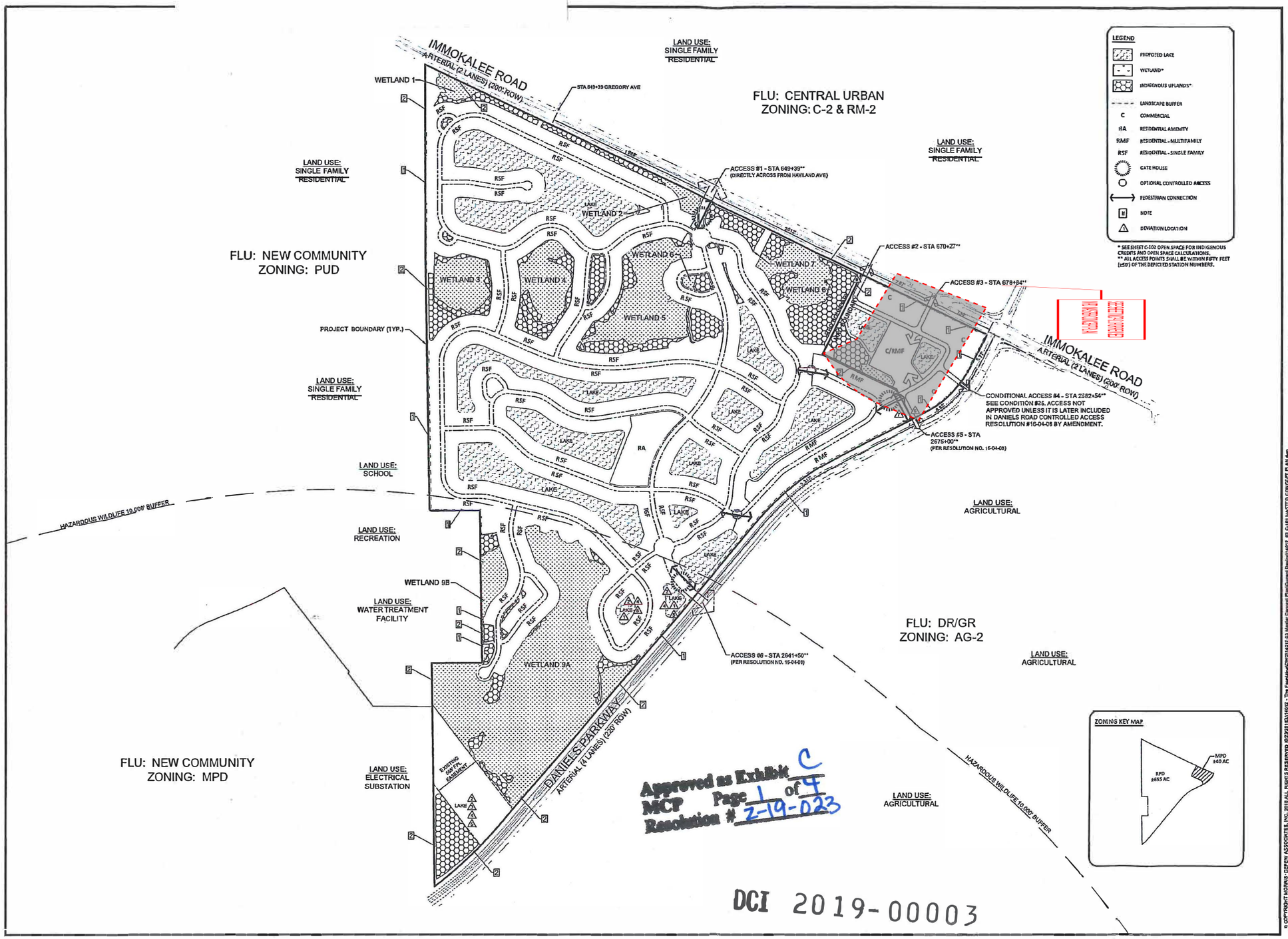

PROJECT:

TIMBER CREEK PLANNED DEVELOPMENT

LOCATION:

ACCESS TO BE DETERMINED
FORT MYERS, FL.

