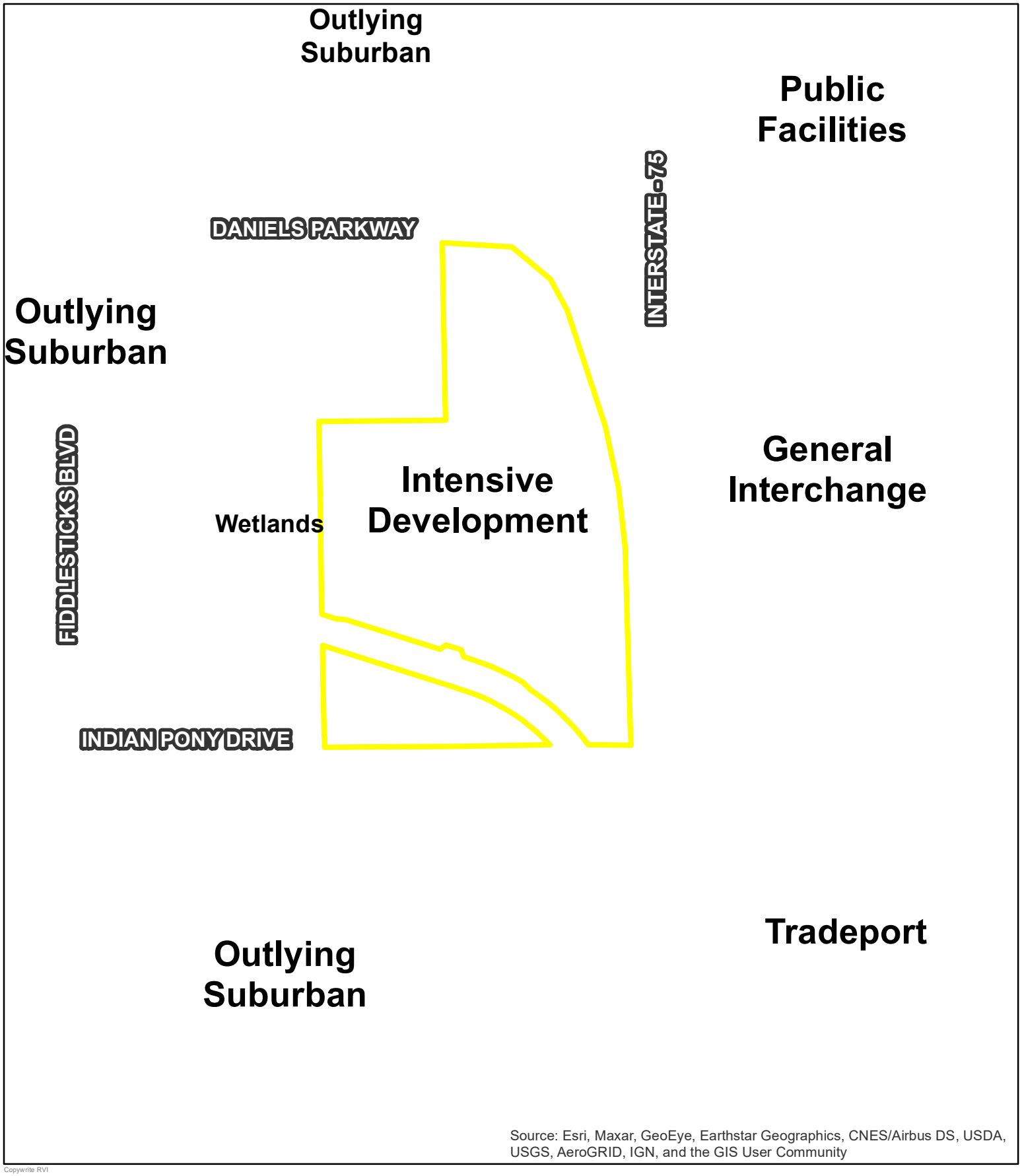
DANIELS TOWN SQUARE CPA• CURRENT FUTURE LAND USE MAP

- Lee County, FL
- Subject Boundary
- Date: 11/3/2022
- 22000239
- Daniels Parkway JV Development

0 210 420 840 Feet

10401 Highland Manor Dr.
Suite 220
Tampa, FL 33610
Tel: 813.443.8282
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.



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DANIELS TOWN SQUARE CPA • PROPOSED FUTURE LAND USE MAP

- Lee County, FL
- Date: 11/8/2022
- 22000239
- Daniels Parkway JV Development

0 210 420 840 Feet

10401 Highland Manor Dr.
Suite 220
Tampa, FL 33610
Tel: 813.443.8282
www.rviplanning.com

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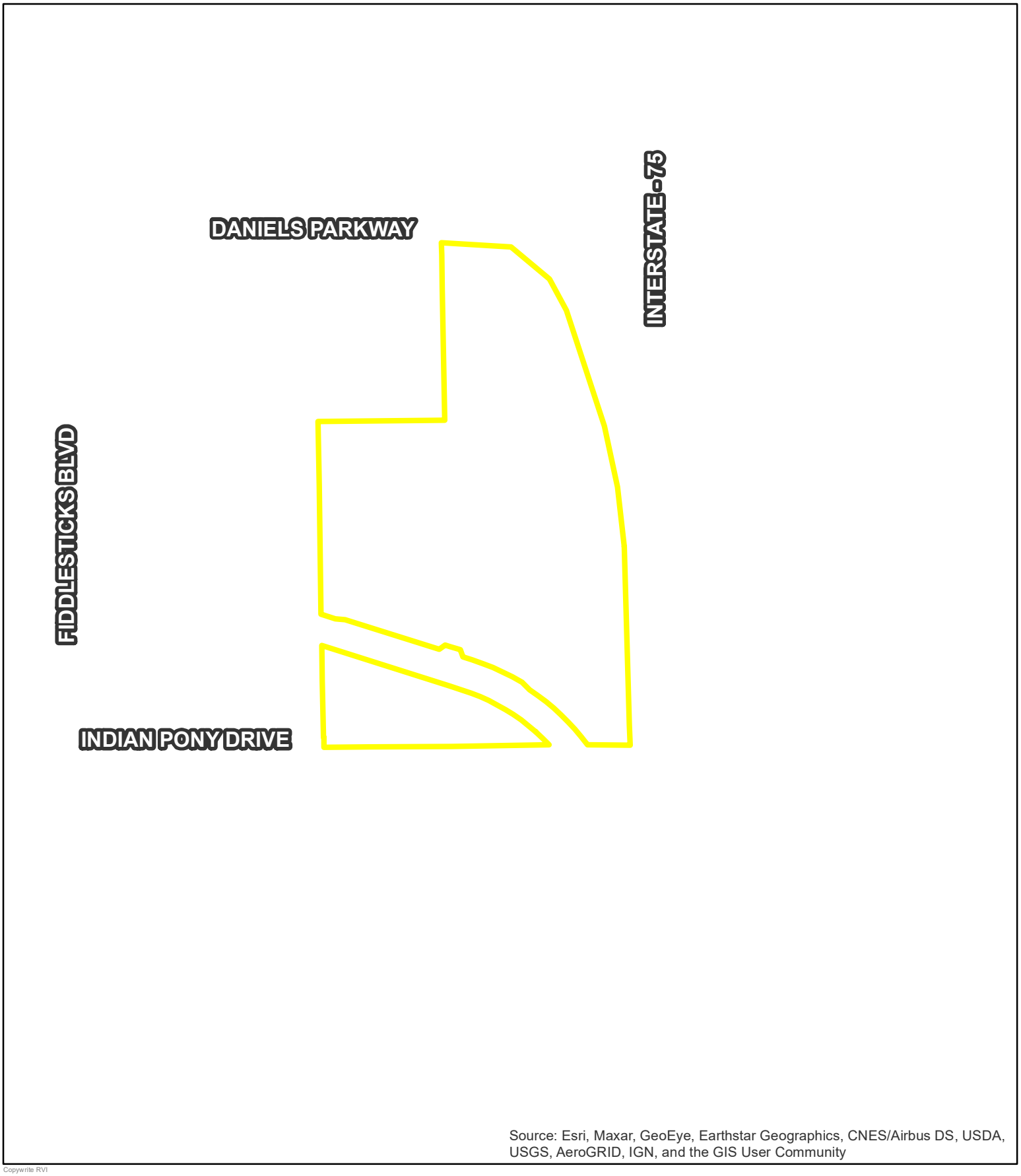

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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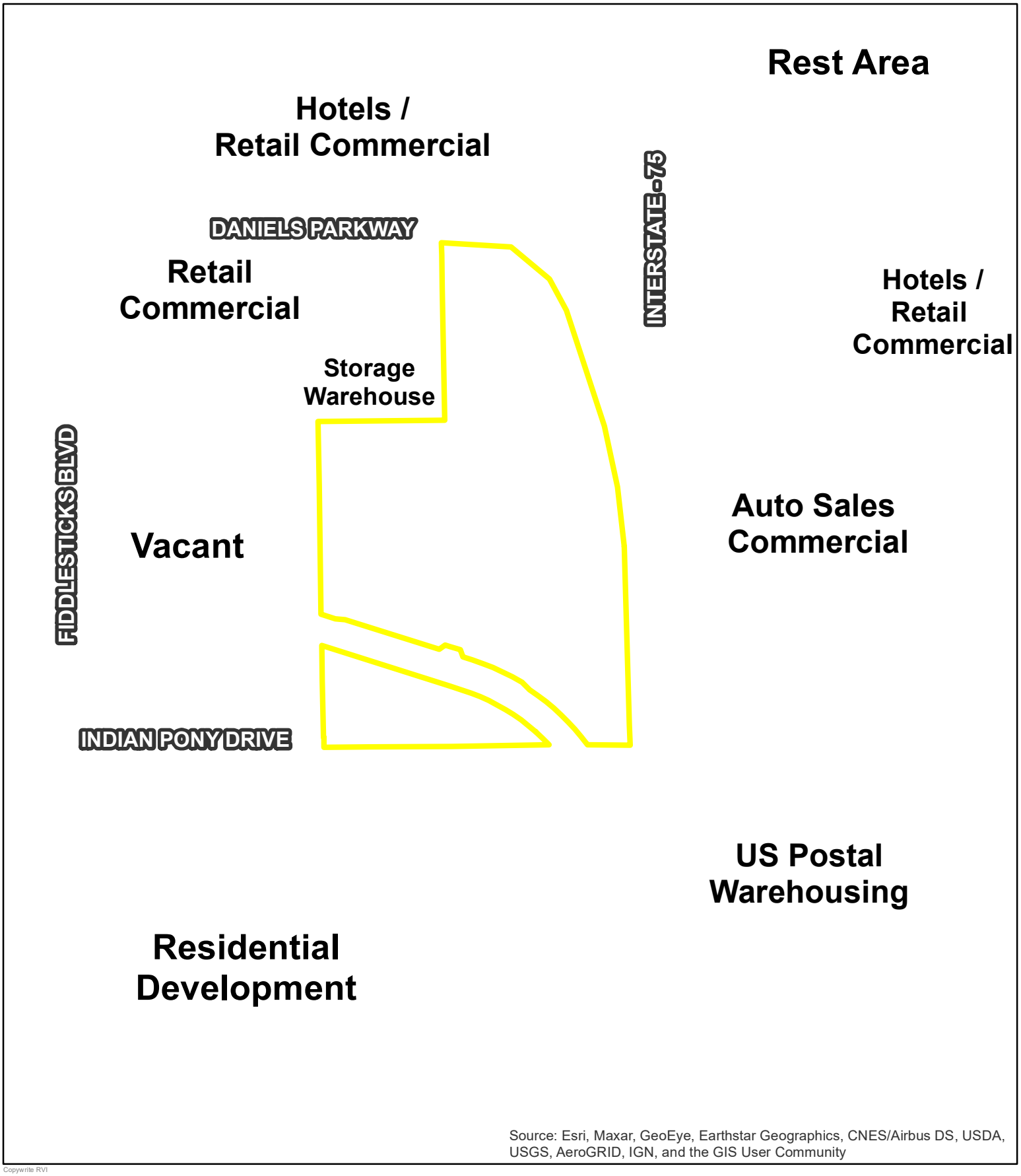
DANIELS TOWN SQUARE CPA • **AERIAL MAP**

- Lee County, FL — Subject Boundary
- Date: 11/3/2022
- 22000239
- Daniels Parkway JV Development

0 210 420 840 Feet

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.



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

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Document Path: \\ffor\Projects\22000239 Daniels Town Square MPD-CPA\04 BASE INFORMATION\02 GIS\MXD\CPA - MPD\Daniels Town Square CPA Surrounding Land Uses Map.mxd

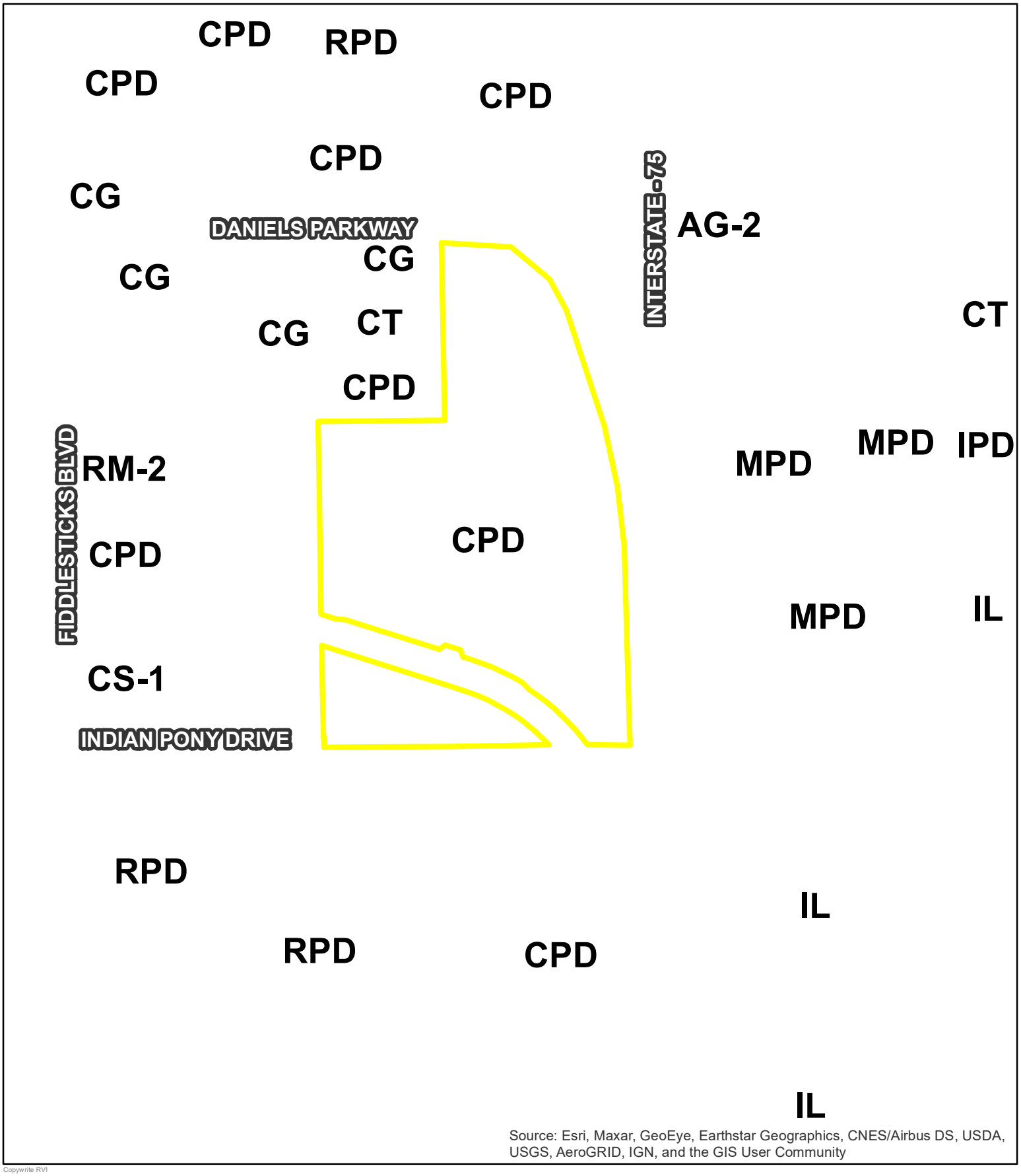
DANIELS TOWN SQUARE CPA • SURROUNDING LAND USES MAP

- Lee County, FL
- Subject Boundary
- Date: 11/3/2022
- 22000239
- Daniels Parkway JV Development

0 210 420 840 Feet

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.



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

Copywrite RVI

Document Path: \\ffor\Projects\22000239 Daniels Town Square MPD-CPA\04 BASE INFORMATION\02 GIS\MXD\CPA - MPD\Daniels Town Square CPA Zoning Map (Current).mxd

DANIELS TOWN SQUARE CPA • CURRENT ZONING MAP

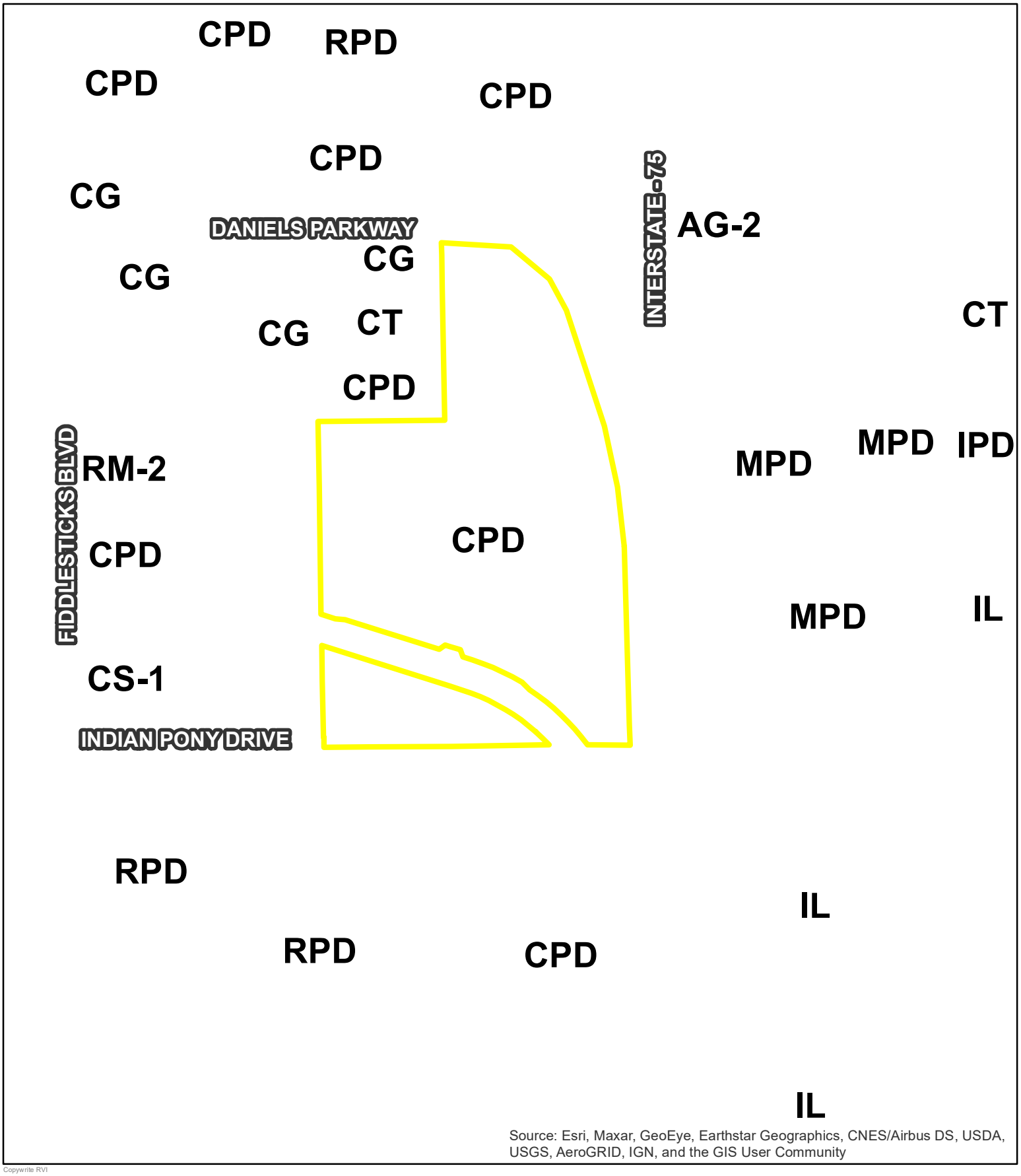
- Lee County, FL
- Date: 11/3/2022
- 22000239
- Daniels Parkway JV Development

Subject Boundary
AG-2
CG
CN-3
CPD
CS-1
CT
IL
IPD
MPD
RM-2
RPD
RS-1

0 210 420 840 Feet

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.



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

Copywrite RVI

Document Path: \\ffor\Projects\22000239 Daniels Town Square MPD-CPA\04 BASE INFORMATION\02 GIS\MXD\CPA - MPD\Daniels Town Square CPA Zoning Map (Current).mxd

DANIELS TOWN SQUARE CPA • CURRENT ZONING MAP

- Lee County, FL
- Date: 11/3/2022
- 22000239
- Daniels Parkway JV Development

Subject Boundary
AG-2
CG
CN-3
CPD
CS-1
CT
IL
IPD
MPD
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RPD
RS-1

0 210 420 840 Feet

1514 Broadway
Suite 201
Fort Myers, Florida, 33901
Tel: 239.344.0000
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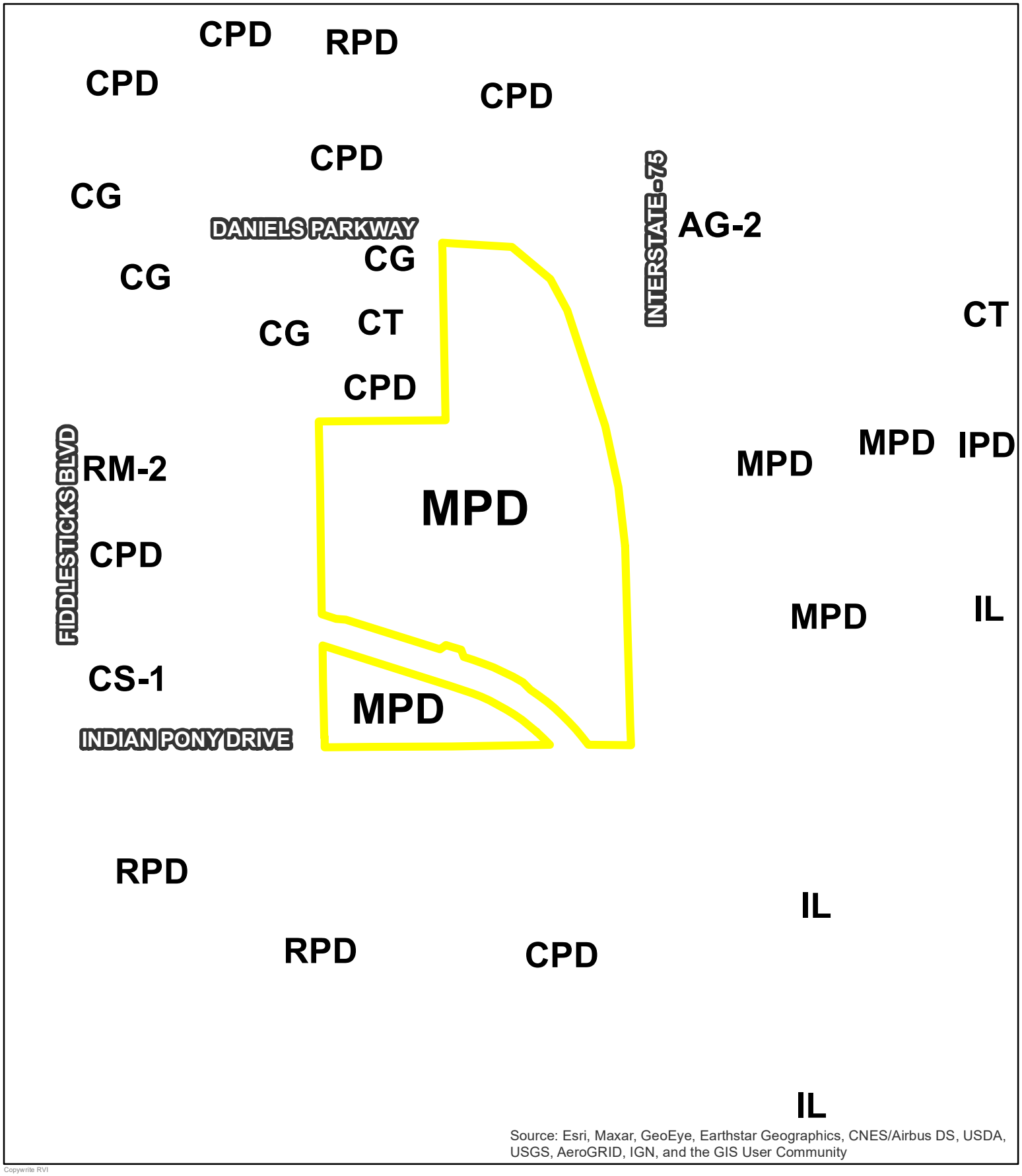
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



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

Copywrite RVI

Document Path: \\ffor\Projects\22000239 Daniels Town Square MPD-CPA\04 BASE INFORMATION\02 GIS\MXD\CPA - MPD\Daniels Town Square CPA Zoning Map (Proposed).mxd

DANIELS TOWN SQUARE CPA • PROPOSED ZONING MAP

- Lee County, FL
- Date: 11/8/2022
- 22000239
- Daniels Parkway JV Development

Subject Boundary

AG-2	CPD	IL	RM-2
CG	CS-1	IPD	RPD
CN-3	CT	MPD	RS-1

0 210 420 840 Feet

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.

DANIELS TOWN CENTER
SECTION 22, TOWNSHIP 45 SOUTH,
RANGE 25 EAST
LEE COUNTY, FLORIDA

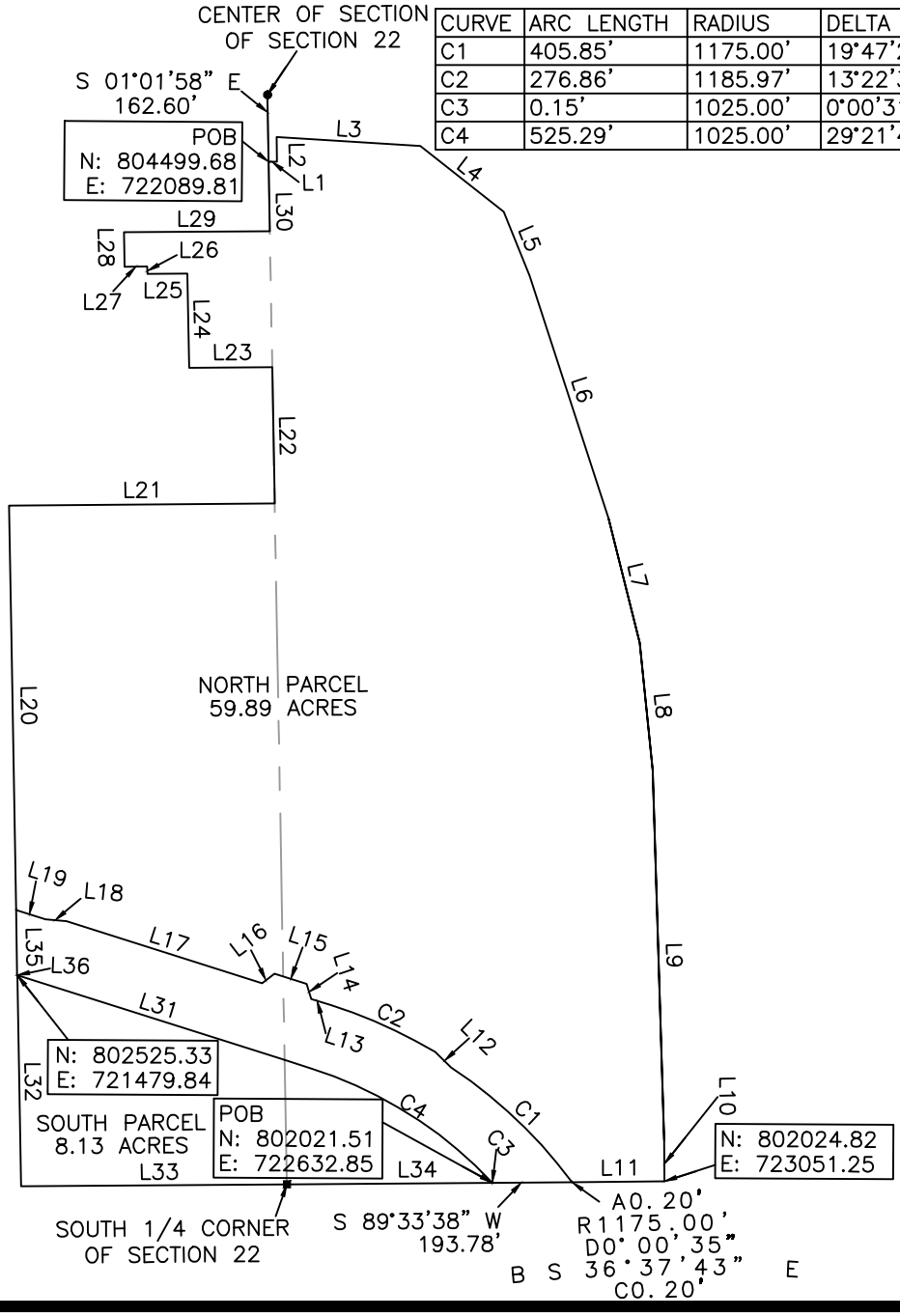
SKETCH

DATE: 08/23/2022

N

0 450 900
SCALE IN FEET

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	405.85'	1175.00'	19°47'24"	N 46°31'43" W	403.83'
C2	276.86'	1185.97'	13°22'31"	N 65°42'56" W	276.23'
C3	0.15'	1025.00'	0°00'31"	N 43°02'12" W	0.15'
C4	525.29'	1025.00'	29°21'45"	N 57°43'20" W	519.56'



LINE	BEARING	DISTANCE
L1	N 89°21'01" E	20.58'
L2	N 01°01'58" W	60.03'
L3	S 86°27'08" E	349.38'
L4	S 51°43'05" E	258.16'
L5	S 22°07'24" E	168.65'
L6	S 18°01'44" E	617.97'
L7	S 13°58'40" E	311.29'
L8	S 05°51'00" E	311.31'
L9	S 01°46'50" E	898.82'
L10	S 00°33'32" E	99.54'
L11	S 89°32'46" W	224.64'
L12	N 46°08'39" W	54.78'
L13	N 72°24'12" W	50.84'
L14	N 17°37'15" W	37.95'
L15	N 72°24'12" W	81.94'
L16	S 52°48'51" W	37.95'
L17	N 72°24'12" W	497.65'
L18	N 84°48'39" W	51.20'
L19	N 72°24'12" W	75.06'
L20	N 01°00'31" W	982.12'
L21	N 89°34'06" E	645.01'
L22	N 01°02'14" W	330.62'
L23	S 89°34'10" W	201.62'
L24	N 01°07'21" W	229.04'
L25	S 89°34'05" W	97.01'
L26	N 00°25'55" W	18.00'
L27	S 89°34'22" W	54.95'
L28	N 01°01'55" W	83.59'
L29	N 89°34'10" E	353.75'
L30	N 01°01'58" W	168.17'
L31	N 72°24'12" W	748.75'
L32	S 01°00'35" E	512.76'
L33	N 89°33'48" E	645.69'
L34	N 89°32'46" E	498.31'
L35	S 01°00'13" E	158.27'
L36	S 72°24'12" E	0.20'

****THIS IS NOT A SURVEY****

I CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

REVISIONS:

PROJECT NO: N/A
SCALE: 1"= 450'
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 08/23/2022
FIELD BOOK: 55

CE-SITE
civil engineering . surveying . project management
EB-30108 • LB-7995
13650 Fiddlesticks Blvd., PMB202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MARK D. McCLEARY, P.S.M.
FLORIDA REGISTRATION NO. 6557
FOR THE FIRM LB-7995
DATE SIGNED:

****THIS IS NOT A SURVEY****

NORTH PARCEL

COMMENCE AT THE CENTER OF SAID SECTION 22 AND RUN S 01°01'58" E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 162.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2006000424258 PUBLIC RECORDS LEE COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF AN INTERSTATE 75 SERVICE ROAD AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N 89°21'01" E, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.58 FEET; THENCE N 01°01'58" W A DISTANCE OF 60.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 THE FOLLOWING EIGHT COURSES:
THENCE S 86°27'08" E A DISTANCE OF 349.38';
THENCE S 51°43'05" E A DISTANCE OF 258.16';
THENCE S 22°07'24" E A DISTANCE OF 168.65';
THENCE S 18°01'44" E A DISTANCE OF 617.97';
THENCE S 13°58'40" E A DISTANCE OF 311.29';
THENCE S 05°51'00" E A DISTANCE OF 311.31';
THENCE S 01°46'50" E A DISTANCE OF 898.82';
THENCE S 00°33'32" E A DISTANCE OF 99.54' TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE S 89°32'46" W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE 224.64' TO THE NORTHERN LEE COUNTY RIGHT WAY AS RECORDED IN INSTRUMENT NUMBERS 2021000306954 AND 2021000128594 ; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 405.85', WITH A RADIUS OF 1175.00', WITH A DELTA ANGLE OF 19°47'24", WITH A CHORD BEARING OF N 46°31'43" W, WITH A CHORD LENGTH OF 403.83'; THENCE N 46°08'39" W A DISTANCE OF 54.78'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 276.86', WITH A RADIUS OF 1185.97', WITH A DELTA ANGLE OF 13°22'31", WITH A CHORD BEARING OF N 65°42'56" W, WITH A CHORD LENGTH OF 276.23';
THENCE N 72°24'12" W A DISTANCE OF 50.84';
THENCE N 17°37'15" W A DISTANCE OF 37.95';
THENCE N 72°24'12" W A DISTANCE OF 81.94';
THENCE S 52°48'51" W A DISTANCE OF 37.95';
THENCE N 72°24'12" W A DISTANCE OF 497.65';
THENCE N 84°48'39" W A DISTANCE OF 51.20';
THENCE N 72°24'12" W A DISTANCE OF 75.06' TO THE CENTERLINE OF INDIAN PAINT LANE;
THENCE N 01°00'31" W A DISTANCE OF 982.12' ALONG SAID CENTERLINE;
THENCE N 89°34'06" E A DISTANCE OF 645.01';
THENCE N 01°02'14" W A DISTANCE OF 330.62';
THENCE S 89°34'10" W A DISTANCE OF 201.62';
THENCE N 01°07'21" W A DISTANCE OF 229.04';
THENCE S 89°34'05" W A DISTANCE OF 97.01';
THENCE N 00°25'55" W A DISTANCE OF 18.00';
THENCE S 89°34'22" W A DISTANCE OF 54.95';
THENCE N 01°01'55" W A DISTANCE OF 83.59';
THENCE N 89°34'10" E A DISTANCE OF 353.75';
THENCE N 01°01'58" W A DISTANCE OF 168.17';
WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 2,608,729.05 SQUARE FEET, 59.89 ACRES MORE OR LESS.

