

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00123

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Sembler FLORIDA, Inc. filed an application for an administrative amendment to a Mixed Use Planned Development known as Gateway Marketplace AKA Timber Creek to amend the Master Concept Plan (MCP) for the 40-acre MPD portion of the 694.13± acre Timber Creek Planned Development, modify Deviation #13 approved by ADD2024-00182, and to request the following six additional deviations for the MPD portion of the development:

Deviation 18: A deviation from LDC Section 10-296(e)(1)i.5.iii.a, which requires urban local roads and accessways to have 6-foot-wide sidewalks and a varying planting area on both sides of the street and 10-foot travel lanes, to eliminate the sidewalks and planting areas along certain internal roadways as depicted on the MCP.

Deviation 19: A deviation from LDC Section 10-296(e)(1)i.5.iii.a, which requires urban local roads and accessways to have 6-foot-wide sidewalks and a varying planting area on both sides of the street and 10-foot travel lanes, to eliminate the sidewalk on one side of the street and the planting areas along certain internal roadways as depicted on the MCP.

Deviation 20: A deviation from LDC Section 10-296(k), which requires permanent dead-end streets to be closed at one end with a circular turnaround, to allow an access easement and a custom cross-section in the locations depicted on the MCP.

Deviation 21: A deviation from LDC Section 10-261(c), which requires all storage areas for solid waste and recycling to be shielded/screened on three sides, to allow a single side of screening on the westernmost development tract of the MPD (DOS2024-00175).

Deviation 22: A deviation from LDC 10-355(a), which requires a minimum 10-foot-wide utility easement to be provided on both sides of all new local streets, to allow the required public utility easement on a single side of the internal roadway that provides access to the subject property from State Road 82.

Deviation 23: A deviation from LDC 34-625, which requires illumination not to exceed 0.5 footcandles measured at the property line, to eliminate this illumination limitation for property lines of commercial uses internal to the Mixed Use Planned Development boundary.

WHEREAS, the applicant has indicated the property's current STRAP number is 09-45-26-00-00001.000A, and a legal description of the subject property is attached as Exhibit "A"; and

WHEREAS, the property was originally rezoned by Resolution Z-17-019, and was subsequently amended by ADD2018-10057, ADD2019-00002, Resolution Z-19-023, ADD2020-00088, ADD2020-00164, ADD2023-00182, and ADD2024-00182; and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, in order to develop the MPD portion of Timber Creek Planned Development the applicant requests six additional deviations; and

WHEREAS, deviations 1 through 7 were approved by Resolution Z-17-019, deviation 8 was approved via ADD2020-00164. and deviations 9 through 17 were approved by ADD2024-00182; and

WHEREAS, the applicant also requests to amend deviation #13 approved by ADD2024-00182 to allow for greater flexibility in design widths of private accessways internal to the commercial development; and

WHEREAS, the also applicant requests to amend the Master Concept Plan for the MPD portion of the development to allow for more flexibility in the design of the site and depict the requested deviation locations; and

WHEREAS, the applicant has applied for three Development Orders (DOS2024-00142, DOS2024-00175, and DOS2025-00003), which are currently under review; and

WHEREAS, the applicant held an advertised public informational meeting on December 18, 2024, as required by LDC Section 33-1401(Exhibit "C"); and

WHEREAS, the deviation requests have been reviewed by Lee County Department of Transportation, Development Services, and Environmental staff and have been found to meet the criteria for approval established in LDC Section 34-373(a)(9); and

WHEREAS, the subject application and plans have been reviewed by the Lee County Departments of Community Development and Transportation in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of an amendment to the Mixed Use Planned Development known Gateway Marketplace AKA Timber Creek to amend the Master Concept Plan for the 40-acre MPD portion of the 694.13± -acre Timber Creek Planned Development, request six additional

deviations, and amend Deviation #13 approved by ADD2024-00182 for the MPD portion of the development is **APPROVED**, subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan approved and attached hereto as Exhibit "B".
2. Deviation # 13, approved by ADD2024-00182, is hereby amended as follows:

Deviation 13: A deviation from Section 10-296(b) which requires a privately maintained access street to have a right of way width of 40 feet to allow multiple cross-sections ranging from 18 feet to 71 feet for private accessways internal to the commercial subdivision as shown on Sheet MCP-02 of the Master Concept Plan.

3. The following additional deviations are hereby approved.

Deviation 18: A deviation from LDC Section 10-296(e)(1)i.5.iii.a, which requires urban local roads and accessways to have 6-foot-wide sidewalks and a varying planting area on both sides of the street and 10-foot travel lanes, to eliminate the sidewalks and planting areas along certain internal roadways as depicted on the MCP.

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roadway that provides access to the subject property from State Road 82.

Deviation 23: A deviation from LDC 34-625, which requires illumination not to exceed 0.5 footcandles measured at the property line, to eliminate this illumination limitation for property lines of commercial uses internal to the Mixed Use Planned Development boundary.

4. The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.
5. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 09/26/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Community Development

List of Exhibits

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Public Informational Meeting

DESCRIPTION:

MPD

Exhibit A

PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY) AND THE WEST BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17, OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE SAID WEST BOUNDARY LINE OF THE EAST-HALF OF SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5737.05 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.64°20'50"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1007.89 FEET TO THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY ACQUISITION PARCEL 119, AS SHOWN ON RIGHT OF WAY MAP PREPARED BY "BOWYER - SINGLETON & ASSOCIATES" FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION ENTITLED "DETAIL SHEET S.R. 82 (IMMOKALEE ROAD) FROM LEE BLVD. / C.R. 884 TO: 3000' EAST OF SHAWNEE ROAD", F. P. ID 428541-1, F.A. PROJ. NO. N/A, SECTION 12070-000, SHEETS 21 AND 22, WITH A FINAL DATE OF 11 /18 /2013, WITH NO REVISION DATE; THENCE ALONG THE SOUTHERLY BOUNDARY OF RIGHT-OF-WAY ACQUISITION PARCEL 119 FOR THE NEXT THREE (3) COURSES, S.56°34'56"E. A DISTANCE OF 111.02 FEET; S.64°20'50"E. A DISTANCE OF 400.00 FEET; S.45°29'53"E. A DISTANCE OF 135.57 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 201400006385, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES; S.25°54'24"W. A DISTANCE OF 339.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 1238.14 FEET, A CENTRAL ANGLE OF 36°29'15", AND WHOSE CHORD BEARS S.44°09'01"W. A DISTANCE OF 775.22 FEET, HAVING AN ARC LENGTH OF 788.48 FEET; THENCE S.62°23'39"W. ALONG A TANGENT LINE, A DISTANCE OF 192.51 FEET; THENCE N.27°36'21"W., LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 402.09 FEET; THENCE N.64°20'50"W. A DISTANCE OF 961.36 FEET; THENCE N.25°39'10"E. A DISTANCE OF 1047.58 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION. CONTAINING 39.77 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN IS NEW, PREPARED BY SURVEYOR.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

SKETCH PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

ORIENTATION BASED ON THE WESTERLY LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 17, AS BEARING N.01°00'05"W.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

CERTIFICATIONS:

Lennar Homes, LLC
Chicago Title Insurance Company
North American Title Company
Bolanos Truxton, P.A.
Lee County

REVIEWED

Project: ADD2025-00123

By: Richard Burris

Dept: Legal Review

Date: 06/17/2025

PREPARED BY

Mark A. Hatfield 3-2-17

MARK A. HATFIELD, P.S.M.

DATE

FLORIDA CERTIFICATE NO. 4155

REVISIONS:

LEGAL DESCRIPTION AND BOUNDARY DIMENSIONS. BMH, 03-02-2017

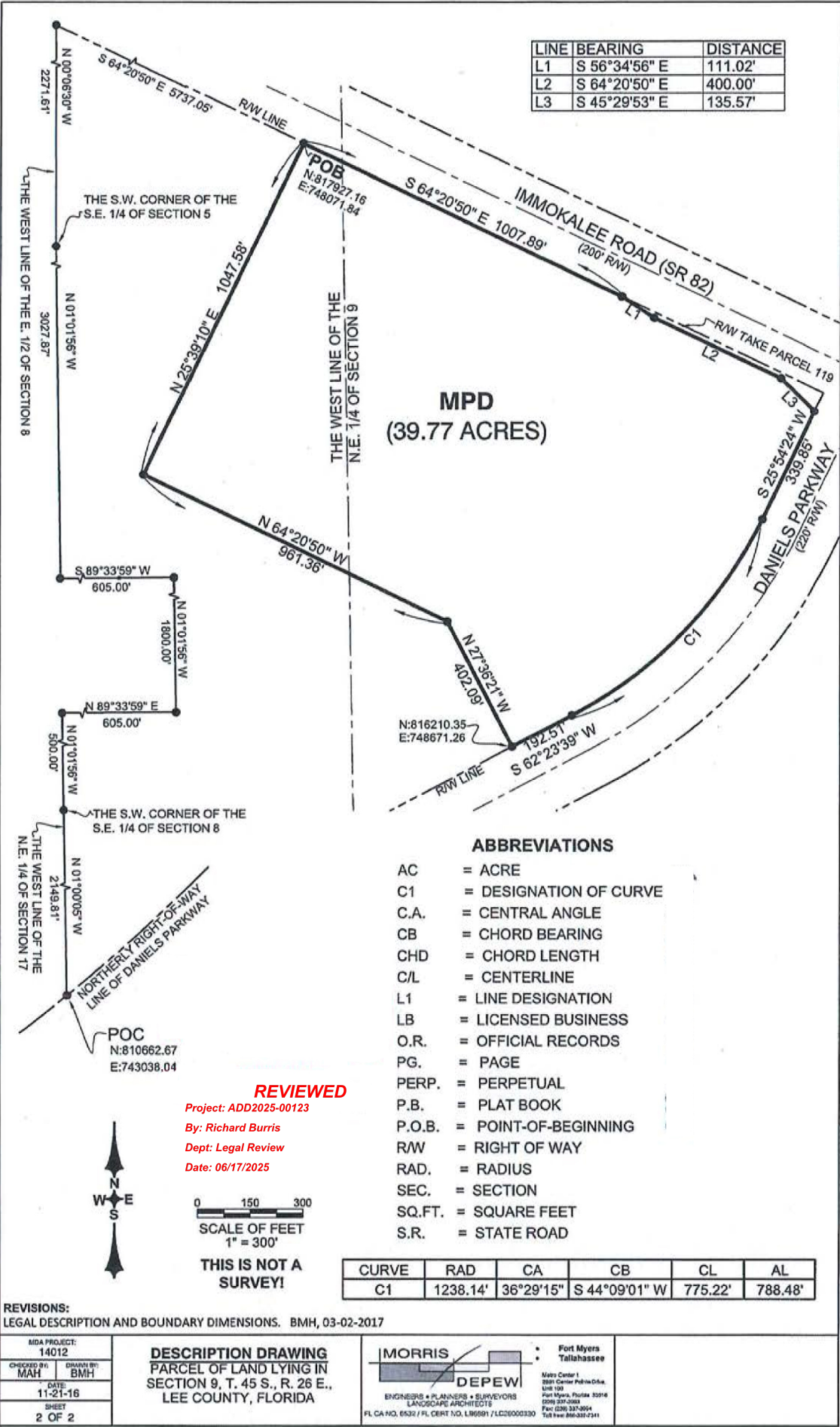
MDA PROJECT:	14012
CHECKED BY:	MAH
DRAWN BY:	BMH
DATE:	11-21-16
SHEET:	1 OF 2

DESCRIPTION DRAWING
PARCEL OF LAND LYING IN
SECTION 9, T. 45 S., R. 26 E.,
LEE COUNTY, FLORIDA



Fort Myers
Tallahassee

State Capital
2801 Center Pointe Drive,
Unit 100
Fort Myers, Florida 33916
(239) 337-3900
Fax: (239) 337-3904
Toll free: 888-337-7541