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
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Tallahassee, Florida 32301
Toll free: 866-337-7341
Destin
496 Grand Boulevard
Suite 204
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER:	TM-S
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	10/23/2018

TITLE:

MASTER CONCEPT PLAN

SHEET NUMBER: C-101

SCALE 1"=500'

JOB/FILE NUMBER: 14012-03

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EXHIBIT "B"

MIXED USE PLANNED DEVELOPMENT OPEN SPACE TABLE

Area	Approx. Acreage	Required Indigenous Preserve	Provided Indigenous Preserve*	Indigenous Upland Credits	Required Open Space (30%/40%)	Provided Open Space
Total Property Acreage	40.0					
Commercial / Residential Multifamily****	7.0	1.4			2.8	0.2
Commercial****	16.7	2.5			5.0	0.5
Lakes**	5.0					1.9
Other Open Space	0.3					0.3
Wetlands Area (less Indigenous Uplands)			0.8			0.8
Indigenous Upland						
Indigenous Upland Area - 1a			3.6			3.6
150% Credit Area						1.8
Total		3.9	4.4	0.0	7.8	9.2

RESIDENTIAL PLANNED DEVELOPMENT OPEN SPACE TABLE

Area	Approx. Acreage	Required Indigenous Preserve	Provided Indigenous Preserve*	Indigenous Upland Credits			Required Open Space (40%)	Provided Open Space
				Credit %	Bonus Credit	Credit AC Provided		
Total Property Acreage	654.4							
Residential Area****	654.4	130.9					261.8	26.2
Lakes**	65.4							65.4
Other Open Space	63.3							63.3
Wetlands Area (less Indigenous Uplands)								
Wetland 1			1.5					1.5
Wetland 2			0.6					0.6
Wetland 3			1.2					1.2
Wetland 4			0.5					0.5
Wetland 5			1.6					1.6
Wetland 6			0.5					0.5
Wetland 7			0.0					0.0
Wetland 8			8.8					8.8
Wetland 9A			25.7					25.7
Wetland 9B			8.0					8.0
Wetland 9C			2.0					2.0
Wetland 9D			8.5					8.5
Wetland 9E			2.7					2.7
Indigenous Upland								
Indigenous Upland Area - 1			2.0	125%	110%	0.7		2.0
Indigenous Upland Area - 2			0.0			0.0		0.0
Indigenous Upland Area - 3			2.7	125%	110%	0.9		2.7
Indigenous Upland Area - 4			0.0			0.0		0.0
Indigenous Upland Area - 5			0.1			0.0		0.1
Indigenous Upland Area - 6			3.2	150%	110%	1.9		3.2
Indigenous Upland Area - 7			1.4	125%	110%	0.5		1.4
Indigenous Upland Area - 8			1.2	125%		0.3		1.2
Indigenous Upland Area - 9			8.6	150%	110%	5.1		8.6
Indigenous Upland Area - 10			0.0			0.0		0.0
Indigenous Upland Area - 11			0.0			0.0		0.0
Indigenous Upland Area - 12			0.7			0.0		0.7
Indigenous Upland Area - 13			0.0			0.0		0.0
Indigenous Upland Area - 14			2.0	125%		0.5		2.0
Indigenous Upland Area - 15			1.8			0.0		1.8
Indigenous Upland Area - 16			1.2	125%		0.3		1.2
Indigenous Upland Area - 17			0.0			0.0		0.0
Indigenous Upland Area - 18			0.2			0.0		0.2
Indigenous Upland Area - 19			0.0			0.0		0.0
Indigenous Upland Area - 20			4.5	150%		2.3		4.5
Indigenous Upland Area - 21			3.1	150%		1.5		3.1
Indigenous Upland Area - 22			0.2			0.0		0.2
Indigenous Upland Area - 23			2.9	125%		0.7		2.9
Indigenous Upland Area - 24			0.0			0.0		0.0
Indigenous Upland Area - 25			0.8	110%		0.1		0.8
Indigenous Upland Area - 26			2.5	125%		0.6		2.5
Indigenous Upland Area - 27			1.0	125%		0.2		1.0
Indigenous Upland Area - 28			0.2			0.0		0.2
Indigenous Upland Area - 29			0.0			0.0		0.0
Indigenous Upland Area - 30			0.0			0.0		0.0
Indigenous Upland Area - 31			0.7			0.0		0.7
Indigenous Upland Area - 32			0.0			0.0		0.0
Indigenous Upland Area - 33			0.0			0.0		0.0
Indigenous Upland Area - 34			0.5			0.0		0.5
Indigenous Upland Area - 35			0.8	110%		0.1		0.8
Indigenous Upland Area - 36			0.2			0.0		0.2
Indigenous Upland Area - 37			1.1	125%		0.3		1.1
Indigenous Upland Area - 38			0.5	110%		0.1		0.5
Indigenous Upland Area - 39			0.2			0.0		0.2
Indigenous Upland Area - 40			0.8			0.0		0.8
Indigenous Upland Area - 41			5.9	150%		3.0		5.9
Subtotal			112.6			19.1		
Total	130.9		131.8				261.8	267.6