PROJECT NO: N/A
SCALE: N/A
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 08/23/2022
FIELD BOOK: 55

CE-SITE
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13650 Fiddlesticks Blvd., PMB202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

****THIS IS NOT A SURVEY****

AND

SOUTH PARCEL

COMMENCE AT THE CENTER OF SAID SECTION 22 AND RUN S 01°01'58" E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 162.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2006000424258 PUBLIC RECORDS LEE COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF AN INTERSTATE 75 SERVICE ROAD; THENCE N 89°21'01" E, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.58 FEET; THENCE N 01°01'58" W A DISTANCE OF 60.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 THE FOLLOWING EIGHT COURSES:
THENCE S 86°27'08" E A DISTANCE OF 349.38';
THENCE S 51°43'05" E A DISTANCE OF 258.16';
THENCE S 22°07'24" E A DISTANCE OF 168.65';
THENCE S 18°01'44" E A DISTANCE OF 617.97';
THENCE S 13°58'40" E A DISTANCE OF 311.29';
THENCE S 05°51'00" E A DISTANCE OF 311.31';
THENCE S 01°46'50" E A DISTANCE OF 898.82';
THENCE S 00°33'32" E A DISTANCE OF 99.54' TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE S 89°32'46" W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE 224.64' TO THE NORTHERN LEE COUNTY RIGHT WAY AS RECORDED IN INSTRUMENT NUMBERS 2021000306954 AND 2021000128594; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 0.20', WITH A RADIUS OF 1175.00', WITH A DELTA ANGLE OF 0°00'35", WITH A CHORD BEARING OF S 36°37'43" E, WITH A CHORD LENGTH OF 0.20'; THENCE S 89°33'38" W A DISTANCE OF 193.78'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.15', WITH A RADIUS OF 1025.00', WITH A DELTA ANGLE OF 0°00'31", WITH A CHORD BEARING OF N 43°02'12" W, WITH A CHORD LENGTH OF 0.15' TO THE SOUTHERN LEE COUNTY RIGHT WAY AS RECORDED IN INSTRUMENT NUMBERS 2021000306954 AND 2021000128594 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 525.29', WITH A RADIUS OF 1025.00', WITH A DELTA ANGLE OF 29°21'45", WITH A CHORD BEARING OF N 57°43'20" W, WITH A CHORD LENGTH OF 519.56';
THENCE N 72°24'12" W A DISTANCE OF 748.75';
THENCE S 01°00'35" E A DISTANCE OF 512.76';
THENCE N 89°33'48" E A DISTANCE OF 645.69' TO THE SOUTH ONE QUARTER CORNER OF SAID SECTION; THENCE N 89°32'46" E A DISTANCE OF 498.31'; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 354,261.54 SQUARE FEET, 8.13 ACRES MORE OR LESS.

PROJECT NO: N/A
SCALE: N/A
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 08/23/2022
FIELD BOOK: 55

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Fort Myers, Florida 33912
Telephone (239) 936-9777

INSTR # 5337382
OR BK 03564 PG 4874
RECORDED 01/24/02 11:42 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 6.00
DOC TAX PD(F.S.201.02) 1,750.00
DEPUTY CLERK B Cruz

This Instrument Prepared by & return to:
Name: *Furlong Title Company*
Address: *12651 McGregor Blvd., 1-102*
Ft. Myers, Fl 33919
257255JMM
Parcel I.D. #: *22-45-25-00-00002.1170*

SPACE ABOVE THIS LINE FOR PROCESSING DATA | *SPACE ABOVE THIS LINE FOR RECORDING DATA*

THIS WARRANTY DEED *Made the **14th** day of **January**, A.D. 2002, by **REBECCA J. FRENCH**, hereinafter called the grantor, to **MICHAEL MEADORS** and **LESTA A. MEADORS**, Husband and Wife, as tenants by the entireties with full rights of survivorship as at Common Law and not as tenants in common, whose post office address is **9000 WEST RIDGE COURT, FT. MYERS FL 33912**, hereinafter called the grantees:*

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: *That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Lee County, State of Florida**, viz:*

PARCEL 3, TRACT 310 OF COLONIAL RANCHETTES, INC., UNIT #3, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-TWO (22), TOWNSHIP FORTY-FIVE SOUTH (T45S), RANGE TWENTY-FIVE EAST (R25E), LEE COUNTY, FLORIDA; CONTAINING FIVE (5) ACRES, MORE OR LESS, SUBJECT TO EASEMENTS FOR ROADWAY PURPOSES OVER AND ACROSS THE WEST THIRTY FEET (W30') THEREOF; TOGETHER WITH INGRESS AND EGRESS OVER AND ACROSS ROAD EASEMENTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 511, PAGES 518-519 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SUBJECT TO TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold *the same in fee simple forever.*

And *the grantor hereby covenants with said grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.*

In Witness Whereof, *the said grantor has signed and sealed these presents, the day and year first above written.*

Signed, sealed and delivered in the presence of:

Joseph A. Furlong Jr
Witness Signature JOSEPH A. FURLONG JR

Judy Melson
Printed Name JUDY MELSON

Rebecca J. French L.S.
Rebecca J. French
Address:
3609 FT. SIMMONS AVE, LABELLE FL 33935

Witness Signature

Printed Name

JUDITH M. MELSON
Notary Public, State of FL
My Comm. Exp. Nov. 18, 2005
Comm. No. DD 072796

State of Florida, County of Lee

*The foregoing instrument was acknowledged before me this **14th** day of **January, 2002**, by Rebecca J. French, who is known to me or who has produced* FL DRIVERS LIC *as identification and who did (did not) take an oath.*

Judith M. Melson
Signature of Acknowledger

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2021000306954, Doc Type D, Pages 9, Recorded 9/17/2021 at 3:41 PM, Deputy Clerk WMILLER ERECORD
Rec Fees: $78.00 Deed Doc: $8,094.10

Prepared by and return to:
Thomas H. Gunderson
Attorney at Law
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
1715 Monroe Street
Fort Myers, FL 33901
239-344-1100
File Number: **THG 21414-10CL**

Parcel Identification Nos. p/o 22-45-25-00-00001.0140 and p/o 22-45-25-00-00007.0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **17th** day of **September, 2021** between **Daniels Parkway JV Development, LLC f/k/a Daniels Parkway JV Investment, LLC, a Florida limited liability company** whose post office address is **12731 New Brittany Blvd., Fort Myers, FL 33907** of the County of **Lee**, State of **Florida**, grantor*, and **Lee County, a political subdivision of the State of Florida** whose post office address is **P.O. Box 398, Fort Myers, FL 33902** of the County of **Lee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: TAMMY MOORE

Witness Name: Cynthia Kelberer

Daniels Parkway JV Development, LLC, a Florida limited liability company

By: Jonathan M. Frantz, M.D., Manager

CONTINUED ON NEXT PAGE

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 15 day of September, 2021 by Jonathan M. Frantz, M.D., Manager of Daniels Parkway JV Development, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [_] has produced a _____ driver's license as identification.

[Notary Seal]

TAMMY S. MOORE
MY COMMISSION # GG 951455
EXPIRES: May 24, 2024
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: TAMMY S MOORE

My Commission Expires: 5-24-2024

Acquisition approved by the Lee County Board of Commissioners action on 4-20-2021
and accepted on behalf of the board by J. Keith Gomez **on** 9-16-2021
in accordance with Agenda Item No. 6
Project Three Oaks N-4053 **Parcel** 514/515

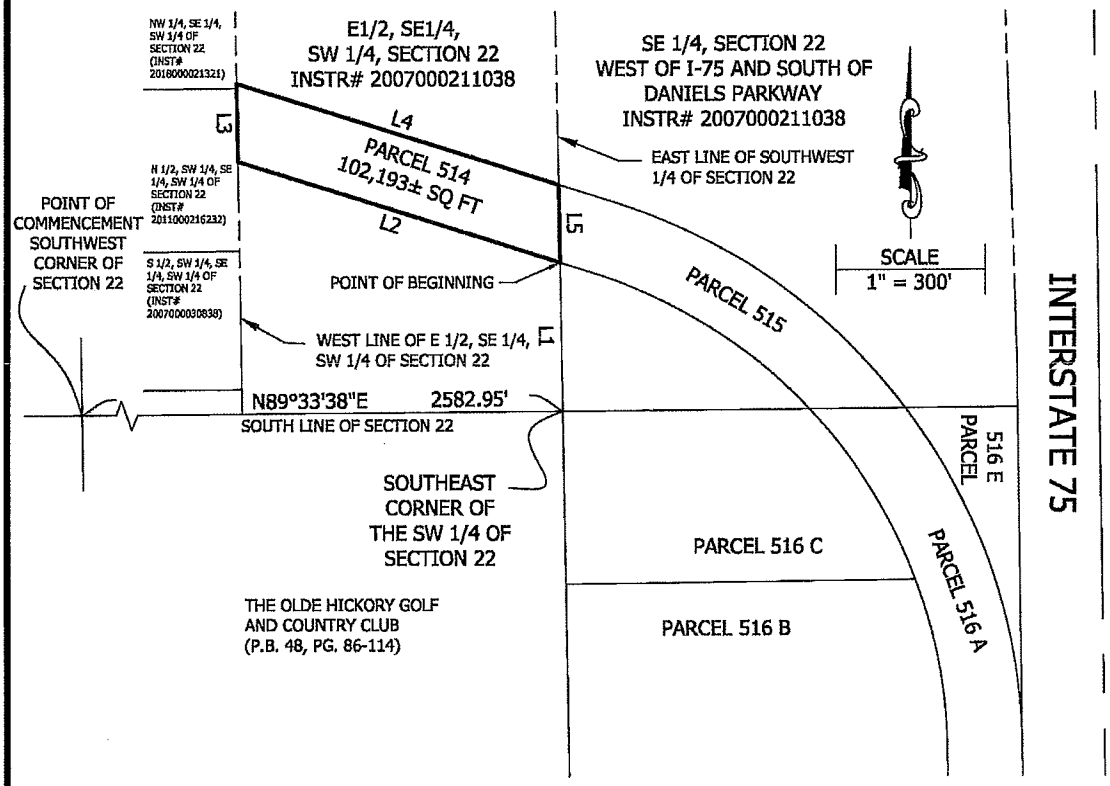
DoubleTime®

EXHIBIT "A"

[SEE ATTCHED]

Sketch

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°01'53" W	301.89'
L2	N 72°24'12" W	681.33'
L3	N 01°00'13" W	158.27'
L4	S 72°24'12" E	681.25'
L5	S 01°01'53" E	158.29'



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. NOT VALID WITHOUT SHEET 2 OF 2.

LEGEND:
P.B. = PLAT BOOK
O.R. = OFFICIAL RECORDS BOOK
INST# = INSTRUMENT NUMBER
PG. = PAGE
SQ FT = SQUARE FEET

Sheet 1 of 2

Sketch to Accompany Description

Parcel 514

A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 17-0384 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

ARDURRA
COLLABORATE. INNOVATE. CREATE.
324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 16, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

LS 3839
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Donald Stouten
DN: cn=Donald Stouten, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US
Date: 2021.03.16 10:05:29 -04'00'

DONALD B. STOUTEN FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Parcel 514 Description:

A parcel of land lying in the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southeast corner of the Southwest quarter (SW 1/4) of said Section 22; thence run, N01°01'53"W, along the East line of said Southwest quarter (SW 1/4), a distance of 301.89 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N72°24'12"W a distance of 681.33 feet to an intersection with the West line of the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of said Section 22; thence run N01°00'13"W, along said West line, a distance of 158.27 feet; thence run S72°24'12"E a distance of 681.25 feet to an intersection with the East line of the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of said Section 22; thence run S01°01'53"E, along said East line, a distance of 158.29 feet to the POINT OF BEGINNING.

Said parcel contains 102,193 sq. ft. or 2.35 acres (more or less)

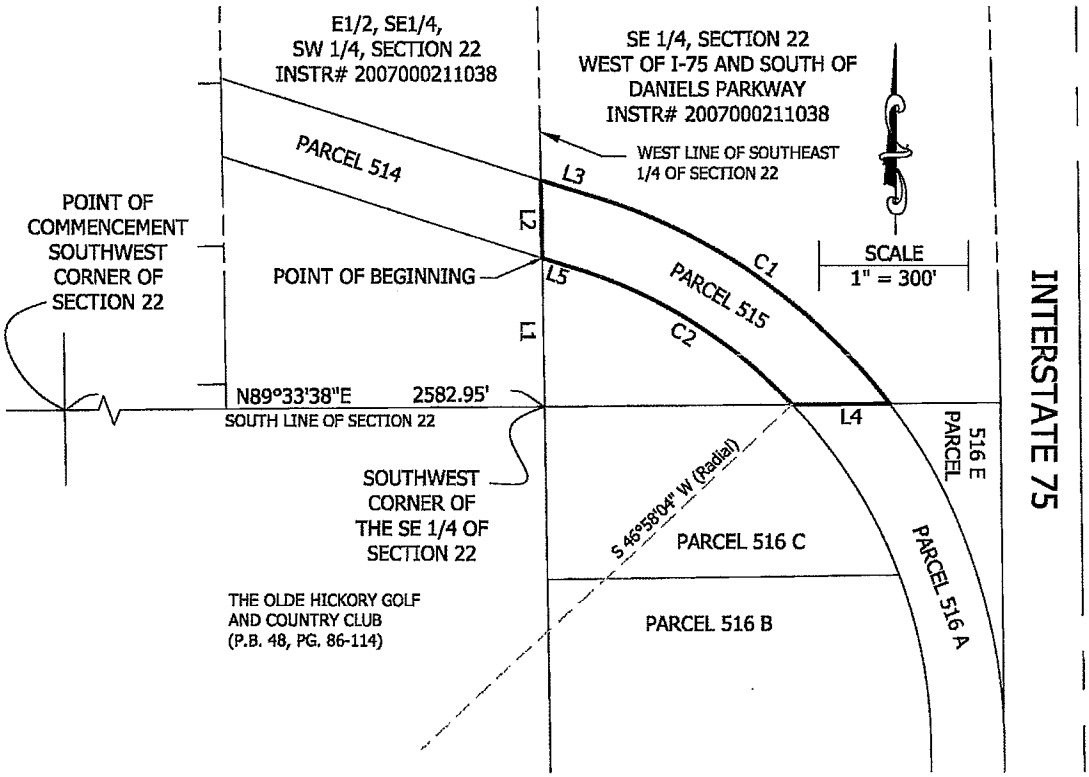
Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Parcel 514** *A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 16, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 17-0384 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Sketch

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°01'53" W	301.89'
L2	N 01°01'53" W	158.29'
L3	S 72°24'12" E	118.19'
L4	S 89°33'38" W	193.78'
L5	N 72°24'12" W	67.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	733.75	1175.00	35°46'47"	S 54°30'49" E	721.89
C2	525.44	1025.00	29°22'16"	N 57°43'04" W	519.71



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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6. NOT VALID WITHOUT SHEET 2 OF 2.

LEGEND:
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O.R. = OFFICIAL RECORDS BOOK
INST# = INSTRUMENT NUMBER
PG. = PAGE
SQ FT = SQUARE FEET

Sheet 1 of 2

Sketch to Accompany Description

Parcel 515

A portion of the Southeast 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 17-0384 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

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COLLABORATE. INNOVATE. CREATE.

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Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 16, 2 2. Digitally signed by Stephen Daniel D Stouten, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US Date: 2021.03.16 Practice as set forth by th Florida Board of Professional Surveyors & Mappers, Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Licensed Number LS 3839 STATE OF FLORIDA Professional Surveyor and Mapper

STEPHEN D. STOUTEN
PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Parcel 515 Description:

A parcel of land lying in the Southeast quarter (SE 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southwest corner of the Southeast quarter (SE 1/4) of said Section 22; thence run, N01°01'53"W, along the West line of said Southeast quarter (SE 1/4), a distance of 301.89 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N01°01'53"W, continuing along said West line, a distance of 158.29 feet; thence run S72°24'12"E, departing said West line, a distance of 118.19 feet to a point of tangency; thence run 733.75 feet along the arc of said curve to the right of radius 1175.00 feet, concave to the Southwest, having a delta angle of 35°46'47", a chord bearing of S54°30'49"E and a chord length of 721.89 feet to an intersection with the South line of said Section 22; thence run S89°33'38"W, along said South line, a distance of 193.78 feet to an intersection with a non-tangent curve to which a radial line bears S46°58'04"W; thence run 525.44 feet along the arc of said non-tangent curve to the left of radius 1025.00 feet, concave to the Southwest, having a delta angle of 29°22'16", a chord bearing of N57°43'04"W and a chord length of 519.71 feet to a point of tangency; thence run N72°24'12"W a distance of 67.62 feet to the POINT OF BEGINNING.

Said parcel contains 108,516 sq. ft. or 2.49 acres (more or less)

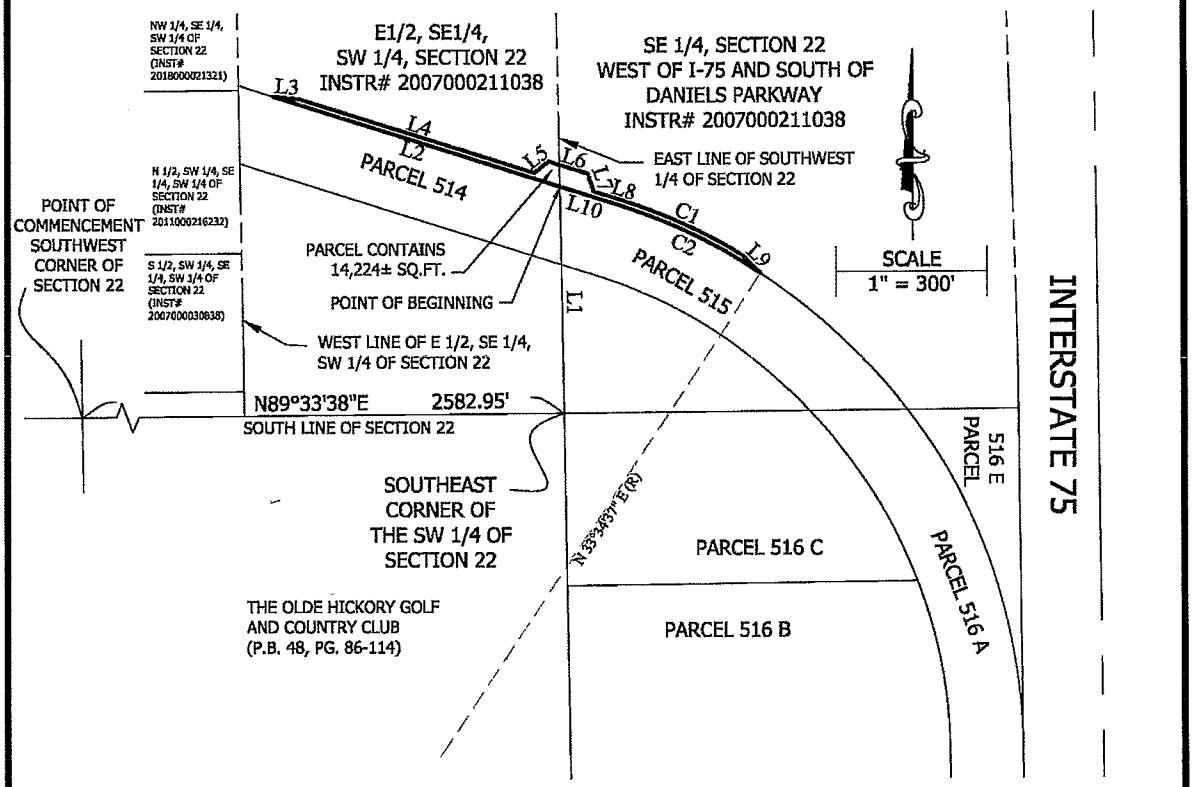
Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Parcel 515** *A portion of the Southeast 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 16, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 17-0384 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3859 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sketch

LINE	BEARING	DISTANCE
L1	N 01°01'53" W	460.18'
L2	N 72°24'12" W	606.01'
L3	S 84°48'39" E	51.20'
L4	S 72°24'12" E	497.65'
L5	N 52°48'51" E	37.95'
L6	S 72°24'12" E	81.94'
L7	S 17°37'15" E	37.95'
L8	S 72°24'12" E	50.84'
L9	S 46°08'39" E	54.78'
L10	N 72°24'12" W	118.19'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1186.00'	276.87'	13°22'31"	S 65°42'56" E	276.24'
C2	1175.00'	327.72'	15°58'49"	N 64°24'48" W	326.65'



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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Sheet 1 of 2

Sketch to Accompany Description

Turn Lane

A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 19-6875 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

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Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the b[illegible] of my knowledge and belief, the sketch and description repres[illegible] and hereon, made under my direction on June 1, 2021, is [illegible] accordance with Standards of Practice as set forth by the [illegible] Board of Professional Surveyors & Mappers in Chap[illegible]r 5J-17, Florida Administrative Code, pursuant to Section 47[illegible] Florida Statutes.

LS 3839
STATE OF FLORIDA
Professional Surveyor and Mapper

DONALD [illegible] (NOT THE FIRM)
FLORIDA PROF[illegible]SIONAL SURVEYOR & MAPPER [illegible]
NOT VALID W[illegible]THOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SI[illegible]GNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Digitally signed by Donald Stouten D
DN: c=US, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US
Date: 2021.09.14 [illegible]:04'00'

Description

Turn Lane Description:

A parcel of land lying in the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 22, Township 45 South, Range 25 East, and lying in the Southeast quarter (SE 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southeast corner of the Southwest quarter (SW 1/4) of said Section 22; thence run, N01°01'53"W, along the East line of said Southwest quarter (SW 1/4), a distance of 460.18 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N72°24'12"W a distance of 606.01 feet; thence run S84°48'39"E a distance of 51.20 feet; thence run S72°24'12"E a distance of 497.65 feet; thence run N52°48'51"E a distance of 37.95 feet; thence run S72°24'12"E a distance of 81.94 feet; thence run S17°37'15"E a distance of 37.95 feet; thence run S72°24'12"E a distance of 50.84 feet to a point of curvature; thence run 276.87 feet along the arc of said curve to the right of radius 1186.00 feet, concave to the Southwest, having a delta angle of 13°22'31", a chord bearing of S65°42'56"E and a chord length of 276.24 feet to a point on a non-tangent line; thence run S46°08'39"E a distance of 54.78 feet to an intersection with a non-tangent curve to which a radial line bears N33°34'37"E; thence run 327.72 feet along the arc of said non-tangent curve to the left of radius 1175.00 feet, concave to the Southwest, having a delta angle of 15°58'49", a chord bearing of N64°24'48"W and a chord length of 326.65 feet to a point of tangency; thence run N72°24'12"W a distance of 118.19 feet to the POINT OF BEGINNING.

Said parcel contains 14,224 sq. ft. (more or less)

Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Turn Lane** *A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on June 1, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 19-6875 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2021000306954, Doc Type D, Pages 9, Recorded 9/17/2021 at 3:41 PM, Deputy Clerk WMILLER ERECORD
Rec Fees: $78.00 Deed Doc: $8,094.10

Prepared by and return to:
Thomas H. Gunderson
Attorney at Law
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
1715 Monroe Street
Fort Myers, FL 33901
239-344-1100
File Number: **THG 21414-10CL**

Parcel Identification Nos. p/o 22-45-25-00-00001.0140 and p/o 22-45-25-00-00007.0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **17th** day of **September, 2021** between **Daniels Parkway JV Development, LLC f/k/a Daniels Parkway JV Investment, LLC, a Florida limited liability company** whose post office address is **12731 New Brittany Blvd., Fort Myers, FL 33907** of the County of **Lee**, State of **Florida**, grantor*, and **Lee County, a political subdivision of the State of Florida** whose post office address is **P.O. Box 398, Fort Myers, FL 33902** of the County of **Lee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: TAMMY MOORE

Witness Name: Cynthia Kelberer

Daniels Parkway JV Development, LLC, a Florida limited liability company

By: Jonathan M. Frantz, M.D., Manager

CONTINUED ON NEXT PAGE

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 15 day of September, 2021 by Jonathan M. Frantz, M.D., Manager of Daniels Parkway JV Development, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [_] has produced a _____ driver's license as identification.

[Notary Seal]

TAMMY S. MOORE
MY COMMISSION # GG 951455
EXPIRES: May 24, 2024
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: TAMMY S MOORE

My Commission Expires: 5-24-2024

Acquisition approved by the Lee County Board of Commissioners action on 4-20-2021
and accepted on behalf of the board by J. Keith Gomez **on** 9-16-2021
in accordance with Agenda Item No. 6
Project Three Oaks N-4053 **Parcel** 514/515

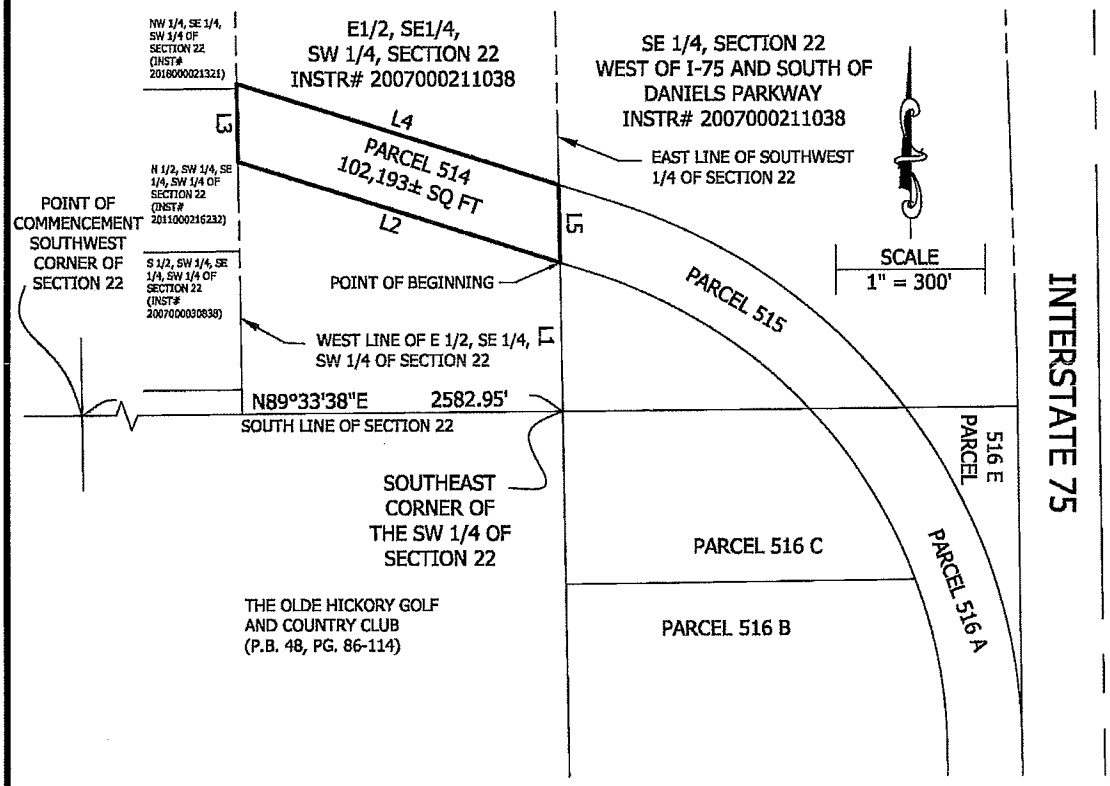
DoubleTime®

EXHIBIT "A"

[SEE ATTCHED]

Sketch

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°01'53" W	301.89'
L2	N 72°24'12" W	681.33'
L3	N 01°00'13" W	158.27'
L4	S 72°24'12" E	681.25'
L5	S 01°01'53" E	158.29'



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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Sheet 1 of 2

Sketch to Accompany Description

Parcel 514

A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 17-0384 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

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LS 3839
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Donald Stouten
DN: cn=Donald Stouten, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US
Date: 2021.03.16 10:05:29 -04'00'

DONALD B. STOUTEN FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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From said POINT OF BEGINNING, thence run N72°24'12"W a distance of 681.33 feet to an intersection with the West line of the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of said Section 22; thence run N01°00'13"W, along said West line, a distance of 158.27 feet; thence run S72°24'12"E a distance of 681.25 feet to an intersection with the East line of the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of said Section 22; thence run S01°01'53"E, along said East line, a distance of 158.29 feet to the POINT OF BEGINNING.