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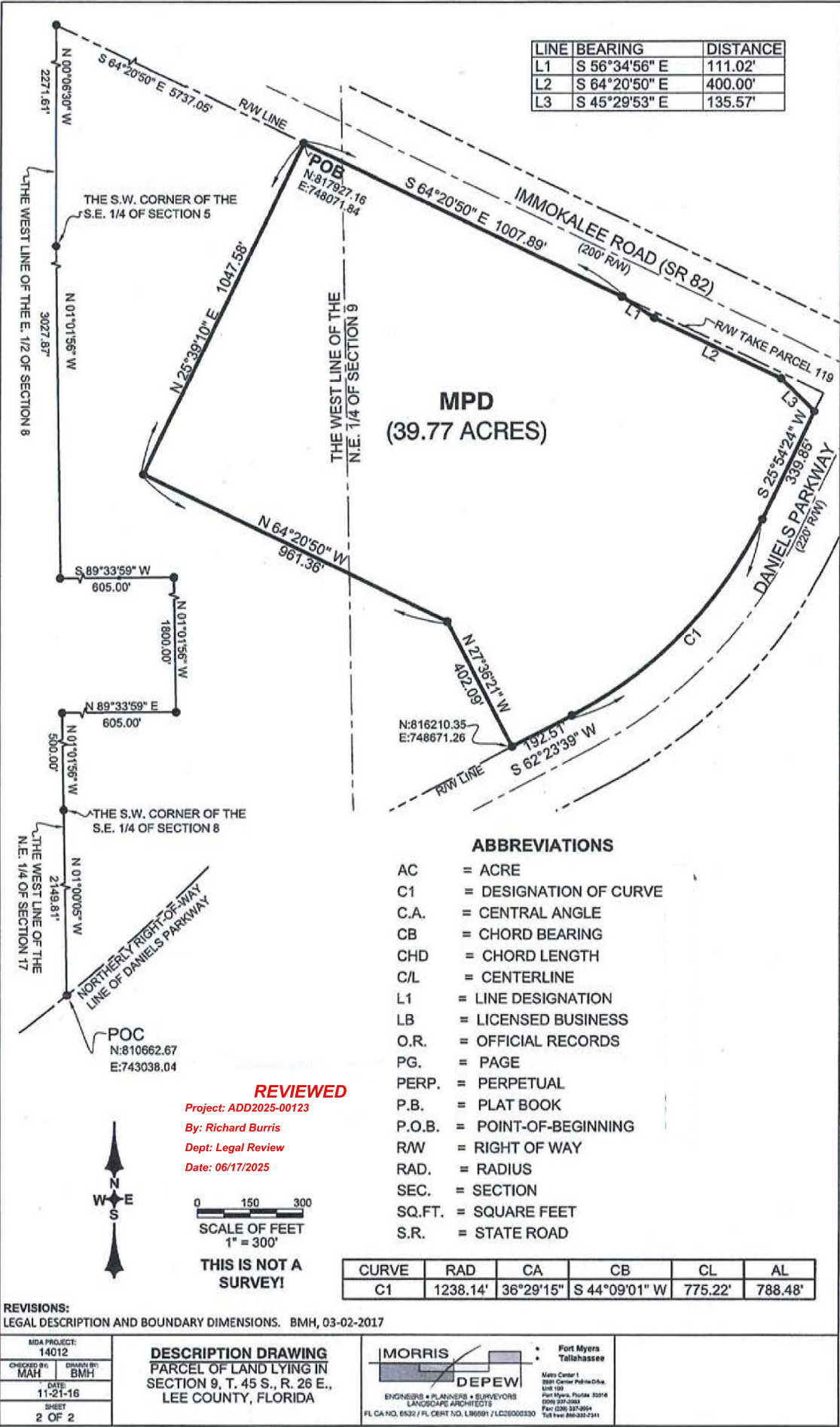
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DCI 2019-00003

PROJECT: <div style="text-align: center; font-size: 24px; font-weight: bold; margin: 10px 0;">TIMBER CREEK PLANNED DEVELOPMENT</div>																							
LOCATION: <div style="text-align: center; font-weight: bold; margin: 10px 0;">ACCESS TO BE DETERMINED FORT MYERS, FL.</div>																							
CLIENT: <div style="text-align: center; font-size: 36px; font-weight: bold; margin: 10px 0;">LENNAR®</div>																							
CONSULTANT: <div style="text-align: center;">  MORRIS DEPEU <small>ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS</small> <small>FL. CA. NO. 6532 / FL. CERT. 51,15059 / LC28000333</small> Fort Myers <small>2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 334-1233 Fax: (239) 337-2954 Toll free: 866-337-7241</small> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: left;"> Tallahassee <small>112 South Mirraa Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7241</small> </div> <div style="text-align: left;"> Deslin <small>695 Grand Boulevard Suite 204 Mimsaia Beach, FL 32950 Toll free: 866-337-7241</small> </div> </div> </div>																							
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Approved as Exhibit
MCP Page 2 of 4
Resolution # 2-19-623

DCI 2019-00003

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			3.5			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
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

* INDIGENOUS PRESERVE MUST MAKEUP 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 15 AC FOR THE MPD & 165.4 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
LANDSCAPE ARCHITECTS
FL. CAT. NO. 6532 / FL. CERT. NO. L00891 / L02853333

Fort Myers
501 E. Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3274
Fax: (239) 337-3294
Toll free: 866-337-3741

Tallahassee
110 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-3741

Destin
455 Grand Boulevard
8th Floor
Destin, Florida 32541
Toll free: 888-337-3741