Approved as Exhibit C
MCP Page 2 of 4
Resolution # Z-19-023

DCI 2019-00003

* INDIGENOUS PRESERVE MUST MAKE UP 50% OF THE REQUIRED OPEN SPACE.

** TWENTY-FIVE PERCENT (25%) OF OPEN SPACE MAY BE COMPRISED OF LAKE AREA. THE MINIMUM AMOUNT OF LAKE AREA IS 65 AC FOR THE MPD & 166.4 AC FOR THE RPD.

*** AN ADDITIONAL, MAXIMUM TEN PERCENT CREDIT WILL BE GRANTED FOR PRESERVATION ADJACENT TO A ROADWAY.

**** NO LOT, TRACT OR OUTPARCEL MAY PROVIDE LESS THAN TEN PERCENT (10%) OPEN SPACE.

PROJECT:

TIMBER CREEK PLANNED DEVELOPMENT

LOCATION:

ACCESS TO BE DETERMINED
FORT MYERS, FL

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
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REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	1/31/2019

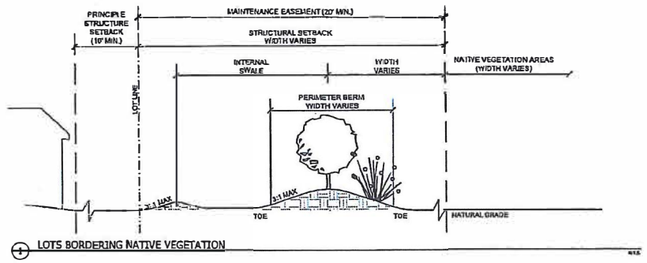
SHEET TITLE:

OPEN SPACE AMENDMENT EXHIBIT

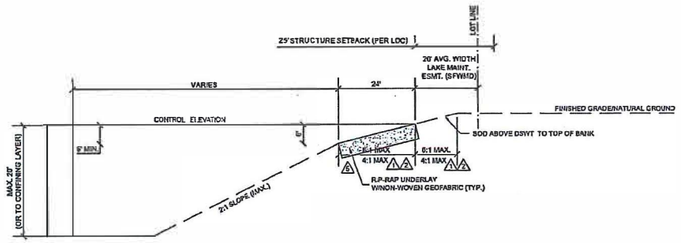
SHEET NUMBER: X-102

SCALE 1"=500'

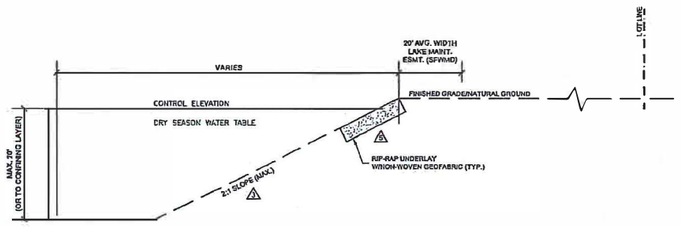
JOB/FILE NUMBER: 14012-03



LOTS BORDERING NATIVE VEGETATION



TYPICAL LAKE SECTION



TYPICAL LAKE SECTION

NOTES

1. 15' TYPE "D" LANDSCAPE BUFFER
2. PRESERVE TO PROVIDE BUFFER

Request: Rezoning from AG-2 to MPD AND RPD for Residential & Commercial uses.

1,365 Dwelling units
250,000 SF Commercial
150 Hotel Rooms

Future land use designation per CPA2016-00007: Central Urban & Sub-Outlying Suburban

Not on a Lee Tran Route

Comprehensive Plan Amendment per CPA2016-0007 proposes an extension of Lee County Utilities service area to service the proposed project.

