

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00188

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Sage Entitlements, LLC, filed an application for an administrative amendment to a Mixed-Use Planned Development (MPD) known as Daniels Parkway South MPD **to reapportion Emergency Services and Commercial Tract 2** on property generally located southeast of Daniels Parkway and southwest of State Road 82, and more particularly described as:

LEGAL DESCRIPTION: In Sections 09, 16 and 17, Township 45 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property is zoned MPD pursuant to Resolution Z-23-022 (with a subsequent amendment in ADD2025-00085); and

WHEREAS, the subject property is located in the Central Urban, Sub-Outlying Suburban, Density Reduction/Groundwater Resource, and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the applicant provided application materials, including a request statement that details the nature of the request (see Exhibit "C"); and

WHEREAS, the Master Concept Plan (MCP) approved by ADD2025-00085 depicts a ±7.5-acre tract delineating emergency services ("ES") and commercial ("C") west of Access #1 along Daniels Parkway (see Exhibit "D"); and

WHEREAS, the applicant has provided a letter from the Lehigh Acres Fire Control and Rescue District requesting a donation parcel of land not to exceed 2.41 acres for future development of a fire rescue station (see Exhibit "E"); and

WHEREAS, the applicant seeks to reapportion Commercial Tract 2 to consist of 2.41 acres of emergency services (see Exhibit "B"); and

WHEREAS, the applicant has held a public information session in accordance with the requirements of Lee County Land Development Code (LDC) Section 33-1401 (see Exhibit "F"); 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, the subject application and plans have been reviewed by the Lee

County Department of Community Development 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 adversely impact surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Mixed-Use Planned Development is **APPROVED, and subject to the following conditions:**

- 1. The development must be in compliance with the amended Master Concept Plan, dated 9/19/2025, attached hereto as Exhibit B.**
- 2. The terms and conditions of Resolution Z-23-022, as amended by ADD2025-00085, remain in full force and effect, except as modified specifically herein.**
- 3. 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 10/06/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Community Development

Exhibits:

Exhibit A – Legal Description

Exhibit B – Amended Master Concept Plan

Exhibit C – Applicant's Request Statement

Exhibit D – ADD2025-00085

Exhibit E – Letter from Lehigh Acres Fire Control and Rescue District

Exhibit F – Public Information Session Summary

DESCRIPTION:

(COMMERCIAL LOT 1)

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

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 9; THENCE N 00°49'04" W, A DISTANCE OF 174.01 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9 TO THE **POINT-OF-BEGINNING**;

THENCE N 87°51'26" W, A DISTANCE OF 1,178.86 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 639.30 FEET AND A CENTRAL ANGLE OF 20°52'37" (THE CHORD OF WHICH BEARS S 81°42'15" W, 231.66 FEET), A DISTANCE OF 232.94 FEET ALONG THE ARC OF SAID CURVE; THENCE S 71°15'57" W, A DISTANCE OF 245.13 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 260.70 FEET AND A CENTRAL ANGLE OF 18°04'58" (THE CHORD OF WHICH BEARS S 80°18'26" W, 81.94 FEET), A DISTANCE OF 82.28 FEET ALONG THE ARC OF SAID CURVE; THENCE N 85°39'22" W, A DISTANCE OF 116.39 FEET; THENCE N 27°36'21" W, A DISTANCE OF 448.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; N 62°23'39" E, A DISTANCE OF 120.78 FEET; WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1,458.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (THE CHORD OF WHICH BEARS N 44°09'01" E, 912.97 FEET), A DISTANCE OF 928.59 FEET ALONG THE ARC OF SAID CURVE; N 25°54'24" E, A DISTANCE OF 92.62 FEET; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 89°44'45" (THE CHORD OF WHICH BEARS N 70°46'47" E, 317.49 FEET), A DISTANCE OF 352.43 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "IMMOKALEE ROAD (SR 82)"; THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "IMMOKALEE ROAD (SR 82)"; S 64°20'50" E, A DISTANCE OF 397.80 FEET; S 89°06'10" E, A DISTANCE OF 198.19 FEET; S 64°20'50" E, A DISTANCE OF 434.90 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE S 00°49'04" E, A DISTANCE OF 860.17 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9 TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 41.54 ACRES, MORE OR LESS.

DESCRIPTION:

(EMERGENCY SERVICES PARCEL)

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

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 9; THENCE S 84°06'21" W, A DISTANCE OF 2,893.61 FEET TO THE **POINT-OF-BEGINNING**;

THENCE N 22°02'06" W, A DISTANCE OF 142.63 FEET; THENCE N 59°32'20" W, A DISTANCE OF 208.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2,754.79 FEET AND A CENTRAL ANGLE OF 01°38'42" (THE CHORD OF WHICH BEARS N 61°34'18" E, 79.09 FEET), A DISTANCE OF 79.09 FEET ALONG THE ARC OF SAID CURVE; N 62°23'39" E, A DISTANCE OF 1,023.03 FEET; THENCE S 27°36'21" E, A DISTANCE OF 320.00 FEET; THENCE S 62°23'39" W, A DISTANCE OF 1,005.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 7.54 ACRES, MORE OR LESS.

SURVEY NOTES:

DESCRIPTION SHOWN HEREON IS NEW.
SKETCH AND DESCRIPTION PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.
ORIENTATION IS BASED ON THE EAST LINE OF THE SE¼ OF SECTION 21 AS BEARING S 01°13'41" E.
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.
THIS IS NOT A SURVEY!

ABBREVIATIONS

- BLVD. = BOULEVARD
- C1 = CURVE TABLE DESIGNATION
- C/L = CENTERLINE
- L1 = LINE TABLE DESIGNATION
- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- P.B. = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY

PREPARED BY:

REVIEWED

Project: ADD2025-00188

By: Evelyn Valdes

Dept: Legal Review

Date: 09/17/2025



Digitally signed by
Mark A. Hatfield,
PSM 4155
Date: 2020.02.20
08:49:29 -05'00'

MARK A. HATFIELD, P.S.M.

DATE

FLA. CERT. NO. 4155

MDA PROJECT: 19013	
CHECKED BY: BMH	DRAWN BY: MMF
DATE: 01-20-2020	
SHEET 1 OF 8	

SKETCH AND DESCRIPTION

TRUST 5018 PARCEL

PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

DESCRIPTIONS

MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330

Fort Myers
Tallahassee
Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

DESCRIPTION:

(RESIDENTIAL AREA)

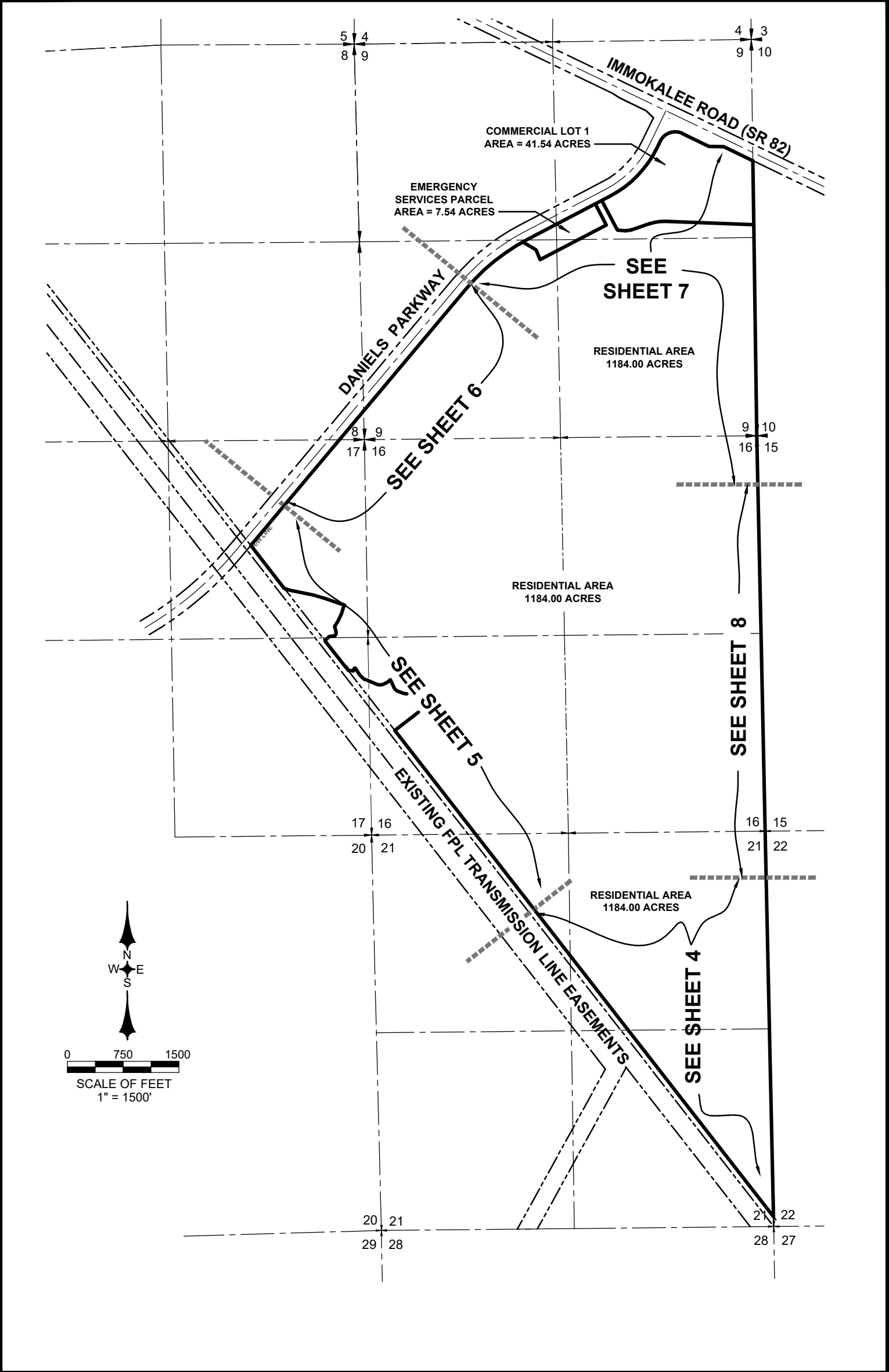
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE N 01°13'41" W, A DISTANCE OF 133.80 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE NORTH LINE OF AN 80-FOOT WIDE FLORIDA POWER AND LIGHT (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 743, UPON PAGE 661 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AND THE **POINT OF BEGINNING**;

THENCE N 37°56'50" W, A DISTANCE OF 8,288.06 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 52°01'00" E, A DISTANCE OF 575.98 FEET; THENCE S 82°48'59" W, A DISTANCE OF 19.34 FEET; THENCE N 71°09'45" W, A DISTANCE OF 57.71 FEET; THENCE N 63°37'28" W, A DISTANCE OF 49.30 FEET; THENCE N 48°54'15" W, A DISTANCE OF 126.29 FEET; THENCE N 60°33'49" W, A DISTANCE OF 24.67 FEET; THENCE N 83°44'43" W, A DISTANCE OF 98.46 FEET; THENCE N 70°22'20" W, A DISTANCE OF 100.60 FEET; THENCE N 48°18'33" W, A DISTANCE OF 42.53 FEET; THENCE N 24°42'28" W, A DISTANCE OF 135.25 FEET; THENCE S 48°57'02" W, A DISTANCE OF 54.02 FEET; THENCE S 63°26'05" W, A DISTANCE OF 68.07 FEET; THENCE S 84°15'26" W, A DISTANCE OF 45.45 FEET; THENCE N 79°07'02" W, A DISTANCE OF 34.18 FEET; THENCE N 66°31'59" W, A DISTANCE OF 154.47 FEET; THENCE N 72°54'16" W, A DISTANCE OF 34.99 FEET; THENCE N 45°25'11" W, A DISTANCE OF 82.93 FEET; THENCE N 32°23'59" W, A DISTANCE OF 103.81 FEET; THENCE N 82°46'27" W, A DISTANCE OF 15.23 FEET; THENCE S 19°01'18" W, A DISTANCE OF 40.48 FEET; THENCE N 81°11'32" W, A DISTANCE OF 69.90 FEET; THENCE N 32°13'26" W, A DISTANCE OF 50.84 FEET; THENCE S 49°10'02" W, A DISTANCE OF 7.87 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 449.47 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 29°19'28" E, A DISTANCE OF 20.34 FEET; THENCE N 47°11'44" E, A DISTANCE OF 65.51 FEET; THENCE N 84°08'32" E, A DISTANCE OF 71.02 FEET; THENCE N 38°34'37" E, A DISTANCE OF 29.66 FEET; THENCE N 00°51'38" W, A DISTANCE OF 29.94 FEET; THENCE N 15°35'20" W, A DISTANCE OF 77.08 FEET; THENCE N 33°48'21" E, A DISTANCE OF 78.80 FEET; THENCE N 25°23'33" E, A DISTANCE OF 114.63 FEET; THENCE N 16°58'54" E, A DISTANCE OF 85.90 FEET; THENCE N 27°52'17" E, A DISTANCE OF 39.89 FEET; THENCE N 72°43'23" W, A DISTANCE OF 83.98 FEET; THENCE N 70°39'13" W, A DISTANCE OF 175.90 FEET; THENCE N 74°05'06" W, A DISTANCE OF 185.89 FEET; THENCE N 77°53'04" W, A DISTANCE OF 174.58 FEET; THENCE N 78°30'12" W, A DISTANCE OF 137.71 FEET; THENCE N 73°20'55" W, A DISTANCE OF 86.69 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 733.08 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; N 40°00'00" E, A DISTANCE OF 4,509.83 FEET; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2,754.79 FEET AND A CENTRAL ANGLE OF 20°44'57" (THE CHORD OF WHICH BEARS N 50°22'28" E, 992.18 FEET), A DISTANCE OF 997.62 FEET ALONG THE ARC OF SAID CURVE; THENCE S 59°32'20" E, A DISTANCE OF 208.45 FEET; THENCE S 22°02'06" E, A DISTANCE OF 142.63 FEET; THENCE N 62°23'39" E, A DISTANCE OF 1,005.70 FEET; THENCE N 27°36'21" W, A DISTANCE OF 320.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE N 62°23'39" E, A DISTANCE OF 100.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE S 27°36'21" E, A DISTANCE OF 448.97 FEET; THENCE S 85°39'22" E, A DISTANCE OF 116.39 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 260.70 FEET AND A CENTRAL ANGLE OF 18°04'58" (THE CHORD OF WHICH BEARS N 80°18'26" E, 81.94 FEET), A DISTANCE OF 82.28 FEET ALONG THE ARC OF SAID CURVE; THENCE N 71°15'57" E, A DISTANCE OF 245.13 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 639.30 FEET AND A CENTRAL ANGLE OF 20°52'37" (THE CHORD OF WHICH BEARS N 81°42'15" E, 231.66 FEET), A DISTANCE OF 232.94 FEET ALONG THE ARC OF SAID CURVE; THENCE S 87°51'26" E, A DISTANCE OF 1,178.86 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°49'04" E, A DISTANCE OF 174.01 FEET ALONG SAID EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°48'06" E, A DISTANCE OF 2,665.41 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 9; THENCE S 01°13'32" E, A DISTANCE OF 2,660.59 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'21" E, A DISTANCE OF 2,660.58 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'59" E, A DISTANCE OF 2,660.31 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21; THENCE S 01°13'41" E, A DISTANCE OF 2,526.55 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,184.00 ACRES, MORE OR LESS.