REVISIONS	DATE

PROJECT MANAGER: **TIME**

DRAWING BY: **ALR**

JURISDICTION: **LEE COUNTY**

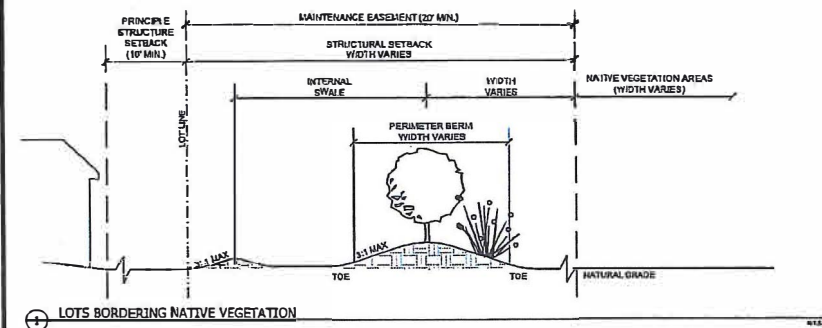
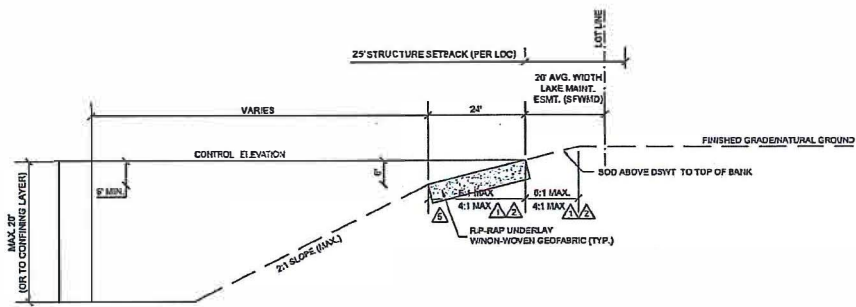
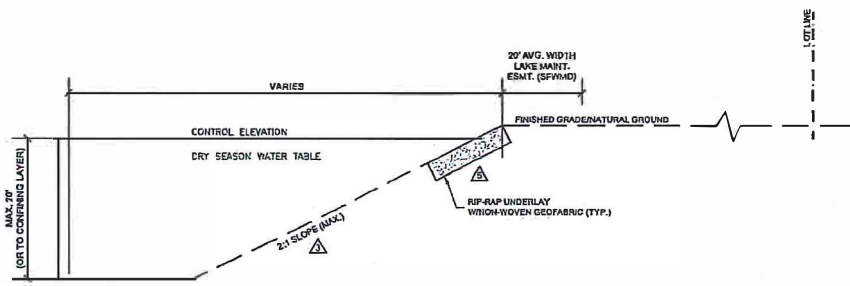
DATE: **1/31/2019**

SHEET TITLE:
**OPEN SPACE
AMENDMENT EXHIBIT**

SHEET NUMBER: **X-102**

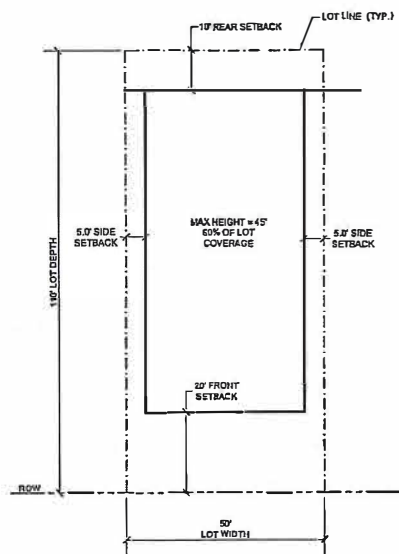
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JOB/FILE NUMBER: **14012-03**

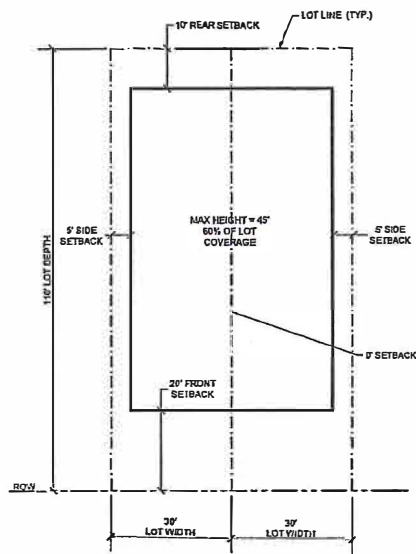


TYPICAL LAKE SECTION

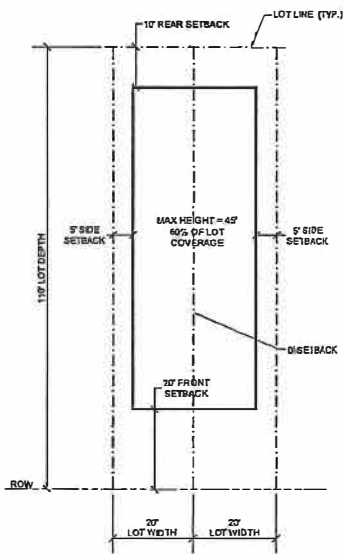
TYPICAL LAKE SECTION



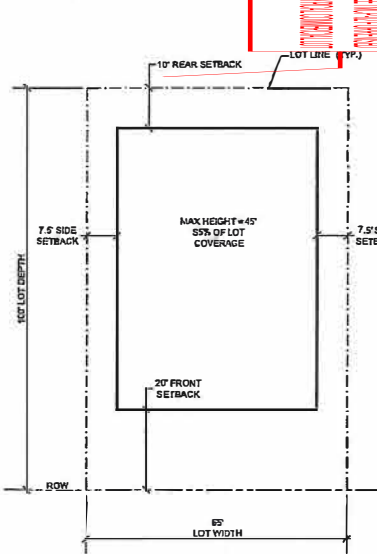
TYPICAL SINGLE FAMILY LOT



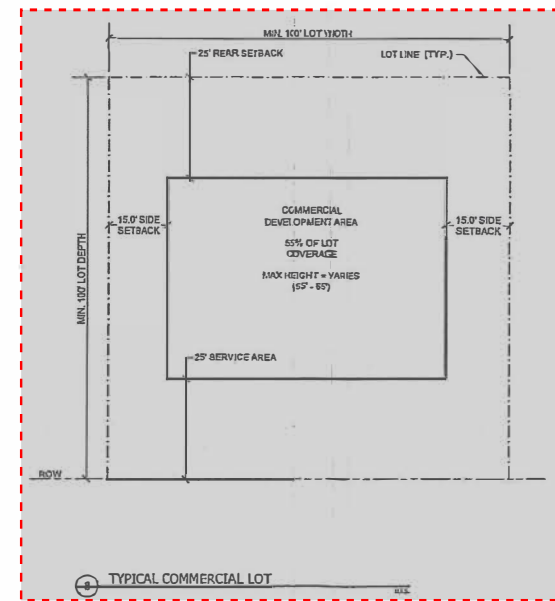
TYPICAL TWO FAMILY ATTACHED LOT(S)