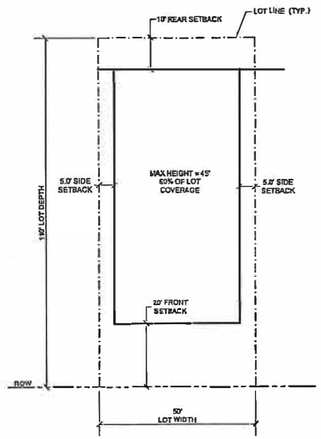
Thirty feet (30') principal setback from indigenous areas to be provided.

Fifty feet (50') separation from lake control to property boundary to be provided.

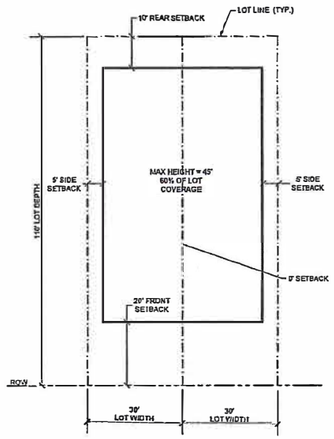
DEVIATIONS

1. LAKE DEVIATION TO 4:1 SLOPE
2. PLANTED LITTORAL SHELF DEVIATION
3. LAKE DEVIATION TO 2:1 SLOPE
4. SWAP LITTORALS FOR TREES DEVIATION
5. HARDENED SHORELINE
6. BUFFER REQUIREMENT DEVIATION
7. ROW SETBACK DEVIATION

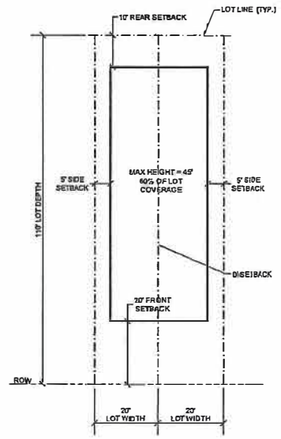
Approved as Exhibit C
MCP Page 3 of 4
Resolution # Z-19-023



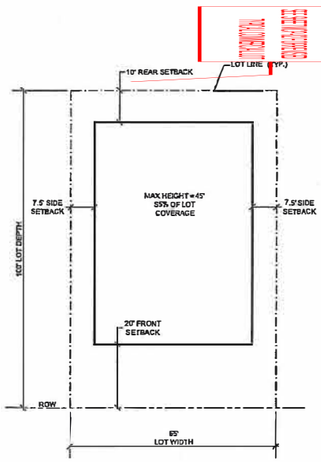
TYPICAL SINGLE FAMILY LOT



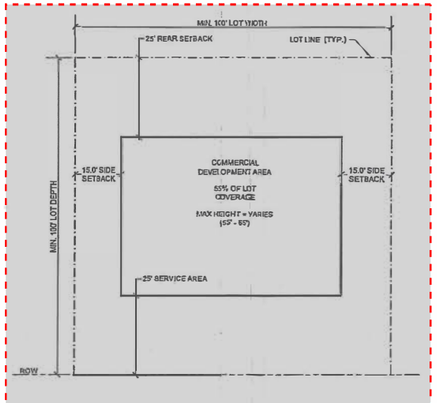
TYPICAL TWO FAMILY ATTACHED LOT(S)



TYPICAL TOWNHOME LOT(S)



TYPICAL MULTI-FAMILY LOT



TYPICAL COMMERCIAL LOT

DCI 2019-00003

PROJECT:

TIMBER CREEK PLANNED DEVELOPMENT

LOCATION:

ACCESS TO BE DETERMINED
FORT MYERS, FL.

CLIENT:

LENNAR

CONSULTANT:

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ENGINEERS • PLANNERS • SURVEYORS
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Destin
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Miramar Beach, FL 32550
Toll free: 866.337.7341

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	LEE COUNTY
DATE:	10/23/2018

TITLE:

NOTES, DEVIATIONS AND TYPICALS

SHEET NUMBER: C-501

JOB/FILE NUMBER: 14012-03

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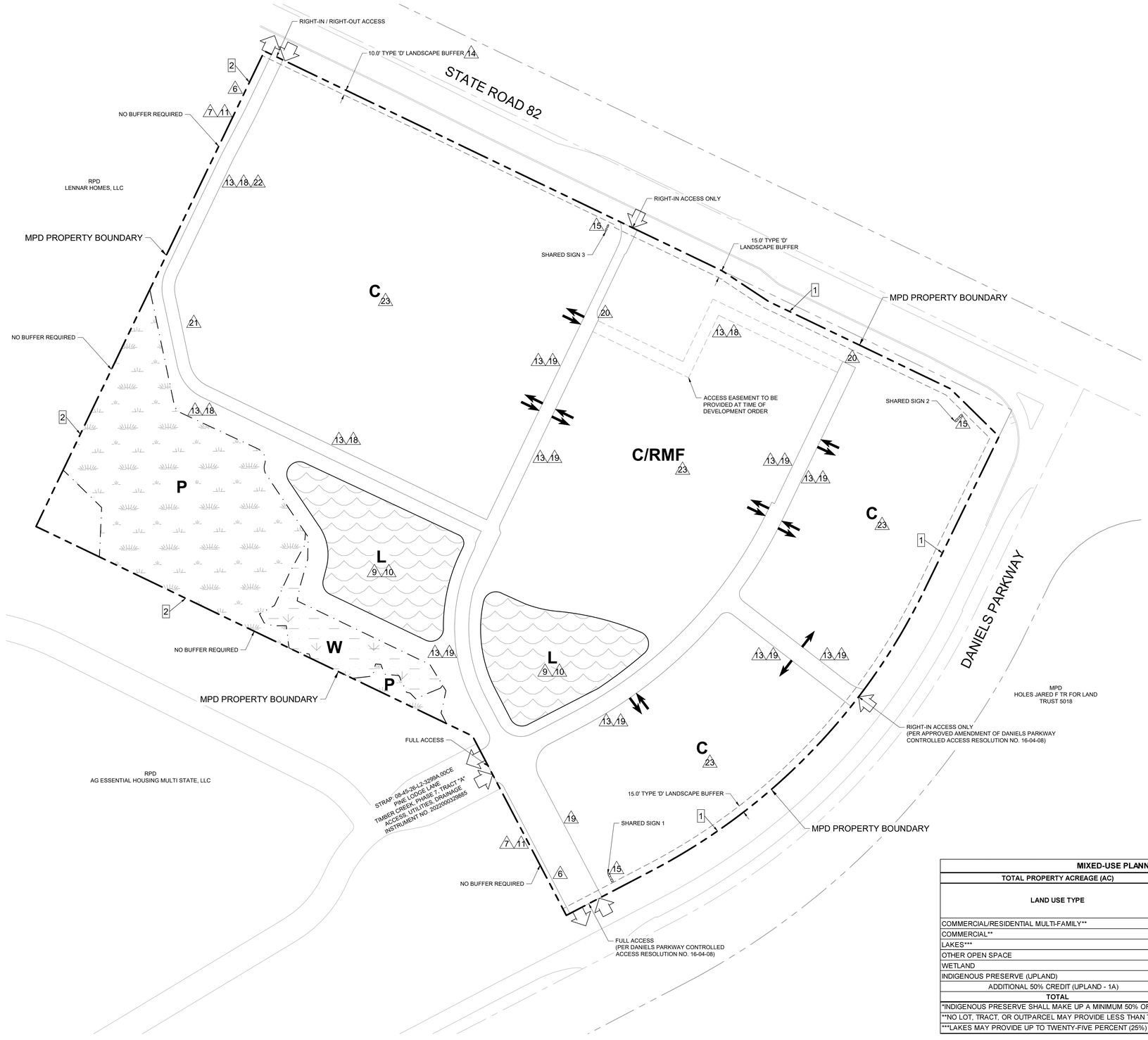

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- MPD PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- C — COMMERCIAL
- RMF — RESIDENTIAL MULTI-FAMILY
- L — PROPOSED LAKES
- P — INDIGENOUS PRESERVE (UPLAND - 1A)
- W — WETLAND
- INTERNAL ACCESS*
- # — DEVIATION LOCATION
- # — NOTES PER ZONING RESOLUTION Z-019-023 (AS RECODIFIED FROM Z-017-019)

*FINAL OUTPARCEL CONFIGURATION AND INTERNAL ACCESS POINTS TO BE DETERMINED AT TIME OF INDIVIDUAL OUTPARCEL OR TRACT DEVELOPMENT ORDER

DEVIATIONS

NOTE:
1. DEVIATIONS 1 - 7 APPROVED UNDER RESOLUTION Z-17-019 (RECODIFIED BY Z-19-023).