Said parcel contains 102,193 sq. ft. or 2.35 acres (more or less)

Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Parcel 514** *A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 16, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 17-0384 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Sketch

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LINE	BEARING	LENGTH
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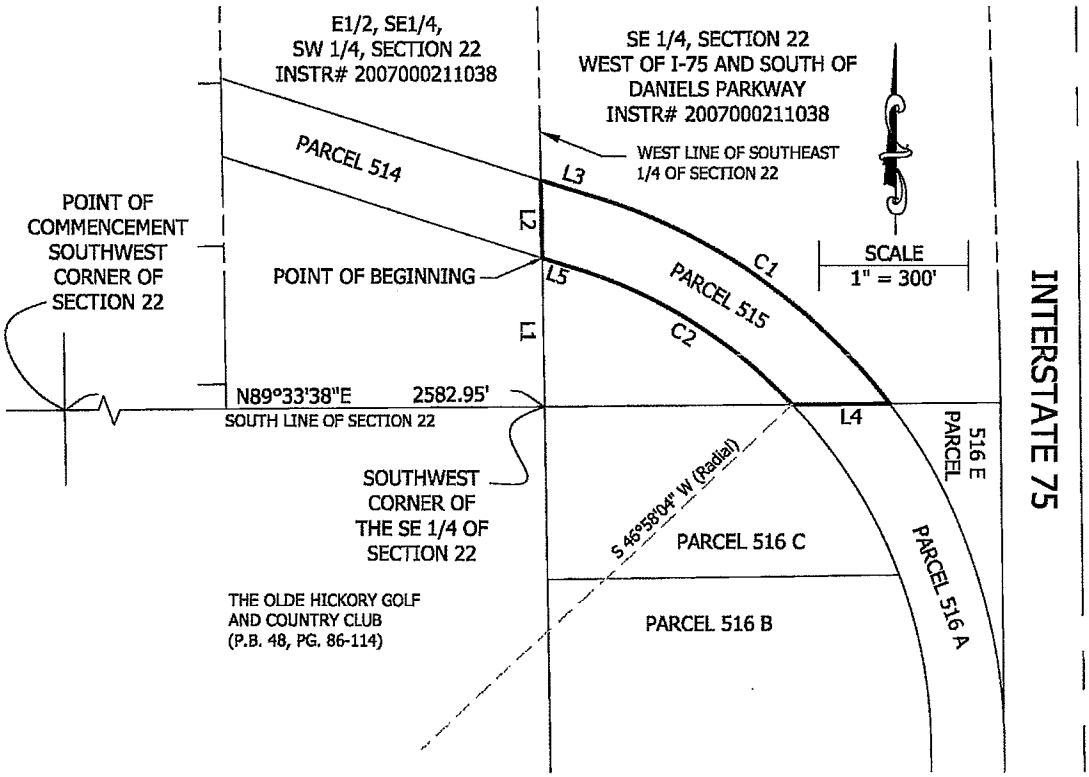

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Sheet 1 of 2

Sketch to Accompany Description

Parcel 515

A portion of the Southeast 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 17-0384 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

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I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 16, 2 2. Digitally signed by Stephen Daniel D Stouten, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US Date: 2021.03.16 Practice as set forth by th Florida Board of Professional Surveyors & Mappers, Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Licensed Number LS 3839 STATE OF FLORIDA Professional Surveyor and Mapper

STEPHEN D. STOUTEN
PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Parcel 515 Description:

A parcel of land lying in the Southeast quarter (SE 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southwest corner of the Southeast quarter (SE 1/4) of said Section 22; thence run, N01°01'53"W, along the West line of said Southeast quarter (SE 1/4), a distance of 301.89 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N01°01'53"W, continuing along said West line, a distance of 158.29 feet; thence run S72°24'12"E, departing said West line, a distance of 118.19 feet to a point of tangency; thence run 733.75 feet along the arc of said curve to the right of radius 1175.00 feet, concave to the Southwest, having a delta angle of 35°46'47", a chord bearing of S54°30'49"E and a chord length of 721.89 feet to an intersection with the South line of said Section 22; thence run S89°33'38"W, along said South line, a distance of 193.78 feet to an intersection with a non-tangent curve to which a radial line bears S46°58'04"W; thence run 525.44 feet along the arc of said non-tangent curve to the left of radius 1025.00 feet, concave to the Southwest, having a delta angle of 29°22'16", a chord bearing of N57°43'04"W and a chord length of 519.71 feet to a point of tangency; thence run N72°24'12"W a distance of 67.62 feet to the POINT OF BEGINNING.

Said parcel contains 108,516 sq. ft. or 2.49 acres (more or less)

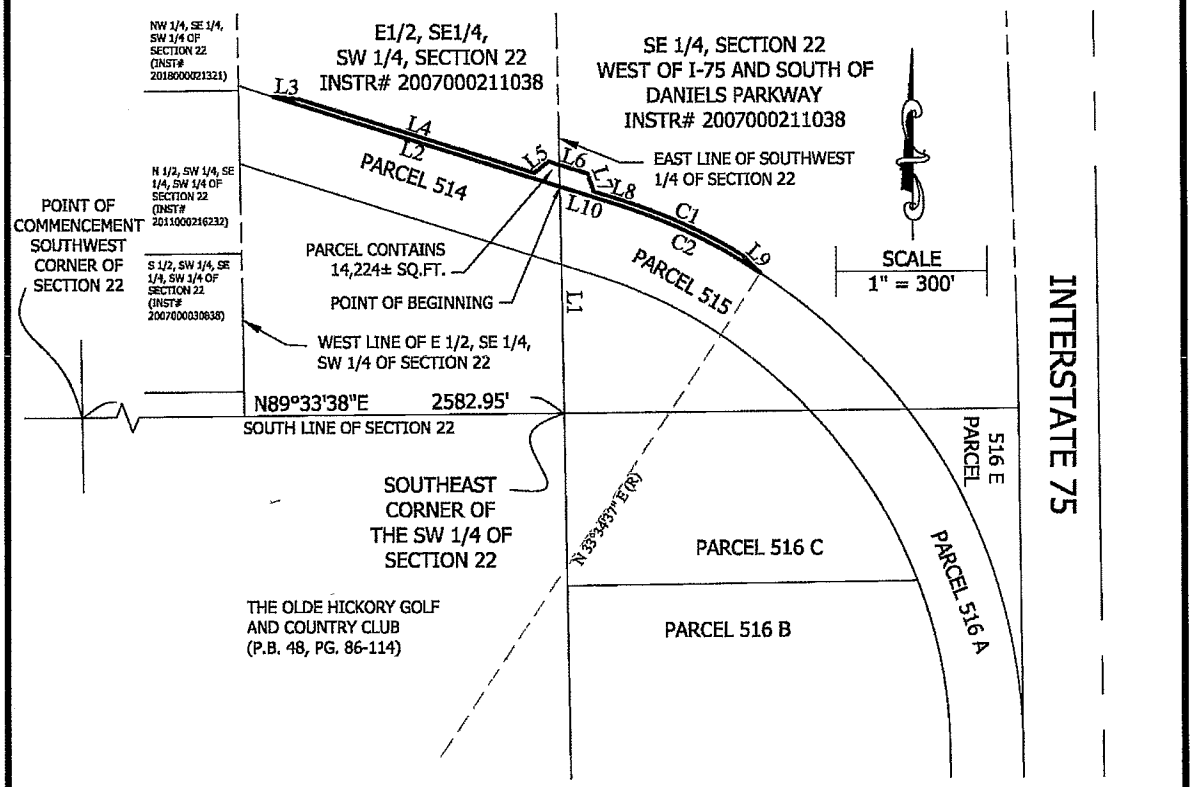
Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Parcel 515** *A portion of the Southeast 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 16, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 17-0384 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3859 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sketch

LINE	BEARING	DISTANCE
L1	N 01°01'53" W	460.18'
L2	N 72°24'12" W	606.01'
L3	S 84°48'39" E	51.20'
L4	S 72°24'12" E	497.65'
L5	N 52°48'51" E	37.95'
L6	S 72°24'12" E	81.94'
L7	S 17°37'15" E	37.95'
L8	S 72°24'12" E	50.84'
L9	S 46°08'39" E	54.78'
L10	N 72°24'12" W	118.19'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1186.00'	276.87'	13°22'31"	S 65°42'56" E	276.24'
C2	1175.00'	327.72'	15°58'49"	N 64°24'48" W	326.65'



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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LEGEND:
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O.R. = OFFICIAL RECORDS BOOK
INST# = INSTRUMENT NUMBER
PG. = PAGE
SQ FT = SQUARE FEET

Sheet 1 of 2

Sketch to Accompany Description

Turn Lane

A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 19-6875 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

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324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the b[illegible] of my knowledge and belief, the sketch and description repres[illegible] and hereon, made under my direction on June 1, 2021, is [illegible] accordance with Standards of Practice as set forth by the [illegible] Board of Professional Surveyors & Mappers in Chap[illegible]r 5J-17, Florida Administrative Code, pursuant to Section 47[illegible] Florida Statutes.

LS 3839
STATE OF FLORIDA
Professional Surveyor and Mapper

DONALD [illegible] (NOT THE FIRM)
FLORIDA PROF[illegible]SIONAL SURVEYOR & MAPPER [illegible]
NOT VALID W[illegible]THOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SI[illegible]GNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Digitally signed by Donald Stouten D
DN: c=US, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US
Date: 2021.09.14 [illegible]:04'00'

Description

Turn Lane Description:

A parcel of land lying in the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 22, Township 45 South, Range 25 East, and lying in the Southeast quarter (SE 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southeast corner of the Southwest quarter (SW 1/4) of said Section 22; thence run, N01°01'53"W, along the East line of said Southwest quarter (SW 1/4), a distance of 460.18 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N72°24'12"W a distance of 606.01 feet; thence run S84°48'39"E a distance of 51.20 feet; thence run S72°24'12"E a distance of 497.65 feet; thence run N52°48'51"E a distance of 37.95 feet; thence run S72°24'12"E a distance of 81.94 feet; thence run S17°37'15"E a distance of 37.95 feet; thence run S72°24'12"E a distance of 50.84 feet to a point of curvature; thence run 276.87 feet along the arc of said curve to the right of radius 1186.00 feet, concave to the Southwest, having a delta angle of 13°22'31", a chord bearing of S65°42'56"E and a chord length of 276.24 feet to a point on a non-tangent line; thence run S46°08'39"E a distance of 54.78 feet to an intersection with a non-tangent curve to which a radial line bears N33°34'37"E; thence run 327.72 feet along the arc of said non-tangent curve to the left of radius 1175.00 feet, concave to the Southwest, having a delta angle of 15°58'49", a chord bearing of N64°24'48"W and a chord length of 326.65 feet to a point of tangency; thence run N72°24'12"W a distance of 118.19 feet to the POINT OF BEGINNING.

Said parcel contains 14,224 sq. ft. (more or less)

Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Turn Lane** *A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on June 1, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 19-6875 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2021000306954, Doc Type D, Pages 9, Recorded 9/17/2021 at 3:41 PM, Deputy Clerk WMILLER ERECORD
Rec Fees: $78.00 Deed Doc: $8,094.10

Prepared by and return to:
Thomas H. Gunderson
Attorney at Law
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
1715 Monroe Street
Fort Myers, FL 33901
239-344-1100
File Number: **THG 21414-10CL**

Parcel Identification Nos. p/o 22-45-25-00-00001.0140 and p/o 22-45-25-00-00007.0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **17th** day of **September, 2021** between **Daniels Parkway JV Development, LLC f/k/a Daniels Parkway JV Investment, LLC, a Florida limited liability company** whose post office address is **12731 New Brittany Blvd., Fort Myers, FL 33907** of the County of **Lee**, State of **Florida**, grantor*, and **Lee County, a political subdivision of the State of Florida** whose post office address is **P.O. Box 398, Fort Myers, FL 33902** of the County of **Lee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: TAMMY MOORE

Witness Name: Cynthia Kelberer

Daniels Parkway JV Development, LLC, a Florida limited liability company

By: Jonathan M. Frantz, M.D., Manager

CONTINUED ON NEXT PAGE

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 15 day of September, 2021 by Jonathan M. Frantz, M.D., Manager of Daniels Parkway JV Development, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [_] has produced a _____ driver's license as identification.

[Notary Seal]

TAMMY S. MOORE
MY COMMISSION # GG 951455
EXPIRES: May 24, 2024
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: TAMMY S MOORE

My Commission Expires: 5-24-2024

Acquisition approved by the Lee County Board of Commissioners action on 4-20-2021
and accepted on behalf of the board by J. Keith Gomez **on** 9-16-2021
in accordance with Agenda Item No. 6
Project Three Oaks N-4053 **Parcel** 514/515

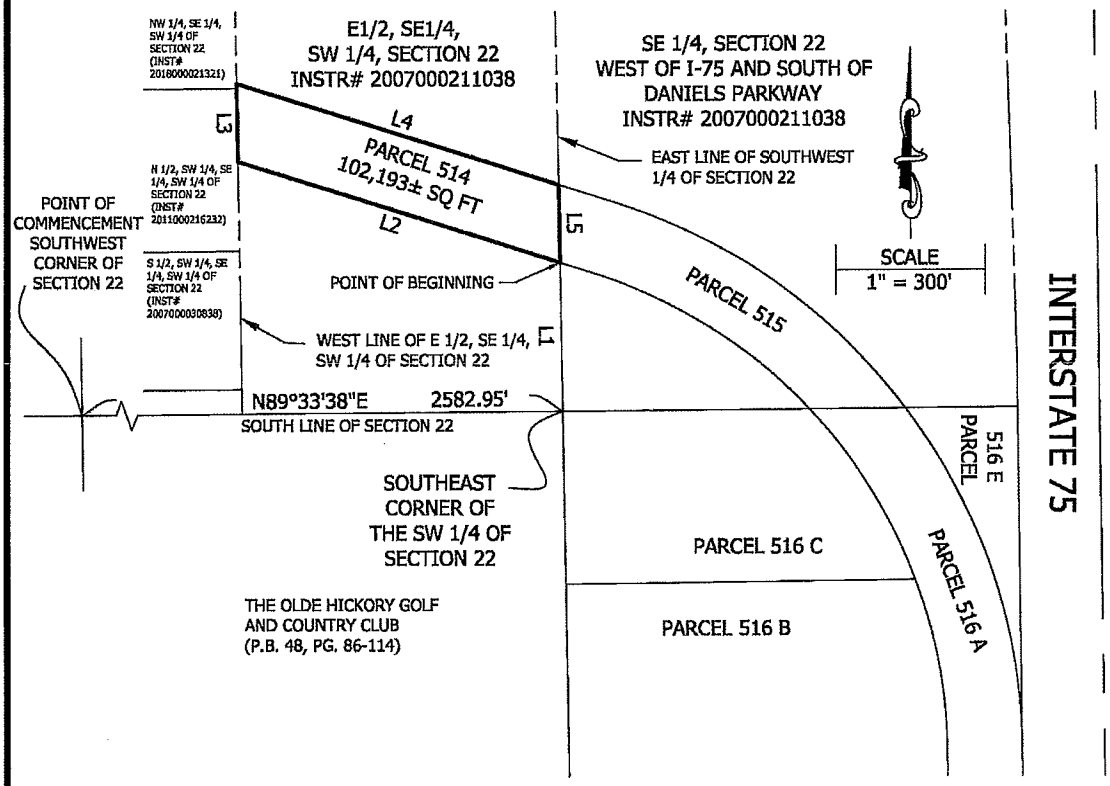
DoubleTime®

EXHIBIT "A"

[SEE ATTCHED]

Sketch

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°01'53" W	301.89'
L2	N 72°24'12" W	681.33'
L3	N 01°00'13" W	158.27'
L4	S 72°24'12" E	681.25'
L5	S 01°01'53" E	158.29'



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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6. NOT VALID WITHOUT SHEET 2 OF 2.

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SQ FT = SQUARE FEET

Sheet 1 of 2

Sketch to Accompany Description

Parcel 514

A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 17-0384 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

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324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 16, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

LS 3839
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Donald Stouten
DN: cn=Donald Stouten, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US
Date: 2021.03.16 10:05:29 -04'00'

DONALD B. STOUTEN FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Parcel 514 Description:

A parcel of land lying in the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southeast corner of the Southwest quarter (SW 1/4) of said Section 22; thence run, N01°01'53"W, along the East line of said Southwest quarter (SW 1/4), a distance of 301.89 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N72°24'12"W a distance of 681.33 feet to an intersection with the West line of the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of said Section 22; thence run N01°00'13"W, along said West line, a distance of 158.27 feet; thence run S72°24'12"E a distance of 681.25 feet to an intersection with the East line of the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of said Section 22; thence run S01°01'53"E, along said East line, a distance of 158.29 feet to the POINT OF BEGINNING.

Said parcel contains 102,193 sq. ft. or 2.35 acres (more or less)

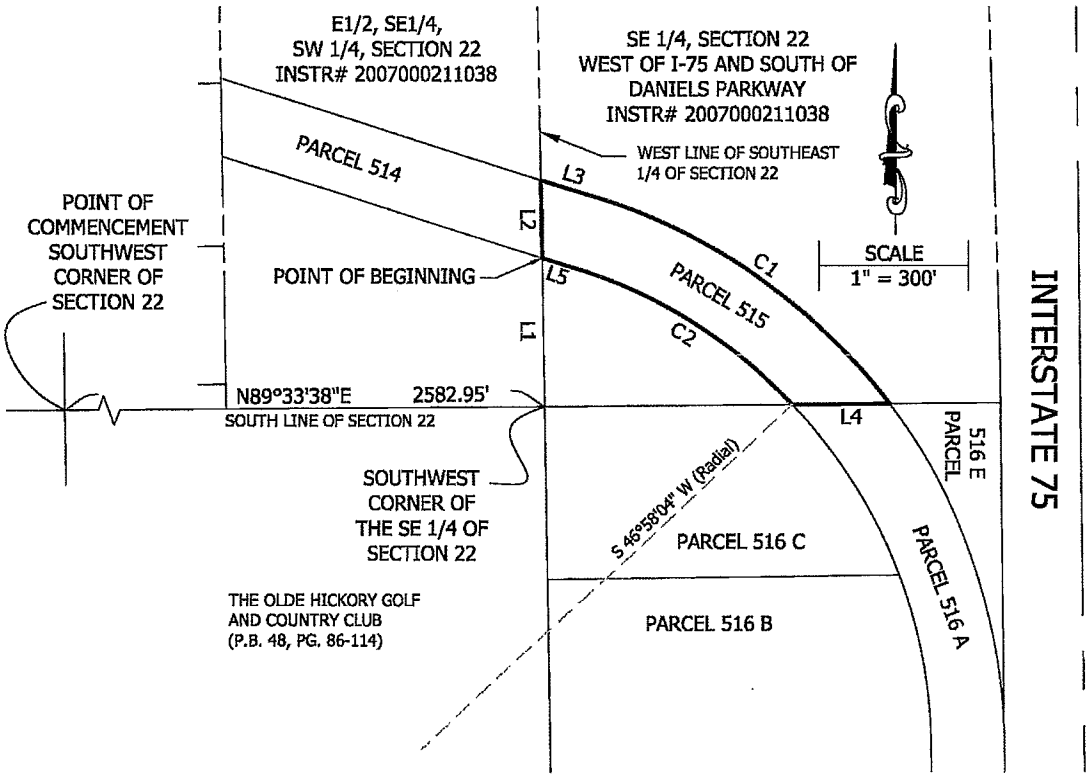
Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Parcel 514** *A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 16, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 17-0384 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Sketch

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°01'53" W	301.89'
L2	N 01°01'53" W	158.29'
L3	S 72°24'12" E	118.19'
L4	S 89°33'38" W	193.78'
L5	N 72°24'12" W	67.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	733.75	1175.00	35°46'47"	S 54°30'49" E	721.89
C2	525.44	1025.00	29°22'16"	N 57°43'04" W	519.71



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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LEGEND:
P.B. = PLAT BOOK
O.R. = OFFICIAL RECORDS BOOK
INST# = INSTRUMENT NUMBER
PG. = PAGE
SQ FT = SQUARE FEET

Sheet 1 of 2

Sketch to Accompany Description

Parcel 515

A portion of the Southeast 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 17-0384 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

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COLLABORATE. INNOVATE. CREATE.

324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 16, 2 2. Digitally signed by Stephen Daniel D Stouten, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US Date: 2021.03.16 Practice as set forth by th Florida Board of Professional Surveyors & Mappers, Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Licensed Number LS 3839 STATE OF FLORIDA Professional Surveyor and Mapper

STEPHEN D. STOUTEN
PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Parcel 515 Description:

A parcel of land lying in the Southeast quarter (SE 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southwest corner of the Southeast quarter (SE 1/4) of said Section 22; thence run, N01°01'53"W, along the West line of said Southeast quarter (SE 1/4), a distance of 301.89 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N01°01'53"W, continuing along said West line, a distance of 158.29 feet; thence run S72°24'12"E, departing said West line, a distance of 118.19 feet to a point of tangency; thence run 733.75 feet along the arc of said curve to the right of radius 1175.00 feet, concave to the Southwest, having a delta angle of 35°46'47", a chord bearing of S54°30'49"E and a chord length of 721.89 feet to an intersection with the South line of said Section 22; thence run S89°33'38"W, along said South line, a distance of 193.78 feet to an intersection with a non-tangent curve to which a radial line bears S46°58'04"W; thence run 525.44 feet along the arc of said non-tangent curve to the left of radius 1025.00 feet, concave to the Southwest, having a delta angle of 29°22'16", a chord bearing of N57°43'04"W and a chord length of 519.71 feet to a point of tangency; thence run N72°24'12"W a distance of 67.62 feet to the POINT OF BEGINNING.

Said parcel contains 108,516 sq. ft. or 2.49 acres (more or less)

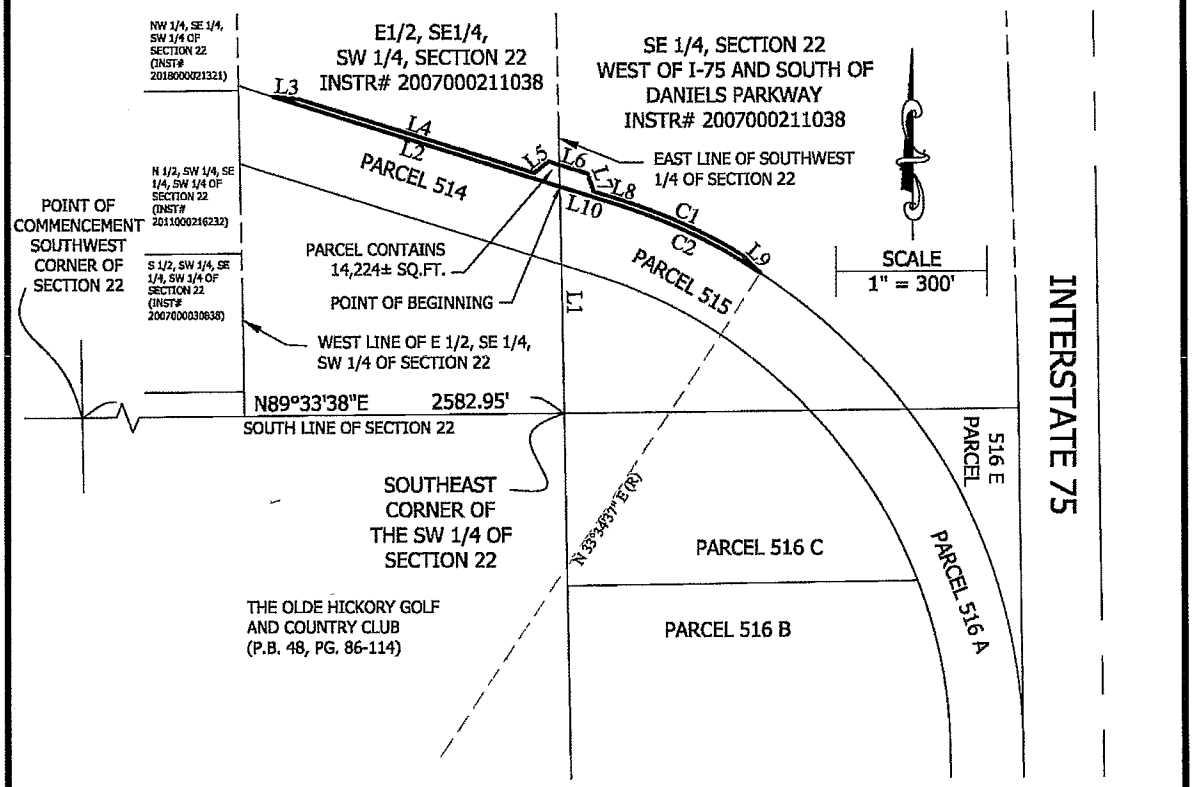
Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Parcel 515** *A portion of the Southeast 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 16, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 17-0384 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3859 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sketch

LINE	BEARING	DISTANCE
L1	N 01°01'53" W	460.18'
L2	N 72°24'12" W	606.01'
L3	S 84°48'39" E	51.20'
L4	S 72°24'12" E	497.65'
L5	N 52°48'51" E	37.95'
L6	S 72°24'12" E	81.94'
L7	S 17°37'15" E	37.95'
L8	S 72°24'12" E	50.84'
L9	S 46°08'39" E	54.78'
L10	N 72°24'12" W	118.19'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1186.00'	276.87'	13°22'31"	S 65°42'56" E	276.24'
C2	1175.00'	327.72'	15°58'49"	N 64°24'48" W	326.65'



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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O.R. = OFFICIAL RECORDS BOOK
INST# = INSTRUMENT NUMBER
PG. = PAGE
SQ FT = SQUARE FEET

Sheet 1 of 2

Sketch to Accompany Description

Turn Lane

A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 19-6875 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

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324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the b[illegible] of my knowledge and belief, the sketch and description repres[illegible] and hereon, made under my direction on June 1, 2021, is [illegible] accordance with Standards of Practice as set forth by the [illegible] Board of Professional Surveyors & Mappers in Chap[illegible]r 5J-17, Florida Administrative Code, pursuant to Section 47[illegible] Florida Statutes.

LS 3839
STATE OF FLORIDA
Professional Surveyor and Mapper

DONALD [illegible] (NOT THE FIRM)
FLORIDA PROF[illegible]SIONAL SURVEYOR & MAPPER [illegible]
NOT VALID W[illegible]THOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SI[illegible]GNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Digitally signed by Donald Stouten D
DN: c=US, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US
Date: 2021.09.14 [illegible]:04'00'

Description

Turn Lane Description:

A parcel of land lying in the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 22, Township 45 South, Range 25 East, and lying in the Southeast quarter (SE 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southeast corner of the Southwest quarter (SW 1/4) of said Section 22; thence run, N01°01'53"W, along the East line of said Southwest quarter (SW 1/4), a distance of 460.18 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N72°24'12"W a distance of 606.01 feet; thence run S84°48'39"E a distance of 51.20 feet; thence run S72°24'12"E a distance of 497.65 feet; thence run N52°48'51"E a distance of 37.95 feet; thence run S72°24'12"E a distance of 81.94 feet; thence run S17°37'15"E a distance of 37.95 feet; thence run S72°24'12"E a distance of 50.84 feet to a point of curvature; thence run 276.87 feet along the arc of said curve to the right of radius 1186.00 feet, concave to the Southwest, having a delta angle of 13°22'31", a chord bearing of S65°42'56"E and a chord length of 276.24 feet to a point on a non-tangent line; thence run S46°08'39"E a distance of 54.78 feet to an intersection with a non-tangent curve to which a radial line bears N33°34'37"E; thence run 327.72 feet along the arc of said non-tangent curve to the left of radius 1175.00 feet, concave to the Southwest, having a delta angle of 15°58'49", a chord bearing of N64°24'48"W and a chord length of 326.65 feet to a point of tangency; thence run N72°24'12"W a distance of 118.19 feet to the POINT OF BEGINNING.

Said parcel contains 14,224 sq. ft. (more or less)

Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Turn Lane** *A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on June 1, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 19-6875 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2021000306954, Doc Type D, Pages 9, Recorded 9/17/2021 at 3:41 PM, Deputy Clerk WMILLER ERECORD
Rec Fees: $78.00 Deed Doc: $8,094.10

Prepared by and return to:
Thomas H. Gunderson
Attorney at Law
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
1715 Monroe Street
Fort Myers, FL 33901
239-344-1100
File Number: **THG 21414-10CL**

Parcel Identification Nos. p/o 22-45-25-00-00001.0140 and p/o 22-45-25-00-00007.0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **17th** day of **September, 2021** between **Daniels Parkway JV Development, LLC f/k/a Daniels Parkway JV Investment, LLC, a Florida limited liability company** whose post office address is **12731 New Brittany Blvd., Fort Myers, FL 33907** of the County of **Lee**, State of **Florida**, grantor*, and **Lee County, a political subdivision of the State of Florida** whose post office address is **P.O. Box 398, Fort Myers, FL 33902** of the County of **Lee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: TAMMY MOORE

Witness Name: Cynthia Kelberer

Daniels Parkway JV Development, LLC, a Florida limited liability company

By: Jonathan M. Frantz, M.D., Manager

CONTINUED ON NEXT PAGE

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 15 day of September, 2021 by Jonathan M. Frantz, M.D., Manager of Daniels Parkway JV Development, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [_] has produced a _____ driver's license as identification.

[Notary Seal]

TAMMY S. MOORE
MY COMMISSION # GG 951455
EXPIRES: May 24, 2024
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: TAMMY S MOORE

My Commission Expires: 5-24-2024

Acquisition approved by the Lee County Board of Commissioners action on 4-20-2021
and accepted on behalf of the board by J. Keith Gomez **on** 9-16-2021
in accordance with Agenda Item No. 6
Project Three Oaks N-4053 **Parcel** 514/515

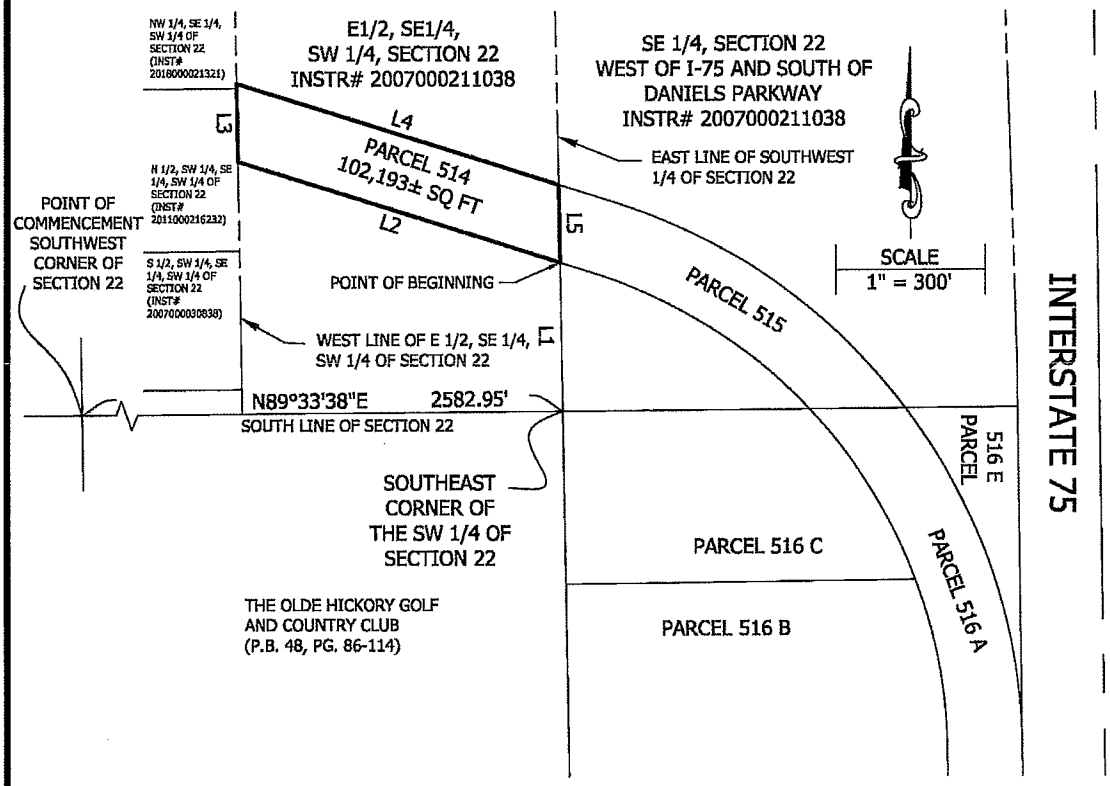
DoubleTime®

EXHIBIT "A"

[SEE ATTCHED]

Sketch

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°01'53" W	301.89'
L2	N 72°24'12" W	681.33'
L3	N 01°00'13" W	158.27'
L4	S 72°24'12" E	681.25'
L5	S 01°01'53" E	158.29'



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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Sheet 1 of 2

Sketch to Accompany Description

Parcel 514

A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 17-0384 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

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Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 16, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

LS 3839
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Donald Stouten
DN: cn=Donald Stouten, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US
Date: 2021.03.16 10:05:29 -04'00'

DONALD B. STOUTEN FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Parcel 514 Description:

A parcel of land lying in the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southeast corner of the Southwest quarter (SW 1/4) of said Section 22; thence run, N01°01'53"W, along the East line of said Southwest quarter (SW 1/4), a distance of 301.89 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N72°24'12"W a distance of 681.33 feet to an intersection with the West line of the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of said Section 22; thence run N01°00'13"W, along said West line, a distance of 158.27 feet; thence run S72°24'12"E a distance of 681.25 feet to an intersection with the East line of the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of said Section 22; thence run S01°01'53"E, along said East line, a distance of 158.29 feet to the POINT OF BEGINNING.

