DANIELS TOWN SQUARE

CPA2022-00010 and 11 LPA Hearing August 26, 2024





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CPA2022-00010 and 11



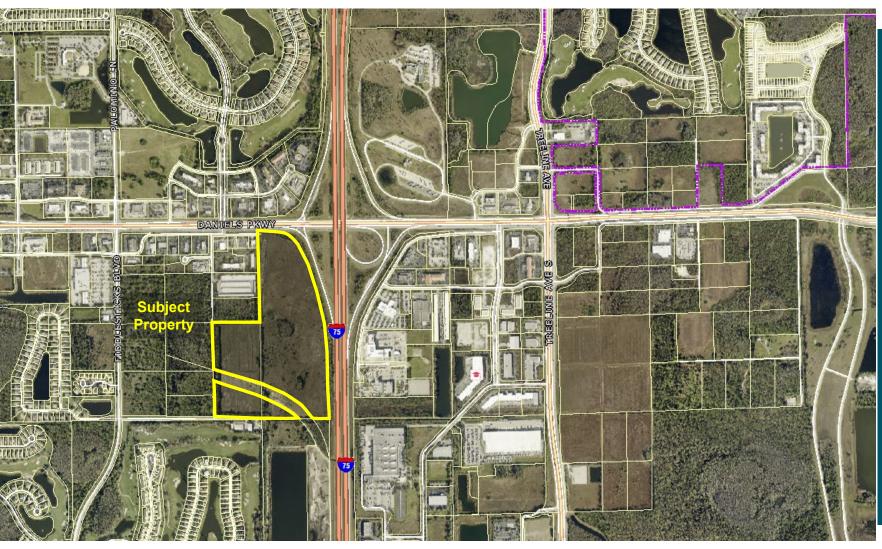








SITE LOCATION



- 61+/- acres
- SW corner of I-75 and Daniels Parkway
- 1 mile to RSW entrance from Daniels Parkway
- Accessed by Daniels 9300 frontage road, Indian Pony Lane
- Future Three OaksParkway North extension under construction
- Substantial arterial roadway frontage/access





AMENDMENT REQUEST

- 1) Amend Lee Plan Map 1-A Future Land Use Map to change 61+/- acres from General Interchange to Intensive Development;
- 2) Amend Lee Plan Map 1-C Mixed-use Overlay Map to include the 53+/-acres north of Three Oaks Extension in the Mixed Use Overlay; and
- 3) Text amendment to Lee Plan Table 1(b) to reallocate 61 acres of residential land uses to District 11 (Daniels Parkway).





THREE OAKS PARKWAY EXT.

- Major regional arterial/I-75 reliever bisects the property
- Critical segment from Fiddlesticks Canal to Daniels Parkway currently under construction
- All requisite right-of-way conveyed by property owner
- Phase 1 to the western property boundary of the project is expected to be complete in late summer 2025
- Phase 2 construction for connection to Daniels is expected to begin in spring 2025 or earlier