2. DEVIATION 8 APPROVED UNDER ADD2020-00164 FOR PHASE 2 OF THE RPD ONLY.

3. DEVIATIONS 9 - 17 APPROVED UNDER ADD2024-00182 FOR THE MPD ONLY.

13	TYPICAL STREET SECTION WIDTH DEVIATION
18	URBAN CROSS SECTION SIDEWALK AND PLANTING STRIP DEVIATION
19	URBAN CROSS SECTION PLANTING STRIP DEVIATION
20	DEAD END STREET DEVIATION
21	SOLID WASTE/RECYCLING SCREENING DEVIATION
22	PUBLIC UTILITY EASEMENT DEVIATION
23	PROPERTY BOUNDARY FOOTCANDLE DEVIATION

MIXED-USE PLANNED DEVELOPMENT OPEN SPACE SUMMARY

TOTAL PROPERTY ACREAGE (AC)	39.77					
LAND USE TYPE	ACREAGE (AC)	REQUIRED INDIGENOUS PRESERVE (AC)*	PROVIDED INDIGENOUS PRESERVE (AC)	INDIGENOUS UPLAND CREDIT (AC)	REQUIRED 30%/40% OPEN SPACE (AC)	TOTAL PROVIDED OPEN SPACE (AC)
COMMERCIAL/RESIDENTIAL MULTI-FAMILY**	7.00	1.40			2.80	0.28 (MIN.)
COMMERCIAL**	22.74	3.41	-	-	6.82	0.68 (MIN.)
LAKES***	1.83	-	-	-	-	1.83
OTHER OPEN SPACE	0.57	-	-	-	-	0.57
WETLAND	-	-	0.68	-	-	0.68
INDIGENOUS PRESERVE (UPLAND)	-	-	3.72	-	-	3.72
ADDITIONAL 50% CREDIT (UPLAND - 1A)	-	-	-	1.86	-	1.86
TOTAL	-	**4.81**	**4.40**	**1.86**	**9.62**	**9.62**

*INDIGENOUS PRESERVE SHALL MAKE UP A MINIMUM 50% OF THE REQUIRED OPEN SPACE
**NO LOT, TRACT, OR OUTPARCEL MAY PROVIDE LESS THAN TEN PERCENT (10%) OPEN SPACE
***LAKES MAY PROVIDE UP TO TWENTY-FIVE PERCENT (25%) OF THE REQUIRED OPEN SPACE (2.41 AC MAXIMUM)

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 239-271-2650 FAX: 941-379-4352
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 148414002
DATE 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

MASTER CONCEPT PLAN

GATEWAY MARKETPLACE

PREPARED FOR GB LEHIGH, LLC

LEE COUNTY FLORIDA

SHEET NUMBER
MCP - 01

Plotted By:Anaya, Chase Sheet Set:Kha Layout:01 September 23, 2025 08:25:08am K:\FTM_Civil\148414002 - Timber Creek Plaza\CAD\Concept\CAD\MCP - Timber Creek Plaza.dwg
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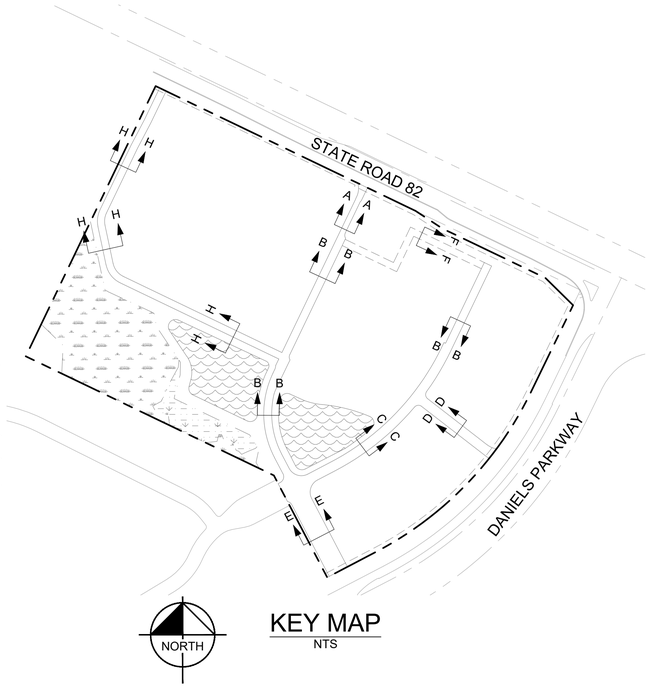
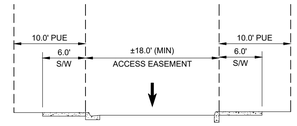
ADD2025-00123 Lee County ePlan