MDA PROJECT: 19013		SKETCH AND DESCRIPTION TRUST 5018 PARCEL PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA DESCRIPTIONS	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330 • Fort Myers • Tallahassee • Destin 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341
CHECKED BY: BMH	DRAWN BY: MMF		
DATE: 01-20-2020			
SHEET 2 OF 8			



0 750 1500
SCALE OF FEET
1" = 1500'

MDA PROJECT: 19013	
CHECKED BY: BMH	DRAWN BY: MMF
DATE: 01-20-2020	
SHEET 3 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
INDEX MAP

MORRIS

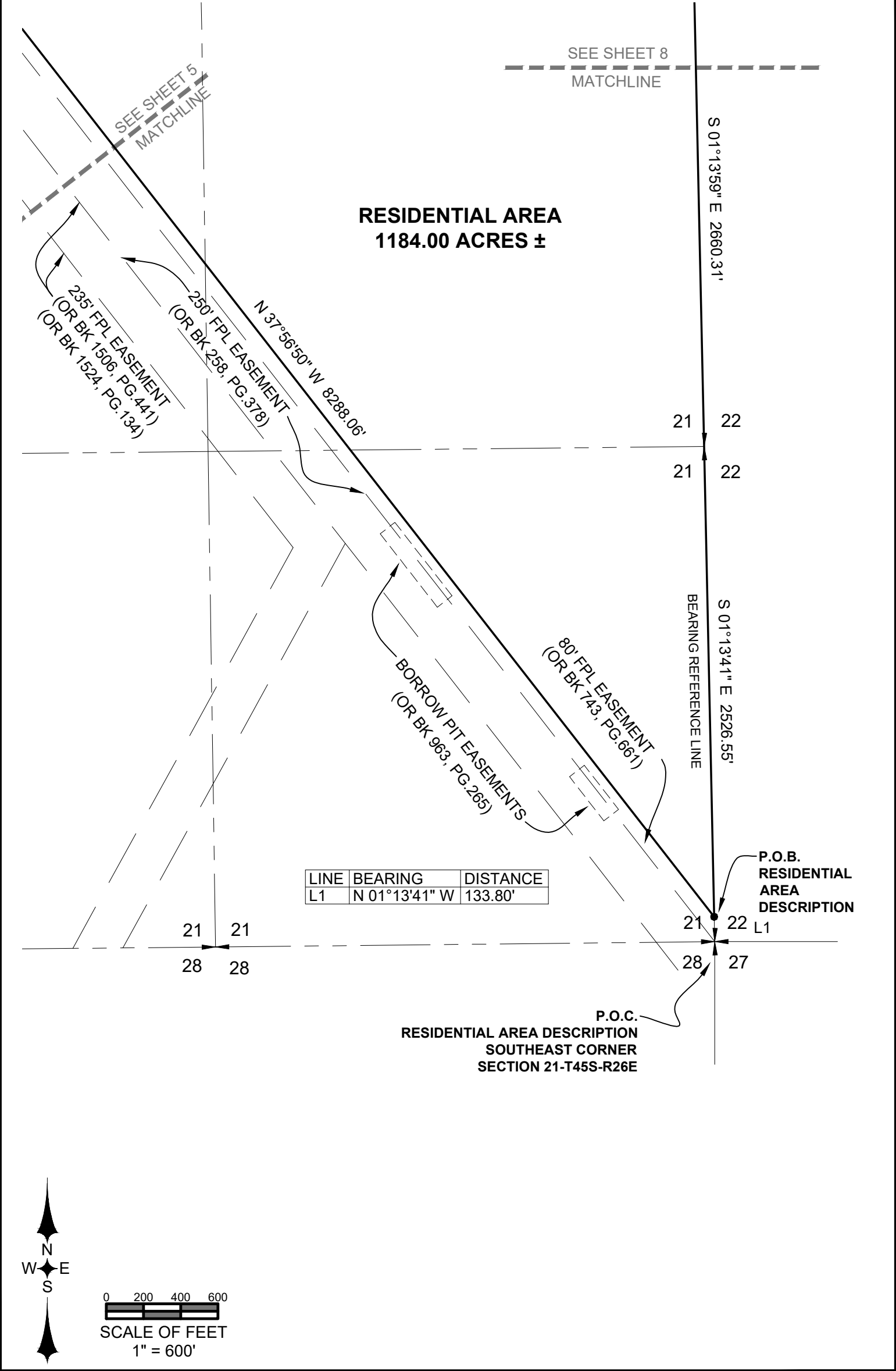
DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee
• Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

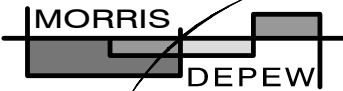


MDA PROJECT: 19013	
CHECKED BY: BMH	DRAWN BY: MMF
DATE: 01-20-2020	
SHEET 4 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL

PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

DETAIL SHEET

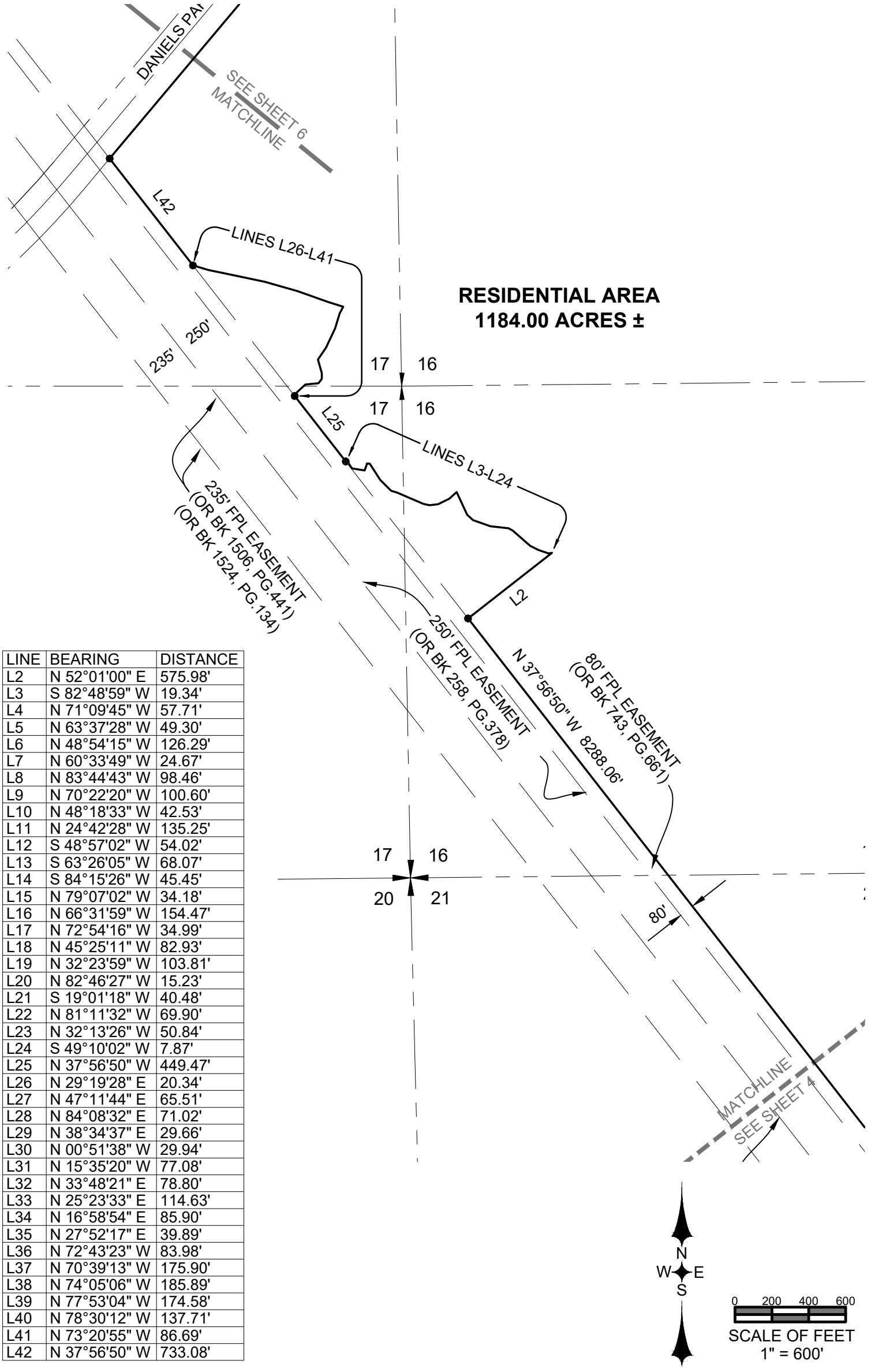
**MORRIS DEPEU**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

- Fort Myers
- Tallahassee
- Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



LINE	BEARING	DISTANCE
L2	N 52°01'00" E	575.98'
L3	S 82°48'59" W	19.34'
L4	N 71°09'45" W	57.71'
L5	N 63°37'28" W	49.30'
L6	N 48°54'15" W	126.29'
L7	N 60°33'49" W	24.67'
L8	N 83°44'43" W	98.46'
L9	N 70°22'20" W	100.60'
L10	N 48°18'33" W	42.53'
L11	N 24°42'28" W	135.25'
L12	S 48°57'02" W	54.02'
L13	S 63°26'05" W	68.07'
L14	S 84°15'26" W	45.45'
L15	N 79°07'02" W	34.18'
L16	N 66°31'59" W	154.47'
L17	N 72°54'16" W	34.99'
L18	N 45°25'11" W	82.93'
L19	N 32°23'59" W	103.81'
L20	N 82°46'27" W	15.23'
L21	S 19°01'18" W	40.48'
L22	N 81°11'32" W	69.90'
L23	N 32°13'26" W	50.84'
L24	S 49°10'02" W	7.87'
L25	N 37°56'50" W	449.47'
L26	N 29°19'28" E	20.34'
L27	N 47°11'44" E	65.51'
L28	N 84°08'32" E	71.02'
L29	N 38°34'37" E	29.66'
L30	N 00°51'38" W	29.94'
L31	N 15°35'20" W	77.08'
L32	N 33°48'21" E	78.80'
L33	N 25°23'33" E	114.63'
L34	N 16°58'54" E	85.90'
L35	N 27°52'17" E	39.89'
L36	N 72°43'23" W	83.98'
L37	N 70°39'13" W	175.90'
L38	N 74°05'06" W	185.89'
L39	N 77°53'04" W	174.58'
L40	N 78°30'12" W	137.71'
L41	N 73°20'55" W	86.69'
L42	N 37°56'50" W	733.08'

MDA PROJECT:
19013

CHECKED BY:
BMH

DRAWN BY:
MMF

DATE:
01-20-2020

SHEET
5 OF 8

SKETCH AND DESCRIPTION

TRUST 5018 PARCEL

PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

DETAIL SHEET

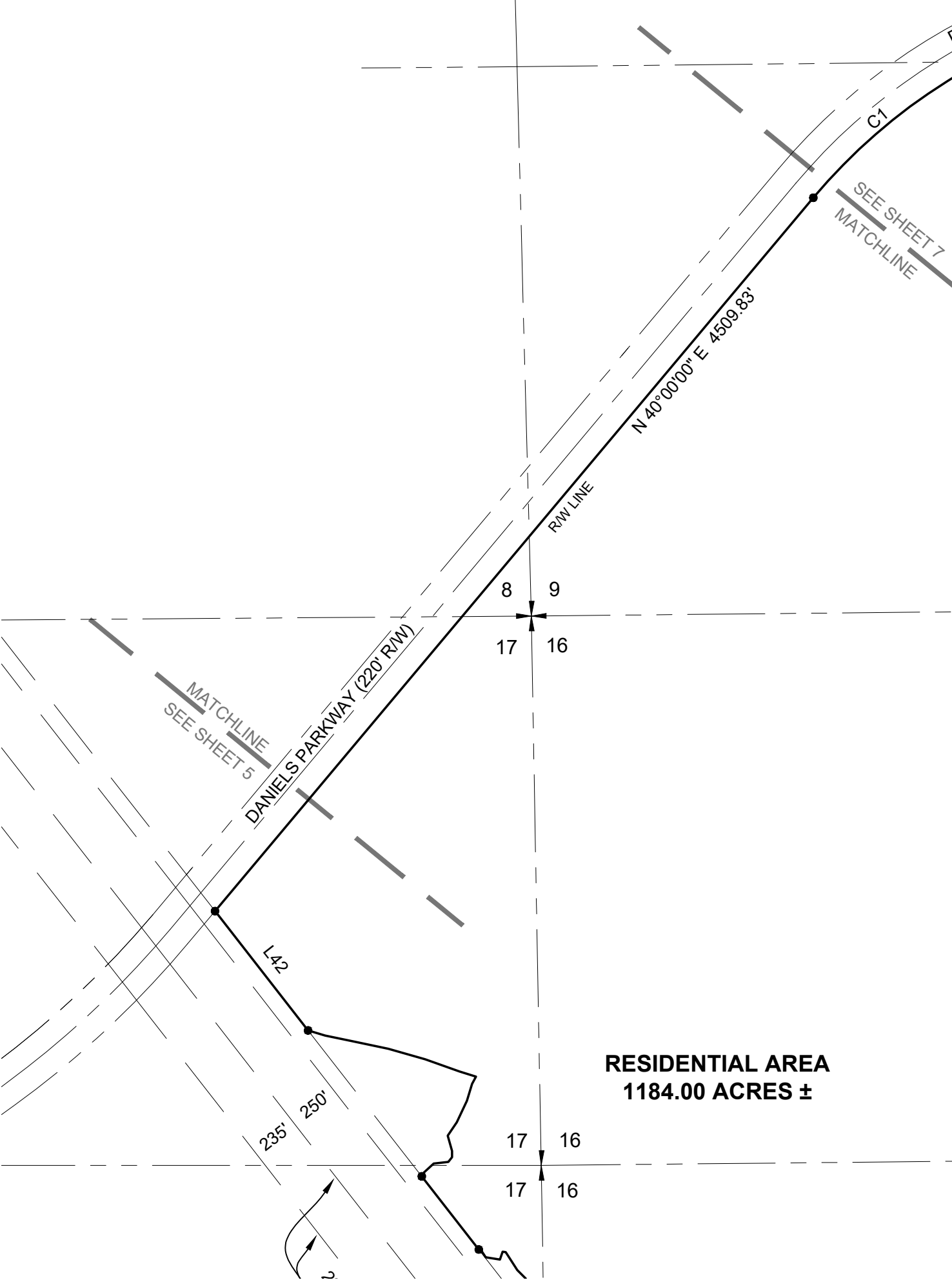
MORRIS
DEPEW

Fort Myers
Tallahassee
Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330



0 200 400 600
SCALE OF FEET
1" = 600'

MDA PROJECT: 19013	
CHECKED BY: BMH	DRAWN BY: MMF
DATE: 01-20-2020	
SHEET 6 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee
• Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

REVIEWED
Project: ADD2025-00188
By: Evelyn Valdes
Dept: Legal Review
Date: 09/17/2025

**EMERGENCY SERVICES PARCEL
AREA = 7.54 ACRES**

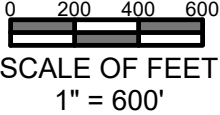
**COMMERCIAL LOT 1
AREA = 41.54 ACRES**

**COMMERCIAL LOT 1 &
EMERGENCY SERVICES PARCEL
EAST ¼ CORNER
SECTION 9-T45S-R26E**

**RESIDENTIAL AREA
1184.00 ACRES ±**

LINE	BEARING	DISTANCE
L43	N 62°23'39" E	1023.03'
L44	N 62°23'39" E	100.00'
L45	N 62°23'39" E	120.78'
L46	N 25°54'24" E	92.62'
L47	S 64°20'50" E	397.80'
L48	S 89°06'10" E	198.19'
L49	S 64°20'50" E	434.90'
L50	N 59°32'20" W	208.45'
L51	N 22°02'06" W	142.63'
L52	S 62°23'39" W	1005.70'
L53	S 27°36'21" E	320.00'
L54	N 27°36'21" W	448.97'
L55	N 85°39'22" W	116.39'
L56	S 71°15'57" W	245.13'
L57	N 87°51'26" W	1178.86'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2754.79'	20°44'57"	N 50°22'28" E	992.18'	997.62'
C2	2754.79'	1°38'42"	N 61°34'18" E	79.09'	79.09'
C3	1458.14'	36°29'15"	N 44°09'01" E	912.97'	928.59'
C4	225.00'	89°44'45"	N 70°46'47" E	317.49'	352.43'
C5	260.70'	18°04'58"	S 80°18'26" W	81.94'	82.28'
C6	639.30'	20°52'37"	S 81°42'15" W	231.66'	232.94'