TYPICAL TOWNHOME LOT(S)



TYPICAL MULTI-FAMILY LOT



TYPICAL COMMERCIAL LOT

NOTES		DEVIATIONS	
1	15' TYPE "D" LANDSCAPE BUFFER	Δ	LAKE DEVIATION TO 4:1 SLOPE
2	PRESERVE TO PROVIDE BUFFER	Δ	PLANTED LITTORAL SHEL F DEVIATION
Request: Reasoning from AG-2 to MPD AND RPD for Residential & Commercial uses.		Δ	LAKE DEVIATION TO 2:1 SLOPE
1,365 Dwelling units		Δ	SWMP LITTORALS FOR TREES DEVIATION
250,000 SF Commercial		Δ	HARDENED SHORELINE
150 Hotel Rooms		Δ	BUFFER REQUIREMENT DEVIATION
Future land use designation per CPA2016-00007: Central Urban & Sub-Outlying Suburban		Δ	ROW SETBACK DEVIATION
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.			

Approved as Exhibit C
MCP Page 3 of 4
Resolution # 2-19-23

PROJECT:

**TIMBER CREEK
PLANNED
DEVELOPMENT**

LOCATION:

ACCESS TO BE DETERMINED
FORT MYERS, FL.

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. O.A.N.O. 6832 / FL. C.O.N.T. NO. LEM81 / L.C.S.A.C. 70038

Fort Myers
5914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-2333
Fax: (239) 337-2393
Toll free: 855-377-7341

Tallahassee
112 South Monroe Street
Tallahassee, Florida 32301
Toll free: 855-377-7341

Destin
495 Grand Boulevard
Destin, Florida 32838
Toll free: 855-377-7341

REVISIONS	DATE

PROJECT MANAGER: TIME

DRAWING BY: ALR

JURISDICTION: LEE COUNTY

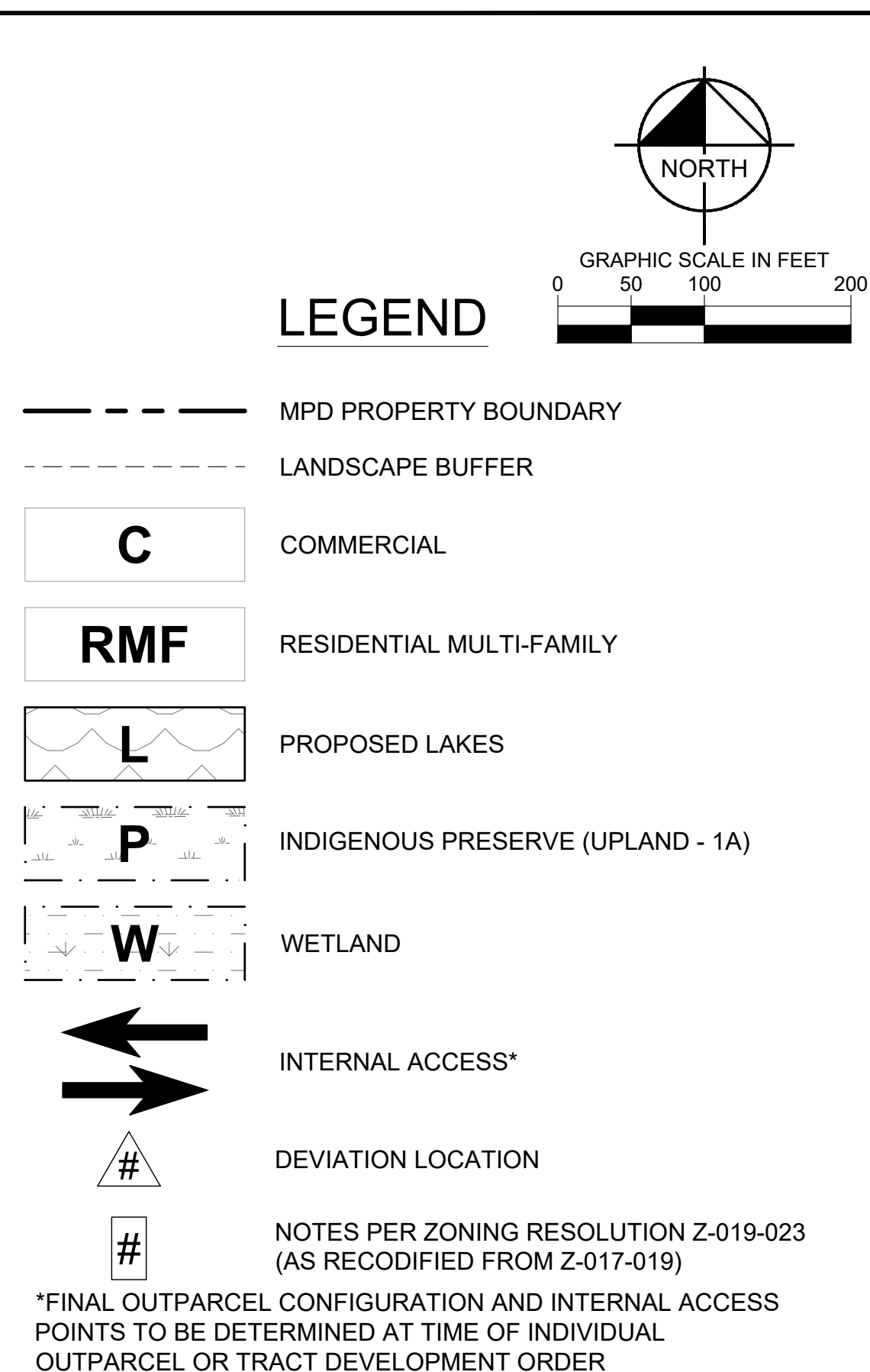
DATE: 10/23/2018

TITLE:

**NOTES, DEVIATIONS
AND TYPICALS**

SHEET NUMBER: C-501

JOB/FILE NUMBER: 14012-03



<u>DEVIATIONS</u>	
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.	
	TYPICAL STREET SECTION WIDTH DEVIATION
	URBAN CROSS SECTION SIDEWALK AND PLANTING STRIP DEVIATION
	URBAN CROSS SECTION PLANTING STRIP DEVIATION
	DEAD END STREET DEVIATION
	SOLID WASTE/RECYCLING SCREENING DEVIATION
	PUBLIC UTILITY EASEMENT DEVIATION
	PROPERTY BOUNDARY FOOTCANDLE DEVIATION

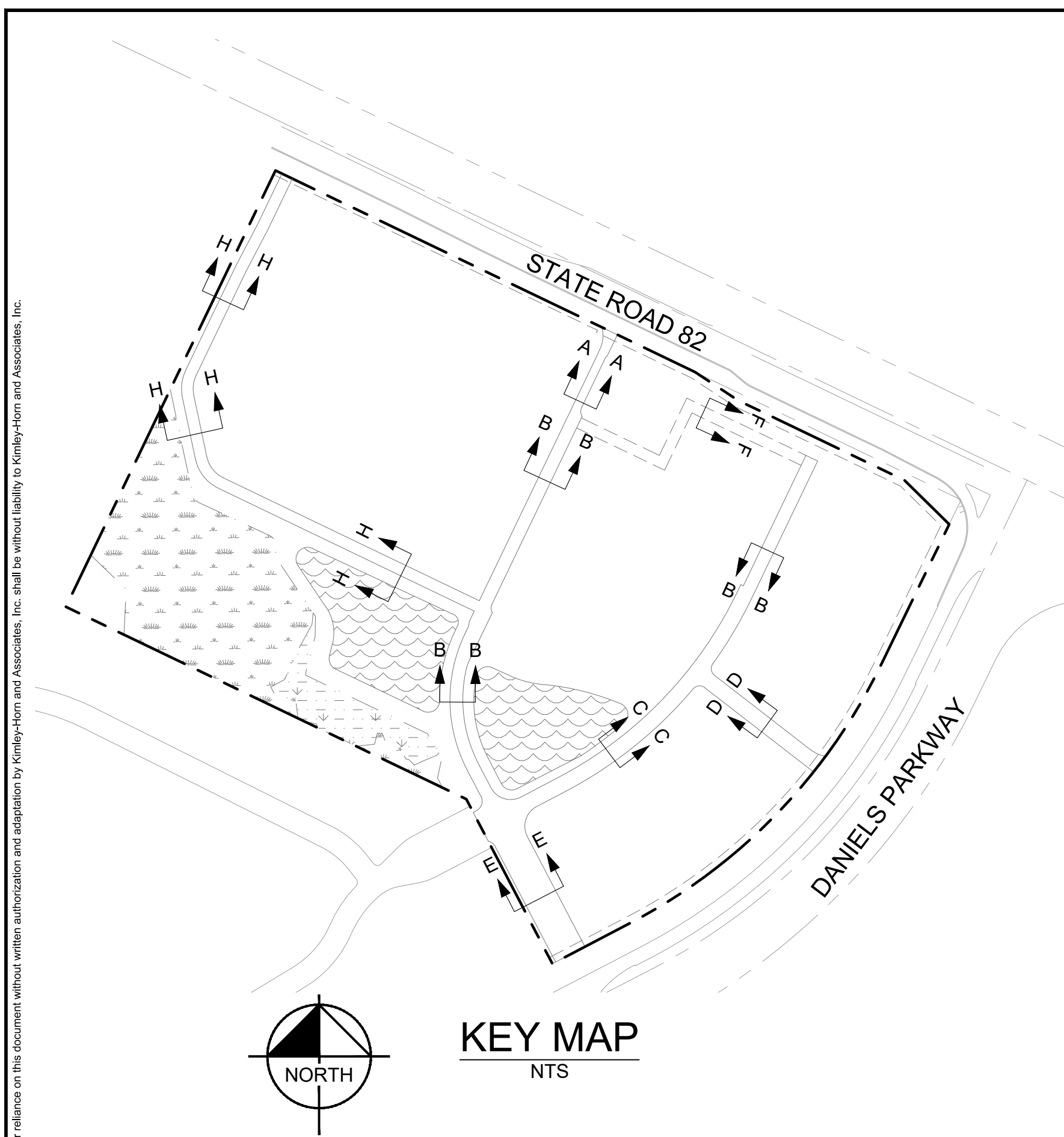
MIXED-USE PLANNED DEVELOPMENT OPEN SPACE SUMMARY						
TOTAL PROPERTY ACREAGE (AC)	39.77					
LAND USE TYPE	ACREAGE (AC)	REQUIRED INDIGENOUS PRESERVE (AC)*	PROVIDED INDIGENOUS PRESERVE (AC)	INDIGENOUS UPLAND CREDIT (AC)	REQUIRED 30%/40% OPEN SPACE (AC)	TOTAL PROVIDED OPEN SPACE (AC)
COMMERCIAL/RESIDENTIAL 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)