Said parcel contains 102,193 sq. ft. or 2.35 acres (more or less)

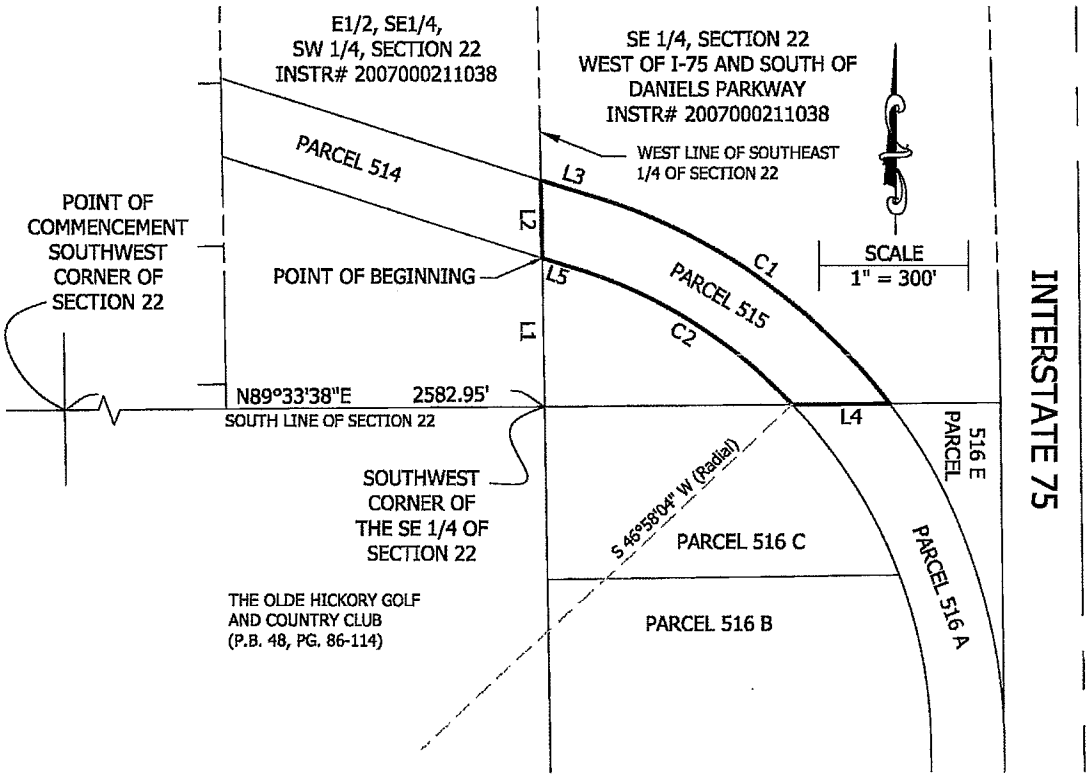
Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Parcel 514** *A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 16, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 17-0384 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Sketch

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°01'53" W	301.89'
L2	N 01°01'53" W	158.29'
L3	S 72°24'12" E	118.19'
L4	S 89°33'38" W	193.78'
L5	N 72°24'12" W	67.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	733.75	1175.00	35°46'47"	S 54°30'49" E	721.89
C2	525.44	1025.00	29°22'16"	N 57°43'04" W	519.71



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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INST# = INSTRUMENT NUMBER
PG. = PAGE
SQ FT = SQUARE FEET

Sheet 1 of 2

Sketch to Accompany Description

Parcel 515

A portion of the Southeast 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 17-0384 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

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Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 16, 2 2. Digitally signed by Stephen Daniel D Stouten, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US Date: 2021.03.16 Practice as set forth by th Florida Board of Professional Surveyors & Mappers, Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Licensed Number LS 3839 STATE OF FLORIDA Professional Surveyor and Mapper

STEPHEN D. STOUTEN
PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Parcel 515 Description:

A parcel of land lying in the Southeast quarter (SE 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Southwest corner of said Section 22, thence run N89°33'38"E, along the South line of said Section 22, a distance of 2582.95 feet to the Southwest corner of the Southeast quarter (SE 1/4) of said Section 22; thence run, N01°01'53"W, along the West line of said Southeast quarter (SE 1/4), a distance of 301.89 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING, thence run N01°01'53"W, continuing along said West line, a distance of 158.29 feet; thence run S72°24'12"E, departing said West line, a distance of 118.19 feet to a point of tangency; thence run 733.75 feet along the arc of said curve to the right of radius 1175.00 feet, concave to the Southwest, having a delta angle of 35°46'47", a chord bearing of S54°30'49"E and a chord length of 721.89 feet to an intersection with the South line of said Section 22; thence run S89°33'38"W, along said South line, a distance of 193.78 feet to an intersection with a non-tangent curve to which a radial line bears S46°58'04"W; thence run 525.44 feet along the arc of said non-tangent curve to the left of radius 1025.00 feet, concave to the Southwest, having a delta angle of 29°22'16", a chord bearing of N57°43'04"W and a chord length of 519.71 feet to a point of tangency; thence run N72°24'12"W a distance of 67.62 feet to the POINT OF BEGINNING.

Said parcel contains 108,516 sq. ft. or 2.49 acres (more or less)

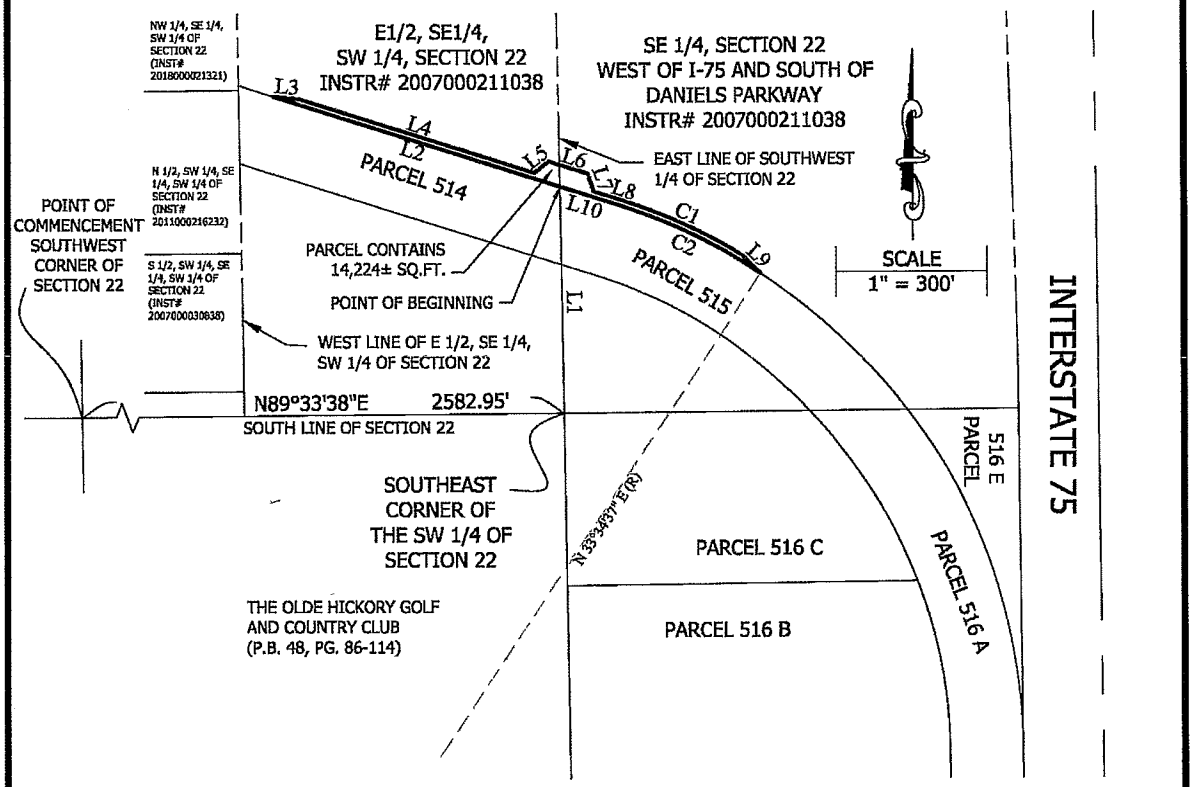
Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Parcel 515** *A portion of the Southeast 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 16, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 17-0384 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3859 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sketch

LINE	BEARING	DISTANCE
L1	N 01°01'53" W	460.18'
L2	N 72°24'12" W	606.01'
L3	S 84°48'39" E	51.20'
L4	S 72°24'12" E	497.65'
L5	N 52°48'51" E	37.95'
L6	S 72°24'12" E	81.94'
L7	S 17°37'15" E	37.95'
L8	S 72°24'12" E	50.84'
L9	S 46°08'39" E	54.78'
L10	N 72°24'12" W	118.19'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1186.00'	276.87'	13°22'31"	S 65°42'56" E	276.24'
C2	1175.00'	327.72'	15°58'49"	N 64°24'48" W	326.65'



SURVEY NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 22 BEING N89°33'38"E (FLORIDA WEST STATE PLANE COORDINATE SYSTEM).
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
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Sheet 1 of 2

Sketch to Accompany Description

Turn Lane

A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 19-6875 | PREPARED FOR: Avalon Engineering

SECTION 22, TOWNSHIP 45S, RANGE 25E

THIS IS NOT A SURVEY

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Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the b[illegible] of my knowledge and belief, the sketch and description repres[illegible] and hereon, made under my direction on June 1, 2021, is [illegible] accordance with Standards of Practice as set forth by the [illegible] Board of Professional Surveyors & Mappers in Chap[illegible]r 5J-17, Florida Administrative Code, pursuant to Section 47[illegible] Florida Statutes.

LS 3839
STATE OF FLORIDA
Professional Surveyor and Mapper

DONALD [illegible] (NOT THE FIRM)
FLORIDA PROF[illegible]SIONAL SURVEYOR & MAPPER [illegible]
NOT VALID W[illegible]THOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SI[illegible]GNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Digitally signed by Donald Stouten D
DN: c=US, o=Ardurra Group, Inc, ou=Ardurra Group, Inc, email=dstouten@ardurra.com, c=US
Date: 2021.09.14 [illegible]:04'00'

Description

Turn Lane Description:

A parcel of land lying in the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 22, Township 45 South, Range 25 East, and lying in the Southeast quarter (SE 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

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Said parcel contains 14,224 sq. ft. (more or less)

Bearings are based on the South line of Section 22 being N89°33'38"E (Florida West state plane coordinate system).

THIS IS NOT A SURVEY	Description to Accompany Sketch **Turn Lane** *A portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida*	*Not Valid without Sheet 1 of 2*
Sheet 2 of 2	ARDURRA COLLABORATE. INNOVATE. CREATE. 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on June 1, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Sheet 1 of 2 for Signature and Seal*
JOB # 19-6875 PREPARED FOR: Avalon Engineering SECTION 22, TOWNSHIP 45S, RANGE 25E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

INSTR # 2007000211038, Doc Type D, Pages 2, Recorded 07/03/2007 at 03:55 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $123200.00 Rec. Fee $18.50 Deputy Clerk DLESLIE

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123,200

Prepared by and return to:
Thomas H. Gunderson
Attorney at Law
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
1715 Monroe St. P. O. Box 280
Fort Myers, FL 33902
239-344-1100
File Number: **THG JPI JV CABR**
Will Call No.: **35**

Parcel Identification No. 22-45-25-00-00001.0140
22-45-25-00-00007.0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **29th** day of **June, 2007** between **SAMIR CABRERA, DANIELS VIEW, LLC, a Florida limited liability company** whose post office address is **12800 University Drive, Ste. 500, Fort Myers, FL 33907** of the County of **Lee**, State of **Florida**, grantor*, and **DANIELS PARKWAY JV INVESTMENT, LLC, a Florida limited liability company** whose post office address is **12731 New Brittany Boulevard, Fort Myers, FL 33907** of the County of **Lee**, State of **Florida**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

That part of the Southeast Quarter (SE ¼) of Section 22, Township 45 South, Range 25 East, lying West of Interstate 75 (I-75) and lying Southerly of Daniels Parkway right-of-way, Lee County, Florida, and
The East One-Half (E ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 22, Township 45 South, Range 25 East, Lee County, Florida.

Together with a non-exclusive easement for ingress and egress over "Indian Paint Lane" as described in instrument recorded at Official Records Book 511, Page 518, Public Records of Lee County, Florida.

Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SAMIR CABRERA, DANIELS VIEW, LLC, a Florida limited liability company

By: CABRERA GP, LLC, a Florida limited liability company, its Manager

By: _____
SAMIR N. CABRERA, Manager

Witness Name: Tom Daugherty

Witness Name: Nancy Moss

DoubleTime®

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 28 day of June, 2007 by SAMIR N. CABRERA, Manager of CABRERA GP, LLC, a Florida limited liability company, as Manager, on behalf of the company for SAMIR CABRERA, DANIELS VIEW, LLC, a Florida limited liability company. He [_] is personally known to me or [_] has produced Drivers License as identification.

[Notary Seal]

Nancy Moss
Commission # DD544359
Expires June 3, 2010
Bonded Troy Fain - Insurance, Inc 800-385-7019

Notary Public

Printed Name: Nancy Moss

My Commission Expires:

DoubleTime®

INSTR # 2007000211038, Doc Type D, Pages 2, Recorded 07/03/2007 at 03:55 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $123200.00 Rec. Fee $18.50 Deputy Clerk DLESLIE

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1715 Monroe St. P. O. Box 280
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Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

That part of the Southeast Quarter (SE ¼) of Section 22, Township 45 South, Range 25 East, lying West of Interstate 75 (I-75) and lying Southerly of Daniels Parkway right-of-way, Lee County, Florida, and
The East One-Half (E ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 22, Township 45 South, Range 25 East, Lee County, Florida.

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Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SAMIR CABRERA, DANIELS VIEW, LLC, a Florida limited liability company

By: CABRERA GP, LLC, a Florida limited liability company, its Manager

By: _____
SAMIR N. CABRERA, Manager

Witness Name: Tom Daugherty

Witness Name: Nancy Moss

DoubleTime®

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 28 day of June, 2007 by SAMIR N. CABRERA, Manager of CABRERA GP, LLC, a Florida limited liability company, as Manager, on behalf of the company for SAMIR CABRERA, DANIELS VIEW, LLC, a Florida limited liability company. He [_] is personally known to me or [_] has produced Drivers License as identification.

[Notary Seal]

Nancy Moss
Commission # DD544359
Expires June 3, 2010
Bonded Troy Fain - Insurance, Inc 800-385-7019

Notary Public

Printed Name: Nancy Moss

My Commission Expires:

DoubleTime®

DANIELS TOWN SQUARE CPA

Request Statement and Lee Plan Analysis

I. REQUEST

The Meyers Group ("Applicant") seeks to amend Lee Plan Map 1-A, Future Land Use Map, and Lee Plan Map 1-C, Mixed-use Overlay, to change the Future Land Use Category (FLUC) from General Interchange to Intensive Development and be included in the Mixed-use Overlay (MUO). The 66.2+/- acre subject property is generally located on the southwest corner of Daniels Parkway and I-75 in unincorporated Lee County, Florida.

Additionally, a Text Amendment application to change to Table 1(b) to increase the acreage of the residential land in the Intensive Development FLU category of District 11, Daniels Parkway from 0 to 66 acres and remove the acreage from General Interchange.

The desired development program includes up to 500,000 square feet of Non-Residential uses (Retail: Max 500,000sf plus Hotel: Max 300 rooms); and up to 1,456 Residential dwelling units (927 base density units and 529 bonus density units) made up of Multi-family and Senior Housing (ALF, Continuing Care, Independent Living). The project is a Town Center style layout.

Additionally, there is a companion zoning action to rezone from CPD / AG-2 to Mixed-use Planned Development (MPD).

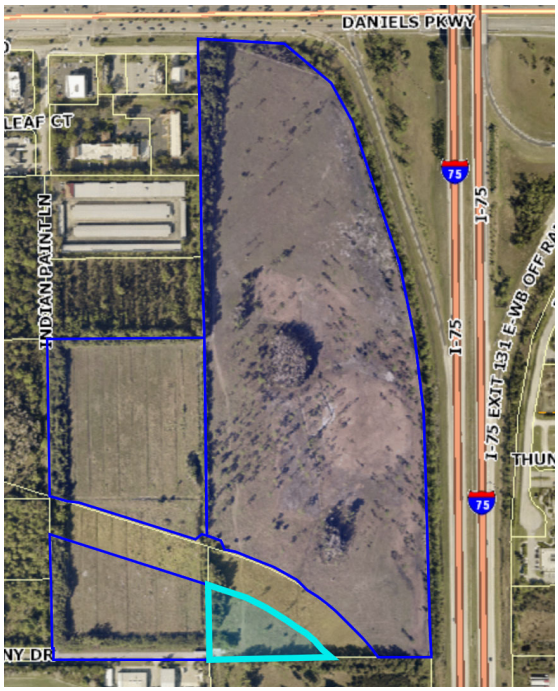
The intent is to use the property as a commercial retail and employment center including office space and hotel and for multifamily residential housing as well as senior living facilities.

II. PROPERTY HISTORY

The Property is made up of six parcels with different entitlement and development histories.

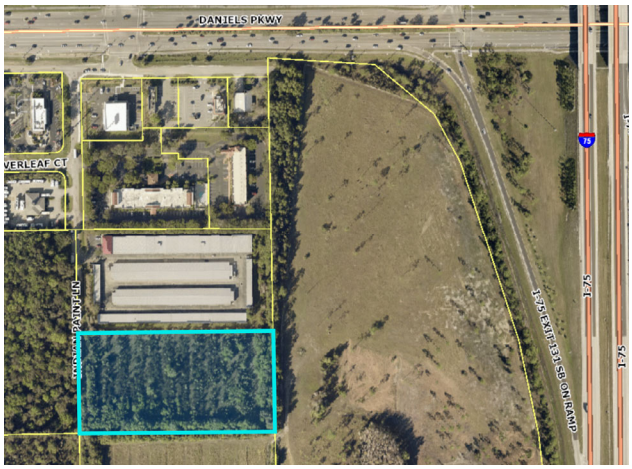
<u>Daniels Parkway JV Development</u>

Four parcels make up the majority of the subject property covering 65.6 acres that border I-75 owned by Daniels Parkway JV Development, LLC. The properties have been owned by the group since 2007. They have been under an agricultural exemption since 2008 and have been maintained as a pasture for livestock. In 2008 the property was rezoned from Agriculture (AG-2) to Commercial Planned Development (Z-08-043) to accommodate a development program of 50,000 square feet of Medical Office, 90,000 square feet of General Office, 250,000 square feet of Retail Commercial, and a 120-room hotel, with a maximum height of 75 feet. The zoning conditions and site plan included an active eagles nest which has since been vacated and released as a nest.



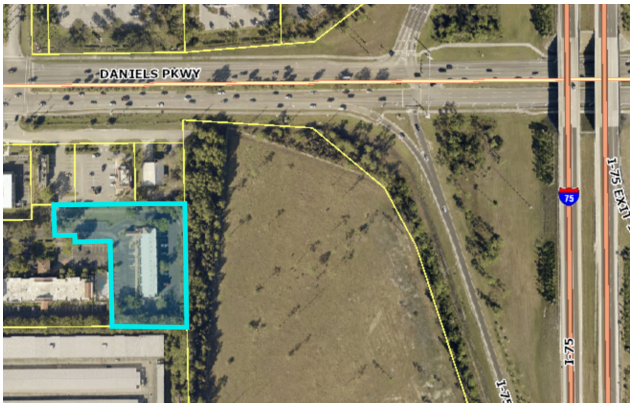
The four properties were split from two parent parcels in 2021 to accommodate the Lee County right-of-way acquisition for the Three Oaks North

extension/Fiddlesticks connector road. There is an active ERP Permit establishing the jurisdictional wetlands that have been identified.



Fishboll

The parcel owned by Fishboll, Inc., that is located south of the storage business on Indian Paint Lane, was first placed on the Lee County Tax Roles in 1969. It has never been developed. It was sold to the current owner in 2002. There have not been any permits or zoning actions taken. It is zoned AG-2 and had been under an agricultural exemption until 2017 but does not currently have any exemptions on the property. It likely contains a wetland area on much of the property that will be determined through the active ERP application to be complete by September 2022.



Debary Hospitality

The final parcel is currently occupied and operated as the Travel Inn hotel. It has been owned by Debary Hospitality since 2009. It has been a hotel since the early 2000's. The property is zoned Commercial Tourist and has access to Indian Paint Lane.

II. EXISTING CONDITIONS

The property is located at the southwest corner of Daniels Parkway/Daniels 9300 and I-75. The property is surrounded by a mix of commercial uses such as a former South Trail Fire Station, Taco Bell, Waffle House and PitStop Auto Repair at the northwest corner along the frontage road; two hotels and a storage business to the west with several undeveloped properties; and to the south and southwest is undeveloped properties and the Olde Hickory Golf and County Club.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	General Interchange	CPD / CT / CG	Public Facilities, Commercial and Retail
SOUTH	Outlying Suburban	RPD	Vacant / Residential Development
EAST	General Interchange	MPD	Interstate 75 / Daniels/I-75 Commerce Center MPD
WEST	General Interchange / Wetlands	AG-2 / CPD/ CT/ CG	Vacant / Storage / Hotel / Retail

The property is in a dense area that is one of the two most intense and significant arterial interchanges in Lee County. Daniels Parkway traverses the County east to Lehigh Acres and west to Cape Coral with major developments from Gateway and the RSW airport west to the Caloosahatchee River. The subject property is central to the most dense allocations of allowances

for commercial and housing development and is the major arterial that leads to the Six Mile Cypress/Metro Parkway/Plantation Road area that is set aside as the intense development area considered to be the “downtown” of Lee County.

Public infrastructure is in place or slated to be expanded to serve intense development. The site has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, public schools, solid waste, transit with nearby bus stops, and multi-use paths. Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks North and will benefit from a major expansion of the I-75 interchange and Daniels Parkway. Daniels Parkway is going to see improvements to the intersections at Fiddlesticks/Palamino Lane and off-site improvements undertaken by the developer of this application will be made to the Daniels 9300/Danport Boulevard intersection that has been inadequate for nearly 20 years.

The Property will have access points onto Indian Paint Lane, Daniels 9300 (or alternative given proposed intersection improvements at Danport) and eventually direct connection and lighted intersection at Three Oaks North Extension.

Other than the Travel Inn hotel, which will be removed, the site is undeveloped. The majority of it is a pasture with an active agricultural exemption since 2008. The site contains some vegetation but other than the two wetlands central to the property and some small indigenous vegetation in the eastern central portion, the site’s vegetation is mostly impacted and of lower quality containing invasive exotics.

IV. LEE PLAN CONSISTENCY

The following is an analysis of the Comprehensive Plan Amendment, and the companion Mixed-use Planned Development, meets consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.

> The property is currently in the General Interchange FLUC at the southwest corner of two major arterials – Daniels Parkway (6-lane County Maintained Controlled Access Facility with expansion plans abutting the property) and I-75. The General Interchange FLUC allows for intense development with uses and density consistent with the Intensive Development FLUC being proposed in this amendment. The property is served by all categories of public infrastructure and is one of the major interchange and development areas in the County. It is central to population centers and serves as an accessible employment center and commercial services area. It is also appropriate for mixed use development allowing for multi-family density in both categories at up to 22 units per acre. The location is correct for dense

development that will promote the use of public infrastructure, capture vehicle trips and promote use of alternative forms of transportation. The Mixed-use Planned Development that accompanies this request is consistent with the goal of this FLUC.

OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS. Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, and University Village. Residential uses are only permitted in these categories in accordance with Policy 1.3.2.

The subject parcel was placed in the General Interchange FLUC because of its proximity to major population centers, it's location next to I-75 and its frontage and access to a major east-west corridor known as Daniels Parkway. The uses that are permitted are a mix of high density residential and a full range of commercial from general commercial and offices to retail and tourist serving uses such as restaurants and hotels. The desired development program, as included in a companion MPD zoning application, includes up to 500,000 square feet of Non-Residential uses (Retail: Max 500,000sf plus Hotel: Max 300 rooms); and up to 1,456 Residential dwelling units (927 base density units and 529 bonus density units) made up of Multi-family and Senior Housing (ALF, Continuing Care, Independent Living). The project is a Town Center style layout. These uses are consistent with the General Interchange FLUC as described in this Objective.

The change from General Interchange to Intensive Development and the Mixed-use Overlay will serve to further the Objective by allowing for greater development intensity while maintaining similar uses that were deemed desirable in the General Interchange FLUC. Dense development is good in the proper locations where the parcels have access to major infrastructure that is designed for the intensity and can capture trips by serving local residential commercial needs, employment and tourist traffic.

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

The property is currently in the General Interchange FLUC at the southwest corner of two major arterials – Daniels Parkway (6-lane County Maintained Controlled Access Facility with expansion plans abutting the property) and I-75. The General Interchange FLUC allows for intense development with uses and density consistent with the Intensive Development FLUC being proposed in this amendment.

The property is served by all categories of public infrastructure and is one of the major interchange and development areas in the County. It is central to population centers and serves as an accessible employment center and commercial services area east to Gateway and Lehigh Acres and west regionally to the southern portion of the city boundaries through the US 41/Daniels Parkway intersection. It is appropriate for mixed use development allowing both tourist commercial, retail and multi-family density at up to 22 units per acre.

The desired development program, as included in a companion MPD zoning application, includes up to 500,000 square feet of Non-Residential uses (Retail: Max 500,000sf plus Hotel: Max 300 rooms); and up to 1,456 Residential dwelling units (927 base density units and 529 bonus density units) made up of Multi-family and Senior Housing (ALF, Continuing Care, Independent Living). The project is a Town Center style layout. These uses are consistent with the General Interchange FLUC as described in this policy.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

The property is located within District 11, Daniels Parkway. The district has allocated to it 58 acres of residential lands in General Interchange and 0 acres in Intensive Development.

Year 2045 Allocations also indicate that 1,483 acres are allocated for residential uses in the Daniels Parkway Planning Community.

The proposed Comprehensive Plan Text Amendment (CPA-T) application requests 66.2 acres of land be moved out of General Interchange and into the Intensive Development FLUC for consistency with this policy.

GOAL 4

Standard 4.1.1 & 4.1.2: Water & Sewer

Potable water and sanitary sewer services are available to service the development as outlined in the attached Availability Letter provided by Lee County Utilities.

Standard 11.3. Transportation

Approval of the request is based on the ultimate buildout of the subject property. The loca transportation network is not currently in place to absorb the projected development program; however, the network is in various stages of completion that will serve the property with sufficient capacity.

Access to the site will be improved over time. There are four major actions that will likely be completed well before 2030:

1. I-75 Interchange efficiency and expansion improvements
2. Daniels Parkway widening and intersection improvements at Danport Boulevard/Daniels 9300, Fiddlestick/Palomino and Apaloosa Lane.
3. Three Oak Extension connecting to Fiddlesticks Boulevard, and
4. Developer initiated improvements to the Indian Paint/Danport/Daniels 9300 intersection that will result in the removal of the PitStop Care Repair to make room for stacking and circulation improvements for a boulevard type entrance into the subject property and overall safety improvements for all existing businesses on the Daniels 9300 frontage road.

GOAL 11: MIXED USE.

POLICY 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use). (Ord. No. 17-13)

The subject parcel is in proposed to be in the Intensive Development FLUC and in the Mixed-Use overlay (MUO). The property is currently in the General Interchange FLUC and therefore has been consistent with this Goal as it allows multi-family and a wide range of commercial and light industrial uses. The move to Intensive Development FLUC and the MUO will serve to further codify the location as appropriate and desirable for mixed uses.

OBJECTIVE 11.2: MIXED USE OVERLAY.

POLICY 11.2.1: The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:

1. Located within the extended pedestrian shed of established transit routes; and,

Transit is available within ¼ to ½ mile of the majority of the development. Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

There are two principal definitions for pedestrian sheds:

1. The first is commonly referred to as the Standard Pedestrian Shed, which is defined as a 5-minute walk or ¼ mile or 1,320 feet.
2. The second has been called the Long Pedestrian Shed or ½ mile radius or 2640 feet and a 10-minute walk, which has been used by transit-oriented development standards for access to work and play and by jurisdictions and advocacy groups to be the standard for access to recreational facilities such as parks and open space.

ADDITIONAL DISCUSSION AND REFERENCES BY TRANSPORTATION AND PLANNING AUTHORITIES:

FDOT Florida Greenbook
Transit-Oriented Development (TOD) - a regional center development with transit available or proposed. TODs are developments that are moderate to high density, mixed-use, and walkable development designed to facilitate transit and accommodate multiple modes of transportation. TODs generally encompass a radius of ¼ or ½ miles of a transit station, a distance most pedestrians are willing to walk.
https://www.fdot.gov/docs/default-source/roadway/floridagreenbook/tnd-handbook.pdf

"Walkability Measures for Florida", Florida Resources and Environmental Analysis Center, Florida State University
Walkability is "the extent to which the built environment supports and encourages walking by providing for pedestrian comfort and safety, connecting people with varied destinations within

a reasonable amount of time and effort and offering visual interest in journeys throughout the network"

Law Insider
Pedestrian Shed means an area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is ¼ mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares.
A Long Pedestrian Shed is ½ mile radius or 2640 feet and may be used for mapping when transit is present or proposed. (Sometimes called a "walk- shed" or "walkable catchment.")

Trust for Public Lands
The Department of Transportation agrees that most people can walk a half-mile in about 10 minutes. At The Trust for Public Land, we believe everyone should be able to reach a park in that amount of time—no matter what kind of neighborhood you live in.
https://www.tpl.org/blog/why-the-10-minute-walk

10MINUTEWALK.ORG, sponsored by ULI, NRPA and Trust for Public Land
Make the 100% Promise to ensure that everyone in your city has safe, easy access to a quality park within a 10-minute walk of home by 2050.

FDOT Traditional Neighborhood Design Handbook
Pedestrian shed - an area, approximately circular, that is centered on a common destination. A pedestrian shed is applied to determine the approximate size of a neighborhood. A standard pedestrian shed is ¼ mile radius, or 1320 feet, about the distance of a five-minute walk at a leisurely pace.

2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,

Pedestrian interconnection will be made with sidewalks and multi-use paths along Three Oaks North Extension and Daniels Parkway. An internal sidewalk system will allow for residents of this project al alterative for m of transportation to automobiles. The users of this project will be able to access local commercial uses via two local collectors: Danport 9300 and Indian Paint Lane without travelling onto Three Oaks North or Daniels Parkway.

3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,

The requested Map 1-C change in this application will add this property into the MUO, while the requested Map 1-A change in this application will amend the FLUC from General Interchange to Intensive Development creating consistency with this policy.

4. Availability of adequate public facilities and infrastructure; and

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. Letters of availability have been secured from Lee County Utilities, Lee County Schools, Lee County Sheriff (Central District served by LCSO Headquarters 3.5 miles away on Six Mile Cypress), Lee County Parks and Recreation, South Trail Fire (Station #62 1.2 miles west on Daniels), Lee County Emergency Medical Services, Lee County Solid Waste, Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

There is an ERP in active review for the project (Application No. 220526-34567) for stormwater and drainage. Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks North and will benefit from a major expansion of the I-75 interchange and Daniels Parkway. Daniels Parkway is going to see improvements to the intersections at Fiddlesticks/Palamino Lane and off-site improvements undertaken by the developer of this application will be made to the Daniels 9300/Danport Boulevard intersection that has been inadequate for nearly 20 years.

5. Will not intrude into predominately single-family residential neighborhoods.

To the south is the Olde Hickory Golf and Country Club. The residential area to the south is a lower density development than the applications request. Compatibility is achieved by the layout of the proposed Master Concept Plan (MCP) that places lakes and buffers between the Country Club and the closest multi-family building that is no less than 200 feet north. The most dense and intense commercial area is across the right-of-way for Three Oaks North. The area is programmed for centralized intensities that support commercial, retail, recreational, and hospitality uses in conformation of the mixed-use development.

POLICY 11.2.4: Use of conventional zoning districts will be encouraged within the Mixed-Use Overlay in order to promote continued redevelopment. (Ord. No. 17-13)

The proposed development is centrally located, as identified in the Lee Plan

POLICY 158.1.9: Lee County, in response to current and projected needs of Lee County residents, will encourage a diverse mix of housing types, sizes, prices, and rents by maintaining mixed use land use categories in the Future Land Use Element. (Ord. No. 00-22)

The proposed MPD integrates dense residential development and retail and commercial, which are true mixed-use buildings.

DIVISION 2-BONUS DENSITY PROGRAM

Sec 2-145(b) Minimum Requirements

(1) The additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road; and

The proposed site will have direct access to Three Oaks Parkway North connecting to Fiddlesticks one mile from Daniels Parkway intersection (County Maintained Controlled Access Facility). The traffic from this site will either commute south to Alico Road and not through any residential areas or north to Daniels Parkway while only passing through developing commercial areas.

(2) Existing and committed public facilities are not so overwhelmed that a density increase would be contrary to the overall public interest; and

The proposed does not overwhelm the existing public facilities. There is a letter of availability from Lee County Utilities stating there is capacity for sanitary sewer and water. Transportation has been addressed as a current shortfall, but all plans are in place to accommodate the development program in timely fashion. The other urban services in the area available and designed for dense development.