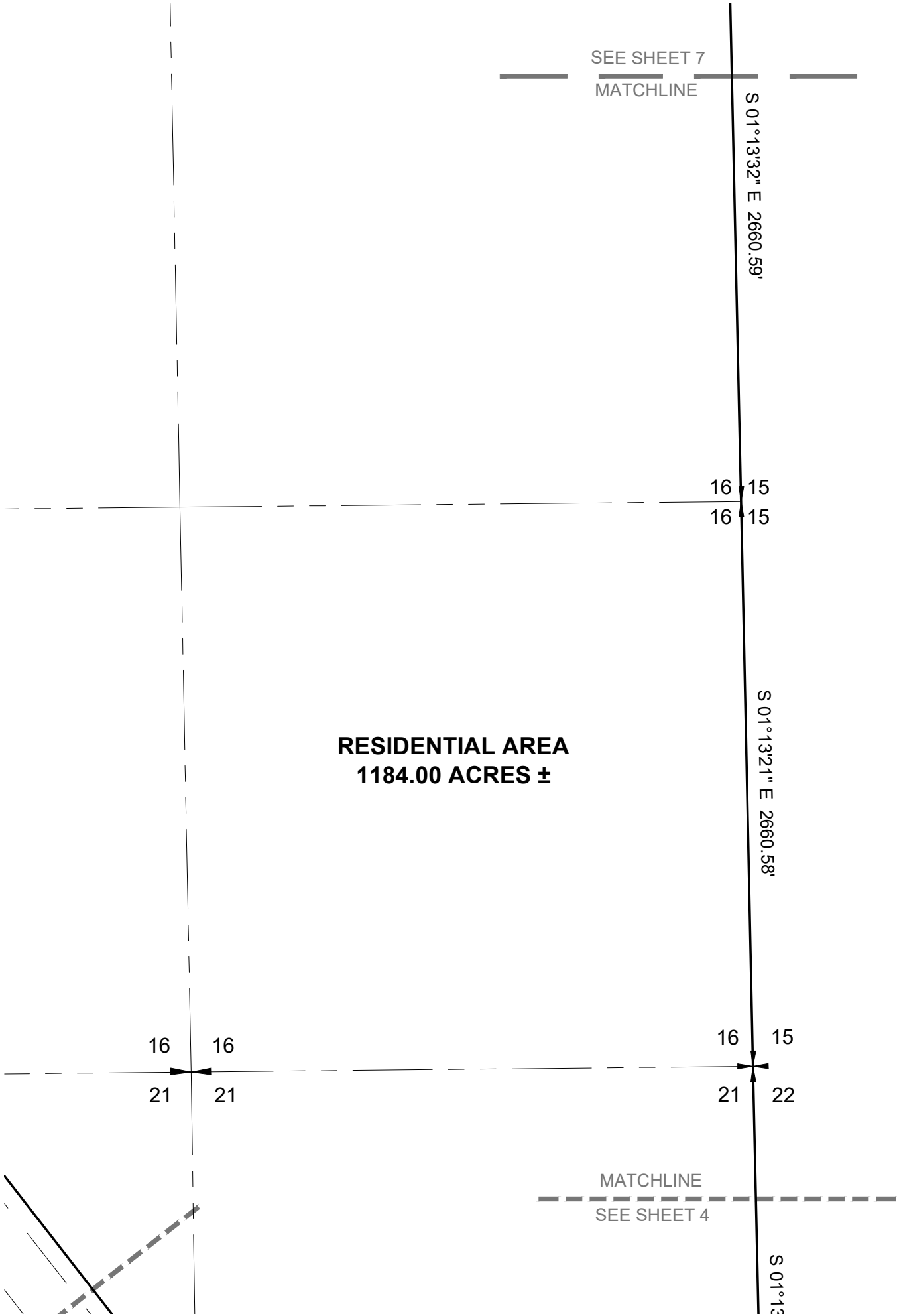


MDA PROJECT: 19013	
CHECKED BY: BMH	DRAWN BY: MMF
DATE: 01-20-2020	
SHEET 7 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
Tallahassee
Destin
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



RESIDENTIAL AREA
1184.00 ACRES ±

SEE SHEET 7
MATCHLINE

S 01°13'32" E 2660.59'

16 15
16 15

S 01°13'21" E 2660.58'

16 16
21 21

16 15
21 22

MATCHLINE
SEE SHEET 4

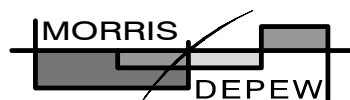
S 01°13'



0 200 400 600
SCALE OF FEET
1" = 600'

MDA PROJECT: 19013	
CHECKED BY: BMH	DRAWN BY: MMF
DATE: 01-20-2020	
SHEET 8 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET



MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

- Fort Myers
- Tallahassee
- Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Exhibit B

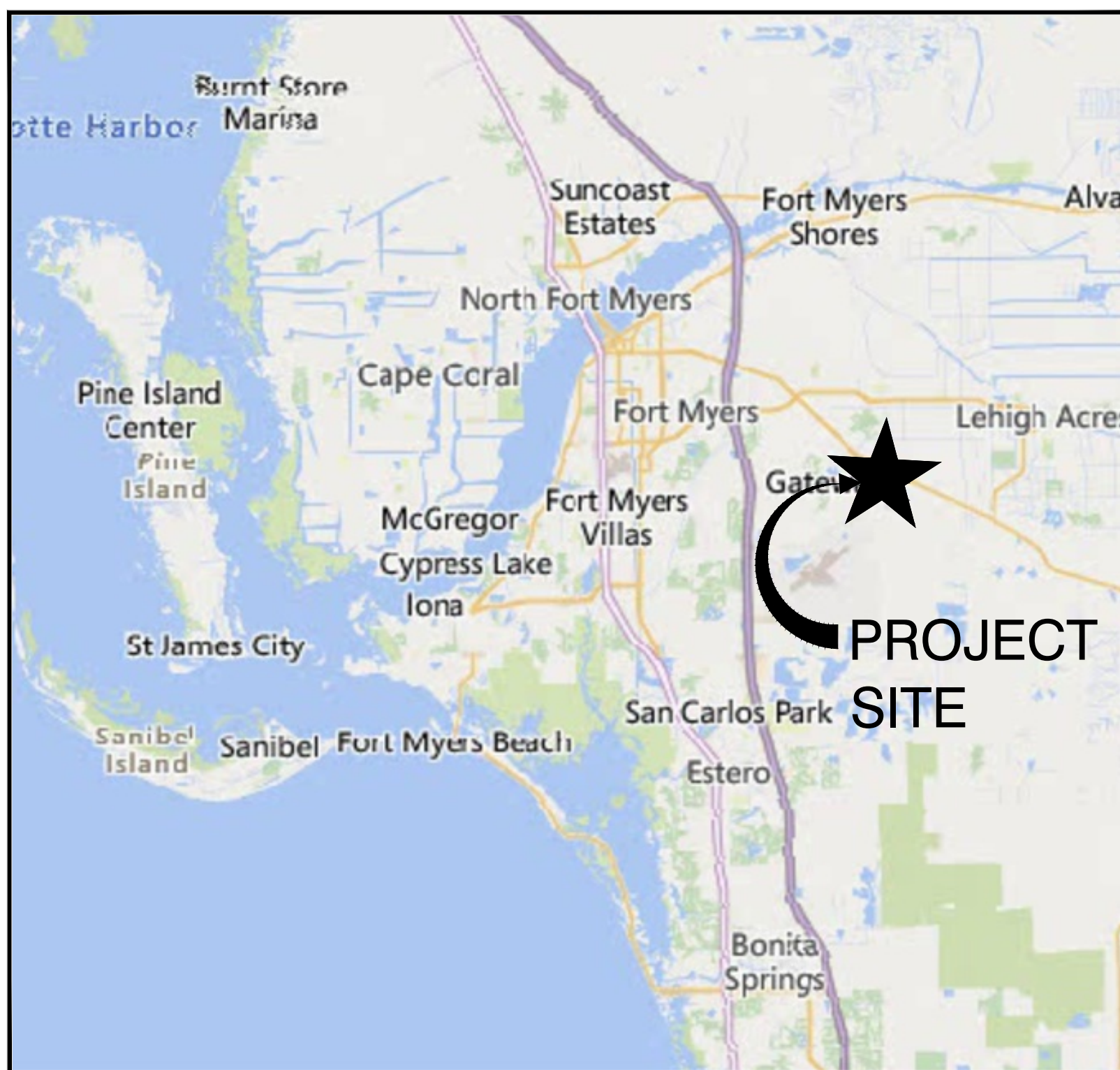
MASTER CONCEPT PLAN FOR

DANIELS PARKWAY SOUTH

MIXED USE PLANNED DEVELOPMENT

SECTION 9, 16, 17, 21, TOWNSHIP 45S, RANGE 26 E

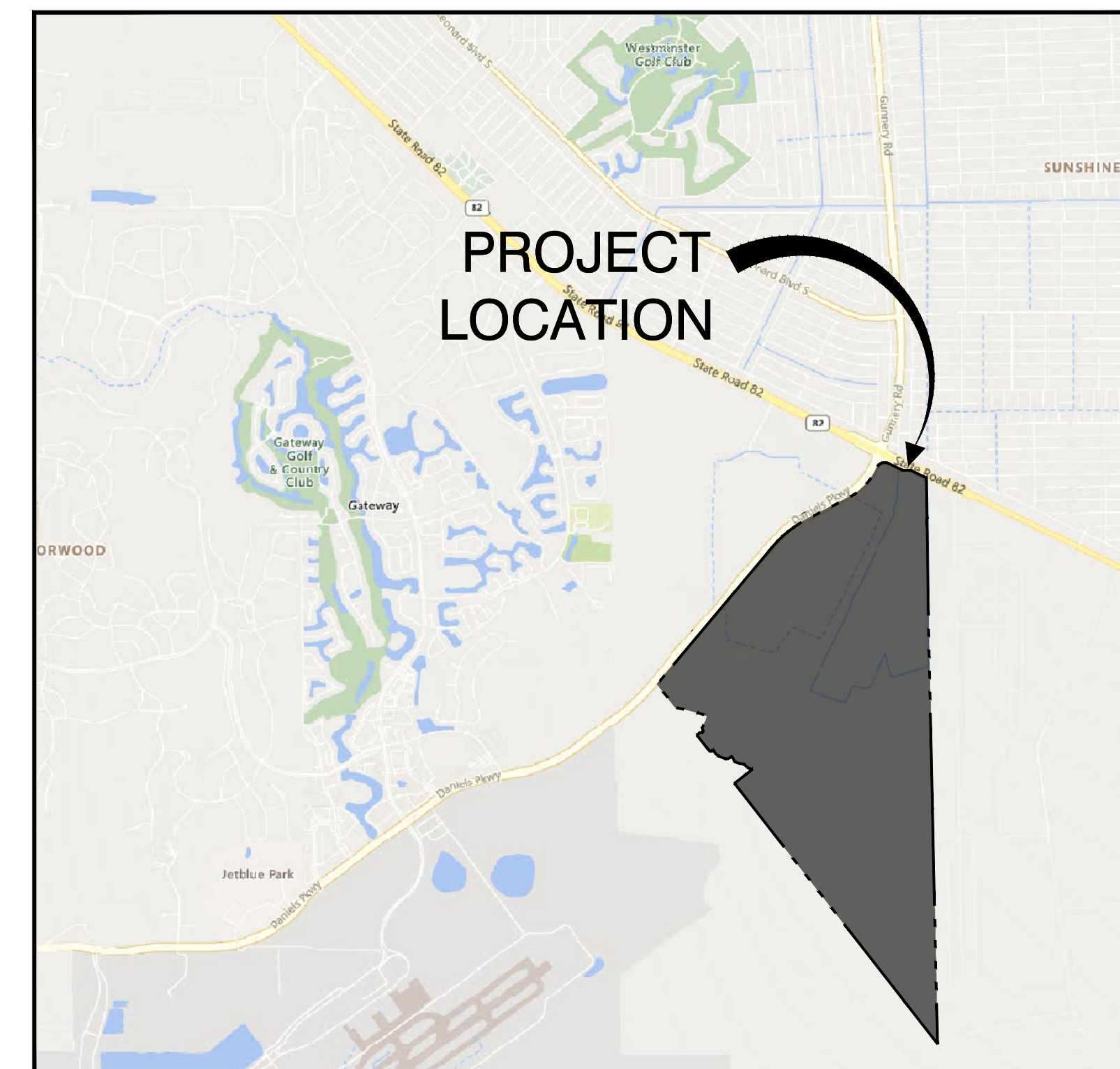
LEE COUNTY, FLORIDA



 SITE VICINITY MAP

N.T.S.

SHEET INDEX					
LEE CO.	SF/WD	LCU	DOH	FDEP	DESCRIPTION
					NUMBER
✓					COVER SHEET
✓					MASTER CONCEPT PLAN
✓					OPEN SPACE
✓					AIRPORT OVERLAYS
✓					NOTES & DETAILS



 SITE LOCATION MAP

N.T.S.

PROJECT:

DANIELS PARKWAY SOUTH
MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	9/19/2025
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	COVER
JOB/FILE NUMBER:	21008-01



PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MGE
JURISDICTION:	LEE COUNTY
DATE:	9/19/2025

SHEET TITLE:

MASTER CONCEPT PLAN

SHEET NUMBER: X-101

JOB/FILE NUMBER: 21008-01

500 0 250 500

SCALE 1"=500'

* SEE SHEET X-102 OPEN SPACE FOR OPEN SPACE CALCULATIONS.
** ALL ACCESS POINTS SHALL BE WITHIN FIFTY FEET (+/-50') OF THE
DEPICTED STATION NUMBERS.

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2025 ALL RIGHTS RESERVED. 6/3/2008 - Daniels Parkway South Plans 21008-01 Master Concept Plan Current Plans 21008-01 X-101 MASTER CONCEPT PLAN.dwg <X-101> - Sep 19 2025 09:29:39 am PLOTTED BY: SVA/vecke



OPEN SPACE LEGEND		
PRESERVATION		UPLAND PRESERVATION 32.00 ACRES
		RARE & UNIQUE UPLAND PRESERVATION 58.10 ACRES
		WETLAND PRESERVATION 205.70 ACRES
RESTORATION		UPLAND RESTORATION 68.10 ACRES
		WETLAND RESTORATION 315.20 ACRES
MISC.		OTHER OPEN SPACE 22.50 ACRES
		LAKES 117.04 ACRES
		TOTAL AREA 1,233.08 ACRES

OPEN SPACE CALCULATIONS				
	ACREAGE	REQUIRED OPEN SPACE	REQUIRED	PROVIDED
COMMERCIAL	46.74	10%	4.67	4.67
INDIGENOUS OPEN SPACE (SEE BELOW FOR BREAKDOWN)		55%	678.19	679.10
LAKES*				56.07
TOTAL	1,233.08	60%	739.85	739.85
**MAX 25% OF REQUIRED OPEN SPACE				
INDIGENOUS OPEN SPACE				
PRESERVATION				
UPLAND				32.00
RARE & UNIQUE UPLANDS				58.10
WETLAND				205.70
RESTORATION				
UPLAND				68.10
WETLAND				315.20
TOTAL	1,233.08	55%	678.19	679.10
**SUBJECT TO FINAL STATE & FEDERAL APPROVALS				

PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341

Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Tall free: 866-337-7341

Destin 655 Grand Boulevard Unit #D-105 Miramar Beach, Florida 32550 Tall free: 866-337-7341

PREPARED BY:

REVISIONS

DATE

PROJECT MANAGER:

TME

DRAWING BY:

MGE

JURISDICTION:

LEE COUNTY

DATE:

9/19/2025

SHEET TITLE:

OPEN SPACE

SHEET NUMBER:

X-102

500 0 250 500

SCALE 1"=500'