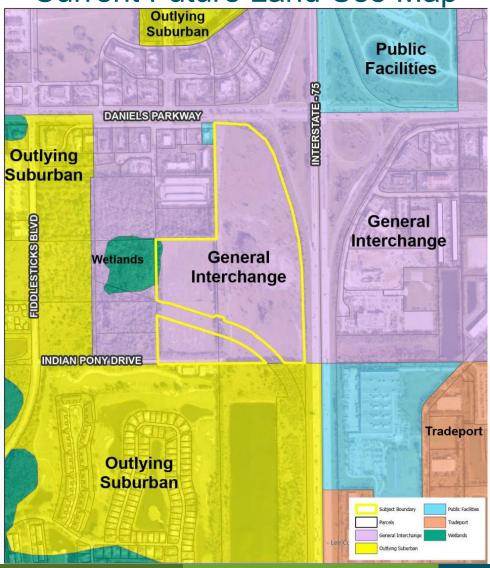
PLANNING OVERVIEW

Alexis Crespo, AICP

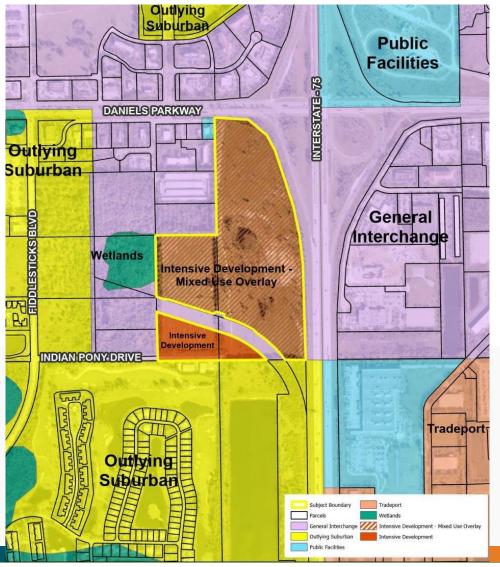




Current Future Land Use Map



Proposed Future Land Use Map







AMENDMENT SUMMARY

- General Interchange & Intensive Development FLUC have same base density of 14 du/acre
- Intensive Development allows use of Greater Pine Island TDUs to achieve up to 30 du/acre (whereas General Interchange is capped at 22 du/acre w/ bonus density)
- Companion MPD rezoning caps density at 1,234 DUs (20 du/acre)
- > FLUM change needed to include the property in Mixed Use Overlay NOT to allow for increased density





SURROUNDING LAND USES

• West: Fast Food, Retail, Storage

• **East**: I-75

• North: Daniels 9300 frontage road, Daniels Parkway, Retail, Hotels

 South: Indian Pony Drive, Olde Hickory G&CC and undeveloped land fronting I-75





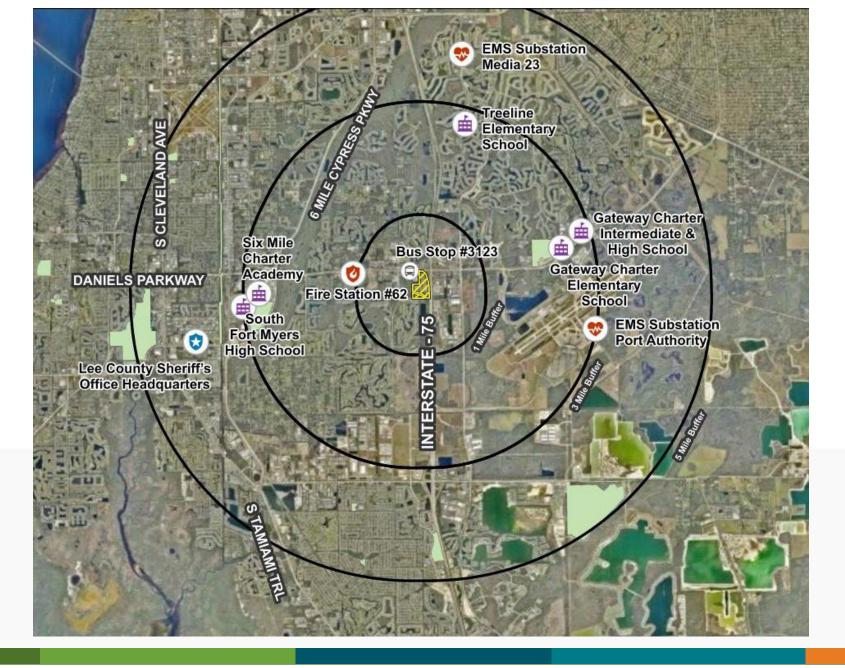


AVAILABLE PUBLIC INFRASTRUCTURE

- Lee County Utilities serves the site and has capacity for water and sewer.
- Lee Tran has a bus stop within one-quarter mile #served by Bus Stop #1554 via Route 50 on Daniels Parkway.
- South Trail Fire Station #62 is 1.2 miles west on Daniels.
- The Lee County Sheriff's South District primary substation is within 3.5 miles.
- EMS substation 3.5 miles away off Treeline Avneue.
- Lee County Solid Waste & Lee County Schools also issued letters of availability
- Roadways serving the project are programmed for improvements.
 - √ Three Oaks Parkway Extension
 - ✓ Daniels Parkway widening and intersection improvements at Fiddlestick/Palomino and signalization at Apaloosa Lane.
 - ✓ I-75 Interchange efficiency and expansion improvements.