(3) Storm shelters or other appropriate mitigation is provided if the development is located within the coastal high hazard area as defined in section 2-483.

The proposed site is not within the coastal high hazard area.

(4) The resulting development will be compatible with existing and planned surrounding land uses.

The surrounding land uses include intensive commercial development, dense multi-family, retail and restaurants, golf courses and master planned communities and other uses compatible with the requested schedule of uses and intensity and density.

OBJECTIVE 39.7: COMMUNITY IMPACTS.

POLICY 39.7.1: Alignments of new and expanded roads and other transportation improvements will be selected to maximize the benefit/cost ratio while:

- ***Minimizing the number of businesses and residences displaced.***
- ***Using major roads to define neighborhoods.***
- ***Facilitating the development of Mixed Use Overlay areas, promoting infill and redevelopment.***
- ***Distributing traffic loadings among available facilities.***

Improvements are being made publicly and will be added to by private improvements made by the developer and applicant.

POLICY 61.1.1: Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely, and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints.

The water retention, treatment and supply on site will be monitored by the ERP currently under review at SFWMD.

LEE PLAN GOAL 54

POLICY 54.1.2: In developing and implementing local landscape regulations including the preservation, reforestation, and wetlands restoration requirements, preference will be given to native species which are adapted to the region's climatic regime.

The development will be required to bring the landscaping up to current code and will comply with all native vegetation requirements as agreed to in conditions for the Commercial Planned Development.

POLICY 54.1.6: Maintain development regulations that require new development to connect to a reuse water system if a system is near the development and has sufficient capacity.

Reuse is available at this location according to Lee County Utilities and the project will connect.

POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

a. Sanitary Sewer – Lee County Utilities currently serves the site and has capacity. LCU has stated in a letter of availability that they have capacity to establish service.

b. Potable Water – Lee County Utilities currently serves the site and has capacity. LCU has stated in a letter of availability that they have capacity to establish service.

c. Surface Water/Drainage Basins – The property is intended to be developed as part of a Mixeduse Planned Development. The project will be required to meet all LDC provisions for surface water management, pre-treatment, storage and treatment including the System Requirement: Prevent the flooding of designated evacuation routes on The Lee Plan Map 15 from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

d. Parks, Recreation, and Open Space – The density has already been calculated as both land use categories allow for similar density, so there is no provision needed for parks, recreation or open space. Regardless, the County exceeds the available capacity needs:

   - Required Capacity - 5,202 acres of regional parks and 289 acres of community parks.
   - Available Capacity - 7,051 acres of regional parks and 832 acres of community parks.

e. Public Schools – The density has already been calculated as both land use categories allow for similar density so there is no provision needed for public schools in the South Zone. Nevertheless, the Lee County School District has said the will provide capacity for the development.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

As mentioned, because it is being rezoned to a commercial planned development the site will now have to comply with water quality requirements according to the LDC at the time of local development order.

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

As mentioned, because it is being rezoned to a commercial planned development the site will now have to comply with water quality requirements according to the LDC at the time of local development order.

Environmental Assessment
Daniels Town Square

Prepared for

Daniels Town Square
Meyers Group
Suite 510
2999 NE 191 Street
Aventura, FL 33180

21 November 2022

Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119

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6.0 APPENDIX A

- **Soils**
- **Wetlands**
- **Location of nearest eagle nest**

1.0 INTRODUCTION

The project presented with this application is located in Section 22 , Township 45 S, Range 25 E in Lee County, FL and is located at the SW quadrant of the Interstate 75 - Daniels Parkway intersection. This site is an assemblage of four parcels. The summary information for these parcels is included in the Appendix of this report. The Daniels Town Square site is bounded by an industrial park and undeveloped land along undeveloped land and Daniels Pkwy border this site to the North, I - 75 is the east boundary, undeveloped site to the E. I-75 borders the site to the W. State land, including a FDOT rest area and FHP headquarters border this site to the S. The latitude/longitude information for the center of this site is 26 degrees, 32', 30.57" N and 81 degrees 47', 53.14" W.

The developer of this project is:

Daniels Town Square
Meyers Group
Suite 510
2999 NE 191 Street
Aventura, FL 33180

The project planner is:

Waldrop Engineering, P.A.
Attn: Alexis Crespo, AICP,LEED AP
Suite 305
28100 Bonita Grande Dr.
Bonita Springs, FL 34135
alexisc@waldropengineering.com

The proposed project is to develop a residential housing.

Synecological Analysts® (SAI) conducted an Environmental Assessment on this site. This document responds to the Lee County requirement of an Environmental Assessment Report. SAI evaluated this property to determine distribution, extent and character of vegetational communities. Habitat types, jurisdictional wetland status, potential or presence of listed species and suitability of the on site habitat for listed species habitat were also evaluated. Soil types, distribution and extent were determined to assist in the other evaluations. Findings and conclusions are presented in subsequent portions of this document.

2.0 EXISTING SITE CONDITIONS

The proposed development consists of four parcels. Lee County summary data sheets

for these parcels are included in the Appendix to this report. All native communities except the Cypress heads (FLUCCS 621) have been disturbed over an extended of time as a result of AG management practices. Disturbance influenced the considerable majority of this site and occurred in progressive fashion. A review of historical aerial photographs and comparing soil profiles with typic soil profiles for the series that originally comprised the site show that some areas were logged in the historic past and this logging activity continued into this decade. This site is bounded on the North by an industrial park and the NE by undeveloped land. Treeline Ave is the site boundary on the E and I-75 borders the site on the W. The southern boundary is State of Florida public use land including a rest area FHP headquarters. A borrow lake and partially developed parcel also occur just south of this project. The Treeline 115 is not a pristine site that approximates the pre-development character of this general area. Plant communities and habitat have been severely impacted over time by ongoing AG activity. Most of the non-Cypress canopy and much of the Saw palmetto upland shrub strata are largely absent. Regional and area drainage has been massively disrupted. Cycles of fire and renewal have been absent from this site for decades. Plant communities and land uses were identified according to the Florida Department of Transportation (FDOT$_{1991}$) Florida Land Use, cover and Forms Classification system (FLUCCS) protocol. The Exhibit on the following page identifies and delineates extant communities and land use. These are presented as Habitat Types and a description of their character on this site is presented in the following sections.

2.1 Soils

This site is not edaphically complex. The Immokalee sand, 0 - 2% slopes covers approximately three fourths of the site. Brynwood fine sand and Pineda wet fine sand comprise the significant other components. A general description of the character of these soils is presented in Appendix A. The combination of regional drainage impacts, road drainage both east and west and drainage plans for the nearby developments alter the original hydrologic nature of these soils to make an in depth discussion moot.

Originally these soils occurred on drainage ways on marine terraces in talf landform position on hydric or mesic lowlands. In the Immokalee series rock is absent in the upper 80 inches.

3.0 VEGETATION AND HABITAT POTENTIAL

2.1 Uplands

There are five upland land use types identified on this site. They are shown on the FLUCCS map that follows this page. They will be discussed in numerical order.

211 - Tame/Improved Pasture - The majority of this site was cleared in the past, once the Melaleuca infestation was removed, tame pasture forage grasses were planted. The site is a mixture of Bermudagrass and Bahia grass. The level of coverage is

Soil Map—Lee County, Florida
(DANIELS TOWN SQUARE)

Map Scale: 1:4,550 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Brynwood fine sand, wet, 0 to 2 percent slopes	9.3	12.0%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	8.2	10.6%
28	Immokalee sand, 0 to 2 percent slopes	56.4	72.4%
34	Malabar fine sand, 0 to 2 percent slopes	0.1	0.2%
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	2.5	3.2%
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes	0.2	0.3%
119	Malabar fine sand-Urban land complex, 0 to 2 percent slopes	0.3	0.4%
129	Pineda fine sand-Urban land complex, 0 to 2 percent slopes	0.8	1.0%
Totals for Area of Interest		**77.9**	**100.0%**

dependent on how long it has been since the areas were cleared. Those areas where exotic control was done first have the best coverage while those done last have the most sparse cover of forage grasses.

320E2 - Shrub and Brushland - This abandoned cropland area is strongly dominated by Waxmyrtle. There is a considerable presence of Brazilian pepper completing the canopy. The canopy is so dense that herbaceous components are scattered and sparse.

411 - Palmetto - Pine Flatwoods **-** This community is characterized by a sparse Slash pine (*Pinus elliottii*) canopy of small to mid size trees. The larger trees and many mid size trees were logged a few years ago. The shrub strata is Saw palmetto dominated with occasional Sumac and Lyonia. Upland bluestems (*Andropogon spp.*) characterize the herbaceous strata.

422-424 - Brazilian Pepper-Melaleuca - These areas occur between the fenceline and property line for this portion of the site. As with most fenceline areas they are strongly dominated by the exotics Brazilian pepper and Melaleuca. Melaleuca dominate the canopy and Brazilian pepper dominate the subcanopy to the extent the herbaceous components are sparse.

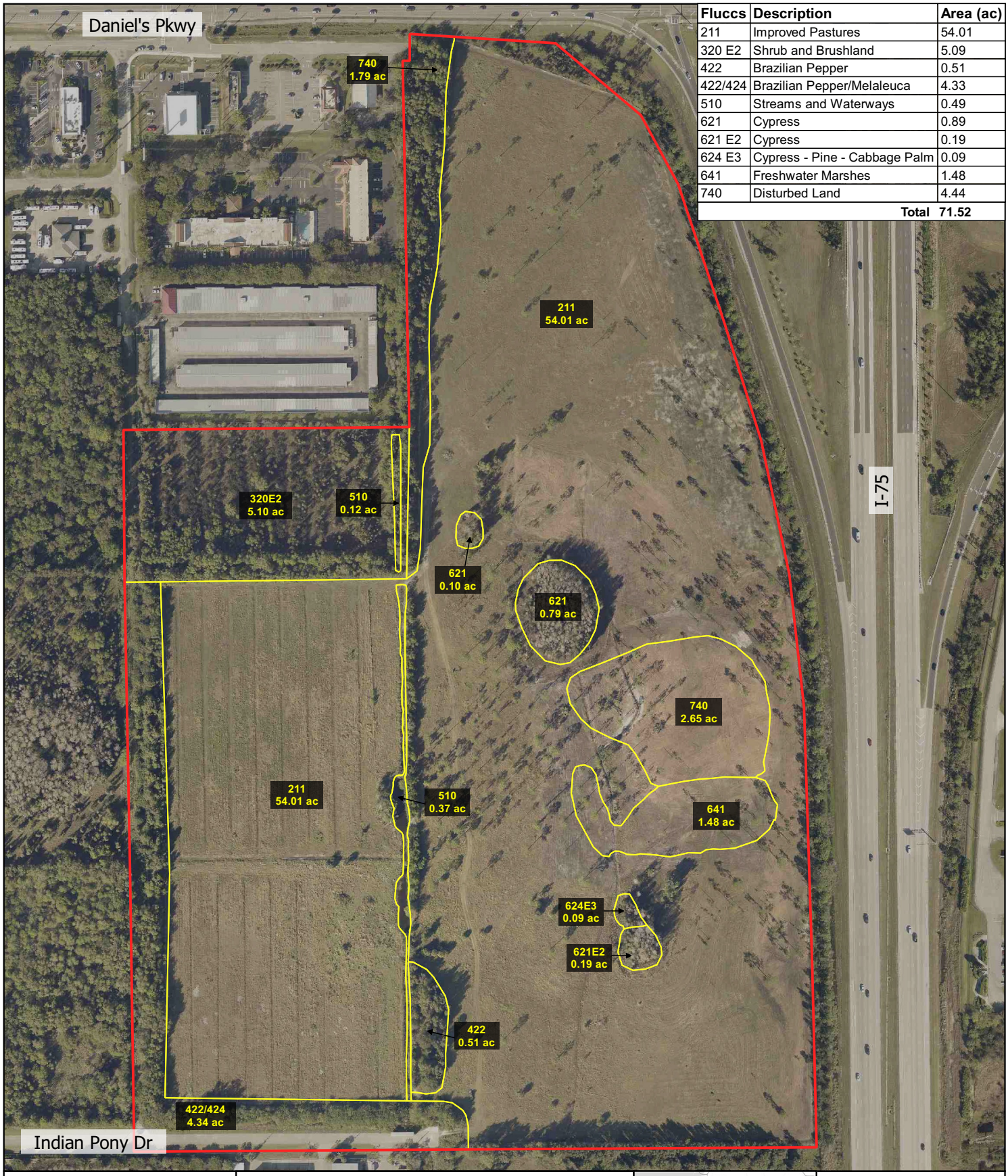
740 - Dead Exotic Tree Chips - This area was monodominant Melaleuca that has been chipped down to ground level. Scattered Slash pine remain. The same was done in previous years with other portions of the site that are now grassed pasture FLUCCS 211. The normal progression from chips to organic soil mix is eighteen months or so. By next wet season this area will likely be pasture grass.

2.2 Wetlands

The Corps of Engineer has recently a wetland jurisdictional determination (SAJ-2008-00207 (JD-JNP) on this project and determined there were less than one acre of Federally Jurisdictional Wetlands. Efforts to complete the State wetland determination process on this site are underway (# 220526-34567). Wetland and Borrow Area community summary descriptions are presented below. The County will be provided the final State Jurisdictional Wetland Determination when the process is complete.

621 - Cypress -This community occurs as isolated heads in the central portion of the site. Along the southeast and northeast site boundary, larger areas occur. Bald Cypress (*Taxodium distichum*) and Pond Cypress dominate the canopy. Scattered Slash pine occur within this cypress matrix. Swamp bay and Dahoon characterize the shrub stratum along the margins. The shrub component Representative herbaceous components include Swamp Fern (*Blechnum serrulatum*) and Laurel greenbrier (*Smilax laurifolia*).

624 - Cypress/Pine/Cabbage Palm - This community is characterized by a canopy



Fluccs	Description	Area (ac)
211	Improved Pastures	54.01
320 E2	Shrub and Brushland	5.09
422	Brazilian Pepper	0.51
422/424	Brazilian Pepper/Melaleuca	4.33
510	Streams and Waterways	0.49
621	Cypress	0.89
621 E2	Cypress	0.19
624 E3	Cypress - Pine - Cabbage Palm	0.09
641	Freshwater Marshes	1.48
740	Disturbed Land	4.44
	Total	**71.52**

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PROJECT: Daniels Town Square - Fluccs Map

DATE: Nov 21, 2022

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N W E S

0 100 200 300 ft

dominated by Pond cypress and Slash pine. The understory or minor canopy component of Cabbage palm (*Sabal palmetto*) as usual with this community. The shrub component of this community is essentially absent because of previous logging impacts. The occasional Dahoon holly is one of the few shrubby plants that exists here. The herbaceous community is dominated by a number of weedy wetland species Swamp fern.

641 - Freshwater marsh - These areas are in shallow depressions adjacent to the two cypress heads on site. Their composition is primarily torpedo grass with more limited presence of pickerelweed and duck potato.

510 - Streams and Waterways - This shallow canal system created decades ago and has be modified over the years. Originally there was an agricultural ditch along the eastern margin of a narrow area of cropland that extended from Daniels Blvd on the north, Indian Paint Ln. on the west and Indian Paint Ln. On the south. This ditch apparently discharged west toward the Six Mile Cypress area. Over time the ditch was dissected by both parcel perimeter berms and development projects. Currently this ditch does not discharge offsite. It is functionally a linear pond.

742 - Borrow Area - Borrow areas cover approximately 2.1 acres of this site and are essentially devoid of emergent vegetation.

2.3 Habitat Potential

The large majority of this site has significantly degraded habitat potential as a result of long term AG impacts. The less disturbed Cypress heads are not proposed for any significant impacts by the proposed development.

4.0 PROTECTED/LISTED SPECIES

SAI has conducted species surveys on these parcels over a period of three years. The most recent complete survey occurred in May and June of 2022. A complete listing of potential species can be found at the following link on the Lee County website http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf.

Methodology

The entire project site was field surveyed for protected species using the transect line methodology established by the Florida Game and Fresh Water Fish Commission and approved by Lee County. Transect widths varied depending on ground cover and visibility, ranging from 50' in the Cypress (621) areas to averaging 100' in the FLUCCS 624 areas. Where herbaceous communities were occurred in a matrix of wooded areas, the smaller transect width was maintained through the herbaceous communities. The reason for a 100% survey was the large number of small, gerrymandered FLUCCS areas along with the relatively small site. In addition to the transect observations,

unvegetated sandy areas near the fence lines were checked for sign early in the morning. The site was observed aerially at low altitude from a small plane to check for additional indicators. Because the entire site was surveyed completely concerns regarding small linear communities and ecotonal areas were addressed thoroughly. The Transect Location Map shows survey transects of the wooded areas.

The survey was conducted by Mr. Brown Collins and Mr. Derry Stockbridge. Mr. Collins has a B.S. in Range Science (69) and a MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986 he worked as a staff ecologist for Espey, Huston & Associates. He has been self employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and power plants. His first southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Derry Stockbridge has a B.S. (70) and MS (73) in Wildlife Biology from the University of Georgia (Athens). He has been employed as a wildlife biologist by the Southeastern Cooperative Wildlife Disease Study Unit (72-73). He was a staff ecologist for Law Engineering (73-74), Woodward-Envicon (74), Dames & Moore (74-79). During that time he was a wildlife project manager for such projects as the Turkey Point Nuclear Power Plant and the Miami Jetport. Mr. Stockbridge formed and worked for Wildlife Specialists, Inc. from 1979 through 2022. He has conducted dozens of species studies relative to Lee County projects from 1988 through 2022.

Observations

Site sampling occurred in May and June, 2022**.** The time of survey and weather
conditions are listed below.

Date	Time (EST)	Weather
19 May.	8:30AM- 12:15AM	Mid 70's- low 90's few clouds, winds gusty to 20MPH
22 May	7:30AM- 11:00AM	Shower - Temp same

22 May	7:00AM- 3:00PM	Mid 70's - Low 90's - Showers
9 June	9:00AM-4:00PM	Mid 70's-high 80's - Showers
24 June	8:30AM-2:30PM	High 60's-low 70's- Thunderstorm

No listed plant species were observed.

Several Snowy egret (Egretta thula) were observed feeding in the northernmost FLUCCS 641 area. Tri colored heron (Egretta tricolor) were also observed in this area.

Snowy egrets in Florida nest in both coastal and inland wetlands, commonly in mangroves or willows (Ogden in Rodgers, Kale and Smith 1996). Nearly all nesting occurs over shallow expanses of open water. Foraging takes place in a wide variety of permanently and seasonally flooded marshes, lake shorelines, and water impoundments. Typically, the water is relatively shallow and calm. The impacts associated with the proposed project do not negatively impact nesting habitat for the Snowy egret and will increase the amount of Lake Shoreline vegetation for foraging.

One item of interest for non-listed species was observed.

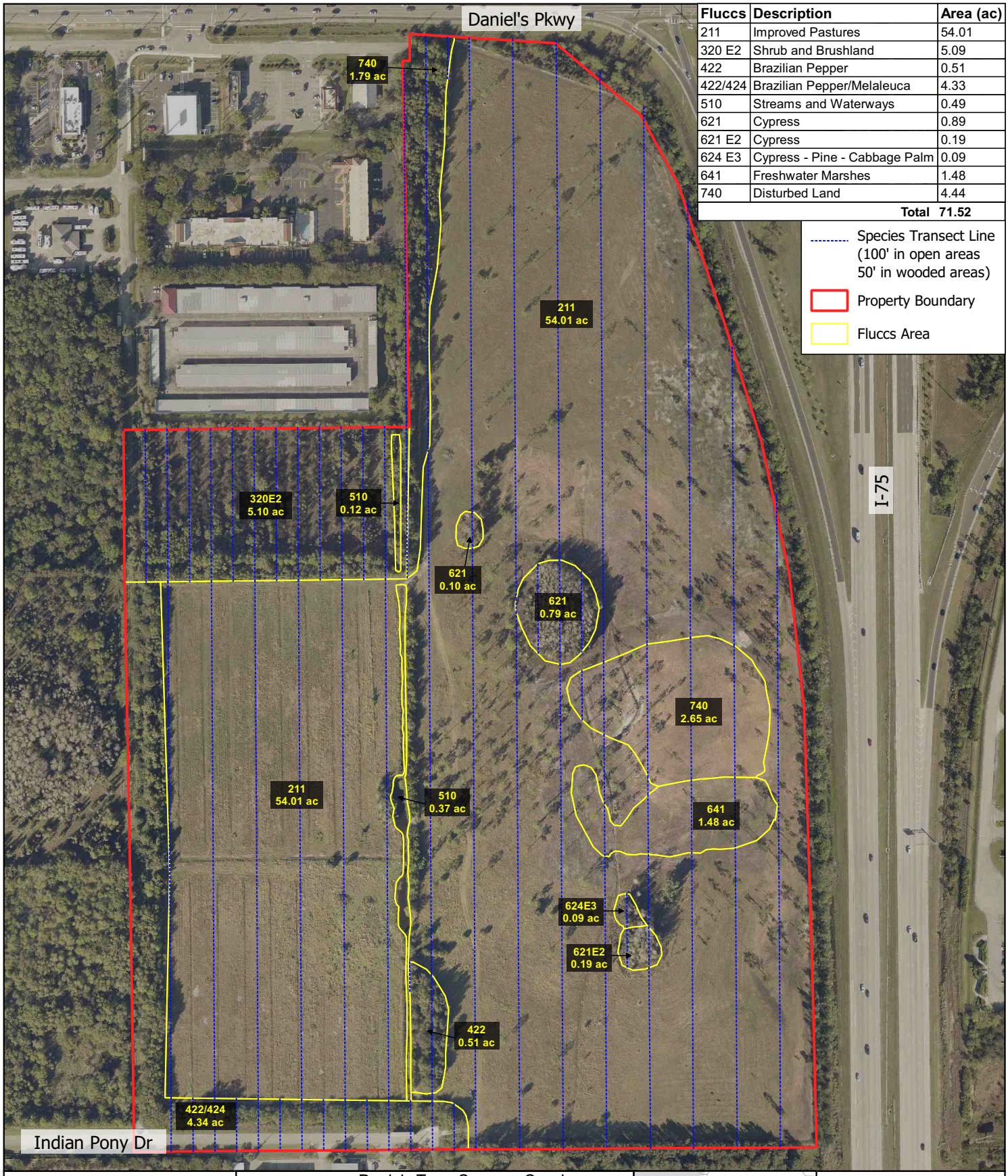
- Several coyote sightings were observed over the years. Based on these observations, sounds and sign it is highly unlikely coyotes are resident on this site.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The small and disjunct nature of many of the wooded communities and the almost total absence of any wildlife forage in all strata may account in large part of the absence of listed species. It is possible that some protected species might use the area, the likelihood of high forage or residence usage is unlikely because of extremely low habitat quality in all areas except the cypress heads.

4.1 Wildlife

No sign, calls, tracks or other indication of listed animal species were encountered on this site beyond the few wading bird sightings noted in the This site has had an eagle nest in past years, but the nesting pair moved years ago. No impacts proposed by this project impact any critical or high quality wildlife habitat.

Protected wildlife species lists by FLUCCS list are included in Appendix A



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624 E3	Cypress - Pine - Cabbage Palm	0.09
641	Freshwater Marshes	1.48
740	Disturbed Land	4.44
	Total	71.52

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PROJECT: Daniels Town Square - Species Transect

DATE: Nov 21, 2022

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0 100 200 300 ft

for reference.

There has previously been an eagle nest (LE-58) on this site for the years 2000- 2017/18 nesting season. The applicant submitted an Incidental Take Permit Application to USWFWS . On the following pages please note the recent photos, nesting history for nest tree and USFWS letter indicating no need for take permit. Additional informaton relative to this nest is included in Attachment A of this submittal. Based on our observations this nest was last active in the 2017-18 season. We include photographs from the following season that show the tree with no nest. Moreover, it appears the nesting pair relocated to a tree near the northern terminus of Oriole Rd. during this time frame.

4.2 Vegetation - No listed plant species were observed or are likely to occur on this site. As discussed in previous sections, this site does not have a habitat diversity, scale or quality to support potential listed species associated with the extant habitat types.

7.0 SUMMARY

The Corps of Engineers identified approximately one acre of wetlands and the State review is ongoing. Wetland impacts for the proposed development will be permitted and constructed consistent with State and Federal permitting protocols.

Because of historic AG uses on this parcel, the majority of this site is significantly degraded in habitat quality and integrity. The impacts proposed herein will offset any listed species and wetland impacts as part of the State and Federal approval process.

APPENDIX A

DANIELS JV EAGLE NEST PHOTO HISTORY

LOCATION OF NEST TREE

MARCH 2019 NEST

OCT 2020

AUG 2021 NEST TREE

United States Department of the Interior
FISH AND WILDLIFE SERVICE
1875 Century Boulevard NE
Atlanta, GA 30345

October 8, 2021

Alex Eaton
Daniels Parkway JV Investment
1567 Hayley Lane Suite 101
Fort Myers, Florida 33907

Dear Mr. Eaton:

The Service has reviewed and is returning your application and processing fee Check 1043 for a Federal Eagle Take permit. Your application requested a permit for the removal of a dead tree containing a historic Bald Eagle nest identified as LE58. The nest tree is located on property of the SW corner of the Daniels Parkway-I 75 Intersection in Fort Myers, Lee County, Florida.

Based on the information you provided in your application, we have determined that a Federal Eagle Nest Take permit is not required for the removal of the tree that had contained the eagle nest since the nest is no longer in the tree and no longer meets the definition of an eagle nest under 50 CFR 22.2. ***Eagle nest*** means any assemblage of materials built, maintained, or used by Bald Eagles or Golden Eagles for the purpose of reproduction. Only the eagle's nest, not the tree itself, is protected under the Bald and Golden Eagle Protection Act.

If you need additional technical assistance, please contact Eagle Biologist Ulgonda Kirkpatrick at 352/406-6780. For further permit assistance, I can be contacted at (404) 679-4163.

Sincerely,

Resee Collins

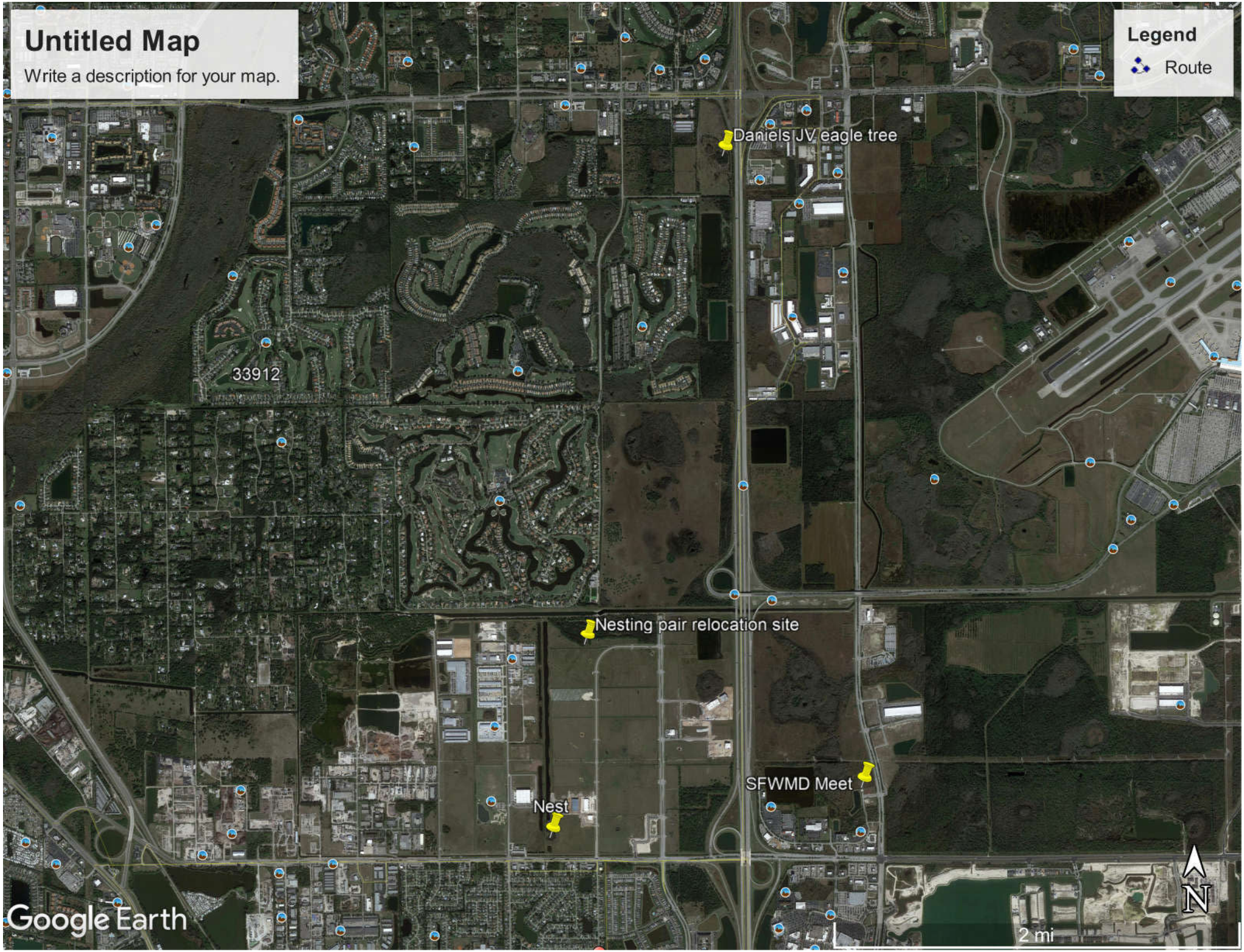
Resee Collins
Eagle Permit Coordinator
Migratory Bird and Eagle Permit Office
South Atlantic Gulf and Mississippi Basin Regions

LE-58: Daniels Nesting History

Strap Number: 22-45-25-00-00007.0000

Year	History
00-01	Active, 1 Fledgling confirmed
01-02	Active, 2 Fledglings confirmed. Nest structure was observed down in Mid April, 2002.
02-03	Active, 2 Fledglings confirmed. Rebuilt nest in same tree, better position
03-04	Active, 2 Fledglings confirmed
04-05	Active, 2 Fledglings confirmed
05-06	Active, 1 chick
06-07	Active, 1 Fledgling confirmed
07-08	Active, 2 Fledglings confirmed
08-09	Active, 2 Fledglings confirmed
09-10	Inactive
10-11	Inactive, attempted to nest in another tree located by I-75 on ramp
11-12	Active, 2 Fledglings confirmed
12-13	Inactive, no chicks reared but adults showed up late in the season.
13-14	Active, 1 Fledgling confirmed
14-15	Active, one fledgling confirmed.
15-16	Active, 2 Fledglings confirmed. The nest was completely down May 2016.
16-17	Nest material has been added to the tree November 2017.

17- 18	**Active, two fledgings confirmed**
19 -20	**Inactive, no nest/ing activity, no eagles observed . Nest removed/storm**
20-21	**Inactive, no activity of any kind, no nest**
21-22	**Inactive, no activity of any kind, no nest**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Route
Daniels JV eagle tree
33912
Nesting pair relocation site
SFWMD Meet
Nest
Google Earth
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PROJECT: Daniels Town Square - Flood zones

DATE: Nov 21, 2022

DRAWN BY: NW

N W E S

0 100 200 300 ft

DANIELS TOWN SQUARE CPA

Historic Resources Impact Analysis

I. REQUEST

The contract purchaser for the 66.2+/- acre subject property, Meyers Group, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC) and
2. Amend Map 1-B – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO).
3. A Text Amendment to Lee Plan Table 1(b) to add the residential property acreage to Intensive Development and remove acreage from General Interchange.

Additionally, there is a companion zoning action being submitted to rezone from CPD/AG-2 to Mixed-use Planned Development (MPD). The intent is to use the property as a commercial retail and employment center as well as multifamily residential housing.

II. HISTORIC RESOURCES IMPACT ANALYSIS

The property does not contain any historic resources (including structure, districts, and/or archaeologically sensitive areas). A letter has been secured from the Division of Historical Resources - Florida Department of State which is included in this document.

DANIELS TOWN SQUARE CPA

Public Facilities Impacts Analysis

I. REQUEST

The contract purchaser for the 66.2+/- acre subject property, Meyers Group, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC);
2. Amend Map 1-C – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO); and
3. A Text Amendment to Lee Plan Table 1(b) to add the residential property acreage to Intensive Development and remove acreage from General Interchange.