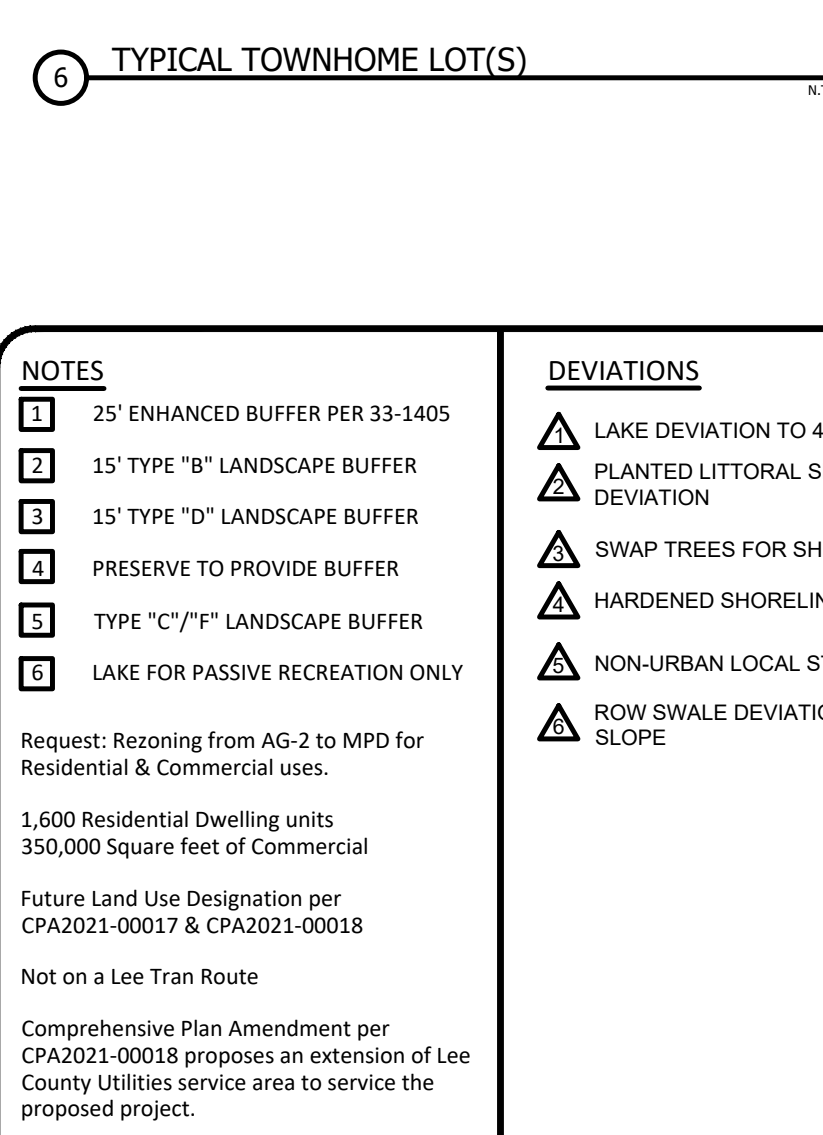
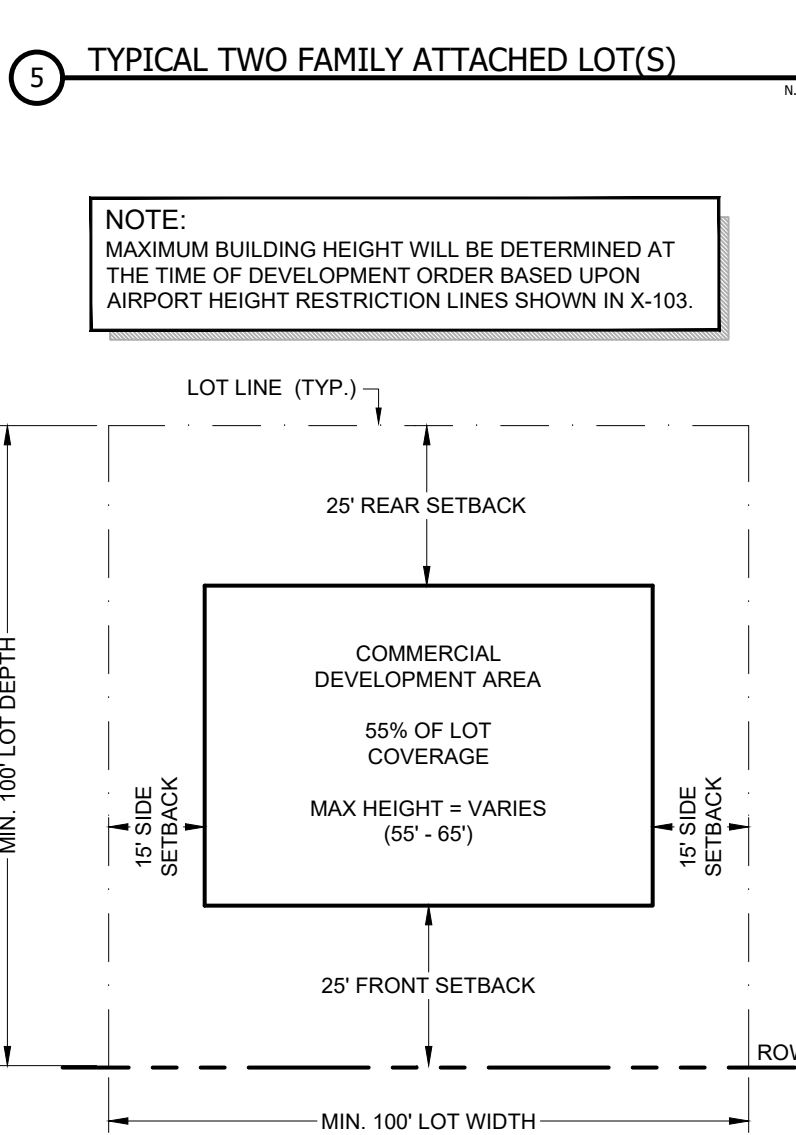
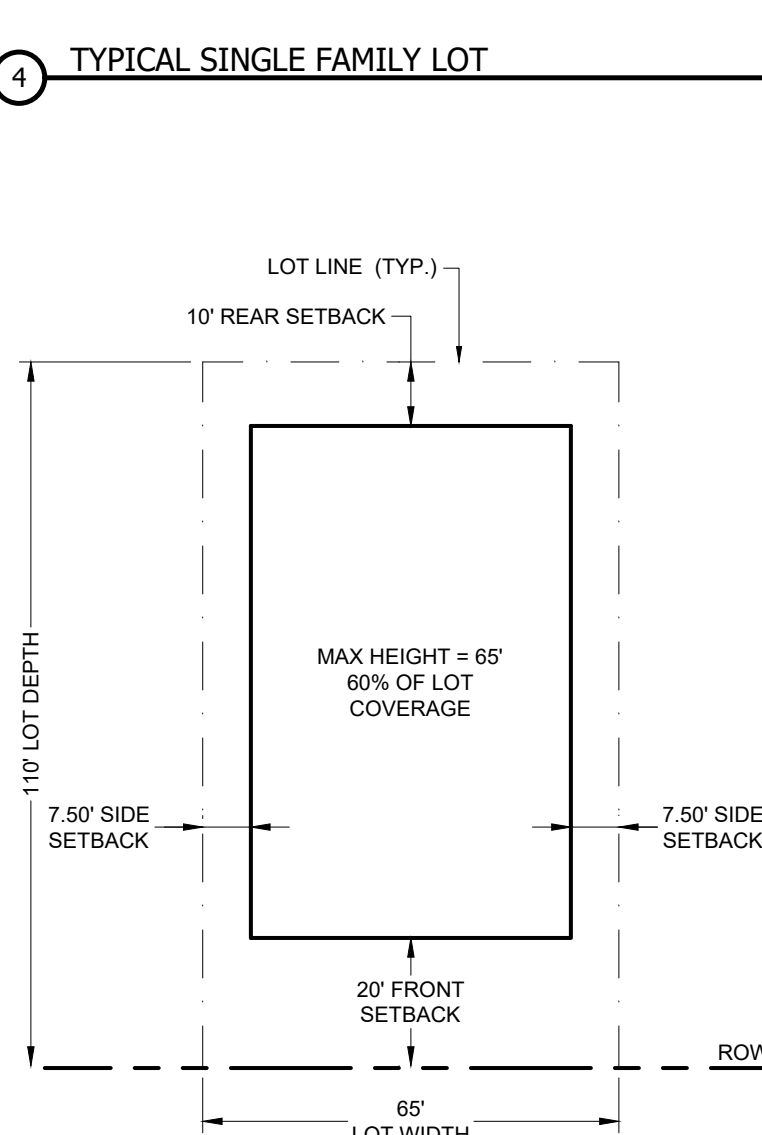
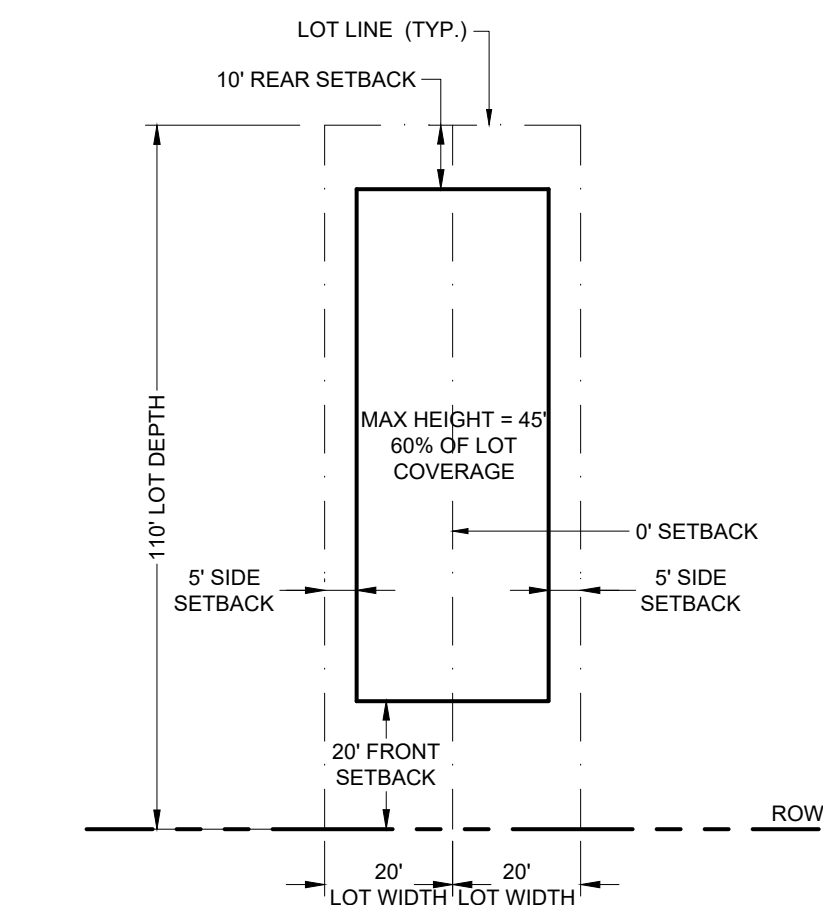
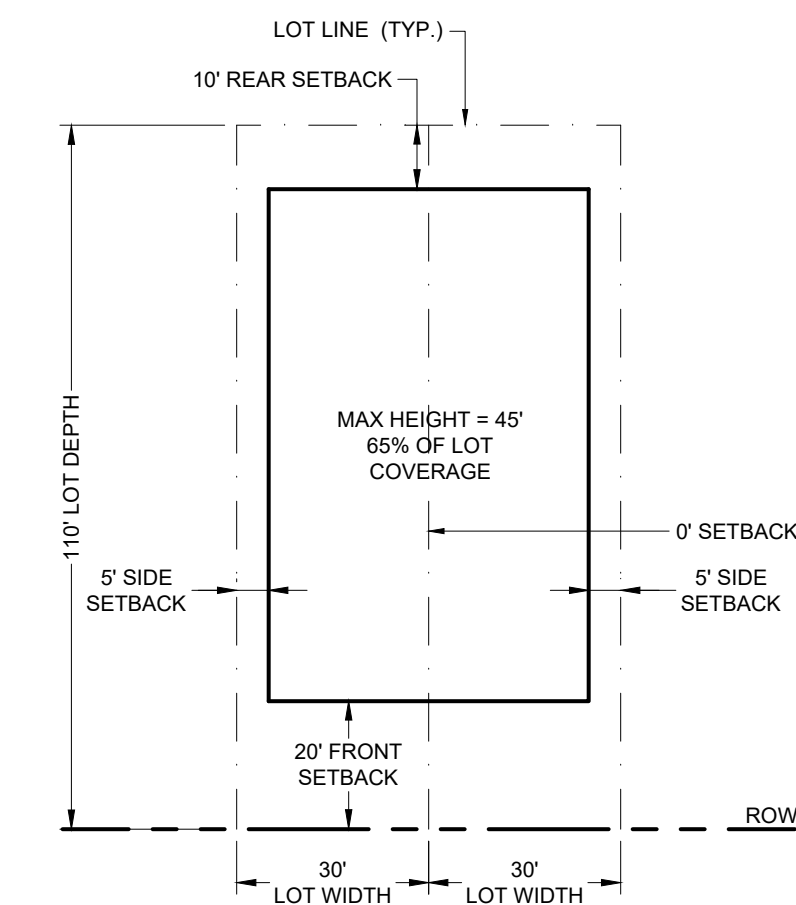
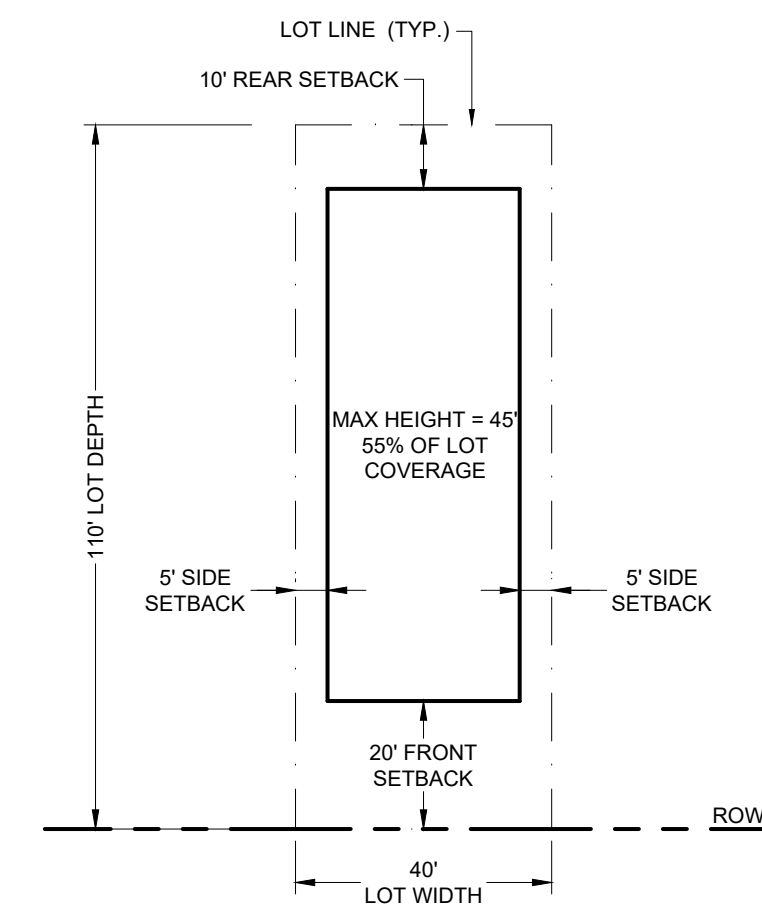