<p>GATEWAY MARKETPLACE PREPARED FOR GB LEHIGH, LLC</p> <p>LEE COUNTY FLORIDA</p>		<p>MASTER CONCEPT PLAN</p>		<p>KHA PROJECT 148414002</p> <p>DATE 2025</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY KHA</p> <p>DRAWN BY KHA</p> <p>CHECKED BY KHA</p>		<p>Kimley»Horn</p> <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901 PHONE: 239-271-2650 FAX: 941-379-4352 WWW.KIMLEY-HORN.COM REGISTRY No. 35106</p>		<p>No.</p> <p>REVISIONS</p> <p>DATE</p> <p>BY</p>	
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Printed By: Anayee, Chase Sheet Set: Khs Layout: 01 (2) September 23, 2025 08:25:11 am K:\ITM_Civil\148414002 - Timber Creek Plaza\CAD\Concept\CAD\MCP - Timber Creek Plaza.dwg

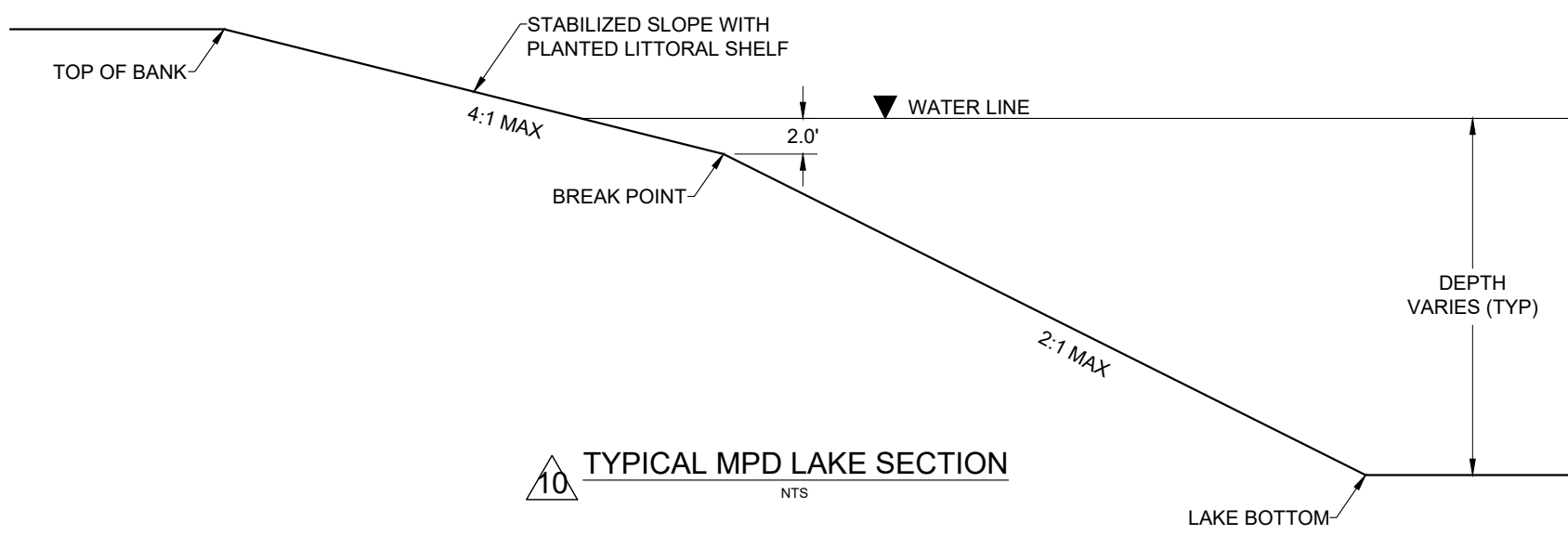
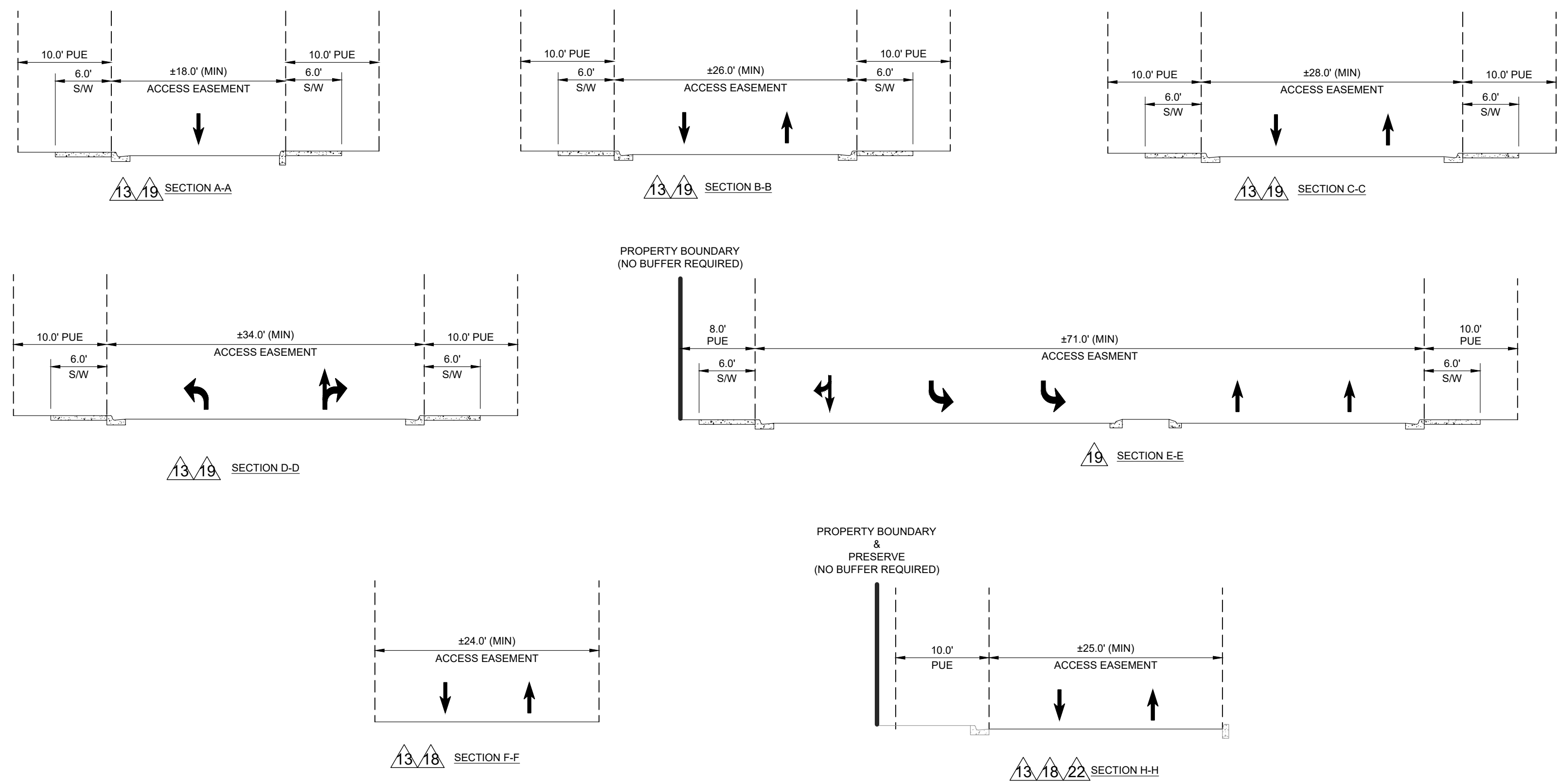
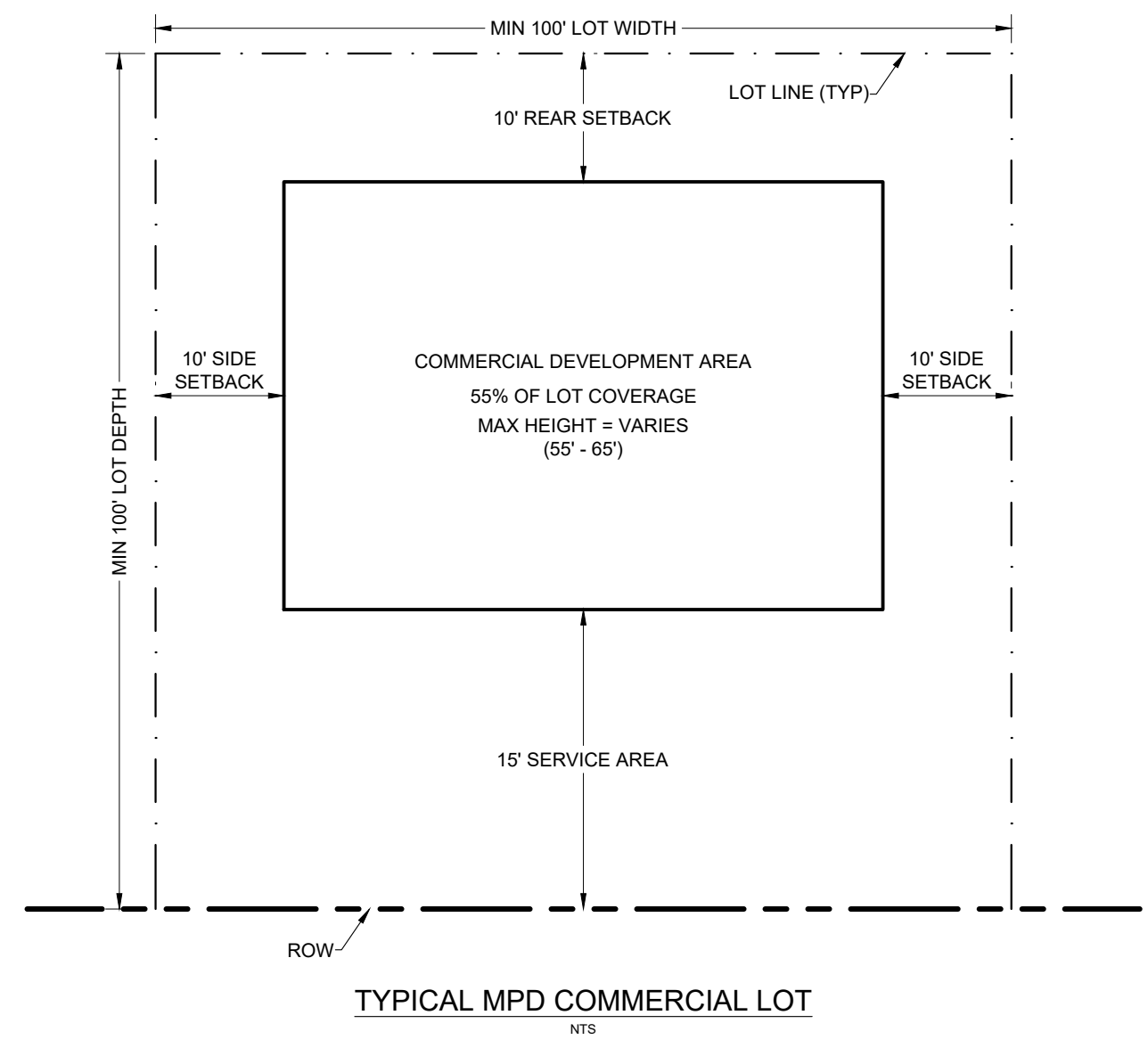
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DEVIATIONS

NOTE:
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				REVISIONS		DATE	BY
				No.			
<div><div></div><div>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901 PHONE: 239-271-2660 FAX: 941-379-4352 WWW.KIMLEY-HORN.COM REGISTRY No. 30106</div></div>				KHA PROJECT 148414002			
				DATE 2025			
				SCALE AS SHOWN			
				DESIGNED BY KHA			
				DRAWN BY KHA			
				CHECKED BY KHA			
GATEWAY MARKETPLACE PREPARED FOR GB LEHIGH, LLC LEE COUNTY FLORIDA				NOTES, DEVIATIONS, AND TYPICAL SECTIONS			
SHEET NUMBER MCP - 02							

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

07/22/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/22/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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NICOLE JACOBS
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State of Wisconsin

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

[illegible]