The surrounding land use, zoning and built environment is as follows:

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	General Interchange	CPD / CT / CG	Public Facilities, Commercial and Retail
SOUTH	Outlying Suburban	RPD	Vacant / Residential Development
EAST	General Interchange	MPD	Interstate 75 / Daniels/I-75 Commerce Center MPD
WEST	General Interchange / Wetlands	AG-2 / CPD/ CT/ CG	Vacant / Storage/ Hotel / Retail

Additionally, there is a companion zoning action being submitted to rezone from CPD/AG-2/CT to Mixed-use Planned Development (MPD) for up to an 500,000square foot commercial development and up to 1,456residential dwelling units. The intent is to use the property as a commercial retail and employment center including office space and hotel and for multifamily residential housing as well as senior living facilities.

Comprehensive Plan Amendment (Text and Maps)

The impacts of the requested amendments are compared to the existing by-right entitlements per the future land use designations. The density permitted for the development area is consistent between the current and proposed land use category at up to 22 units per acre. However, the difference lies in the fact that the density in the Mixed-use Overlay is allowed to be calculated over the commercial areas and the Intensive FLUC allows greater heights leading to the opportunity for greater overall development square footage to occur on sight.

The non-residential development intensity is not limited by floor area ratios in Lee County so the intensity per acre difference between the two categories is difficult to quantify. The uses between the two land use categories both allow for intense uses. The General Interchange FLUC encourages uses that best serve the travelling public and because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, and multi-family dwelling units. The Intensive Development FLUC

is also to be located along major arterial roads and similarly the available and potential levels of public services in both these areas are suited to accommodate high densities and intensities. However, in the Intensive Development category mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged.

Overall, the two land use categories, given the interchange location, have very similar intended permitted uses and allowances for similar intensities except that Intensive allows for up to 12 stories and 135 feet rather than 6 stories and 75 feet.

The primary difference in the request does not lie in the permitted uses or the type of non-residential public services that are encouraged by the land use categories, but in the request for Mixed-use Overlay. The MUO allows the residential density to be calculated over the entire development rather than only in the area dedicated to residential uses. Because of the additional height allowed in the Intensive Development FLUC and the site-wide density calculations the request potentially allows for more floor area to be constructed and more population to be located within the project, the quantity of which is cannot be precisely calculated as it is up to the final development plan.

CURRENT FUTURE LAND USE	Acreage	Density	Residential Units	Non-Residential Intensity
General Interchange	66.2+/-	14 du/acre (base); 8 du/acre (bonus)	1,456	Per code
		Density is calculated for the area dedicated to residential uses only.		
PROPOSED FUTURE LAND USE	**Acreage**	**Density**	**Residential Units**	**Non-Residential Intensity**
Intensive Development and Mixed-use Overlay	66.2+/-	14 du/acre (base); 8 du/acre (bonus)	1,456	Per code
		Density is calculated for the entire project area.		

Potable Water

The entirety of the subject property is in the Lee County Utilities Future Water Service Area which is demonstrated in Lee Plan Map 4-A. The requested residential density and commercial square footage is currently permissible within the existing General Interchange FLUC. The request for utility availability assumed full development of both residential and commercial intensity.

Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 250 gallons per day per Equivalent Residential Connection (ERC) is required. The 2020 Lee County Concurrency Report indicates that Potable Water is available at a capacity of 310 gallons per day per ERC which exceeds the required LOS. Per Lee County Utilities, sewer capacity is available at the prescribed LOS rate.

A Letter of Availability has been obtained from Lee County Utilities confirming the property will be served by the Corkscrew Water Treatment Plant and capacity is available for the residential density and commercial intensity proposed for the subject property which is as follows:

RESIDENTIAL
Existing Maximum Residential per General Interchange FLUC
1,456 ERC X 250 GPD = 364,000 GPD

Proposed Impact of Residential within Intensive Development and the Mixed-use Overlay
1,456 ERC X 250 GPD = 364,000 GPD

COMMERCIAL
Existing Maximum Residential per General Interchange FLUC
500,000TOTAL SF (500,000 SF RESTAURANT/RETAIL; 300 Hotel) = 73,000 GPD

Proposed Impact of Residential within Intensive Development and the Mixed-use Overlay
500,000TOTAL SF (200,000 SF 300 Hotel) = 73,000 GPD

Sanitary Sewer
The subject property is proposed to be brought into the Lee County Utilities Future Sewer Service Area which is demonstrated in Lee Plan Map 4-B. While the proposed amendments may increase the available density/intensity mix on the subject property, the requested commercial square footage and residential maximums are currently permissible within the existing General Interchange FLUC.

Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC) is required. The 2020 Lee County Concurrency Report indicates that Sanitary Sewer is available at a capacity of 317 gallons per day per ERC; which exceeds the required LOS. A Letter of Availability has been obtained from Lee County Utilities confirming the property will be served by the Gateway Water Treatment Plant and capacity is available for the residential density and commercial intensity proposed for the subject property.

RESIDENTIAL
Existing Maximum Residential per General Interchange FLUC
1,456 ERC X 200 GPD = 291,200 GPD

Proposed Impact of Residential within Intensive Development and the Mixed-use Overlay
1,456 ERC X 200 GPD = 2919,200 GPD

COMMERCIAL
Existing Maximum Residential per General Interchange FLUC
500,000 TOTAL SF (500,000 SF RESTAURANT/RETAIL; 300 Hotel) = 73,000 GPD

Proposed Impact of Residential within Intensive Development and the Mixed-use Overlay
500,000 TOTAL SF (500,000 SF RESTAURANT/RETAIL; 300 Hotel) = 73,000 GPD

Solid Waste
Lee County utilizes third party contractors to collect solid waste from residential developments and bring the material to the Lee County Resource Recovery Facility and the Lee-Hendry Landfill. Service is available to the subject property as demonstrated in a Letter of Availability from the Lee County Solid Waste Division.

- LOS Standard = 7 lbs/day/capita OR 990,405 tons/year

- Current Capacity = 7.9 lbs/day/capita OR 1,134,667 tons/year

Surface Water/Drainage Basins
The non-regulatory standards described in Policy 95.1.3(4)(c) require new development to be designed to South Florida Water Management District (SFWMD) standards to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event. Additionally, it requires that the stormwater system must prevent the flooding of designated evacuation routes on the Lee Plan Map 15 from the 25-year, 3-day storm event for more than 24 hours. The proposed text amendment and concurrent planned development will be consistent with the requirements of Lee Plan Policy 95.1.3 (including Map 3-J) and an ERP permit is required to be obtained for the proposed development prior to construction commencement. There is an ERP in active review for the project (Application No. 220526-34567).

Parks, Recreation, and Open Space
The non-regulatory standards described in Policy 95.1.3(6)(a & b) require six (6) acres of developed regional park land open for public use per 1,000 total seasonal county population for all of Lee County and 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.

According to the Letter of Service availability received on July 14, 2022, 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

<u>Regional Parks Level of Service:</u>
867,000 [seasonal county population] X (6 acres/1,000 population) = 5,202 acres

The 2020 Lee County Concurrency Report indicates that there is a total required 5,202 acres of regional parks and that the available capacity lists 7,051 acres of regional parks therefore there is available capacity to meet the adopted LOS standard.

Additionally, the 2020 Concurrency Report states that the existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement plan (CIP).

Community Parks Level of Service
361,315 [permanent unincorporated county population] X (0.8 acres/1,000 population) = 295 Acres

The 2020 Lee County Concurrency Report indicates that there is a total required 295 acres of community parks and that the available capacity lists 832 acres of community parks therefore there is available capacity to meet the adopted LOS standard.

Additionally, the 2020 Concurrency Report states that the existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement plan (CIP).

Public Schools
The subject property is located within the School District of Lee County's South Zone. The letter of capacity from the district is under review. The density permitted on the development property is not changing so it is reasonable to assume that the capacity has already been accounted for.

Fire
A letter of Availability received from the South Trail Fire Control and Rescue District Station #62, located at 13500 Sophomore Lane, confirms that the station is available to provide fire suppression and non-transport ALS emergency medical services to the parcels in the development given the proposed density and intensity.

Sheriff
A letter of Availability dated July 14, 2022, from the Lee County Sheriff's Office confirms that law enforcement services are available, primarily from the. The letter assures that the 1,590 dwelling units and up to 500,000square feet of commercial uses do not impact the ability of the Lee County Sheriff's Office.

EMS
A letter of Availability dated July 19, 2022, states, "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."

Transit
Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Fred Drovdlic
RVi Planning

FROM: Ted B. Treesh
President

DATE: REVISED October 31, 2022

RE: Daniels Town Square CPA
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 72.3 acres of property located on the south side of Daniels Parkway just west of I-75 in Lee County, Florida. This analysis will determine the impacts of the change in land use from Intensive Development to Intensive Development.

The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The proposed Map Amendment would change the future land use designation on the approximately 72.3 acre subject site from General Interchange to Intensive Development. The General Interchange future land use category permits the future development of many commercial and residential uses while the Intensive Development land use also permits the development of a mix of residential and commercial uses. In addition to the move into the Intensive Development Future Land Use Category, the applicant is requesting the site to be included in the Mixed-Use overlay category. It is the desire of the applicant to create a development on the majority of the subject parcel that would be occupied by a mix of both commercial and multi-family residential uses.

In order to estimate the transportation related impacts with the requested land use change, several assumptions were made based on the amount of development that could occur under each land use category. Under the existing General Interchange LUC, it was assumed the future land use would be commercial retail and a residential density of up to

14 dwelling units per acre. For the future land use change, it was assumed that there would be commercial uses and a maximum residential base density of 14 dwelling units per acre with an additional 8 dwelling units per acre available based on a bonus density request. The applicant is filing a companion rezoning application that will ask for a commercial floor area of approximately 850,000 square feet of floor area. This floor area would be permitted in both the existing Future Land Use category as well as the requested Future Land Use Category. Therefore, this floor area was utilized in both the existing and proposed conditions.

These residential units were considered multi-family dwelling units based on the number of units per acre assumed.

Table 1 summarizes the uses that would be permitted under the existing land use category versus those that were assumed under the proposed land use category.

Table 1
Land Uses
Daniels Town Square CPA

Land Use Category	Intensity
Approved Land Use	850,000 sq. ft. of Retail 1,590 MF Dwelling Units
Proposed Land Uses	850,000 sq. ft. of Retail 1,590 MF Dwelling Units

Since the retail uses are permitted under both the existing and proposed land use categories, the increased density of residential uses was analyzed as the impacts to the adjacent roadway network. The trip generation for the proposed residential land uses were determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 11th Edition. Land Use Code 221 (Multi-Family Housing Mid-Rise) was utilized for the trip generation purposes of the residential uses. **Table 2** indicates the trip generation of the subject site based on the increase in residential dwelling units that can be anticipated based on the land sue change (60 to 440 dwelling units). The trip generation equations utilized are attached to the Appendix of this memorandum for reference.

Table 2
Trip Generation
Based on Future Land Use Category
Daniels Town Square CPA

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Residential (1,590 Units)	158	530	688	378	242	620	7,538
Commercial (850,000 Sq. Ft.)	241	394	635	1,265	1,370	2,635	28,057
Total Gross Trips	399	924	1,323	1,643	1,612	3,255	35,595
Less Internal Capture	-4	-9	-13	-279	-274	-553	-6,051
Total Driveway Trips	395	915	1,310	1,364	1,338	2,702	29,544
Less Commercial Pass-By	-65	-94	-189	-328	-328	-656	-6,986
Net New Trips	300	821	1,121	1,036	1,010	2,046	22,558

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only major roadway improvement on the 2045 Financially Feasible Plan in the reconstruction of the I-75 interchange with Daniels Parkway. This project has been advanced by FDOT to be included in the upcoming FDOT 5-year Capital Improvement Program to be completed in conjunction with Lee County's improvements to Daniels Parkway between I-75 and Appaloosa Lane.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. Even though the proposed Land Use Amendment will not generate any more peak hour trips than what are currently permitted under the existing Land Use Category, the trips illustrated in Table 2 were distributed to the area roadway network to assess the impacts to the 2045 E+C roadway network. The subject site is located with TAZ 3578 of the loaded E + C network prepared by FDOT for District One. This TAZ already has both Productions and Attractions within the Model to account for Development within this geographical area. The TAZ in the model is bounded by I-75 on the east, Three Oaks Parkway/Fiddlesticks Boulevard on west, Daniels Parkway on the north and Indian Pony Drive on the south. The subject site accounts for the majority of the land area of this TAZ. The other existing uses in this TAZ currently include a few fast food restaurants, a pharmacy, a car wash, two hotels, a self-storage facility, an auto repair store and two small auto sales facilities. This development will account for a majority of the trip generation of this TAZ so add 100% of the trips to the 2045 base model network volumes in the 2045 model represents a "worst case" in terms of examining the impacts of this amendment on the 2045 Long Range Transportation Network.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Several roadway segments in the study area are shown to operate at LOS "F" before the project trips are added to the network and are therefore considered as pre-existing deficiencies not caused by the change in land use. These roadway segments include Daniels Parkway from Six Mile Cypress Parkway to Chamberlin Parkway, Treeline Avenue from Daniels Parkway to Alico Road and I-75 between Alico Road and Daniels Parkway. All remaining roadway segments in the study area will operate at or above the minimum acceptable Level of Service. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2022/2023-2026/2027 Lee County Transportation Capital Improvement Plan and the 2023-2028 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Improvements in the study area include the construction of the Three Oaks Parkway North Extension from Alico Road to Daniels Parkway and the widening of Daniels Parkway from I-75 to Appaloosa Lane. These improvements are funded in the Lee County Capital Improvement Program to begin construction in FY 2023. As previously indicated, Lee County is working with FDOT to advance the FDOT funding for the Design/Build project for the reconstruction of the interchange of I-75 and Daniels Parkway to be completed in conjunction with the final phase of the Lee County improvements to Daniels Parkway. There are no other capacity improvements to the roadway network identified in either work program. These roadway improvement were considered in the distribution of site trips.

The proposed map amendment will not increase the maximum trip generation potential of the subject site. Under the current Future Land Use designation, the site could be developed with up to 850,000 square feet of commercial uses. This level of commercial intensity would be permitted under the proposed Intensive Development Future Land Use category. The multi-family dwelling units would also be able to be developed on the subject site if the site under the current Land Use category. Therefore, the maximum development intensity of the site does not increase with the change in land use from General Interchange to Intensive Development.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service in the 3-mile study area based on the trips shown in Table 2 added to the network. This information is being shown for illustrative purposes only as the trip generation can be obtained under both the existing and proposed land use categories. From Table 4A, all roadway segments in the study area will maintain their Level of Service that would exist in 2027 if no development were to occur on the subject site. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

Conclusion

The proposed Comprehensive Plan Amendment would allow the future land use change from General Interchange to Intensive Development. Each land use allows the site to be developed with both residential and commercial uses. Based on the trip generation comparison between the existing land use category and the proposed land use category, there is no substantial change in trips that the site would generate between the two land use categories. No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Comprehensive Plan Amendment. In addition, the change to the land use will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

TRIP GENERATION & INTERNAL CAPTURE CALCULATIONS

Land Use Intensity - With Amendment

Land Use	Land Use Code	Unit Count	Unit Type
Strip Retail Plaza	LUC 820	850,000	square feet
General Office	LUC 710	0	square feet
Medical Office	LUC 720	0	square feet
Single-Family	LUC 210	0	dwelling units
Multi-Family	LUC 221	1,590	dwelling units
Hotel	LUC 310	0	rooms

Total Trip Generation of the Proposed Development

Land Use	Land Use Code	AM Peak Hour		
		In	Out	Total
Shopping Plaza (40-150k)	LUC 821	241	394	635
General Office	LUC 710	0	0	0
Medical Office	LUC 720	0	0	0
Single-Family	LUC 210	0	0	0
Multi-Family (Low-Rise)	LUC 220	158	530	688
Hotel	LUC 310	0	0	0
Total Trips		**399**	**924**	**1,323**

Total Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	399	924	1,323
Less 1% IC	-4	-9	-13
Total Trips	395	915	1,310

WEEKDAY AM PEAK HOUR

New Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	395	915	1,310
Total Retail Trips	239	390	629
Less 30% Pass-by	-95	-94	-189
Total Trips	300	821	1,121

Internal Capture Calculation Summary Sheet
WEEKDAY AM PEAK HOUR

Exit to External: 391

Enter from External: 236

Land Use A - Retail Uses

	Total	Internal	External
Enter	241	5	236
Exit	394	3	391
Total	635	8	627
%	100%	1%	99%

0%	0	Demand
	0	Balanced
0%	0	Demand

0%	0	Demand
	0	Balanced
0%	0	Demand

14%	55	Demand
	3	Balanced
2%	3	Demand

17%	41	Demand
	5	Balanced
1%	5	Demand

Exit to External: 0

Enter from External: 0

Land Use B - Office Uses

	Total	Internal	External
Enter	0	0	0
Exit	0	0	0
Total	0	0	0
%	100%	0%	100%

Demand		Balance	Demand	
0%	0	0	0%	0
0%	0	0	0%	0

Land Use C - Residential Uses

	Total	Internal	External
Enter	158	3	155
Exit	530	5	525
Total	688	8	680
%	100%	1%	99%

Exit to External: 525

Enter from External: 155

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total
Enter	#NAME?	0	155	#NAME?
Exit	391	0	525	916
Total	627	0	680	1,307
Single-Use Trip Gen. Est.	635	0	688	1,323

Internal Capture Rate

1%

Land Use Intensity - With Amendment

Land Use	Unit Count	Unit Type
Shopping Plaza	850,000	square feet
General Office	0	square feet
Medical Office	0	square feet
Single-Family	0	dwelling units
Multi-Family	1,590	dwelling units
Hotel	0	rooms

Total Trip Generation of the Proposed Development

Land Use	Land Use Code	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily (2-Way)
Shopping Plaza (40-150k	LUC 820	1,265	1,370	2,635	28,057
General Office	LUC 710	0	0	0	0
Medical Office	LUC 720	0	0	0	0
Single-Family	LUC 210	0	0	0	0
Multi-Family (Low-Rise)	LUC 221	378	242	620	7,538
Hotel	LUC 310	0	0	0	0
Total Trips		**1,643**	**1,612**	**3,255**	**35,595**

Total Trips to the Surrounding Roadway Network

Trips	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily (2-Way)
Total Trips	1,643	1,612	3,255	35,595
Less 17% IC	-279	-274	-553	-6051
Total Trips	1,364	1,338	2,702	29,544

WEEKDAY PM PEAK HOUR

New Trips to the Surrounding Roadway Network

Trips	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily (2-Way)
Total Trips	1,364	1,338	2,702	29,544
Total Retail Trips	1,050	1,137	2,187	23,287
Less 30% Pass-by	-328	-328	-656	-6986
Total Trips	1,036	1,010	2,046	22,558

Land Use Intensity - With Amendment

Land Use	Unit Count	Unit Type
Shopping Plaza	850,000	square feet
General Office	0	square feet
Medical Office	0	square feet
Single-Family	0	dwelling units
Multi-Family	1,590	dwelling units
Hotel	0	rooms

Total Trip Generation of the Proposed Development

Land Use	Land Use Code	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily (2-Way)
Shopping Plaza (40-150k	LUC 820	1,265	1,370	2,635	28,057
General Office	LUC 710	0	0	0	0
Medical Office	LUC 720	0	0	0	0
Single-Family	LUC 210	0	0	0	0
Multi-Family (Low-Rise)	LUC 221	378	242	620	7,538
Hotel	LUC 310	0	0	0	0
Total Trips		**1,643**	**1,612**	**3,255**	**35,595**

Total Trips to the Surrounding Roadway Network

Trips	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily (2-Way)
Total Trips	1,643	1,612	3,255	35,595
Less 17% IC	-279	-274	-553	-6051
Total Trips	1,364	1,338	2,702	29,544

WEEKDAY PM PEAK HOUR

New Trips to the Surrounding Roadway Network

Trips	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily (2-Way)
Total Trips	1,364	1,338	2,702	29,544
Total Retail Trips	1,050	1,137	2,187	23,287
Less 30% Pass-by	-328	-328	-656	-6986
Total Trips	1,036	1,010	2,046	22,558

TABLES 1A & 2A

2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - DANIELS TOWN SQUARE CPA

	ROADWAY SEGMENT		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
					LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	TO	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Daniels Pkwy	Metro Pkwy	Six Mile Pkwy	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Six Mile Pkwy	Palomino Ln	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Palomino Ln.	I-75	8LD	Controlled Access	0	0	3,970	4,040	4,040
	I-75	Treeline Ave.	8LD	Controlled Access	0	0	3,970	4,040	4,040
	Treeline Ave.	Chamberlin Pkwy	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Chamberlin Pkwy	Gateway Blvd	6LD	Controlled Access	0	430	3,050	3,180	3,180
Treeline Ave.	Daniels Pwky	Colonial Blvd.	4LD	Controlled Access	0	250	1,840	1,960	1,960
	Daniels Pwky	Terminal Access Rd.	4LD	Controlled Access	0	270	1,970	2,100	2,100
	Terminal Access Rd.	Alico Road	4LD	Controlled Access	0	270	1,970	2,100	2,100
I-75	Daniels Pkwy	Colonial Blvd.	6LF	Freeway	0	3,360	4,580	5,500	6,080
	Alico Road	Daniels Parkway	6LF	Freeway	0	3,360	4,580	5,500	6,080
Three Oaks Pkwy	Alico Rd	Daniels Pkwy	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
Six Mile Cypress Pkwy	Daniels Pkwy	Winkler Ext.	4LD	Controlled Access	0	270	1,970	2,100	2,100
	Metro Pkwy	Daniels Pkwy	4LD	Controlled Access	0	270	1,970	2,100	2,100

- Denotes the LOS Standard for each roadway segment

Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

Level of Service Thresholds for Metro Pkwy/I-75 were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
DANIELS TOWN SQUARE CPA

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 2046 VPH IN= 1036 OUT= 1010

ROADWAY	ROADWAY SEGMENT FROM	ROADWAY SEGMENT TO	2045 FSUTMS AADT	LCDOT PCS OR FDOT SITE #	AADT BACKGROUND TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR 2-WAY VOLUME	D FACTOR	PM PK HR PEAK DIRECTION	2045 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS	PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2045 BACKGROUND PLUS PRO. PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS
Daniels Pkwy	Metro Pkwy	Six Mile Pkwy	58,220	30	58,220	0.108	6,288	0.50	WEST	3,144	D	20%	207	3,351	F
	Six Mile Pkwy	Palomino Ln	73,265	31	73,265	0.100	7,327	0.56	EAST	4,103	F	35%	363	4,466	F
	Palomino Ln.	I-75	86,771	31	86,771	0.100	8,677	0.56	EAST	4,859	F	35%	363	5,222	F
	I-75	Treeline Ave.	91,970	48	91,970	0.107	9,841	0.63	EAST	6,200	F	20%	207	6,407	F
	Treeline Ave.	Chamberlin Pkwy	76,361	48	76,361	0.107	8,171	0.63	EAST	5,148	F	15%	155	5,303	F
	Chamberlin Pkwy	Gateway Blvd	61,802	48	61,802	0.107	6,613	0.63	EAST	4,166	F	10%	104	4,270	F
Treeline Ave.	Daniels Pwky	Colonial Blvd.	35,513	62	35,513	0.122	4,333	0.56	NORTH	2,426	F	3%	31	2,457	F
	Daniels Pwky	Terminal Access Rd.	47,462	61	47,462	0.116	5,506	0.62	NORTH	3,414	F	2%	21	3,435	F
	Terminal Access Rd.	Alico Road	40,724	61	40,724	0.116	4,724	0.62	NORTH	2,929	F	2%	21	2,950	F
I-75	Daniels Pkwy	Colonial Blvd.	114,147	120057	114,147	0.09	10,273	0.577	NORTH	5,928	E	10%	104	6,032	E
	Alico Road	Daniels Parkway	126,427	120184	126,427	0.09	11,378	0.588	NORTH	6,690	F	5%	52	6,742	F
Three Oaks Pkwy	Alico Rd	Daniels Pkwy	20,124	72	20,124	0.117	2,355	0.60	NORTH	1,413	C	25%	259	1,672	C
Six Mile Cypress Pkwy	Daniels Pkwy	Winkler Ext.	17,392	18	17,392	0.100	1,739	0.59	NORTH	1,026	C	5%	52	1,078	C
	Metro Pkwy	Daniels Pkwy	28,025	18	28,025	0.100	2,803	0.59	NORTH	1,654	C	10%	104	1,758	C

* The K-100 and D factors for County mantained roadways were obtained from Lee County Traffic Count Report.
* The K-100 and D factors for FDOT mantained roadways were obtained from Florida Traffic Online resource.
* Due to lack of traffic data, the K and D factors for future Three Oaks Parkway extension were used from Lee County's PCS #72.
* Due to lack of traffic data in the Lee County Traffic Count Report, the K-100 and D factors for Plantation Road was obtained from FDOT's Florida Traffic Online Webpage.

TABLES 3A & 4A

5-YEAR LOS ANALYSIS

TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
DANIELS TOWN SQUARE CPA

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	1,121 VPH	IN=	300	OUT=	821
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	2,046 VPH	IN=	1,036	OUT=	1,010

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Daniels Pkwy	E. of Six Mile Cypress	6LD	0	430	3050	3180	3180	20%	207	6.8%
	E. of Palomino Ln.	8LD	0	540	3830	3940	3940	35%	363	9.5%
	E. of I-75	6LD	0	430	3050	3180	3180	20%	207	6.8%
	E. of Treeline Ave.	6LD	0	430	3050	3180	3180	15%	155	5.1%
Treeline Ave.	N. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	3%	31	1.7%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	2%	21	1.1%
	S. of Terminal Access	4LD	0	270	1,970	2,100	2,100	2%	21	1.1%
I-75	N. of Daniels Pkwy.	6LF	0	3,360	4,580	5,500	6,080	3%	31	0.7%
	S. of Daniels Pkwy.	6LF	0	3,360	4,580	5,500	6,080	2%	21	0.5%
Three Oaks Pkwy	S. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	25%	259	14.1%
Six Mile Cypress Pkwy	N. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	5%	52	2.6%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	10%	104	5.3%

* The Level of Service thresholds were for all roadways were obtained from the Lee County Generalized Service Volume Table.

** The Level of Service thresholds for I-75 were obtained from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
DANIELS TOWN SQUARE CPA

TOTAL PROJECT TRAFFIC AM =	1,121	VPH	IN =	300	OUT=	821
TOTAL PROJECT TRAFFIC PM =	2,046	VPH	IN=	1,036	OUT=	1,010

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	LATEST ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2020 PK HR PK SEASON PEAK DIR.[2]	2027 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2027 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2027 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Daniels Pkwy	E. of Metro Pkwy.	30	48,300	49,300	4	1.00%	2,109	2,261	C	0.71	12%	99	124	2,360	C	0.74	2,385	C	0.75
	E. of Six Mile Cypress	31	53,200	62,500	4	4.11%	3,030	4,017	F	1.26	20%	164	207	4,181	F	1.31	4,224	F	1.33
	E. of Palomino Ln.	31	53,200	62,500	4	4.11%	3,030	4,017	F	1.02	35%	287	363	4,304	F	1.09	4,379	F	1.11
	E. of I-75	48	37,300	41,900	4	2.95%	2,396	2,937	C	0.92	20%	164	207	3,101	D	0.98	3,144	D	0.99
	E. of Treeline Ave.	48	37,300	41,900	4	2.95%	2,396	2,937	C	0.92	15%	123	155	3,060	D	0.96	3,092	D	0.97
	E. of Chamberlin Ave.	89	35,800	39,000	4	2.16%	2,737	3,179	D	1.00	15%	123	155	3,303	F	1.04	3,335	F	1.05
Treeline Ave.	N. of Daniels Pkwy	126602	8,800	13,000	4	10.25%	799	1,582	C	0.75	2%	16	21	1,598	C	0.76	1,602	C	0.76
	S. of Daniels Pwky	61	23,800	22,700	4	1.00%	1,050	1,126	C	0.54	2%	16	21	1,142	C	0.54	1,146	C	0.55
	S. of Terminal Access Rd.	61	23,800	22,700	4	1.00%	1,051	1,127	C	0.19	20%	164	207	1,291	C	0.21	1,334	C	0.22
I-75	N. of Daniels Pkwy.	120057	83,500	100,500	4	4.74%	4,544	6,285	F	1.03	3%	25	31	6,309	F	1.04	6,316	F	1.04
	S. of Daniels Pkwy.	120184	89,417	108,459	4	4.94%	4,972	6,970	F	1.15	2%	16	21	6,987	F	1.15	6,991	F	1.15
Three Oaks Pkwy	S. of Daniels Pkwy[3]							469	C	0.24	25%	205	259	674	C	0.34	728	C	0.37
Six Mile Cypress Pkwy	N. of Daniels Pkwy	388	18,200	23,200	4	6.26%	1,069	1,635	C	0.78	5%	41	52	1,676	C	0.80	1,687	C	0.80
	S. of Daniels Pkwy	387	26,662	32,600	4	5.14%	1,481	2,103	F	1.00	10%	82	104	2,186	F	1.04	2,207	F	1.05

[1] Annual Growth Rate was calculated utilizing AADT data from 2020 Lee County Traffic Count Report and FDOT Florida Traffic Online (2020).

[2] 2020 peak hour peak season peak direction traffic volumes were obtained from the 2021 Lee County Public Facilities Level of Service and Concurrency Report.