ENVIRONMENTAL

- Most native communities onsite have been disturbed over an extended period of time due to historical agricultural uses of the property.
- 0.79+/- acre cypress area to be preserved in accordance with the Indigenous Management Plan
- Project meets the requirements for indigenous preservation on-site
- Obtained ERP from the SFWMD







AMENDMENT JUSTIFICATION

Site location is *CONSISTENT* with Lee Plan policies to locate Intensive Development FLUC:

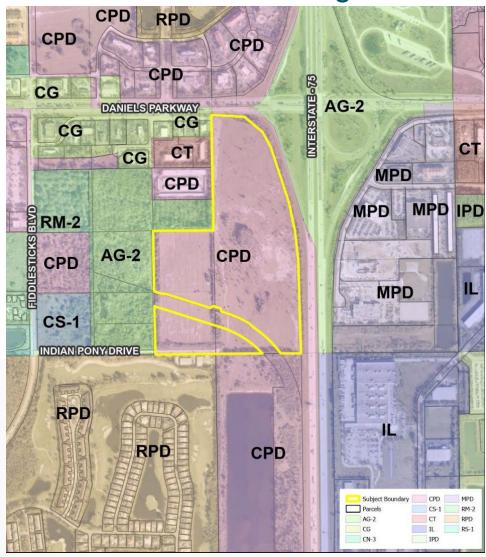
- located along major arterial roads
- Densest development patterns of Lee County
- Where public services and urban infrastructure is available.
- Allows for compatible mix of uses including residential, commercial, limited light industrial, and office uses – creating expanded live/work opportunities and local employment
- Consistent with the Mixed-Use Overlay, the site has proximity to public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers.
- > This is the right location for well-planned higher density/intensity development



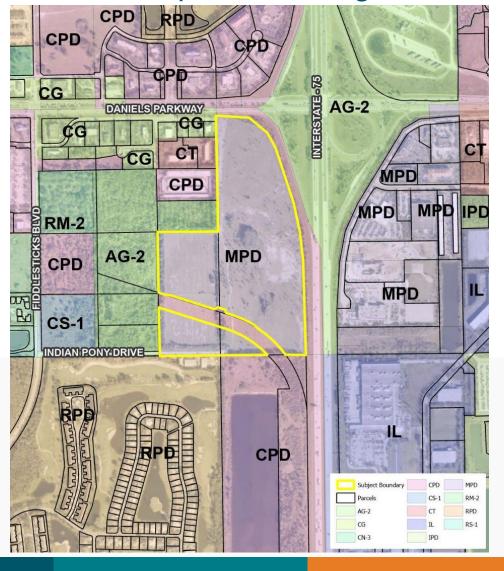


ZONING

Current Zoning



Proposed Zoning







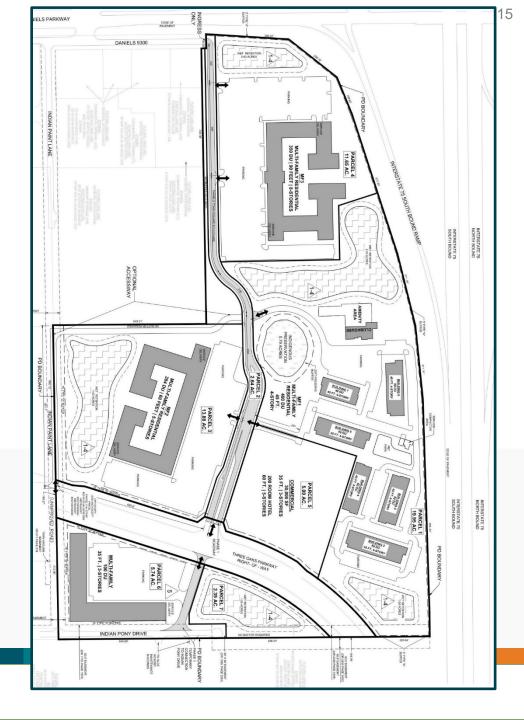
Currently zoned Commercial Planned Development (CPD) with approvals for 390,000 square feet of retail and office uses and 120 hotel units with heights up to 75 feet

Current request:

- ✓ 30,000 SF non-residential uses & 200 hotel rooms
- ✓ Multifamily Residential up to 1,234 DUs
- ✓ Building heights limited to 35 feet abutting Olde Hickory & residential uses only
- ✓ Height greater than 60 feet reserved for I-75/Daniels corner
- ✓ Sensitive location of lake placement for enhanced compatibility
- ✓ Buffers in accordance with LDC enhanced along Three Oaks







