

Tina M. Ekblad, MPA, AICP
(561) 797-0288
tekblad@sageentitlements.com



Gateway MarketPlace MPD
Administrative Amendment
Community Meeting Summary

At the East County Regional Library on August 5, 2025, Sembler Companies, Inc and Sage Entitlements, LLC hosted a Neighborhood Information Meeting regarding ADD2025-00123, DOS2024-00142, DOS2024-00175, and DOS2025-00003, to amend the current Master Concept Plan, construct the infrastructure to support the commercial subdivision, and improve the two anchor retail tracks within the Timber Creek MPD (now known as Gateway MarketPlace).

The meeting started at 5pm with three participants. Derek Felder, a member of the Lehigh Acres Architectural and Zoning Review Board ("LA AZRB"). Don Shanuth and Michael Thompson were residents of Lehigh Acres. Tina Ekblad of Sage Entitlements and Tom Hareas of Sembler Companies provided an overview of the development; which remains the same from the previous community meeting held on December 18, 2024. The attendees desired to understand the construction timeline and the retail tenants that had been secured. Tom Hareas described the construction permits needed and timeline. Retail tenants could not be confirmed due to confidentiality agreements; however, it was confirmed that the design includes a large and small retail anchors. Mr. Hareas also provided a detailed overview of the utility improvements that were proposed to support the commercial subdivision and through their extension would support other development in the area. Ms. Ekblad and Mr. Hareas described the revised design for the commercial subdivision to address Lee County comments received related to internal roadway access, landscape buffering, vehicular access to SR 82 and service delivery.

The discussion between the parties continued until 6pm with other topics including development approvals and timing for Daniels South. Potential future utility expansions in the area with Lee County Utility and Florida Government Utility Authority. The process for permitted development on the identified outparcels and if the timing of construction was known for the smaller retail options.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sage Entitlements
97 Nickajack N
Santa Rosa Beach FL 32459

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Public Information Meeting

A Public Information Meeting will be held for commercial development proposed within the Timber Creek and Daniels Creek communities at the southwest and southeast corners of the intersection of SR 82 and Daniels Parkway. The meeting will occur August 5, 2025 at 5:00 pm in the Meeting Room at the East County Regional Library located at 881 Gunnery Road N. The two approximately 40-acre parcels are within the Lehigh Acres Community. Inquiries can be directed to Tina M. Ekblad of Sage Entitlements, LLC at tekblad@sageentitlements.com or 561-797-0288.

July 22 2025

LSAR0336297

LOCATION: East County Regional Library

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