[3] Peak Hour Peak Season Volume for Three Oaks Pkwy south of Daniels Pkwy provided by Lee County in 2027 model run

9/23/2021

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

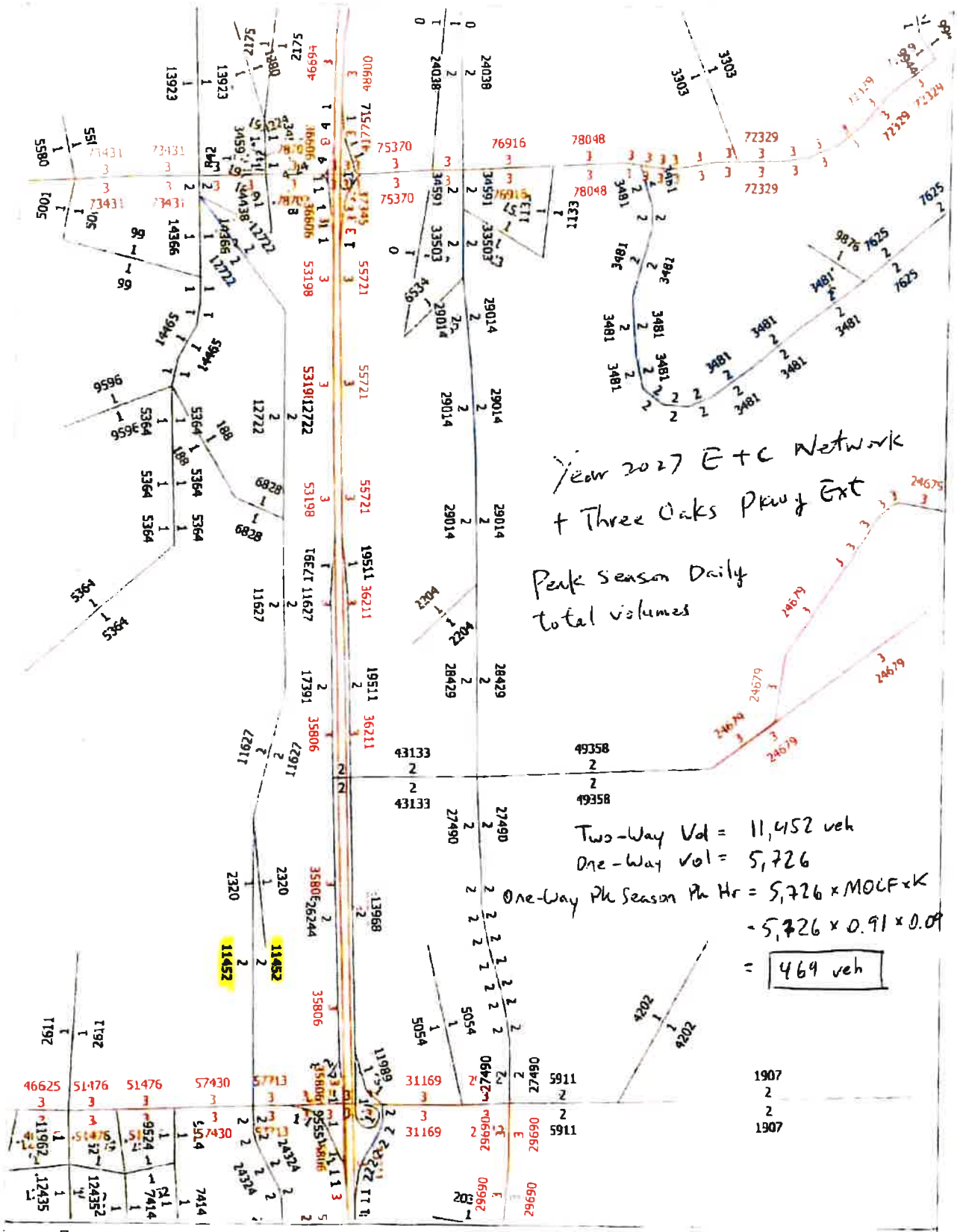
LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2020 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,131	D	1,189	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,392	D	1,463	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,392	D	1,463	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,161	D	2,271	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,263	D	2,378	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	E	2,520	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	3,030	F	3,303	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	3,030	F	3,185	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	A	2,396	B	2,518	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	A	2,396	B	2,518	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,737	B	2,876	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	F	2,355	F	2,632	Sky Walk, Timber Creek*
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	273	C	304	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	29	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	1,769	D	1,859	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,090	D	2,196	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,038	D	2,142	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,555	C	1,635	*
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	435	C	715	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	29	C	30	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	336	A	354	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	601	C	631	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	601	C	631	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	779	Constrained, old count(2010)
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	790	B	1,083	East & West Cypress View*
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	876	B	921	*
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	100	C	116	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	403	C	436	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,251	D	1,315	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,496	D	1,572	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	240	C	267	Constrained*
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	C	1,296	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	C	531	Old Count
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	550	C	578	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,217	C	1,352	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,217	C	1,279	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	B	1,217	B	1,279	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,089	C	2,195	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	75	C	79	*
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,548	B	1,643	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	870	C	1,005	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,024	B	1,076	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,414	B	1,486	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,394	B	1,465	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,394	B	1,465	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	357	C	375	*
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	529	E	556	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	529	E	556	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	529	E	556	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	526	E	696	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	526	E	696	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	C	526	C	696	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	C	963	C	1,059	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,620	D	5,557	E	6,562	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	5,620	D	4,907	E	5,804	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	6,620	C	4,972	C	5,632	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,620	C	4,544	D	5,435	
	I-75	COLONIAL BLVD	M.L.K.(SR 82)	6LF	D	5,620	C	4,336	D	5,036	
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,620	C	4,596	D	5,253	
32400	I-75	LUCKETT RD	SR 80	6LF	D	6,620	B	4,363	C	4,933	
32500	I-75	SR 80	SR 78	6LF	D	6,620	B	3,635	B	4,145	
32600	I-75	SR 78	COUNTY LINE	6LF	C	4,670	B	2,696	B	2,990	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	200	C	210	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	3,171	C	1,701	C	2,177	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	3,171	C	1,191	C	1,532	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	4,860	B	1,385	B	1,683	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	3,240	B	564	B	688	

9/23/2021

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	ROADWAY LINK TO	ROAD TYPE	PERFORMANCE STANDARD LOS	PERFORMANCE STANDARD CAPACITY	2020 100TH HIGHEST HOUR LOS	2020 100TH HIGHEST HOUR VOLUME	FORECAST FUTURE LOS	FORECAST FUTURE VOLUME	NOTES
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	E	644	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,621	D	2,037	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,580	C	1,855	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	489	C	535	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	293	D	552	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	293	C	308	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	285	C	414	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	740	D	778	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	510	C	536	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,101	B	1,176	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,094	B	1,150	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	53	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	77	C	89	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	77	C	81	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS B.	MAIN ST	2LD	D	970	F	1,022	F	1,151	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,022	C	1,151	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	689	C	767	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	689	C	767	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	448	C	471	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	D	591	D	621	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	937	E	985	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	294	C	309	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,512	C	1,764	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,481	B	1,556	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,069	B	1,272	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,038	B	1,091	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,038	A	1,091	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	399	C	419	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	640	D	673	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	652	C	831	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	B	460	B	669	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	211	C	237	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	712	E	813	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	712	E	809	
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,896	A	2,126	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,896	A	1,993	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,896	A	1,993	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,517	C	1,618	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,489	B	1,565	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,526	B	1,604	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,526	B	1,604	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,189	D	1,250	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,189	D	1,250	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	443	C	466	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	443	C	466	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	730	E	767	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	600	D	630	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	E	855	F	1,012	Copperhead
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,502	B	1,685	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	855	B	964	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	855	B	1,198	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	199	C	209	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	188	D	701	Elementry U.
27000	TREELINE AVE	TERMIMAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,050	A	1,288	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	799	A	840	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	793	A	833	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,020	C	2,273	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	1,901	C	2,354	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,069	C	2,812	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,069	C	2,467	

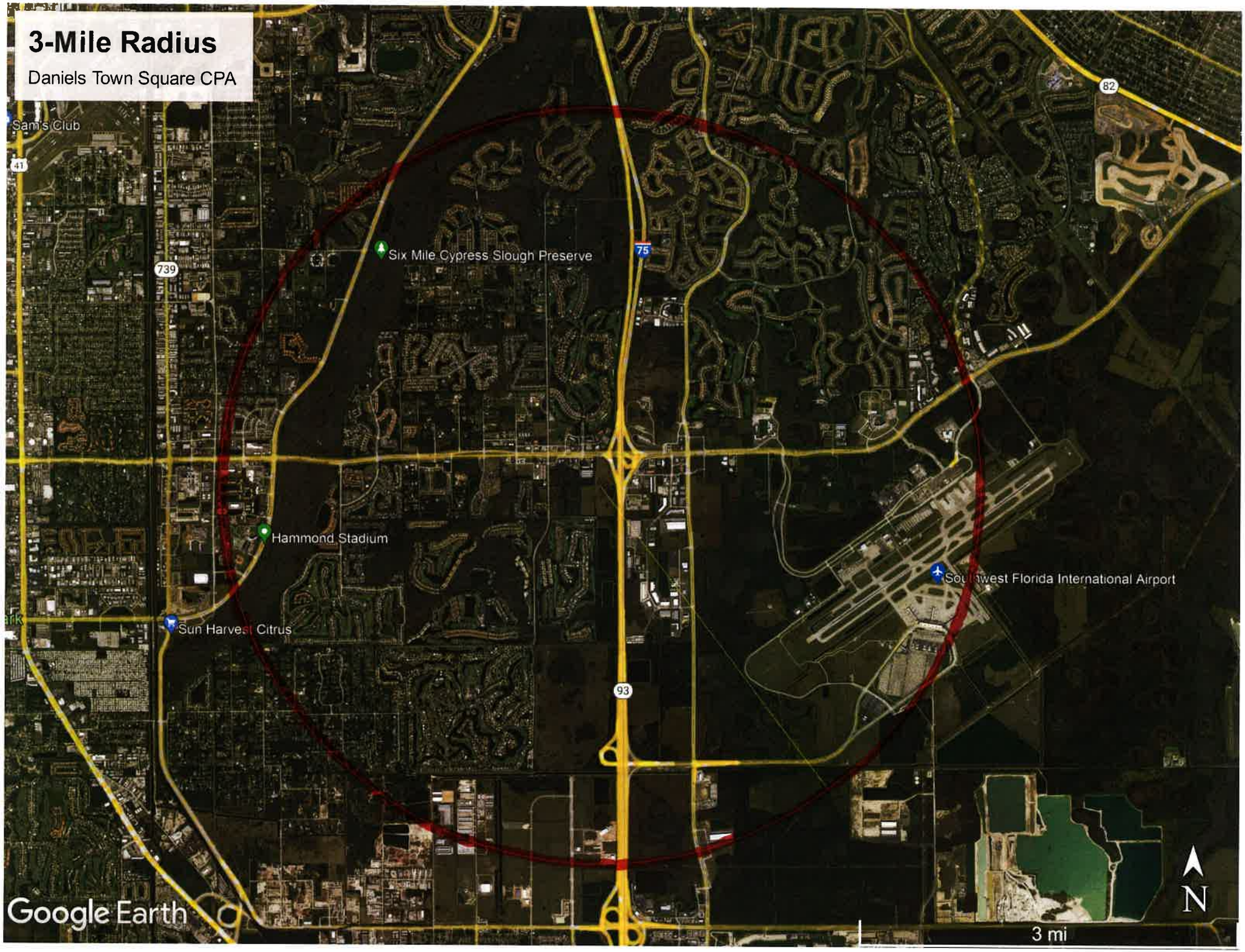
2027 E + C NETWORK VOLUMES FOR THREE OAKS PARKWAY BETWEEN DANIELS PKWY AND ALICO ROAD


Year 2027 E+C Network
+ Three Oaks Pkwy Ext
Peak Season Daily
total volumes
Two-Way Vol = 11,452 veh
One-Way Vol = 5,726
One-Way Pk Season Pk Hr = 5,726 × MOLF × K
= 5,726 × 0.91 × 0.09
= 469 veh
11452
cube
(Licensed to Florida Department of Transportation)

3-MILE RADIUS

3-Mile Radius

Daniels Town Square CPA



LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

FDOT GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

TABLE 7

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems

LEE COUNTY MPO

2045 FINANCIALLY FEASIBLE

TRANSPORTATION PLAN

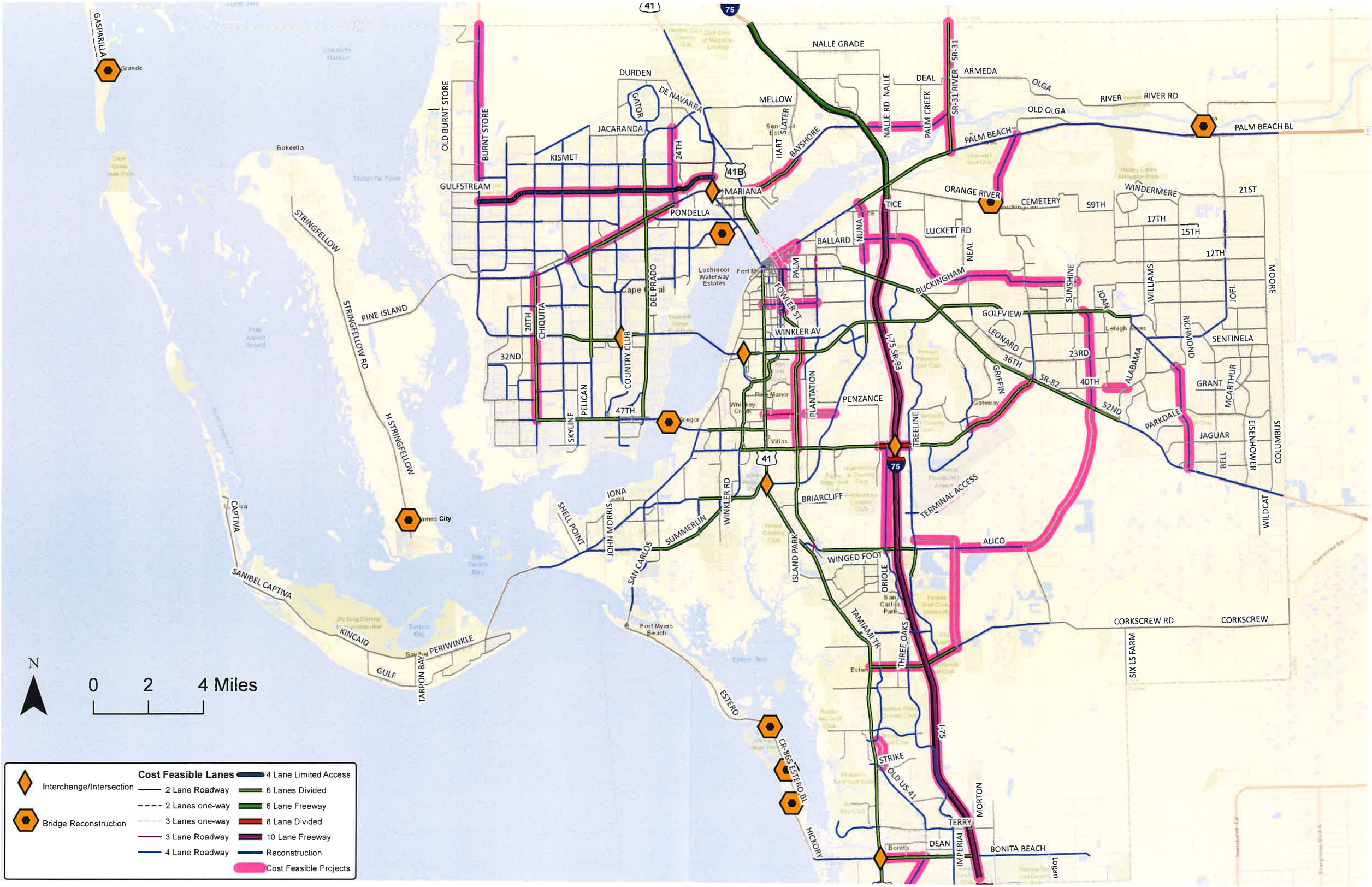
Table 5-11: Cost Feasible Projects: Strategic Intermodal System Projects ($1,000)

Road Name	From	To	Improvement	Phase	2021-2025	2026-2030	2031-2035	2036-2045	Total Cost (YOE)	Total Cost (PDC)
I-75	at Daniels Parkway		Interchange	PD&E	$2,828	$0	$0	$0	$2,828	$2,828
I-75	at Daniels Parkway		Interchange	DSB	$19,332	$0	$0	$0	$19,332	$19,332
I-75	at Colonial Boulevard		Interchange	CST	$51,756	$0	$0	$0	$51,756	$51,756
I-75	Collier County Line	SR 78	Managed lanes	PE	$0	$136,800	$0	$0	$136,800	$103,600
I-75	Collier County Line	SR 78	Managed lanes	ROW	$0	$0	$271,300	$0	$271,300	$175,030
I-75	Collier County Line	SR 78	Managed lanes	CST	$0	$0	$0	$1,125,900	$1,125,900	$549,200
SR 31	SR 80	SR 78	Widen 2L to 4L	PE	$0	$9,350	$0	$0	$9,350	$7,100
SR 80	SR 31	Buckingham Road	Widen 4L to 6L	PD&E	$0	$1,500	$0	$0	$1,500	$1,140
SR 80	SR 31	Buckingham Road	Widen 4L to 6L	PE	$0	$0	$0	$4,500	$4,500	$2,195
SR 82	Alabama	Homestead Road	Widen 4L to 6L	PE	$0	$0	$0	$2,189	$2,189	$1,068
				Total Cost:	**$73,916**	**$147,650**	**$271,300**	**$1,132,589**	**$1,625,455**	**$913,249**
				Revenues:	**$73,916**	**$147,650**	**$271,300**	**$1,132,589**	**$1,625,455**	

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

Table 5-12: Cost Feasible Projects: Federal Urban Area Allocation Projects - Box funds ($1,000)

Project Name	2021-2025	2026-2030	2031-2035	2036-2045	Total Cost
Traffic Operations Center Op.	$ 230	$ 230	$ 230	$ 460	$ 1,165
Traffic Operations Projects	$ 4,770	$ 4,770	$ 4,770	$ 9,540	$ 23,850
Bus Replacements	$ 7,500	$ 7,500	$ 7,500	$ 15,000	$ 37,500
Bicycle Pedestrian Projects	$ 12,500	$ 12,500	$ 12,500	$ 25,000	$ 62,500
Total Cost	$ 25,000	$ 25,000	$ 25,000	$ 50,000	$125,015


GASPARILLA
Grande
Bokeelia
OLD BURNT STORE
BURNT STORE
DURDEN
DE NAVARRA
GATOR
JACARANDA
KISMET
GULFSTREAM
MELLOW
SLATER
HART
BAYSHORE
MARIANA
PONDELLA
24TH
41B
41
75
NALLE GRADE
NALLE RD
NALLE
DEAL
PALM CREEK
SR-31 RIVER
SR-31
ARMEDA
OLGA
OLD OLGA
RIVER
RIVER RD
PALM BEACH
PALM BEACH BL
ORANGE RIVER
CEMETERY
WINDERMERE
59TH
21ST
17TH
15TH
12TH
TICE
LUCKETT RD
NEAL
BALLARD
NUNA
PALM
FOWLER ST
Lochmoor Waterway Estates
Cape Coral
DEL PRADO
BUCKINGHAM
SUNSHINE
JOAN
WILLIAMS
JOEL
MOORE
GOLFVIEW
LEONARD
36TH
GRIFFIN
SR-82
23RD
40TH
ALABAMA
RICHMOND
SENTINELA
GRANT
MCARTHUR
52ND
PARKDALE
JAGUAR
BELL
EISENHOWER
COLUMBUS
WILDCAT
WINKLER AV
I-75 SR-93
PENZANCE
PLANTATION
TREELINE
TERMINAL ACCESS
BRIARCLIFF
ISLAND PARK
WINGED FOOT
ORIOLE
ALICO
CORKSCREW RD
CORKSCREW
SIX LS FARM
THREE OAKS
TAMIAMI TR
I-75
STRIKE
OLD US-41
TERRY
MORTON
DEAN
IMPERIAL
BONITA BEACH
Logan
Bonita
HICKORY
ESTERO BL
CR-865
ESTERO
Fort Myers Beach
Estero
SHELL POINT
IONA
JOHN MORRIS
SAN CARLOS
SUMMERLIN
WINKLER RD
STRINGFELLOW
PINE ISLAND
STRINGFELLOW RD
H STRINGFELLOW
20TH
CHIQUITA
32ND
SKYLINE
PELICAN
COUNTRY CLUB
47TH
CAPTIVA
SANIBEL CAPTIVA
KINCAID
GULF
PERIWINKLE
TARPON BAY
N
0 2 4 Miles
Interchange/Intersection
Bridge Reconstruction
Cost Feasible Lanes
2 Lane Roadway
2 Lanes one-way
3 Lanes one-way
3 Lane Roadway
4 Lane Roadway
4 Lane Limited Access
6 Lanes Divided
6 Lane Freeway
8 Lane Divided
10 Lane Freeway
Reconstruction
Cost Feasible Projects

LEE COUNTY CAPTIAL IMPROVEMENT PROGRAM FY22/23 – 26/27

Capital Improvement Program Detail Report FY22/23-FY26/27

Responsible Department	Project Title	Project #	Fund	Code	Spent thru FY20/21	FY 21/22 Adopted Budget	FY 21/22 Amended Budget	FY 22/23 Proposed Budget	FY 23/24 Proposed Budget	FY 24/25 Proposed Budget	FY25/26 Proposed Budget	FY26/27 Proposed Budget	Five Year Project Total	Years 6-10	Total Project
	Ortiz Ave MLK to Luckett				9,250,987		554,695	4,242,273		32,542,091			36,784,364		46,590,046
Transportation	Ortiz Ave MLK to Luckett	20407230700	30700	GT				4,242,273		32,542,091			36,784,364		36,784,364
Transportation	Ortiz Ave MLK to Luckett	20407238823	38823	I	9,250,987		554,695								9,805,682
Transportation	Signal System ATMS Upgrade	20675930700	30700	GT	5,426,932	750,000	1,713,880	750,000	750,000	750,000	750,000	750,000	3,750,000		10,890,812
	Three Oaks Extension North				12,016,342	22,776,619	58,288,113	35,257,479	50,908,348				86,165,827		156,470,282
Transportation	Three Oaks Extension North	20405330700	30700	GT	12,016,342	6,776,619	24,843,911		11,908,348				11,908,348		48,768,601
Transportation	Three Oaks Extension North	20405331203	31203	D				35,257,479					35,257,479		35,257,479
Transportation	Three Oaks Extension North	24405330700	30700	GIF		5,000,000	22,444,202								22,444,202
Transportation	Three Oaks Extension North	20405338823	38823	I		1,000,000	1,000,000		25,000,000				25,000,000		26,000,000
Transportation	Three Oaks Extension North	20405338824	38824	I		10,000,000	10,000,000		14,000,000				14,000,000		24,000,000
	Toll Interoperability				502,082	150,000	368,192	150,000	150,000	150,000	150,000	150,000	750,000		1,620,274
Transportation	Toll Interoperability	20581842133	42133	ST		30,000	90,263	30,000	30,000	30,000	30,000	30,000	150,000		240,263
Transportation	Toll Interoperability	20581842135	42135	ST	502,082	120,000	277,929	120,000	120,000	120,000	120,000	120,000	600,000		1,380,011
	Toll System Replacement						250,000	13,000,000					13,000,000		13,250,000
Transportation	Toll System Replacement	20061542133	42133	ST			50,000	2,600,000					2,600,000		2,650,000
Transportation	Toll System Replacement	20061542135	42135	ST			200,000	10,400,000					10,400,000		10,600,000
Utilities					**68,351,082**	**75,252,103**	**148,884,892**	**85,827,440**	**75,262,000**	**97,060,000**	**108,155,000**	**75,105,000**	**441,409,440**	**71,745,000**	**730,390,414**
Utilities	**Alico Road Connector - LCDOT**		**48730**	**E**					**4,000,000**				**4,000,000**		4,000,000
Utilities	Ben Hill Griffin FM Improve S	20733448713	48713	E	148,394	300,000	801,606	3,136,440	4,112,000				7,248,440		8,198,440
Utilities	Big Carlos Pass	20074448730	48730	E				1,500,000					1,500,000		1,500,000
Utilities	CFM Flow Diversion	20074648713	48713	E		700,000	700,000		3,335,000	2,850,000			6,185,000		6,885,000
Utilities	Corkscrew Production Well Panel Replacement	20762248720	48720	E	322,939		6,829,260	500,000	500,000				1,000,000		8,152,199
Utilities	Corkscrew Road Widening	20067548730	48730	E	1,776,524	2,403,000	6,449,558	3,400,000	5,570,000	7,000,000			15,970,000		24,196,082
Utilities	**Corkscrew Wellfield Expansion**	**20077948730**	**48730**	**E**				**500,000**					**500,000**		**500,000**
Utilities	**Cybersecurity Risk Assessment & Hardware S**	**20078048730**	**48730**	**E**				**750,000**	**1,350,000**				**2,100,000**		**2,100,000**
Utilities	**Daniels/I-75 Diverging Diamond WM Relocation - FDOT**		**48730**	**E**						**3,000,000**			**3,000,000**		**3,000,000**
Utilities	DOT Proj Utility Relocations	20741648730	48730	E	4,079,255	500,000	2,209,120	500,000	500,000	500,000	500,000	500,000	2,500,000	2,500,000	11,288,375
Utilities	Electrical Equip Upgrd&Repl	20742948730	48730	E	5,716,905	735,000	1,035,000	210,000	210,000	210,000	235,000	135,000	1,000,000	775,000	8,526,905
Utilities	FGCU Sewer	20730448730	48730	E	3,059,415		119,622		50,000	250,000			300,000		3,479,037
Utilities	FGCU Water	20719748730	48730	E	1,745,505		81,612		50,000	255,000			305,000		2,132,117
Utilities	Fiesta Village Swr Coll Sys Im	20729348713	48713	E	192,817	2,300,600	2,510,294								2,703,111
Utilities	Flesta Village WWTP Deep Well	20925148730	48730	E	564,985	10,000,000	13,558,110	7,800,000					7,800,000		21,923,095
	Fiesta Village WWTP Rm Upgrd			E	815,675	3,520,000	8,027,648	3,020,000	500,000				3,520,000		12,363,323
Utilities	Fiesta Village WWTP Rm Upgrd	20061648730	48730	E	815,675	3,520,000	5,727,648	3,020,000	500,000				3,520,000		10,063,323
Utilities	Fiesta Village WWTP Rm Upgrd	22061648730	48730	E			2,300,000								2,300,000
Utilities	FMB Belt Press Replacement	20067648730	48730	E	73,426		334,516	3,000,000	2,000,000				5,000,000		5,407,942
Utilities	FMB Deep Injection Well #2	20061748730	48730	E	474,311	8,000,000	11,274,784	3,842,000					3,842,000		15,591,095
Utilities	FMB Filter Controls Upgrade	20074848720	48720	E				580,000					580,000		580,000
Utilities	FMB Main Switchgear Repl	20062648720	48720	E	33,325	25,000	491,675	2,500,000	4,625,000				7,125,000		7,650,000
	FMB WRF Capacity Restoration Project				163,991		536,009	2,000,000	3,000,000	15,000,000	21,000,000	21,000,000	62,000,000	16,000,000	78,700,000
Utilities	FMB WRF Capacity Restoration Project	20061948713	48713	E				2,000,000	3,000,000	15,000,000	5,000,000		25,000,000		25,000,000
Utilities	FMB WRF Capacity Restoration Project	20061948730	48730	E	163,991		536,009				16,000,000	21,000,000	37,000,000	16,000,000	53,700,000
Utilities	GM Floridian Wells 10F,11F,12F,13F	20074948712	48712	E				800,000		3,500,000	3,500,000		7,800,000		7,800,000
Utilities	Green Meadows 2nd Deep Inj	20746148730	48730	E				500,000	200,000	7,000,000	7,500,000	7,000,000	22,200,000		22,200,000
Utilities	**Green Meadows WTP Upgrades**	**20078148712**	**48712**	**E**				**500,000**	**1,000,000**				**1,500,000**	**21,500,000**	**23,000,000**
Utilities	Lazy Days Water Main Replaceme	20065548720	48720	E	844,521	240,000	345,478	319,000	200,000				519,000		1,708,999
Utilities	LCU Generator Replace/Improve	20744448730	48730	E	2,018,618	275,000	1,121,908	660,000	50,000	50,000	200,000	50,000	1,010,000	250,000	4,400,526
Utilities	Littleton Road Widening - LCDOT	20078248730	48730	E				**500,000**	**500,000**				**1,000,000**		**1,000,000**

TRIP GENERATION EQUATIONS

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

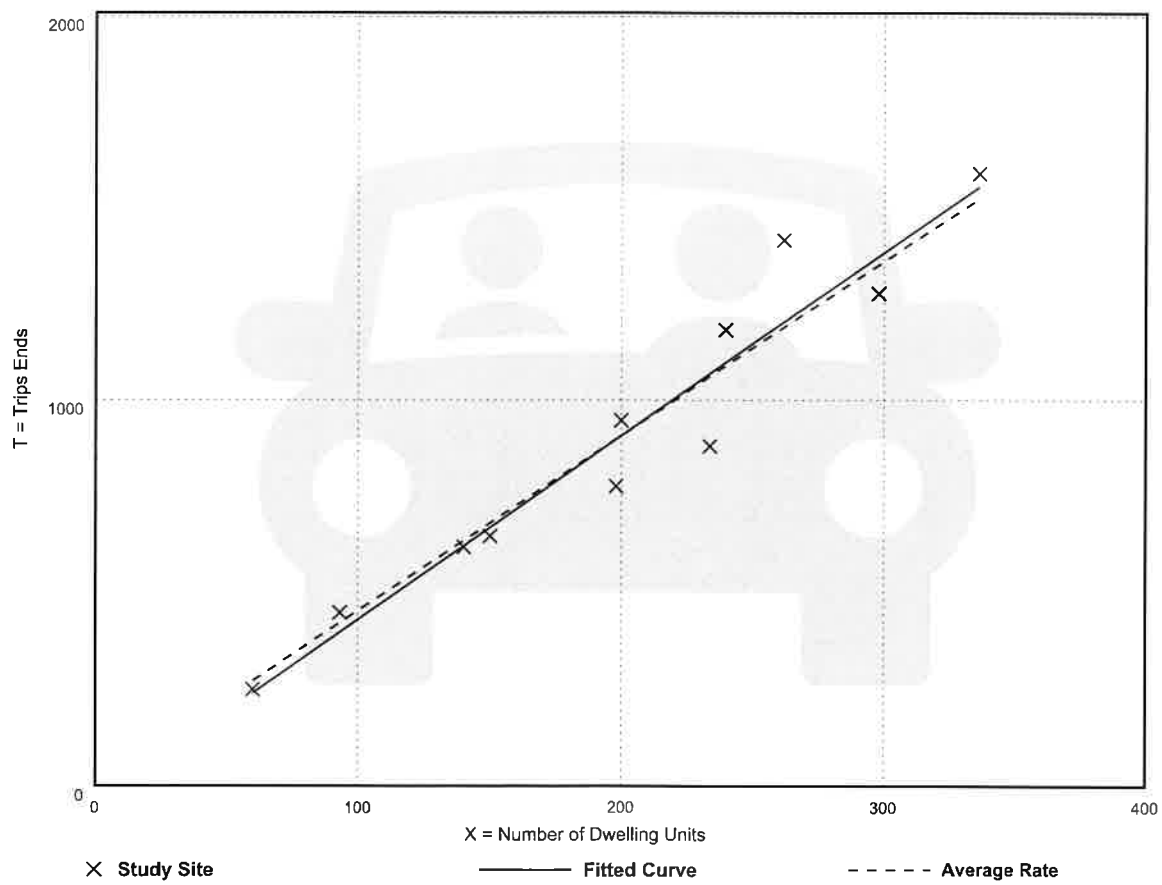
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

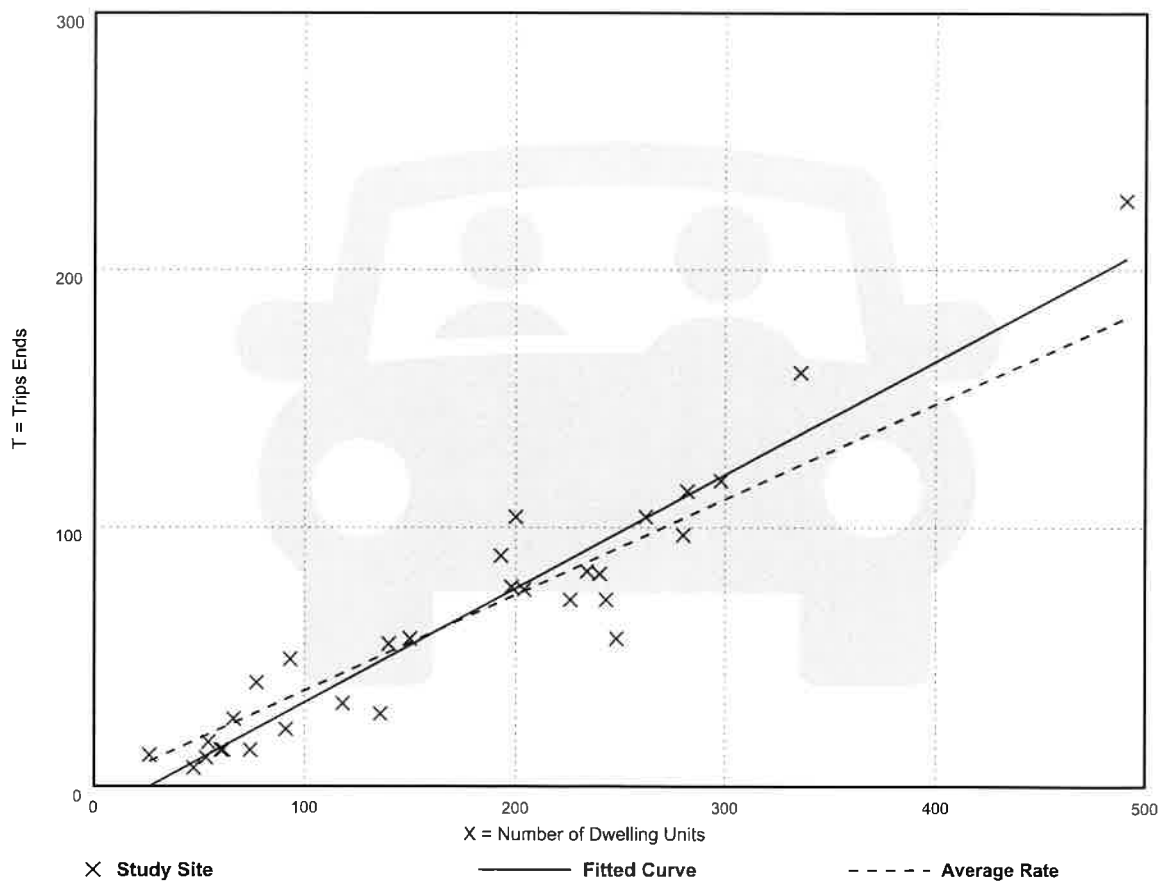
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Fitted Curve Equation: T = 0.44(X) - 11.61