TRANSPORTATION

Ted Treesh, PTP

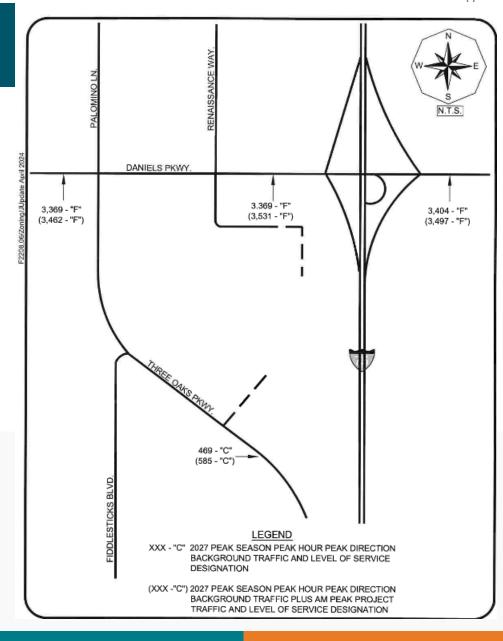




TRANSPORTATION

Ingress will be provided via the newly constructed
 Three Oaks Parkway extension as a signalized
 intersection and Daniels 9300 (the frontage road
 along Daniels Parkway) as an ENTRANCE
 only, only allowing site traffic to enter the site from
 Daniels Parkway.

 All traffic exiting the site will be required to exit the site to the south via Three Oaks Parkway extension.









THREE OAKS PARKWAY

- Phase 1 to the western property boundary of the project is expected to be complete in late summer 2025.
- Phase 2 construction for connection to Daniels is expected to begin in spring 2025 or earlier.
- Proposed inclusion in the MUO allows an increase in commercial floor area and additional residential dwelling units
- Will not have a significant impact on the surrounding roadway network.









STORMWATER

Jackie Larocque, P.E.





STORMWATER

- Stormwater management system is designed in accordance with:
 - ✓ South Florida Water Management District (SFWMD) Regulations & Criteria
 - ✓ Lee County Land Development Code
- Obtained SFWMD Environmental Resource Permit for stormwater management
- Process ensures the development will not adversely impact surrounding properties







LEE PLAN CONSISTENCY, COMPATIBILITY & COMMUNITY OUTREACH

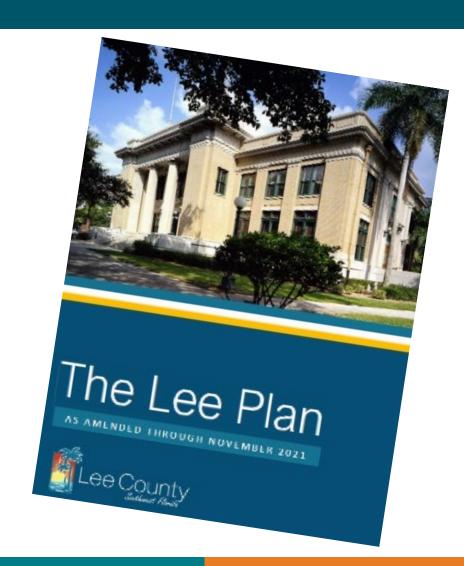
Alexis Crespo, AICP





POLICY 1.1.2: The Intensive Development FLUC

- The location is consistent with the Intensive FLUC which is to be located along major arterial roads in the densest development patterns of Lee County where public services and urban infrastructure is available
- The site highest and best use is for mixed use developments of high-density residential, commercial, limited light industrial, and office uses, consistent with the FLUC
- The General Interchange and Intensive Development FLUC, given the interchange location, have very similar density and permitted uses and allowances for similar intensities, except that Intensive Development FLUC allows for up to 12 stories and 135 feet rather than 6 stories and 75 feet, and allows for inclusion into the Mixed Use Overlay (MUO)







Objective 11.2: Mixed Use Overlay

Evaluation Criteria

- 1. Located within the extended pedestrian shed of established transit routes
 - Transit is within ¼ walkshed on Daniels Parkway
- Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways
 - Potential future connection may be made through Indian Paint Lane for properties to the east
- 3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories
 - Proposed to move to Intensive Development
- 4. Availability of adequate public facilities and infrastructure
 - All infrastructure is in place or will be prior to occupancy of new construction
- 5. Will not intrude into predominately single-family residential neighborhoods
 - The surrounding area is non-residential except for Olde Hickory to the south, which is minimally affected due to distance and design criteria in the MPD.