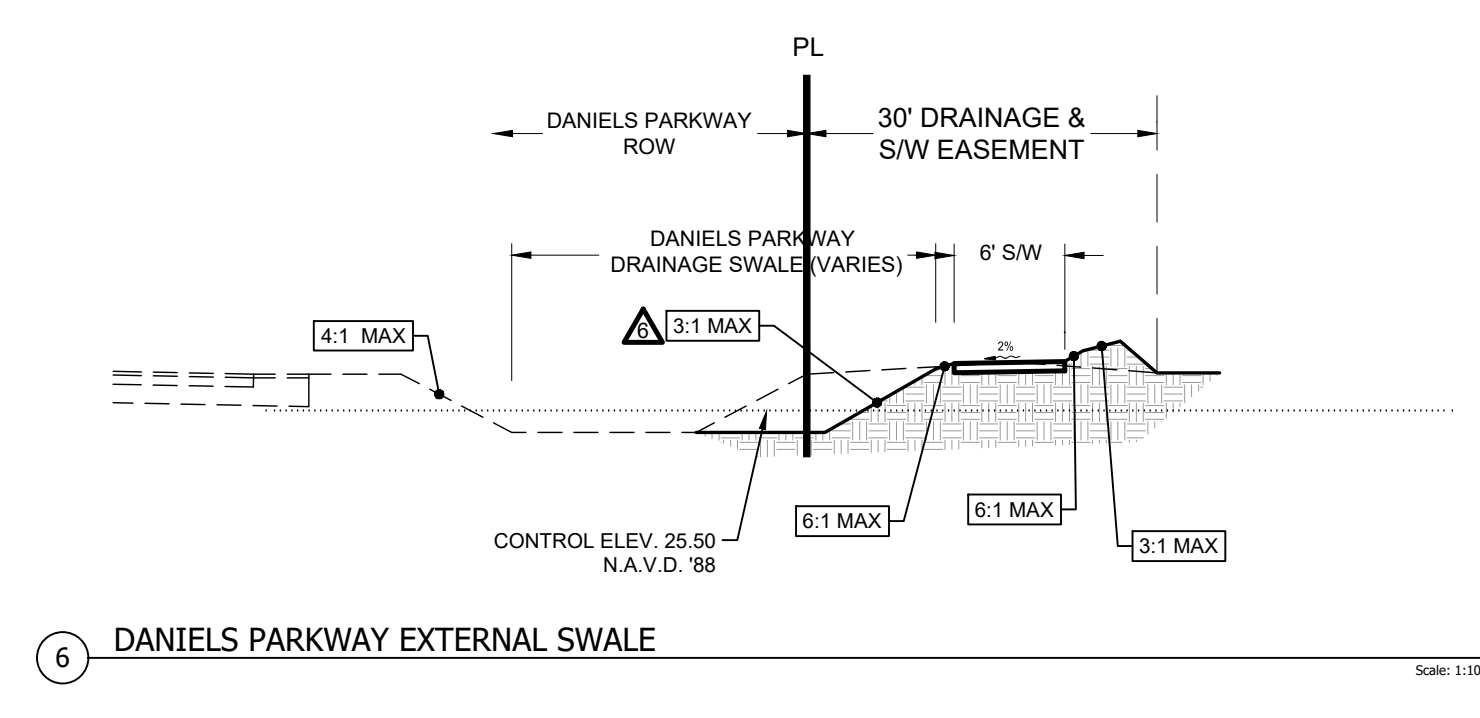
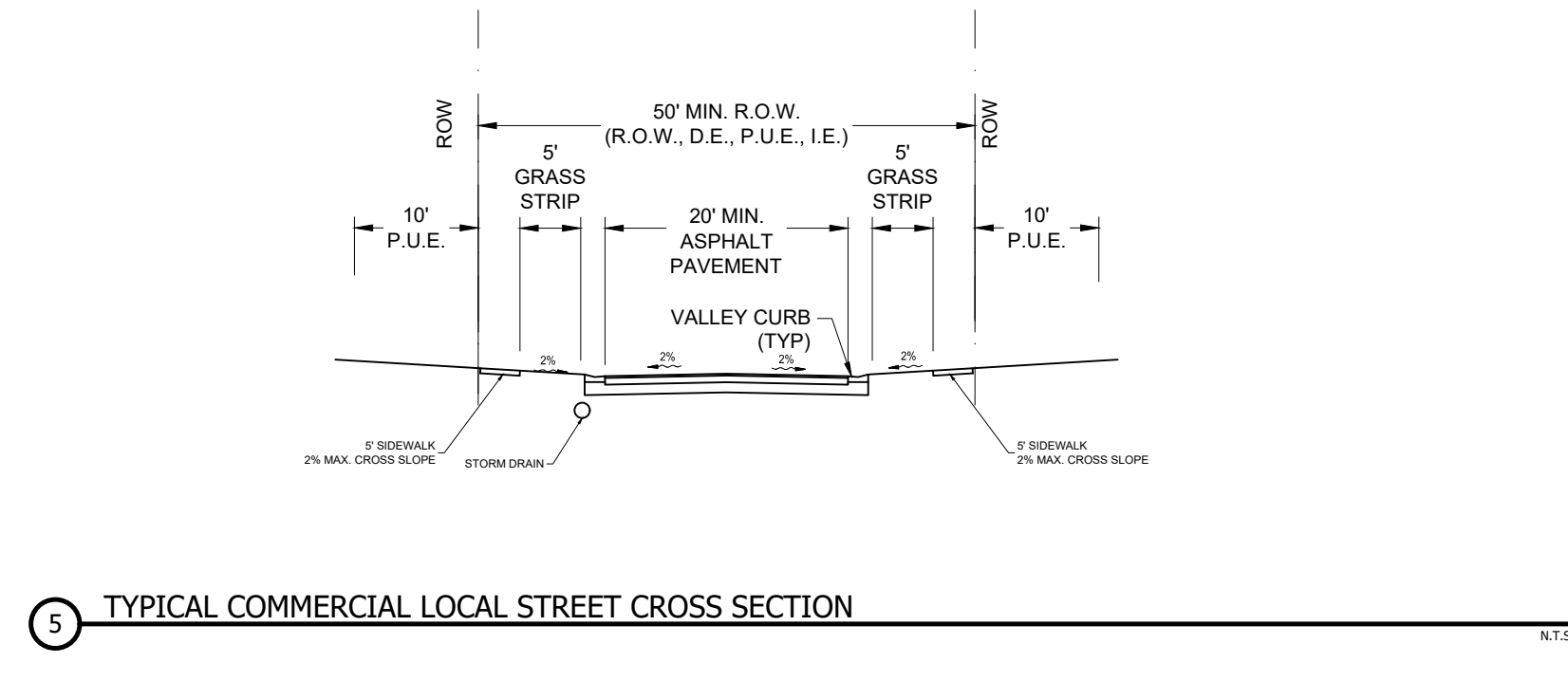
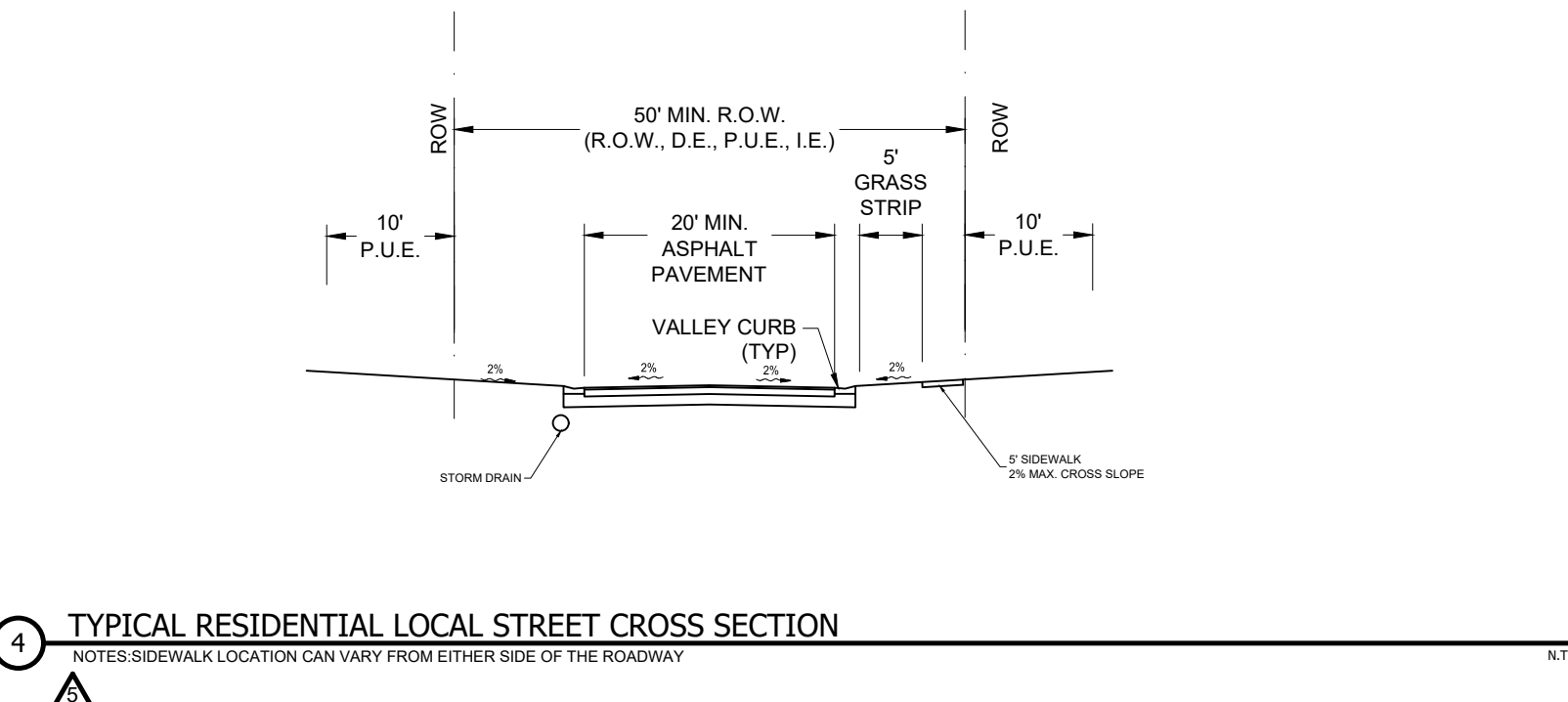
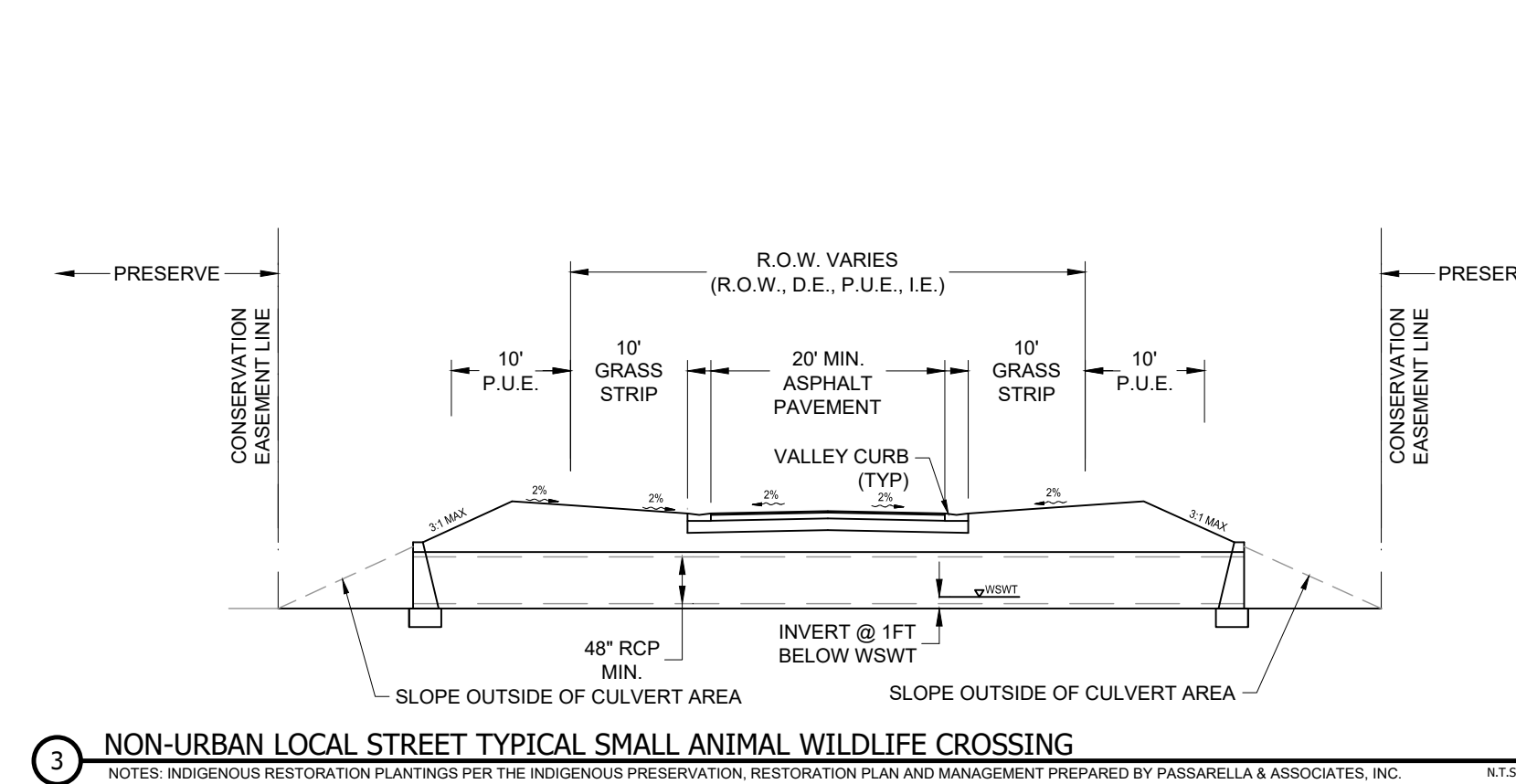
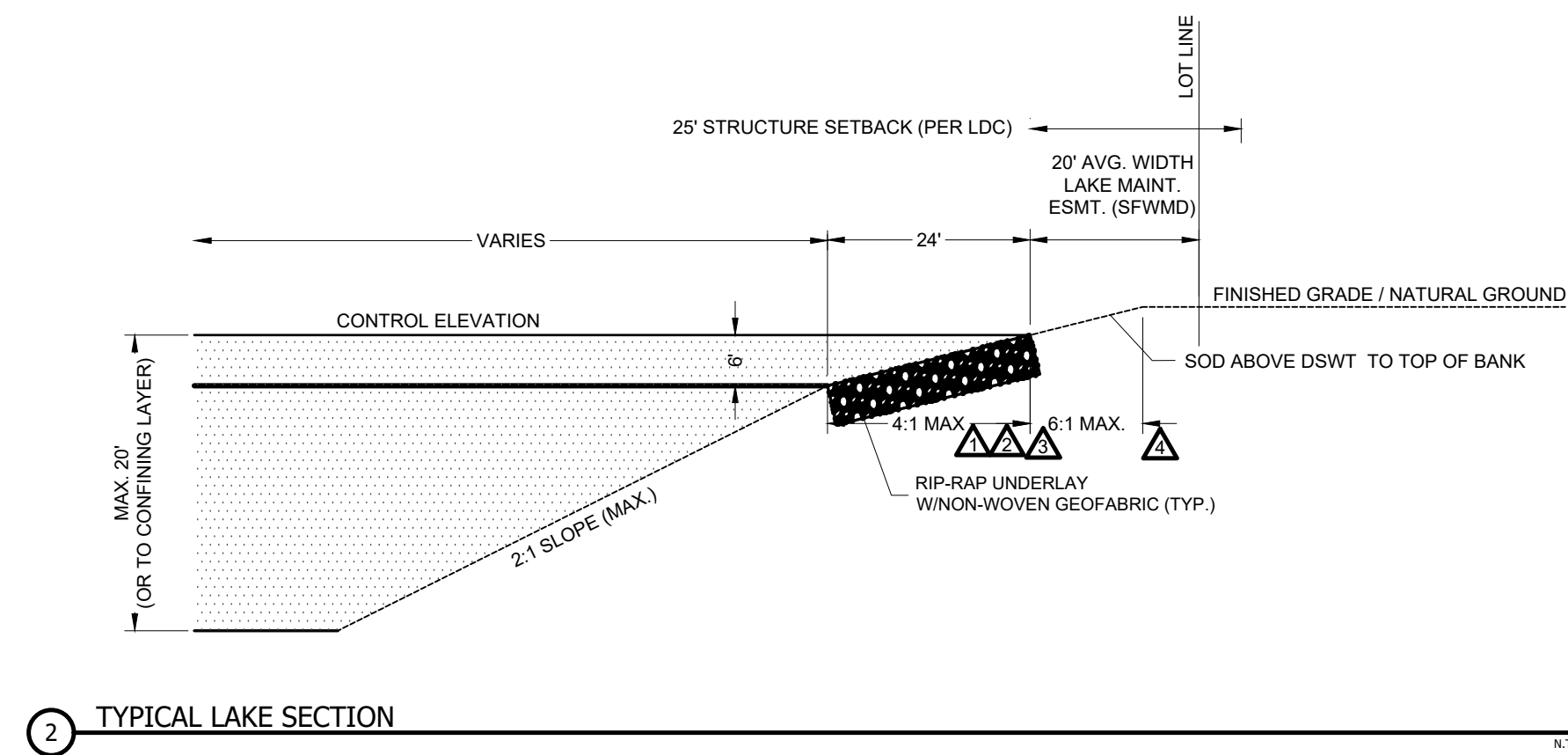
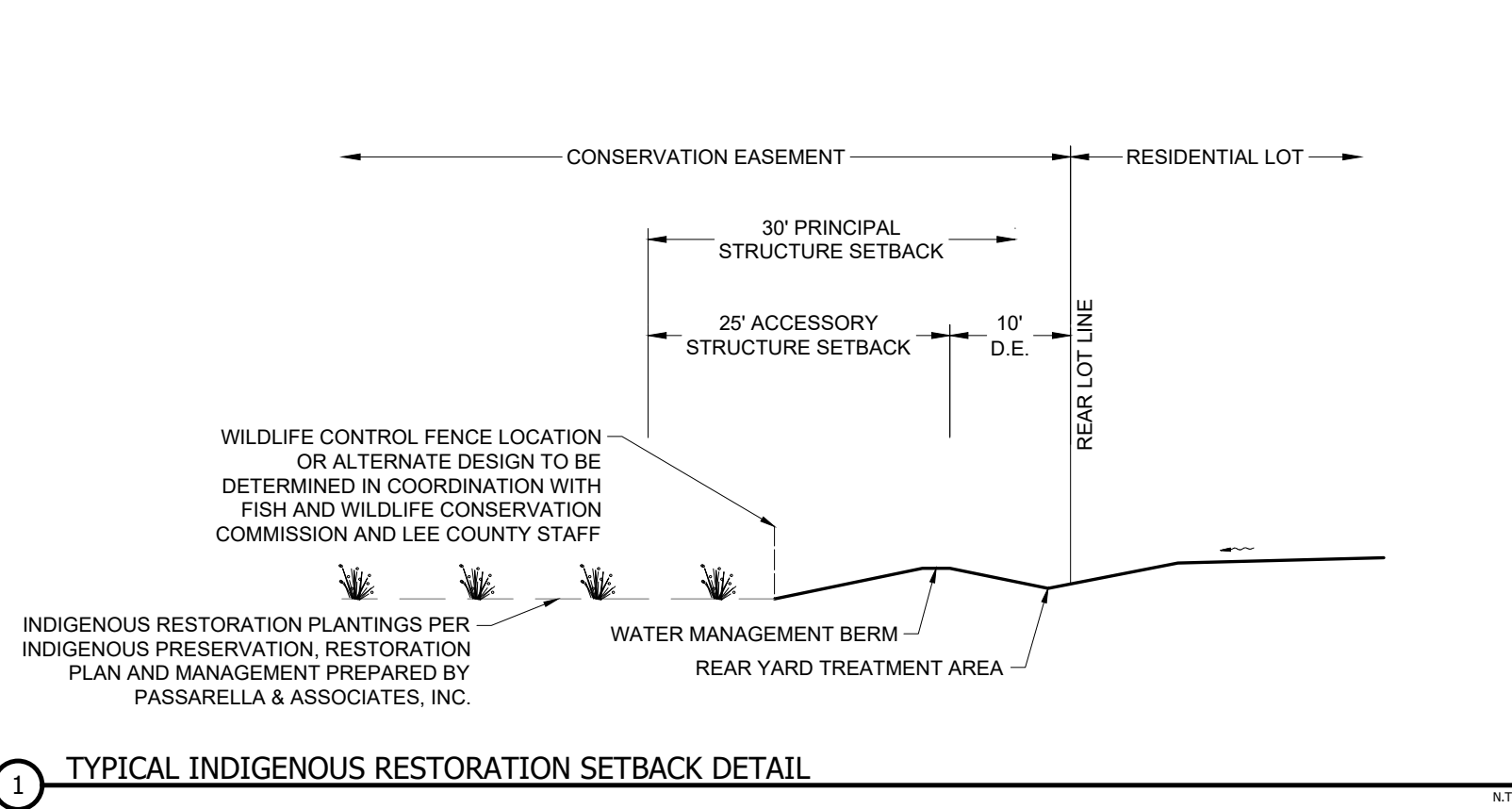
JOB/FILE NUMBER:

21008-01

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2025 ALL RIGHTS RESERVED. 6/3/2025 - Daniels Parkway South Planned Development - X-102 OPEN SPACE.dwg - X-102 - Sep 19 2025 09:31:15 am PLOTTED BY: Steven Jacobs

PREPARED BY:

JOB/FILE NUMBER: 21008-01



- NOTES**
- 25' ENHANCED BUFFER PER 33-1405
 - 15' TYPE "B" LANDSCAPE BUFFER
 - 15' TYPE "D" LANDSCAPE BUFFER
 - PRESERVE TO PROVIDE BUFFER
 - TYPE "C"/"F" LANDSCAPE BUFFER
 - LAKE FOR PASSIVE RECREATION ONLY
- Request: Rezoning from AG-2 to MPD for Residential & Commercial uses.
- 1,600 Residential Dwelling units
350,000 Square feet of Commercial
- Future Land Use Designation per CPA2021-00017 & CPA2021-00018
- Not on a Lee Tran Route
- Comprehensive Plan Amendment per CPA2021-00018 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**
- LAKE DEVIATION TO 4:1 SLOPE
 - PLANTED LITTORAL SHELF DEVIATION
 - SWAP TREES FOR SHRUBS
 - HARDENED SHORELINE
 - NON-URBAN LOCAL STREET
 - ROW SWALE DEVIATION TO 3:1 SLOPE

PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	9/19/2025
SHEET TITLE:	NOTES & DETAILS
SHEET NUMBER:	X-501
JOB/FILE NUMBER:	21008-01

Exhibit C

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



Daniels Parkway South MPD
Administrative Amendment
 Narrative of Request

The Daniels Creek project is a 1,233-acre planned development located at the southeast corner of SR 82 and Daniels Parkway in Lee County. Zoning resolution Z-23-022 approved a Mixed Use Planned Development (“MPD”) for approximately 1,233 acres to permit 1,600 dwelling units and 350,000 square feet of commercial floor area. The approved zoning resolution found that the subject property is consistent with the surrounding uses and has the ability to connect to urban services.

The requested amendment is to Tract 2 which includes the Emergency Services and smaller commercial development area south of the shared access to the MPD off of Daniels Parkway. This portion of the overall project is within the Central Urban Future Land Use (“FLU”) and Lehigh Acres Planning Community. The application seeks to amend the Master Concept Plan (“MCP”) to decrease the acreage allocated to the Emergency Services parcel and increase the acreage of the Commercial parcel. The overall square footage of commercial, requested uses, and deviations are not being amended as part of this application.

I. Future Land Use & Planning Community

Policy 1.1.3 describes the Central Urban FLU “areas [that] are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasi-public and limited light industrial land uses will continue to predominate...” this category. The existing approved schedule of uses for the MPD includes residential, emergency services, and commercial uses consistent with this policy. Of the entire 1,233-acre project, 84.52 acres are within the Central Urban FLU and Lehigh Acres Community Planning Area with 44.10-acres currently identified for commercial uses.

As an integrated mixed use project, the portion of the Daniels South MPD within the Lehigh Acres Community Planning Community includes multi-family units and non-residential uses. The 84.25-acres within the Lehigh Acres Planning Community is also within a Community Mixed Use Activity Center that is less than a half a mile from Timber Creek residential homes, Gateway, and existing platted single family lots within Lehigh Acres. The 44-acre commercial tracts identified within the Daniels South MPD were, and continue to be, specifically designed to support and complement the residents of the Timber Creek and Daniels Parkway South communities as well as the adjacent residents in Gateway and Lehigh Acres.

As identified on Map 2-B, the Community Mixed Use Activity Center is ±343 acres within the Central Urban and Urban Community FLU categories. There are two commercial

developments within the activity center, Gateway MarketPlace (the 40 acre MPD in Timber Creek) and the current 44 acre commercial tracts within the Daniels Parkway South MPD. To date, only the Timber Creek RPD has been developed, however, the Gateway MarketPlace and the residential portion of the Daniels South MPD have zoning approval and Development Orders have been submitted.

	Total	Residential	Non-Residential
Central Urban	241.7 Acres	103.6 Acres	151.02 Acres

Table 1. Community Mixed Use Activity Center

At approximately 240 acres, a **maximum** of 50% (120 acres) of the land area within the Central Urban FLU is permitted to be residential. The existing and potential residential development within this FLU category is approximately 103.6 acres, within the maximum 120 acres of residential uses permitted by Table1(c).

A **minimum** of 50% of the land area (120 acres) is permitted to be for non-residential development (which includes commercial, agricultural and vacant land uses). The proposed Daniels Parkway South MCP demonstrates 46.7 acres of commercial. When combined with the approved commercial area of the Timber Creek MPD and other non-residential land area, 151.02 acres are available for non-residential development. The redesigned Master Concept Plan and associated acreages are within the permitting minimums and maximums for residential and non-residential uses and therefore is consistent with Table 1(c).

II. Current MPD Approval

The approved MCP for the Emergency Services and Commercial tract is approximately 2.5 acres of commercial at the proposed shared access on Daniels Parkway for the Daniels Parkway South MPD. The Emergency Services parcel was coordinated with the Lehigh Acres Fire District due to the increase in residential units that would occur from the Timber Creek and Daniels Parkway South developments.

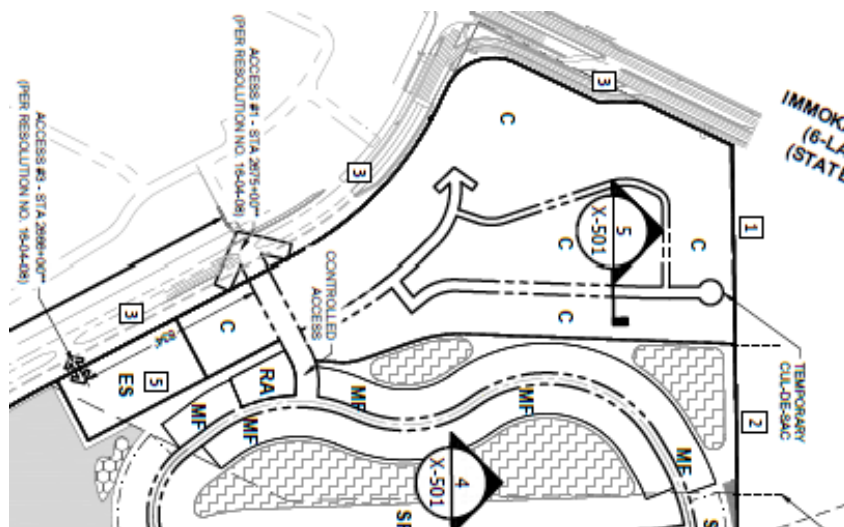
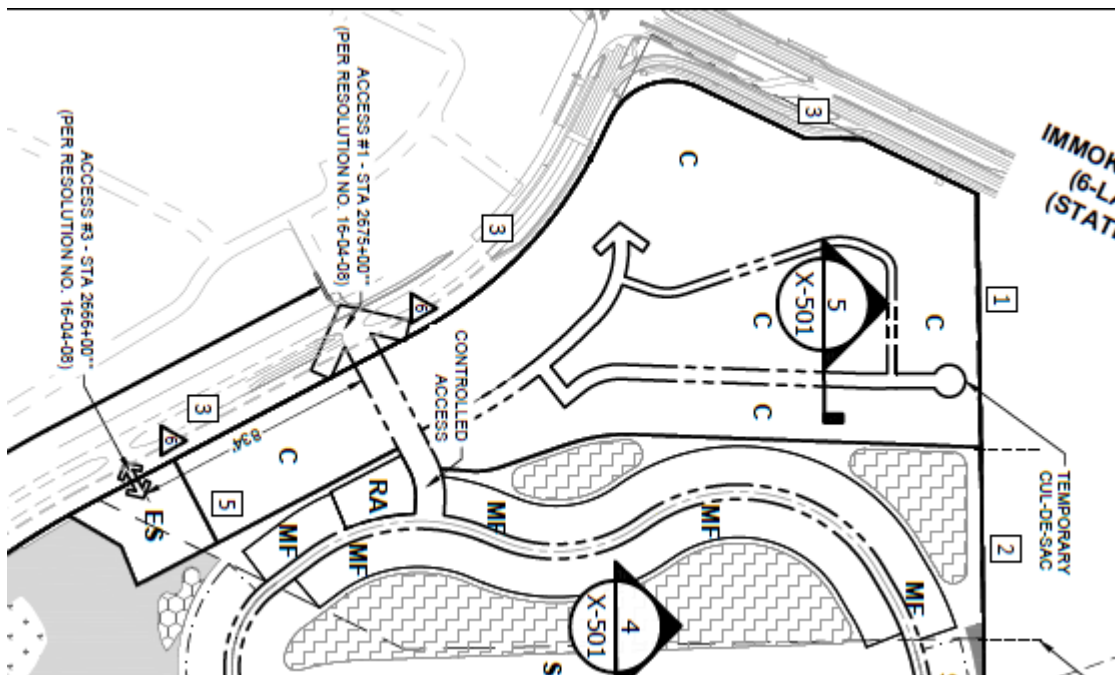


Figure 1. Existing Commercial Tract Design**III. Amendment Request**

This Administrative Amendment (“ADD”) is submitted to reduce the acreage allocated to the Emergency Services (“ES”) tract and increase the acreage allocated to the commercial portion of Tract 2. The property owner has coordinated with the Lehigh Acres Fire District (“LAFD”) and received a letter that the land donation of the ES should not exceed 2.4 acres. (See **Attachment 1**)

The adjustment of the tract line to reflect the request of the LAFD will increase the acreage of the adjacent commercial tract by ± 2.6 acres to provide a total of ± 5.1 acres of commercial in Tract 2. Accordingly, the open space calculations are proposed to be increased to reflect the total commercial acreage. It should be noted that while the MCP is proposed to have additional acreage available for commercial development, this application does not propose an increase in commercial square footage, uses or deviations.

**Figure 2. Proposed ES & Commercial Tract Design****IV. Conclusions and Findings**

The requested Administrative Amendment seeks to adjust the tract line of the ES and Commercial Tract 2 on the Master Concept Plan approved by Z-23-022. The Director of the Department of Community Development is permitted to approve an administrative amendment to a planned development per LDC Section 34-174(i) provided the following findings are made.

i. Does not increase height, density or intensity of the development

The request does not alter the height, density or intensity of the development. The maximum commercial square footage remains at 350,000 square feet and the permitted list of commercial uses is not proposed to be altered from Z-23-022.

ii. Does result in substantial underutilization of public resources and public infrastructure committed to support the development.

The desired revisions to the MCP do not result in the underutilization of public resources and infrastructure. All public services are in place to serve the development and the modification of the MCP reflects a request from the Lehigh Acres Fire District to improve a public service.

iii. Does not result in a reduction of total open space provided on the Master Concept Plan by more than 10%.

The open space approved as part of the MCP with Z-23-022 is proposed to be increased to reflect the additional commercial acreage.

iv. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code.

The indigenous preservation and restoration is not within the ES and commercial tract subject to this request. The provided indigenous preservation and restoration approved as part of the MCP with Z-23-022 is not proposed to be amended.

v. If changes to the buffer or landscape areas are proposed, equivalent of better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided.

No changes to the approved buffers incorporated into the MCP approved with Z-23-022 are proposed.

vi. Does not adversely impact surrounding land uses.

The proposed changes to the MCP maintain the overall development footprint as approved by Z-23-022. The adjustment to the internal tract line reflects a request of the LAFD and does not negatively impact any adjacent or surrounding uses. Rather, providing the requested 2.4 acres to the LAFD will permit additional public safety services to be provided to the adjacent and surrounding area with improved response times.

vii. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

The proposed development continues to be located within an Urban FLU and the Lehigh Acres Planning Community. The revised MCP continues to enhance the planned development and maintain the public health, safety and welfare. The approved commercial uses are consistent with

the future land use category and the vision for an increase in commercial – including a large retail anchor – within the Lehigh Acres community.

Exhibit D

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00085

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Morris Depew Associates, Inc. filed an application for an administrative amendment to a Mixed Use Planned Development known as Daniels Creek MPD (AKA Daniels South MPD) to request the following additional deviations:

Deviation 6: A deviation from LDC Section 10-296(d)(4)c, which requires swales within privately-maintained street rights-of-way to have slopes no steeper than three horizontal to one vertical, and roadside swales within County-maintained street rights-of-way, to allow side slopes no steeper than four horizontal to one vertical; and

a deviation from LDC Section 10-322, which requires roadside swales within street rights-of-way to have side and back slopes no steeper than 3 to 1, and roadside swales within street rights-of-way maintained by the County to have side and back slopes no steeper than 4 to 1, to allow a swale side slopes of 4:1 (H:V) adjacent to the roadway and 3:1 (H:V) adjacent to the berm matching the existing condition of the swale on the south side of Daniels Parkway; and

WHEREAS, the property is generally located at the southeast corner of the intersection of State Road 82 and Daniels Parkway, and a legal description of the subject property is attached as Exhibit "A"; and

WHEREAS, the property was originally rezoned by Resolution Z-23-022; and

WHEREAS, the subject property is located in the Central Urban, Sub-Outlying Suburban, Density Reduction/Groundwater Resource, and Wetlands Future Land Use Categories 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, the applicant has applied for three development orders (DOS2023-00140, DOS2023-00119 and LDO2023-00491) that are currently under review; and

WHEREAS, the existing swale along Daniels Parkway has side slopes of four horizontal to one vertical adjacent to the roadway and three horizontal to one vertical adjacent to a proposed berm along the perimeter of the development; and

WHEREAS, the applicant has requested deviations from LDC Sections 10-196(d)(4)c and 10-322 to allow construction of a swale along Daniels Parkway matching the existing swales; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Transportation, who recommended approval of the deviation requests; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development 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 administrative amendment to the Daniels Creek Mixed Use Planned Development known as Daniels Creek (MPD) (AKA Daniels South MPD) to request two deviations from Land Development Code Sections 10-296(d)(4)c and 10-322 is **APPROVED, subject to the following conditions:**

- 1. Development must be in substantial compliance with the amended Master Concept Plan dated April 18, 2025, a copy of which is attached hereto as Exhibit “B”.**
- 2. The approval of Deviation 6 is limited to the locations along Daniels Parkway, as depicted on the plans submitted through LDO2023-00491, copies of which are attached hereto as Exhibit “C”.**
- 3. The terms and conditions of the original zoning resolution remain in full force and effect, except as amended herein.**
- 4. 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 06/16/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager, Zoning and
Community Development

Exhibit “A”: Legal Description
Exhibit “B”: Master Concept Plan
Exhibit “C”: LDO2023-491

DESCRIPTION:

Exhibit A

(RESIDENTIAL AREA)

PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE N 01°13'41" W, A DISTANCE OF 133.80 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE NORTH LINE OF AN 80-FOOT WIDE FLORIDA POWER AND LIGHT (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 743, UPON PAGE 661 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AND THE **POINT OF BEGINNING**;