R^2= 0.91

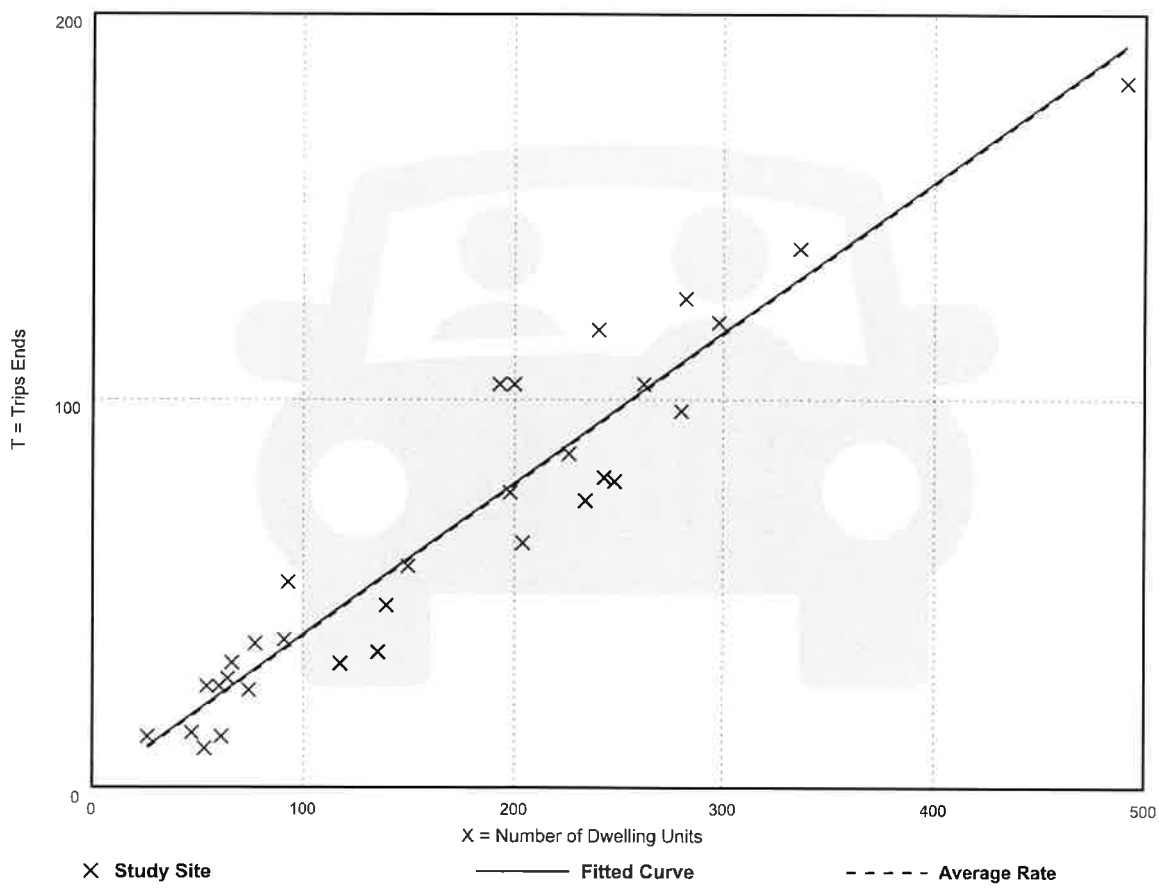
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.39(X) + 0.34

R^2= 0.91

Shopping Center (>150k)
(820)

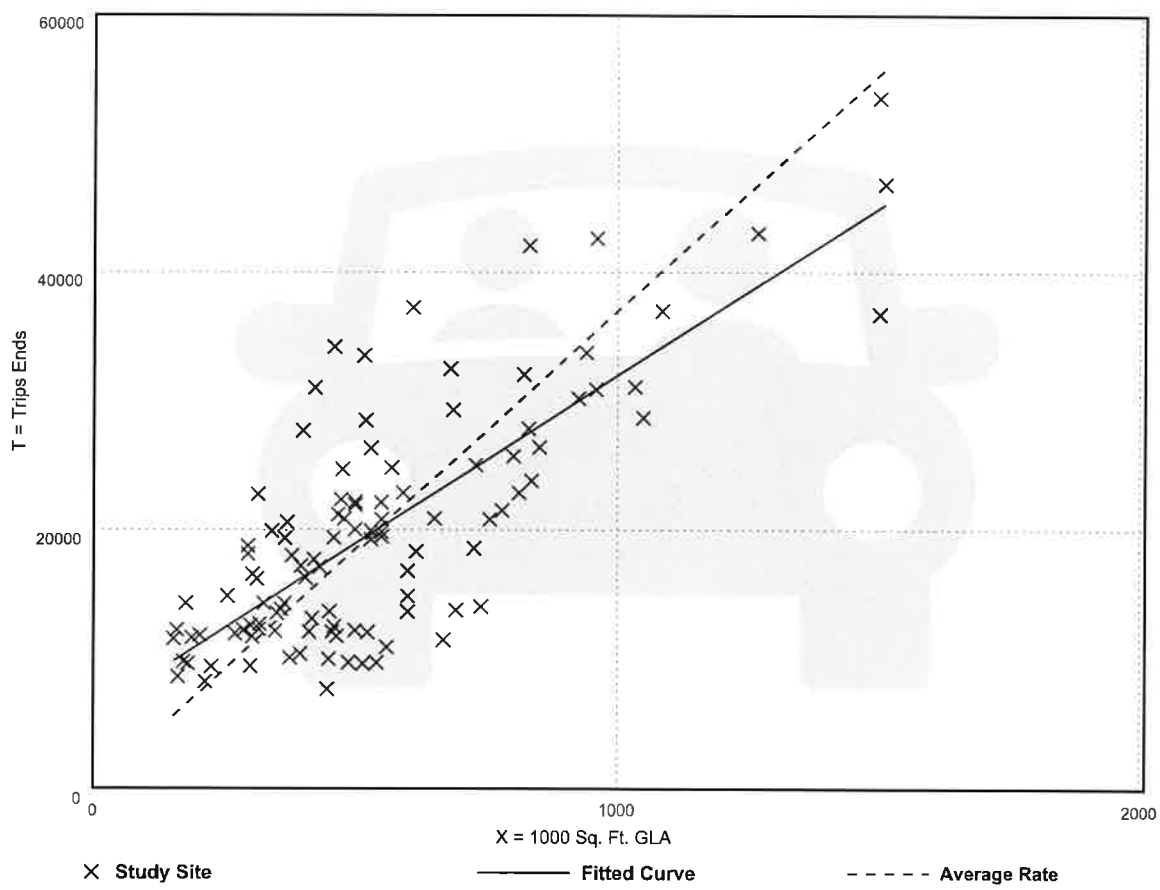
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

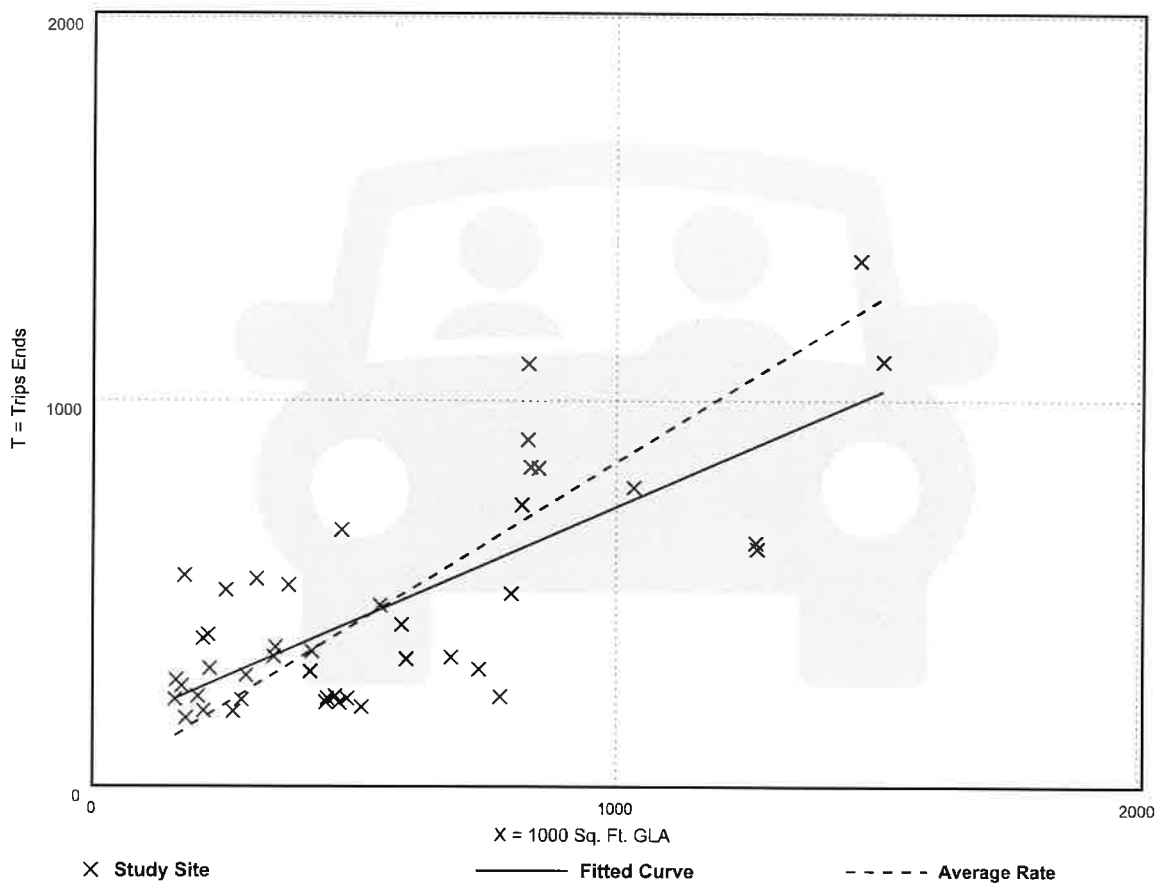
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 44
Avg. 1000 Sq. Ft. GLA: 546
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

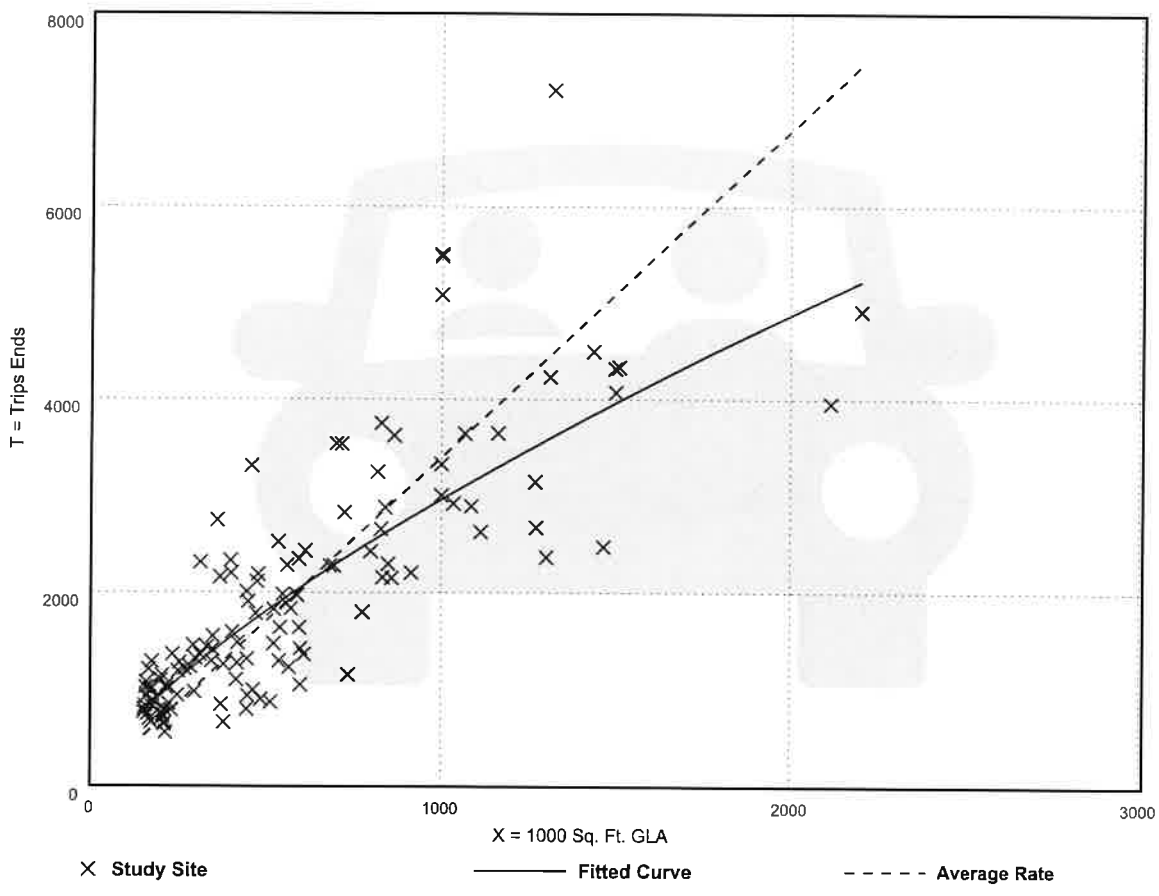
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.72 Ln(X) + 3.02

R^2= 0.70

DANIELS TOWN SQUARE CPA

Existing and Future Conditions Analysis

I. REQUEST

The contract purchaser for the 66.2+/- acre subject property, Meyers Group, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC);
2. Amend Map 1-C – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO); and
3. A Text Amendment to Lee Plan Table 1(b) to add the residential property acreage to Intensive Development and remove acreage from General Interchange.

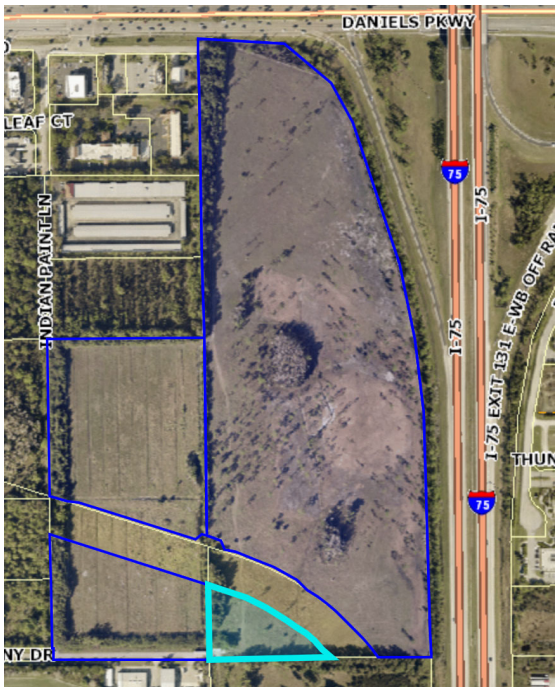
Additionally, there is a companion zoning action being submitted to rezone from CPD/AG-2 to Mixed-use Planned Development (MPD) for up to an 500,000 square foot commercial development plus 300 hotel rooms and up to 1,456 residential dwelling units. The intent is to use the property as a commercial retail and employment center including hotel and multifamily residential housing as well as senior living facilities.

II. PROPERTY HISTORY

The Property is made up of six parcels with different entitlement and development histories.

<u>Daniels Parkway JV Development</u>

Four parcels make up the majority of the subject property covering 65.6 acres that border I-75 owned by Daniels Parkway JV Development, LLC. The properties have been owned by the group since 2007. They have been under an agricultural exemption since 2008 and have been maintained as a pasture for livestock. In 2008 the property was rezoned from Agriculture (AG-2) to Commercial Planned Development (Z-08-043) to accommodate a development program of 50,000 square feet of Medical Office, 90,000 square feet of General Office, 250,000 square feet of Retail Commercial, and a 120-room hotel, with a maximum height of 75 feet. The zoning conditions and site plan included an active eagles nest which has since been vacated and released as a nest.



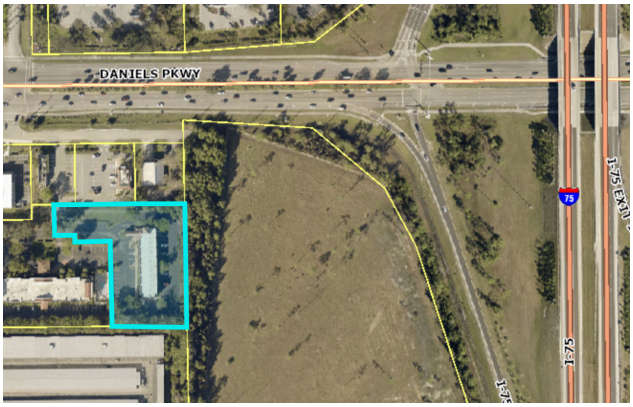
The four properties were split from two parent parcels in 2021 to accommodate the Lee County right-of-way acquisition for the Three Oaks North extension/Fiddlesticks connector road. There is an active ERP Permit establishing the jurisdictional wetlands that have been identified.

Fishboll

The parcel owned by Fishboll, Inc., that is located south of the storage business on Indian Paint Lane, was first placed on the Lee County Tax Roles in 1969. It has never been developed. It was sold to the current owner in 2002. There have not been any permits or zoning actions taken. It is zoned AG-2 and had been under an agricultural exemption until 2017 but does not currently have any exemptions on the property. It likely contains a wetland area on much of the property that will be determined through the active ERP application to be complete by September 2022.

Debary Hospitality

The final parcel is currently occupied and operated as the Travel Inn hotel. It has been owned by Debary Hospitality since 2009. It has been a hotel since the early 2000's. The property is zoned Commercial Tourist and has access to Indian Paint Lane.



II. EXISTING CONDITIONS

The property is located at the southwest corner of Daniels Parkway/Daniels 9300 and I-75. The property is surrounded by a mix of commercial uses such as a former South Trail Fire Station, Taco Bell, Waffle House and PitStop Auto Repair at the northwest corner along the frontage road; two hotels and a storage business to the west with several undeveloped properties; and to the south and southwest is undeveloped properties and the Olde Hickory Golf and County Club.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	General Interchange	CPD / CT / CG	Public Facilities, Commercial and Retail
SOUTH	Outlying Suburban	RPD	Vacant / Residential Development
EAST	General Interchange	MPD	Interstate 75 / Daniels/I-75 Commerce Center MPD
WEST	General Interchange / Wetlands	AG-2 / CPD/ CT/ CG	Vacant / Storage / Hotel / Retail

The property is in a dense area that is one of the two most intense and significant arterial interchanges in Lee County. Daniels Parkway traverses the County east to Lehigh Acres and west to Cape Coral with major developments from Gateway and the RSW airport west to the Caloosahatchee River. The subject property is central to the densest allocations of allowances for commercial and housing development and is the major arterial that leads to the Six Mile Cypress/Metro Parkway/Plantation Road area that is set aside as the intense development area considered to be the "downtown" of Lee County.

Public infrastructure is in place or slated to be expanded to serve intense development. The site has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, public schools, solid waste, transit with nearby bus stops, and multi-use paths. Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks North and will benefit from a major expansion of the I-75 interchange and Daniels Parkway. Daniels Parkway is going to see improvements to the intersections at Fiddlesticks/Palamino Lane and off-site improvements undertaken by the developer of this application will be made to the Daniels 9300/Danport Boulevard intersection that has been inadequate for nearly 20 years.

The Property will have access points onto Indian Paint Lane, Daniels 9300 (or alternative given proposed intersection improvements at Danport) and eventually direct connection and lighted intersection at Three Oaks North Extension.

Other than the Travel Inn hotel, which will be removed, the site is undeveloped. The majority of it is a pasture with an active agricultural exemption since 2008. The site contains some vegetation but other than the two wetlands central to the property and some small indigenous vegetation in the eastern central portion, the site's vegetation is mostly impacted and of lower quality containing invasive exotics.

IV. FUTURE CONDITIONS

The MCP that accompanies the zoning is proposing a mixed-use development of high intensity for up to a 500,000 square foot commercial development plus 300 hotel rooms and up to 1,456 residential dwelling units. The intent is to use the property as a commercial retail and employment center including office space and hotel and for multifamily residential housing as well as senior living facilities.

Access to the site will be improved over time. There are four major actions that will likely be completed well before 2030:

1. I-75 Interchange efficiency and expansion improvements
2. Daniels Parkway widening and intersection improvements at Danport Boulevard/Daniels 9300, Fiddlestick/Palomino and Apaloosa Lane.
3. Three Oak Extension connecting to Fiddlesticks Boulevard, and
4. Developer initiated improvements to the Indian Paint/Danport/Daniels 9300 intersection that will result in the removal of the PitStop Care Repair to make room for stacking and circulation improvements for a boulevard type entrance into the subject property and overall safety improvements for all existing businesses on the Daniels 9300 frontage road.

V. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. Letters of availability have been secured from Lee County Utilities, Lee County Schools, Lee County Sheriff (Central District served by LCSO Headquarters 3.5 miles away on Six Mile Cypress), Lee County Parks and Recreation, South Trail Fire (Station #62 1.2 miles west on Daniels), Lee County Emergency Medical Services, Lee County

Solid Waste, Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

There is an ERP in active review for the project (Application No. 220526-34567) for stormwater and drainage. Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks North and will benefit from a major expansion of the I-75 interchange and Daniels Parkway. Daniels Parkway is going to see improvements to the intersections at Fiddlesticks/Palamino Lane and off-site improvements undertaken by the developer of this application will be made to the Daniels 9300/Danport Boulevard intersection that has been inadequate for nearly 20 years.

VI. FLUC CHANGE JUSTIFICATION

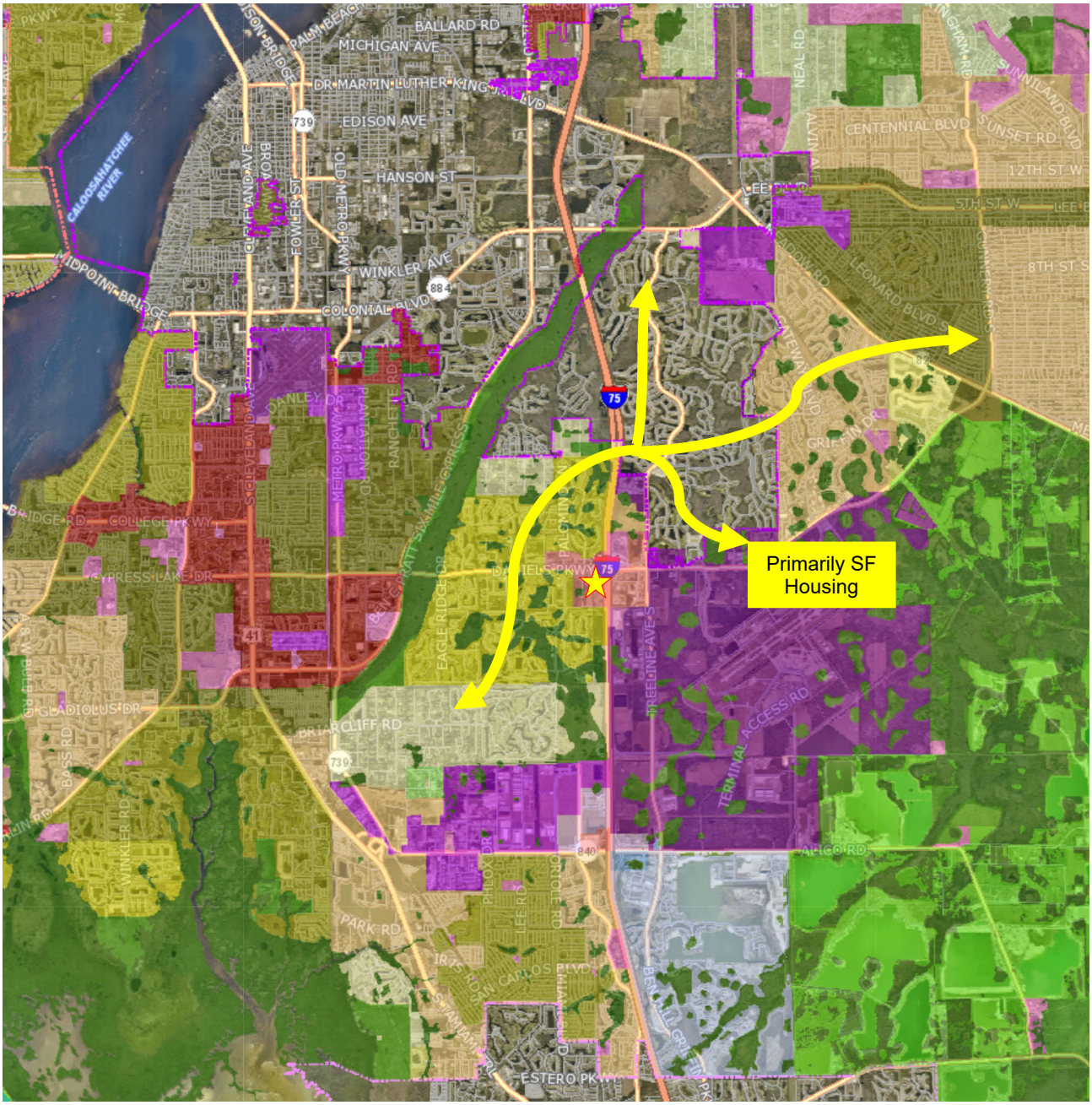
The request is to increase the potential intensity by moving the property into the Intensive Development FLUC which allows greater height and include the property in the Mixed-use Overlay which allows density to be calculated over the commercial areas. The increased potential density/intensity is justified by the following analysis.

Central Location
In the captured image of the Lee County Future Land Use Map the subject property is marked with a yellow star. The significance of this regional view is to show the central location and significance of the Daniels Parkway intersection at I-75. The interchange marks the central Lee County east-west corridor between the Caloosahatchee River and Bonita Springs. The Daniels corridor is one of two primary connectors of Lehigh to the rest of the region, the accessway to the RSW airport and the Skyplex development, the primary road for service to the two spring training baseball stadiums, a connection to all major north-south arterials such as Treeline Avenue, Six Mile Cypress, Metro Parkway, US 41, McGregor Boulevard and Summerlin Road that serves access to Fort Myers Beach.

Infill
The road is largely developed from Treeline west to Cape Coral. The subject property is the last quadrant to be developed at the Daniels interchange to I-75. The interchange has long been identified as a service-oriented quadrant having been placed in the General Interchange FLUC. However, the north east corner is a public facility area for a truck rest area and traffic control facility. The northwest corner is built out with hotels and restaurants but mostly dominated by the Renaissance community and low-density housing. The southeast corner is a mixed use industrial and retail center that is largely built out.

Serves Residential Rooftops
The interchange sits central to a region that has been developed with thousands of single-family dwelling units and is one of the nearest large-scale commercial service areas to thousands of homes including those as far east as Gateway and into Lehigh Acres.

Infrastructure
As has been discussed the property is currently served by all major Urban services and is in the Urban Services area for all service needs. The roadway infrastructure is planned to support an intense development by 2025-27 as identified in the Future Conditions section. The property will have access to Three Oaks North arterial which will connect the site directly to two other arterials – Daniels Parkway and Alico Road both of which have an interchange to I-75.



Impacts of the Request

The impacts of the requested amendments are compared to the existing by-right entitlements per the future land use designations. The density permitted for the development area is consistent between the current and proposed land use category at up to 22 units per acre. However, the difference lies in the fact that the density in the Mixed-use Overlay is allowed to be calculated over the commercial areas and the Intensive FLUC allows greater heights leading to the opportunity for greater overall development square footage to occur on sight.

The non-residential development intensity is not limited by floor area ratios in Lee County so the intensity per acre difference between the two categories is difficult to quantify. The uses between the

two land use categories both allow for intense uses. The General Interchange FLUC encourages uses that best serve the travelling public and because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, and multi-family dwelling units. The Intensive Development FLUC is also to be located along major arterial roads and similarly the available and potential levels of public services in both these areas are suited to accommodate high densities and intensities. However, in the Intensive Development category mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged.

Overall, the two land use categories, given the interchange location, have very similar intended permitted uses and allowances for similar intensities except that Intensive allows for up to 12 stories and 135 feet rather than 6 stories and 75 feet.

The primary difference in the request does not lie in the permitted uses or the type of non-residential public services that are encouraged by the land use categories, but in the request for Mixed-use Overlay. The MUO allows the residential density to be calculated over the entire development rather than only in the area dedicated to residential uses. Because of the additional height allowed in the Intensive Development FLUC and the site-wide density calculations the request potentially allows for more floor area to be constructed and more population to be located within the project, the quantity of which is cannot be precisely calculated as it is up to the final development plan.

CURRENT FUTURE LAND USE	**Acreage**	**Density**	**Residential Units**	**Non-Residential Intensity**
General Interchange	66.2+/-	14 du/acre (base); 8 du/acre (bonus)	1,456	Per code
		Density is calculated for the area dedicated to residential uses only.		
PROPOSED FUTURE LAND USE	**Acreage**	**Density**	**Residential Units**	**Non-Residential Intensity**
Intensive Development and Mixed-use Overlay	66.2+/-	14 du/acre (base); 8 du/acre (bonus)	1,456	Per code
		Density is calculated for the entire project area.		

Conclusion

Intense development is good in the correct location. The quadrant has been intended for intense development. The General Interchange and Intensive Development FLUC are both similar in commercial uses permitted and residential density. The move to Intensive Development will allow for vertical density and the Mixed-use overlay will allow the density, which is limited to multi-family, to be integrated into commercial services that will be proposed for the project.

DANIELS TOWN SQUARE CPA

Justification of Proposed Amendment

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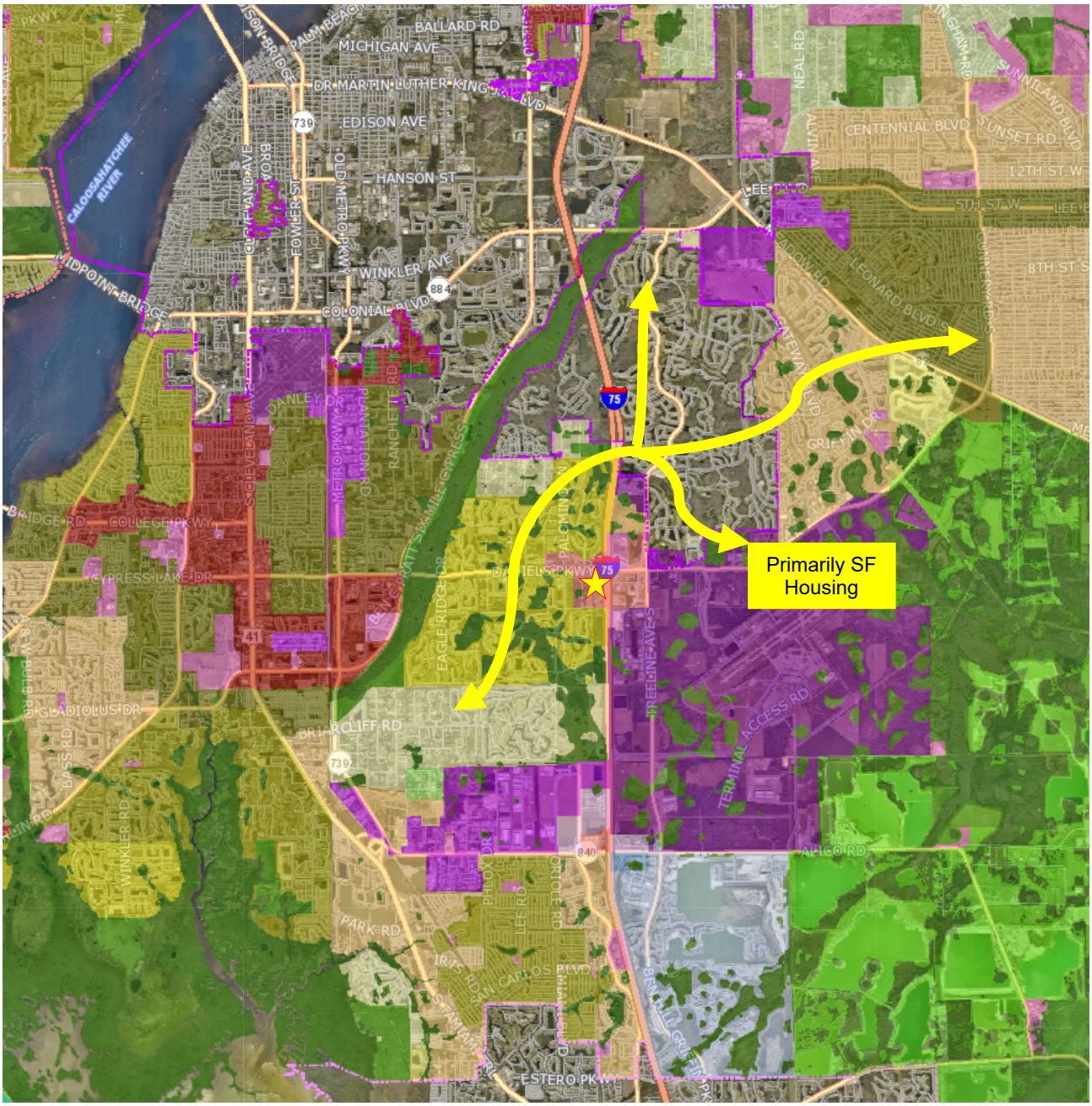

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