Mixed Use Overlay Locations

- Currently at similar quadrants of I-75 – SR 80 and Alico Road.
- At the intersections of major arterials and Daniels Parkway at Six Mile Cypress and US 41





- Objective 2.1 & 2.2: Development Timing & Location
- Policy 5.1.5: Residential Compatibility
- Standard 4.1.1 & 4.1.2: Utility Availability
- Goal 6: Commercial Land Uses
- Policies 11.2.1 & 11.2.2: Mixed Use Overlay
- Objective 60.4: Stormwater Management Design
- Objective 125.1: Water Quality





STATE COMPREHENSIVE PLAN CONSISTENCY

Land Use - 187.201 (15)

- Goal of preserving natural resources and enhancing quality of life through efficient development and the separation of urban and rural land uses.
 - Urban environment with all urban services primed for mixed use development with coming roadway infrastructure improvements.

Public Facilities – 187.201 (17)

- Goal of protecting and maximizing investments in public facilities, and to allocate costs of new facilities based on benefits to existing and future residents
 - Higher potential density in employment center with all urban services in place maximizes existing and planned public facilities.





COMMUNITY OUTREACH

- Beginning in February 2023 the project has been regularly presented to the representatives of Olde Hickory G&CC, Fiddlesticks G&CC and Legends G&CC.
- The applicants have met several times with Olde Hickory HOA board
- The applicant has reduced and revised the initial zoning request to accommodate concerns of height, intensity, and location of uses.
- Worked with the Olde Hickory community's civil engineer over drainage and design concerns







- Incentivizes resilient mixed use redevelopment as urban infill in an employment center
- All necessary urban infrastructure is in place or programmed to be completed prior to occupancy
- Compatible with surrounding land uses
- Consistent with the Lee Plan, LDC & Florida Statutes

CPA2022-00010 AND 11



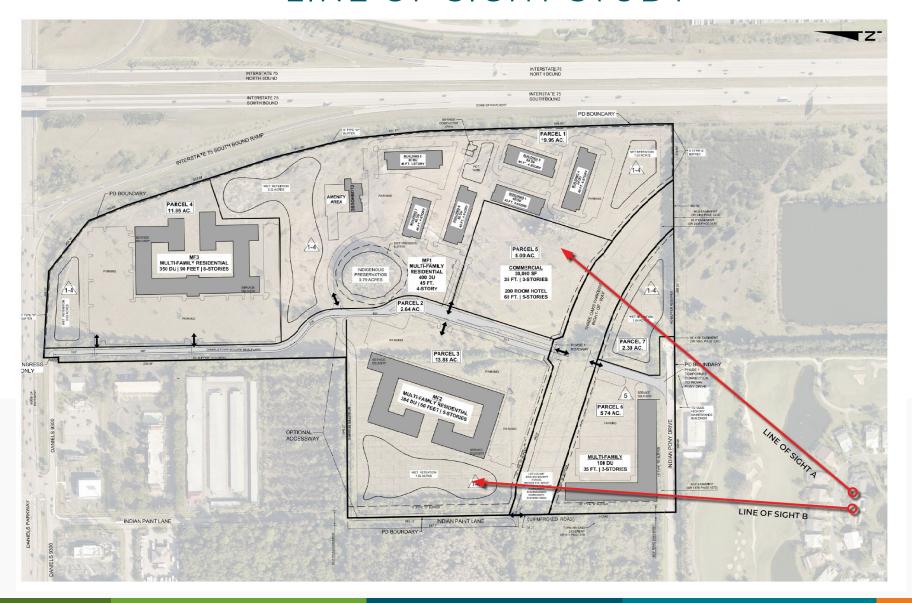


THANK YOU! QUESTIONS?





LINE OF SIGHT STUDY







LINE OF SIGHT STUDY



1,305

LINE OF SIGHT B



1,475





STAFF REPORT

STAFF RECOMMENDATION TO TRANSMIT THE REQUESTED AMENDMENTS

- Redesignating the subject property from General Interchange and Wetlands to Intensive Development and Wetlands is found to be appropriate and consistent with the Lee Plan.
- Based on the criteria adding the subject property to the Mixed Use Overlay is consistent with Policy 11.2.1.
- A formal wetland jurisdictional determination was not provided, therefore the upland and wetland acreages provided are subject to review and approval by the applicable State agency – CORRECTION: an ERP has been obtained
- South Trail Fire District indicated in a letter dated March 7, 2023, that they would be challenged to provide services – subsequent conversations determine they can provide service.