THENCE N 37°56'50" W, A DISTANCE OF 8,288.06 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 52°01'00" E, A DISTANCE OF 575.98 FEET; THENCE S 82°48'59" W, A DISTANCE OF 19.34 FEET; THENCE N 71°09'45" W, A DISTANCE OF 57.71 FEET; THENCE N 63°37'28" W, A DISTANCE OF 49.30 FEET; THENCE N 48°54'15" W, A DISTANCE OF 126.29 FEET; THENCE N 60°33'49" W, A DISTANCE OF 24.67 FEET; THENCE N 83°44'43" W, A DISTANCE OF 98.46 FEET; THENCE N 70°22'20" W, A DISTANCE OF 100.60 FEET; THENCE N 48°18'33" W, A DISTANCE OF 42.53 FEET; THENCE N 24°42'28" W, A DISTANCE OF 135.25 FEET; THENCE S 48°57'02" W, A DISTANCE OF 54.02 FEET; THENCE S 63°26'05" W, A DISTANCE OF 68.07 FEET; THENCE S 84°15'26" W, A DISTANCE OF 45.45 FEET; THENCE N 79°07'02" W, A DISTANCE OF 34.18 FEET; THENCE N 66°31'59" W, A DISTANCE OF 154.47 FEET; THENCE N 72°54'16" W, A DISTANCE OF 34.99 FEET; THENCE N 45°25'11" W, A DISTANCE OF 82.93 FEET; THENCE N 32°23'59" W, A DISTANCE OF 103.81 FEET; THENCE N 82°46'27" W, A DISTANCE OF 15.23 FEET; THENCE S 19°01'18" W, A DISTANCE OF 40.48 FEET; THENCE N 81°11'32" W, A DISTANCE OF 69.90 FEET; THENCE N 32°13'26" W, A DISTANCE OF 50.84 FEET; THENCE S 49°10'02" W, A DISTANCE OF 7.87 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 449.47 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 29°19'28" E, A DISTANCE OF 20.34 FEET; THENCE N 47°11'44" E, A DISTANCE OF 65.51 FEET; THENCE N 84°08'32" E, A DISTANCE OF 71.02 FEET; THENCE N 38°34'37" E, A DISTANCE OF 29.66 FEET; THENCE N 00°51'38" W, A DISTANCE OF 29.94 FEET; THENCE N 15°35'20" W, A DISTANCE OF 77.08 FEET; THENCE N 33°48'21" E, A DISTANCE OF 78.80 FEET; THENCE N 25°23'33" E, A DISTANCE OF 114.63 FEET; THENCE N 16°58'54" E, A DISTANCE OF 85.90 FEET; THENCE N 27°52'17" E, A DISTANCE OF 39.89 FEET; THENCE N 72°43'23" W, A DISTANCE OF 83.98 FEET; THENCE N 70°39'13" W, A DISTANCE OF 175.90 FEET; THENCE N 74°05'06" W, A DISTANCE OF 185.89 FEET; THENCE N 77°53'04" W, A DISTANCE OF 174.58 FEET; THENCE N 78°30'12" W, A DISTANCE OF 137.71 FEET; THENCE N 73°20'55" W, A DISTANCE OF 86.69 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 733.08 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; N 40°00'00" E, A DISTANCE OF 4,509.83 FEET; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2,754.79 FEET AND A CENTRAL ANGLE OF 20°44'57" (THE CHORD OF WHICH BEARS N 50°22'28" E, 992.18 FEET), A DISTANCE OF 997.62 FEET ALONG THE ARC OF SAID CURVE; THENCE S 59°32'20" E, A DISTANCE OF 208.45 FEET; THENCE S 22°02'06" E, A DISTANCE OF 142.63 FEET; THENCE N 62°23'39" E, A DISTANCE OF 1,005.70 FEET; THENCE N 27°36'21" W, A DISTANCE OF 320.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE N 62°23'39" E, A DISTANCE OF 100.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE S 27°36'21" E, A DISTANCE OF 448.97 FEET; THENCE S 85°39'22" E, A DISTANCE OF 116.39 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 260.70 FEET AND A CENTRAL ANGLE OF 18°04'58" (THE CHORD OF WHICH BEARS N 80°18'26" E, 81.94 FEET), A DISTANCE OF 82.28 FEET ALONG THE ARC OF SAID CURVE; THENCE N 71°15'57" E, A DISTANCE OF 245.13 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 639.30 FEET AND A CENTRAL ANGLE OF 20°52'37" (THE CHORD OF WHICH BEARS N 81°42'15" E, 231.66 FEET), A DISTANCE OF 232.94 FEET ALONG THE ARC OF SAID CURVE; THENCE S 87°51'26" E, A DISTANCE OF 1,178.86 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°49'04" E, A DISTANCE OF 174.01 FEET ALONG SAID EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°48'06" E, A DISTANCE OF 2,665.41 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 9; THENCE S 01°13'32" E, A DISTANCE OF 2,660.59 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'21" E, A DISTANCE OF 2,660.58 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'59" E, A DISTANCE OF 2,660.31 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21; THENCE S 01°13'41" E, A DISTANCE OF 2,526.55 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,184.00 ACRES, MORE OR LESS.

SURVEY NOTES:

DESCRIPTION SHOWN HEREON IS NEW.

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

ORIENTATION IS BASED ON THE EAST LINE OF THE SE¼ OF SECTION 21 AS BEARING S 01°13'41" E.

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.

THIS IS NOT A SURVEY!

PREPARED BY:



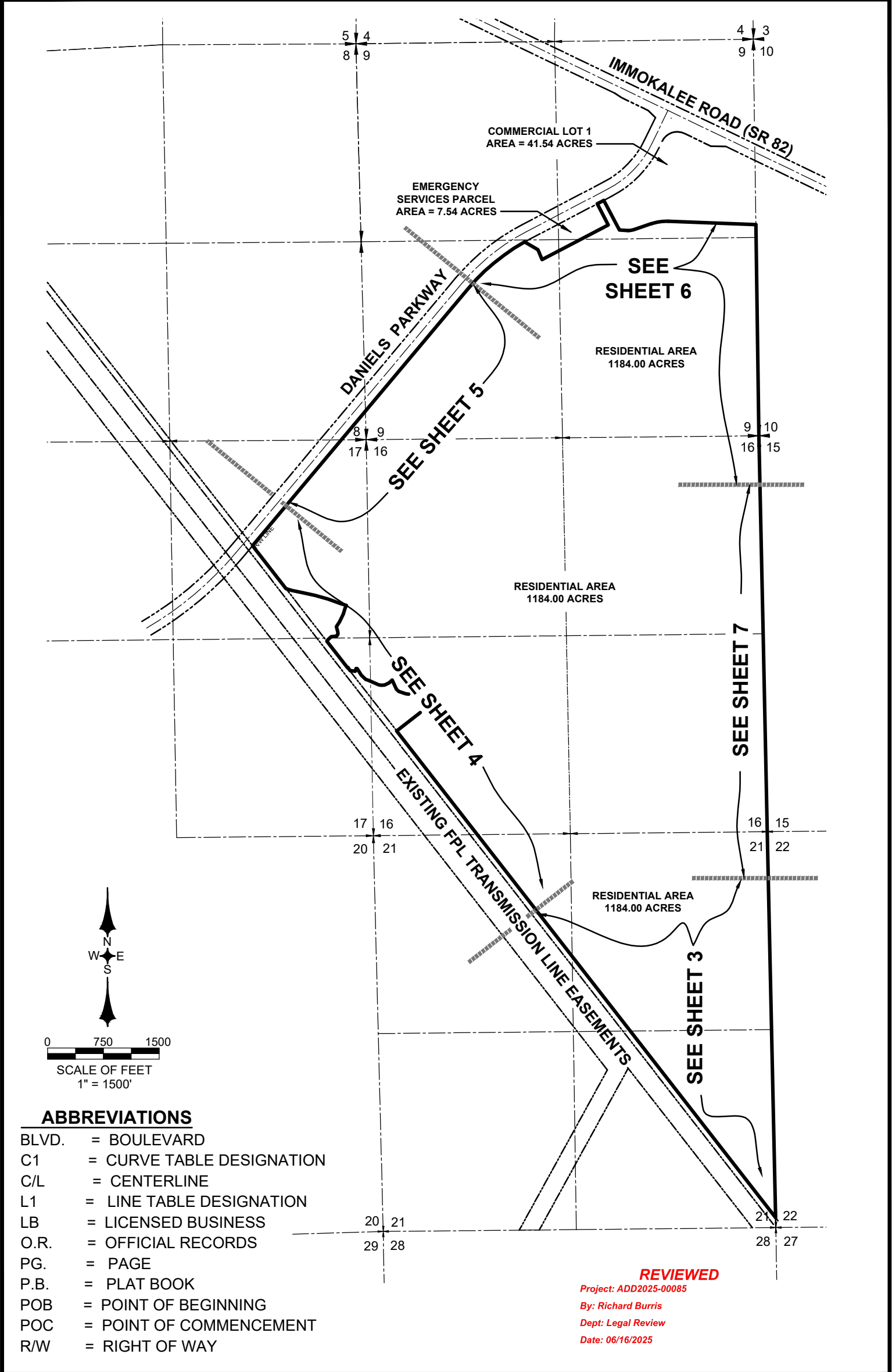
PSM 6347

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

REVIEWED
Project: ADD2025-00085
By: Richard Burris
Dept: Legal Review
Date: 06/16/2025

Digitally signed
by Thomas M.
Rooks Jr.
Date: 2020.10.29
16:12:55 -04'00'

MDA PROJECT: 19103		SKETCH AND DESCRIPTION TRUST 5018 PARCEL PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA DESCRIPTION	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330 Fort Myers Tallahassee Destin 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341
CHECKED BY: TMR	DRAWN BY: MMF/TAB		
DATE: 10-29-2020			
SHEET 1 OF 8			



MDA PROJECT: 19103	
CHECKED BY: TMR	DRAWN BY: MMF/TAB
DATE: 01-20-2020	
SHEET 2 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
INDEX MAP

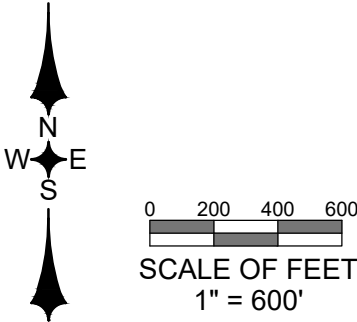
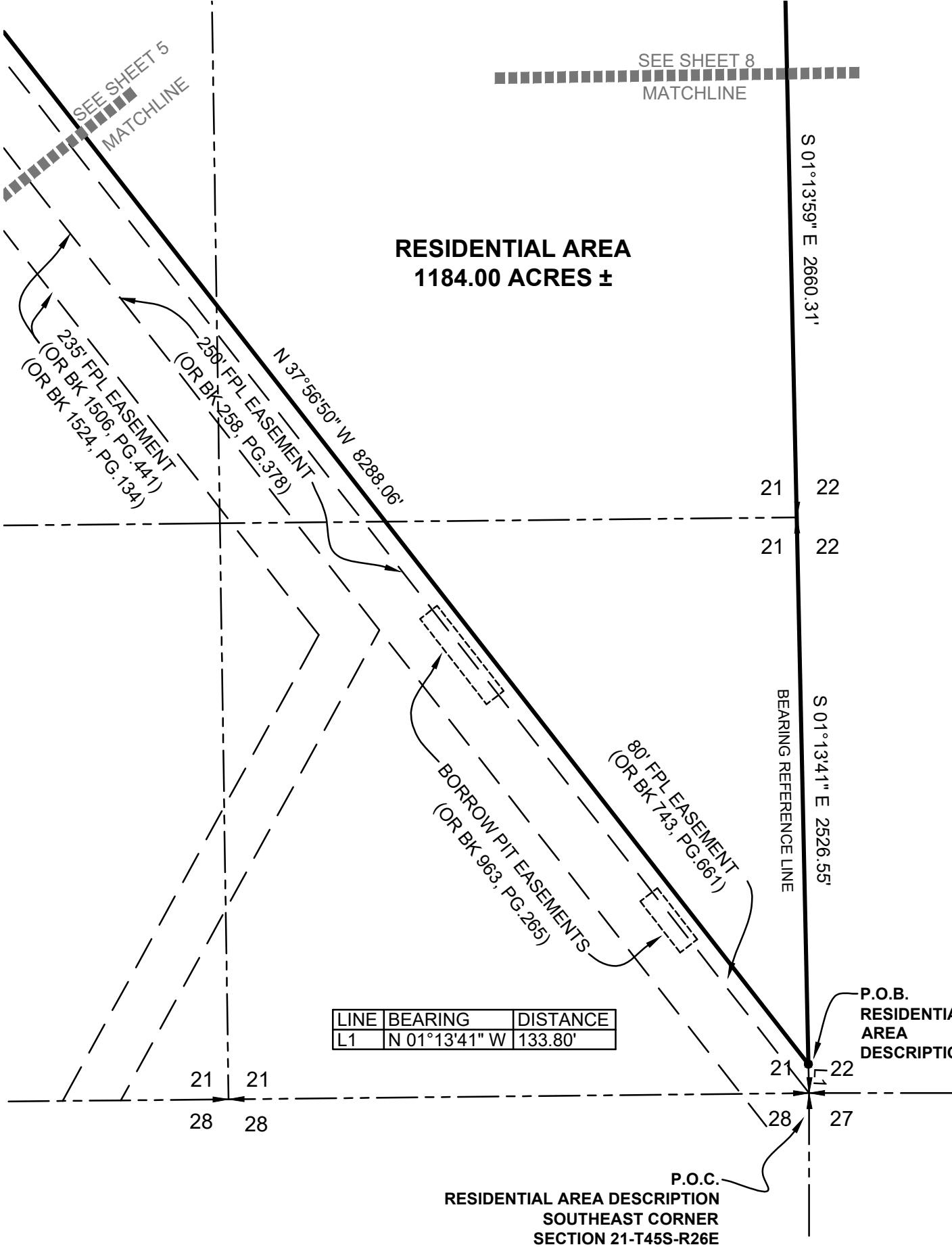
MORRIS
DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

- Fort Myers
- Tallahassee
- Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-9993
Fax: (239) 337-3994
Toll free: 866-337-7341



REVIEWED
Project: ADD2025-00085
By: Richard Burris
Dept: Legal Review
Date: 06/16/2025

MDA PROJECT: 19103	
CHECKED BY: TMR	DRAWN BY: MMF/TAB
DATE: 10-29-2020	
SHEET 3 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

MORRIS

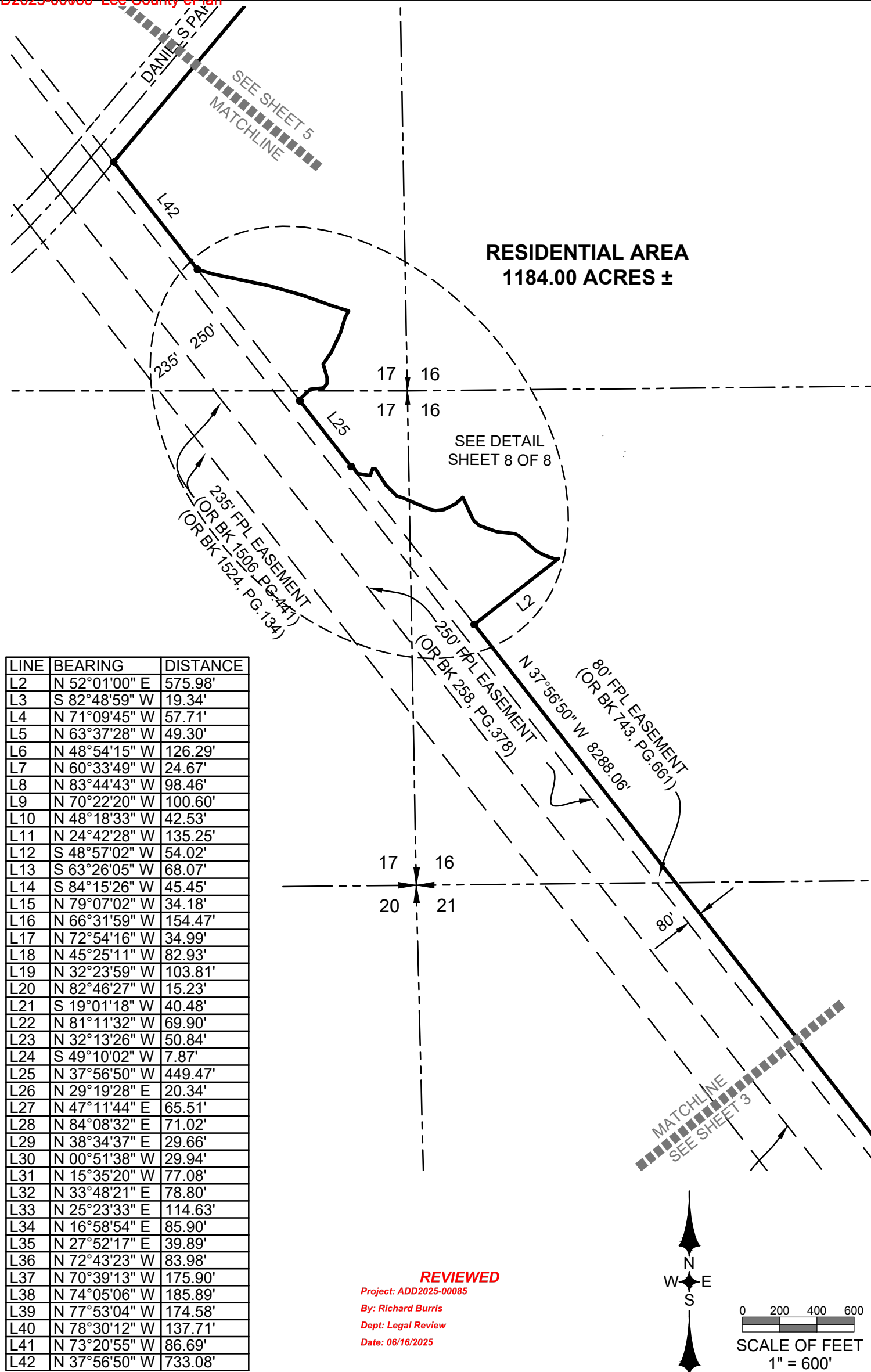
DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