KEY MAP
NTS



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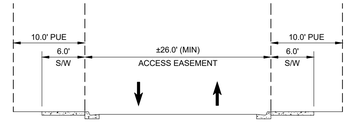
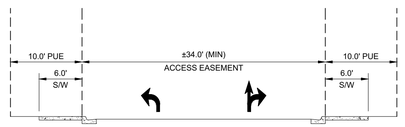


13, 19 SECTION B-B

13, 19 SECTION C-C



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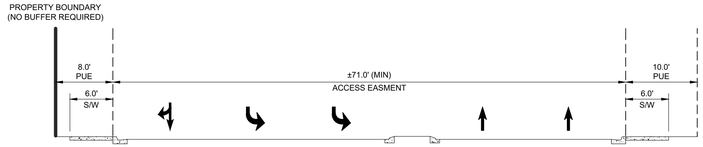

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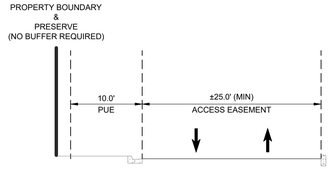
13, 18 SECTION F-F



13, 18, 22 SECTION H-H

DEVIATIONS

NOTE:
1. DEVIATIONS 1 - 7 APPROVED UNDER RESOLUTION Z-17-019 (RECODIFIED BY Z-19-023).

2. DEVIATION 8 APPROVED UNDER ADD2020-00164 FOR PHASE 2 OF THE RPD ONLY.

3. DEVIATIONS 9 - 17 APPROVED UNDER ADD2024-00182 FOR THE MPD ONLY.

13	TYPICAL STREET SECTION WIDTH DEVIATION
18	URBAN CROSS SECTION SIDEWALK AND PLANTING STRIP DEVIATION
19	URBAN CROSS SECTION PLANTING STRIP DEVIATION
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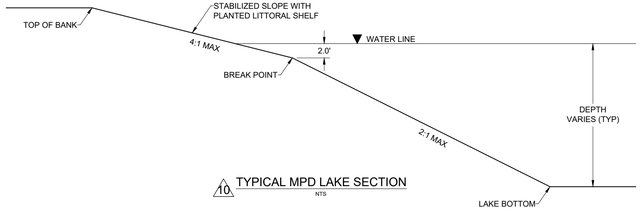
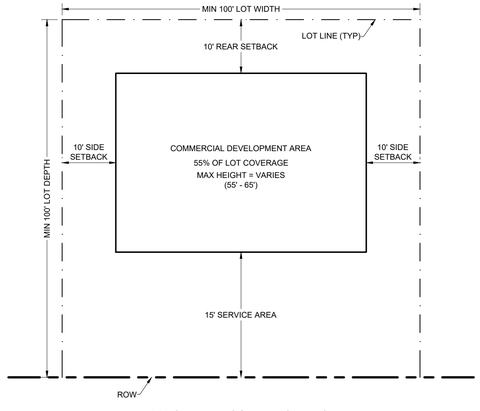
21	SOLID WASTE/RECYCLING SCREENING DEVIATION
22	PUBLIC UTILITY EASEMENT DEVIATION
23	PROPERTY BOUNDARY FOOTCANDLE DEVIATION



10, TYPICAL MPD LAKE SECTION
NTS



TYPICAL MPD COMMERCIAL LOT
NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
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1514 BROADWAY, SUITE 301 · FORT MYERS, FL 33901
PHONE: 239-271-2650 FAX: 941-379-4352
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KHA PROJECT	148414002
DATE	2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

NOTES, DEVIATIONS, AND TYPICAL SECTIONS

GATEWAY MARKETPLACE
PREPARED FOR GB LEHIGH, LLC
LEE COUNTY FLORIDA

SHEET NUMBER
MCP - 02

Plotted By: Angya, Chase Sheet Set: Kha Layout: 01 (2) September 23, 2025 08:25:11am K:\FTM_Civil\148414002 - Timber Creek Plaza\CAD\Concept\CAD\MCP - Timber Creek Plaza.dwg
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