STAFF CONCLUSIONS:

- The **focal point** of the subject property will pivot traffic patterns away from the Daniels Parkway exit of I-75 and toward the future Three Oaks Parkway extension.
- Adequate public services are available to accommodate anticipated development on the subject property, consistent with Objective 2.2.
- Will not cause a decrease in Level of Service of the surrounding roadway networks.
- The allocation of population remains consistent with the proposed future land use category.
- The proposed amendments will encourage and support multi-family housing options, furthering
 Objective 135.1, Policy 135.1.9, and Policy 158.1.9.
- The concurrent rezoning request will provide opportunities to address compatibility with surrounding uses.





COMPANION ZONING REQUEST

Bison Property Holdings, LLC ("Applicant") seeks to rezone 61.26+/acres located on the southwest corner of Daniels Parkway and I-75 in
unincorporated Lee County, Florida. The Applicant seeks to rezone from
Commercial Planned Development (CPD) to Mixed-Use Planned
Development (MPD).

The desired development program is for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential up to 1,234 dwelling units.





LEGEND LAKE (11.64 AC)

(0.79 AC)

DEVIATIONS

LAND USE TABLE

TOTAL 61.26 AC

30,000 SF

200 ROOMS

INDIGENOUS PRESERVATION

PAVED CIRCULATION ACCESS

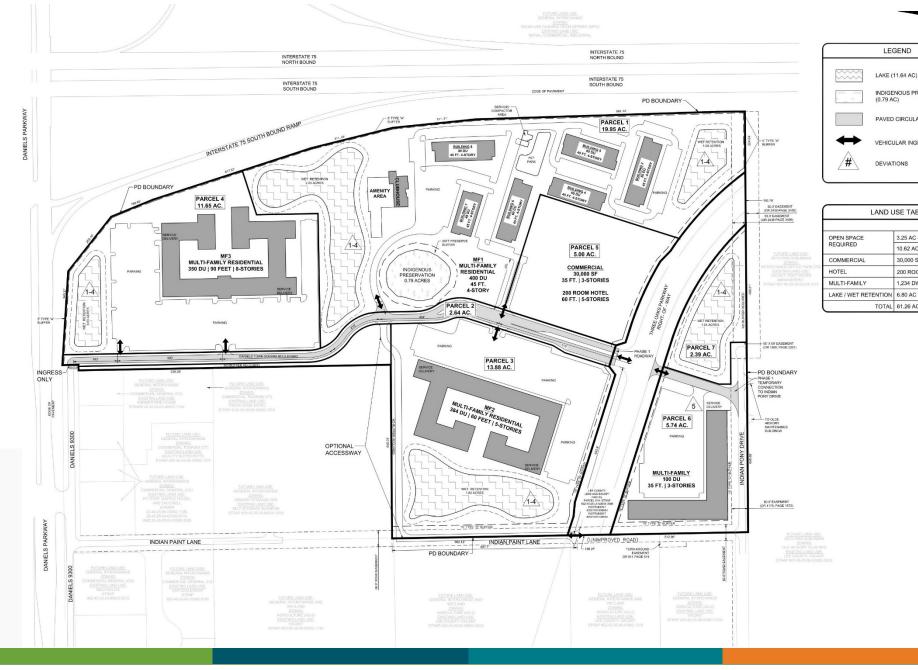
VEHICULAR INGRESS AND EGRESS

3.25 AC (40% parcels 6 & 7)

10.62 AC (20% parcels 1-5)

1,234 DWELLING UNITS

PROPOSED ZONING **MASTER** CONCEPT PLAN







DENSITY

Potential density per the Intensive Development FLUC is up to 30 units per acre with Greater Pine Island TDU's (GPITDU).

The General Interchange FLUC did not allow for GPITDU.

Per MPD zoning request the project is limiting the density to 1,234 units where 1,665 is the maximum available under the land use category.

Parcel ID Per MCP	Use	Total Acreage	Preserved Wetlands	Mitigated Wetlands	Upland	MUO	Base <u>Density</u> 14 du/ac	Bonus <u>Density</u> 8 du/ac	GPITDU Bonus Density Up to 8 du/ac
1-5	Mixed Use	53.13	0.79	5.79	46.55	Yes	662.76	378.72	378.72
6 & 7	Residential	8.13	0	0	8.13	No	113.82	65.04	65.04
TOTALS		61.26	0.79	5.79	54.68	-	777	444	13*
* 13 units requested out of maximum 444 GPITDU that could be requested								1,234	





STORMWATER OUTFALL TO OLDE HICKORY GOLF COURSE