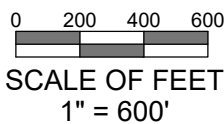
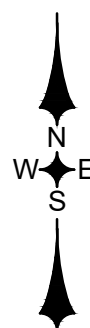
- Fort Myers
- Tallahassee
- Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-9993
Fax: (239) 337-9994
Toll free: 866-337-7341



LINE	BEARING	DISTANCE
L2	N 52°01'00" E	575.98'
L3	S 82°48'59" W	19.34'
L4	N 71°09'45" W	57.71'
L5	N 63°37'28" W	49.30'
L6	N 48°54'15" W	126.29'
L7	N 60°33'49" W	24.67'
L8	N 83°44'43" W	98.46'
L9	N 70°22'20" W	100.60'
L10	N 48°18'33" W	42.53'
L11	N 24°42'28" W	135.25'
L12	S 48°57'02" W	54.02'
L13	S 63°26'05" W	68.07'
L14	S 84°15'26" W	45.45'
L15	N 79°07'02" W	34.18'
L16	N 66°31'59" W	154.47'
L17	N 72°54'16" W	34.99'
L18	N 45°25'11" W	82.93'
L19	N 32°23'59" W	103.81'
L20	N 82°46'27" W	15.23'
L21	S 19°01'18" W	40.48'
L22	N 81°11'32" W	69.90'
L23	N 32°13'26" W	50.84'
L24	S 49°10'02" W	7.87'
L25	N 37°56'50" W	449.47'
L26	N 29°19'28" E	20.34'
L27	N 47°11'44" E	65.51'
L28	N 84°08'32" E	71.02'
L29	N 38°34'37" E	29.66'
L30	N 00°51'38" W	29.94'
L31	N 15°35'20" W	77.08'
L32	N 33°48'21" E	78.80'
L33	N 25°23'33" E	114.63'
L34	N 16°58'54" E	85.90'
L35	N 27°52'17" E	39.89'
L36	N 72°43'23" W	83.98'
L37	N 70°39'13" W	175.90'
L38	N 74°05'06" W	185.89'
L39	N 77°53'04" W	174.58'
L40	N 78°30'12" W	137.71'
L41	N 73°20'55" W	86.69'
L42	N 37°56'50" W	733.08'

REVIEWED
Project: ADD2025-00085
By: Richard Burris
Dept: Legal Review
Date: 06/16/2025



MDA PROJECT: 19103	
CHECKED BY: TMR	DRAWN BY: MMF/TAB
DATE: 10-29-2020	
SHEET 4 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
 PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 18
 T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA



MORRIS

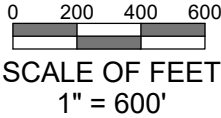
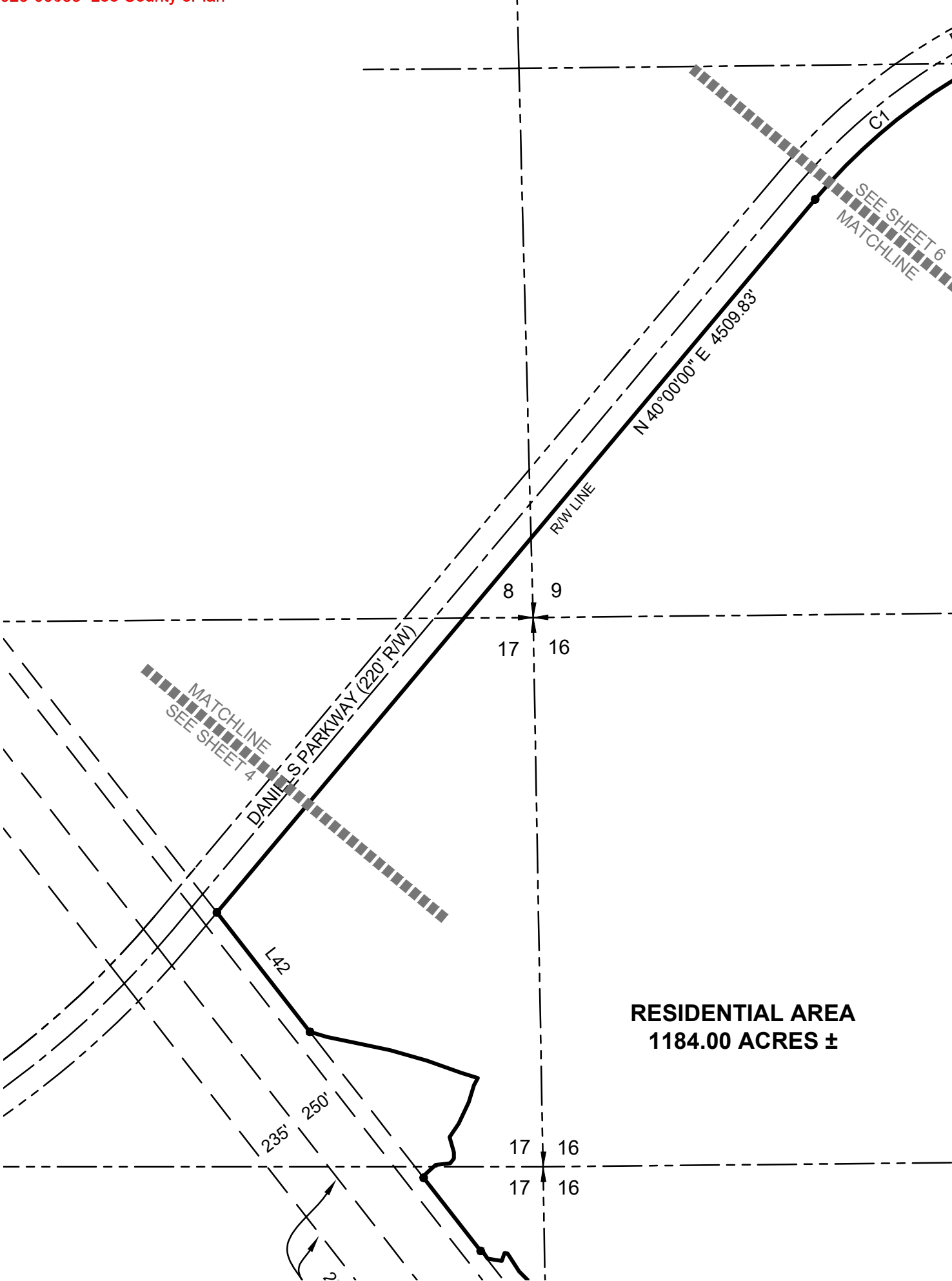
DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• **Fort Myers**
• **Tallahassee**
• **Destin**

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



**RESIDENTIAL AREA
1184.00 ACRES ±**

REVIEWED

Project: ADD2025-00085

By: Richard Burris

Dept: Legal Review

Date: 06/16/2025

MDA PROJECT: 19103	
CHECKED BY: TMR	DRAWN BY: MMF/TAB
DATE: 10-29-2020	
SHEET 5 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

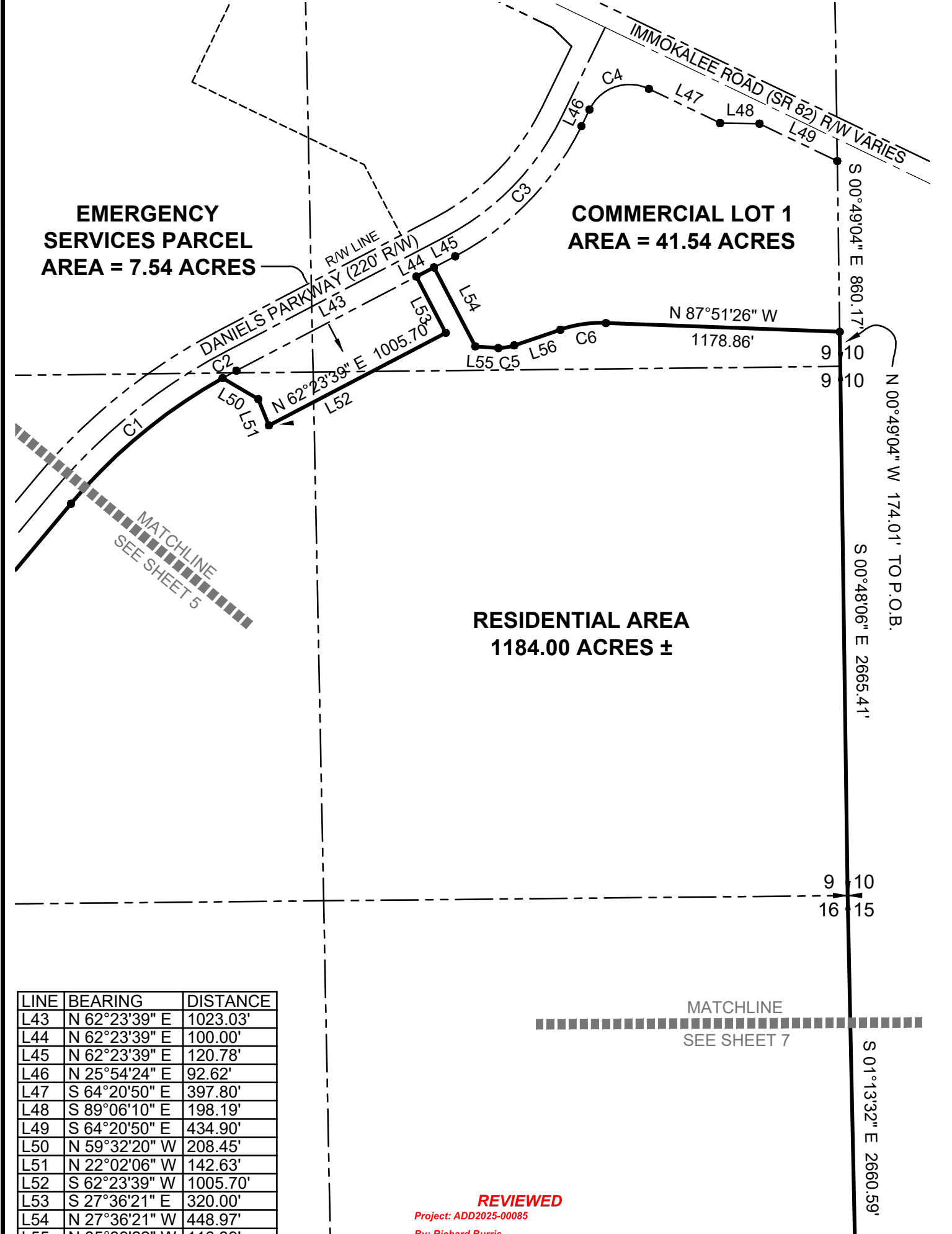
MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

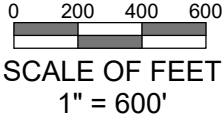
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers
• Tallahassee
• Destin
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



REVIEWED
Project: ADD2025-00085
By: Richard Burris
Dept: Legal Review
Date: 06/16/2025

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2754.79'	20°44'57"	N 50°22'28" E	992.18'	997.62'
C2	2754.79'	1°38'42"	N 61°34'18" E	79.09'	79.09'
C3	1458.14'	36°29'15"	N 44°09'01" E	912.97'	928.59'
C4	225.00'	89°44'45"	N 70°46'47" E	317.49'	352.43'
C5	260.70'	18°04'58"	S 80°18'26" W	81.94'	82.28'
C6	639.30'	20°52'37"	S 81°42'15" W	231.66'	232.94'



MDA PROJECT: 19103	
CHECKED BY: TMR	DRAWN BY: MMF/TAB
DATE: 10-29-2020	
SHEET 6 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

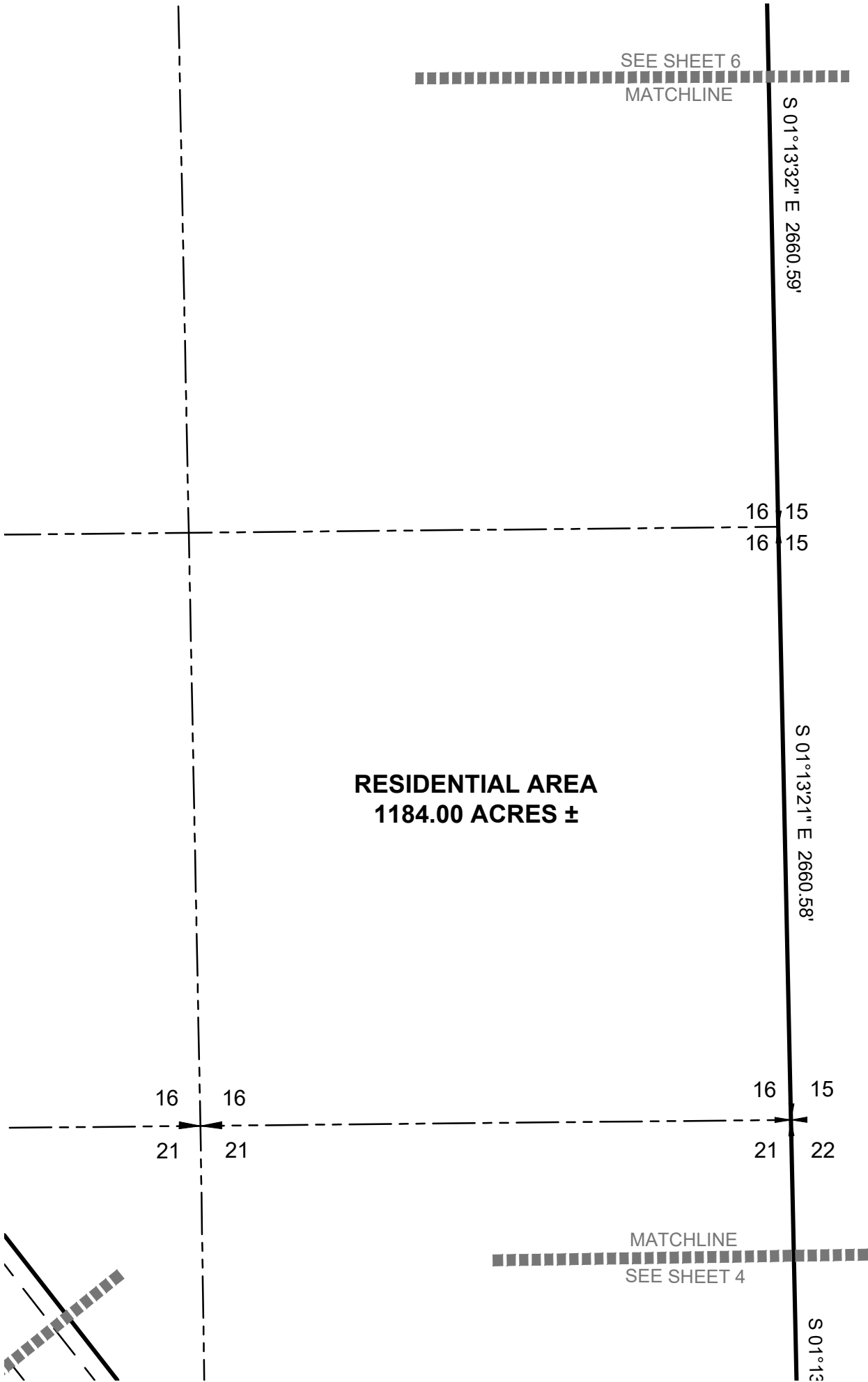
MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

- Fort Myers
- Tallahassee
- Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3999
Fax: (239) 337-3994
Toll free: 866-337-7341



0 200 400 600
SCALE OF FEET
1" = 600'

REVIEWED
Project: ADD2025-00085
By: Richard Burris
Dept: Legal Review
Date: 06/16/2025

MDA PROJECT: 19103	
CHECKED BY: TMR	DRAWN BY: MMF/TAB
DATE: 10-29-2020	
SHEET 7 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

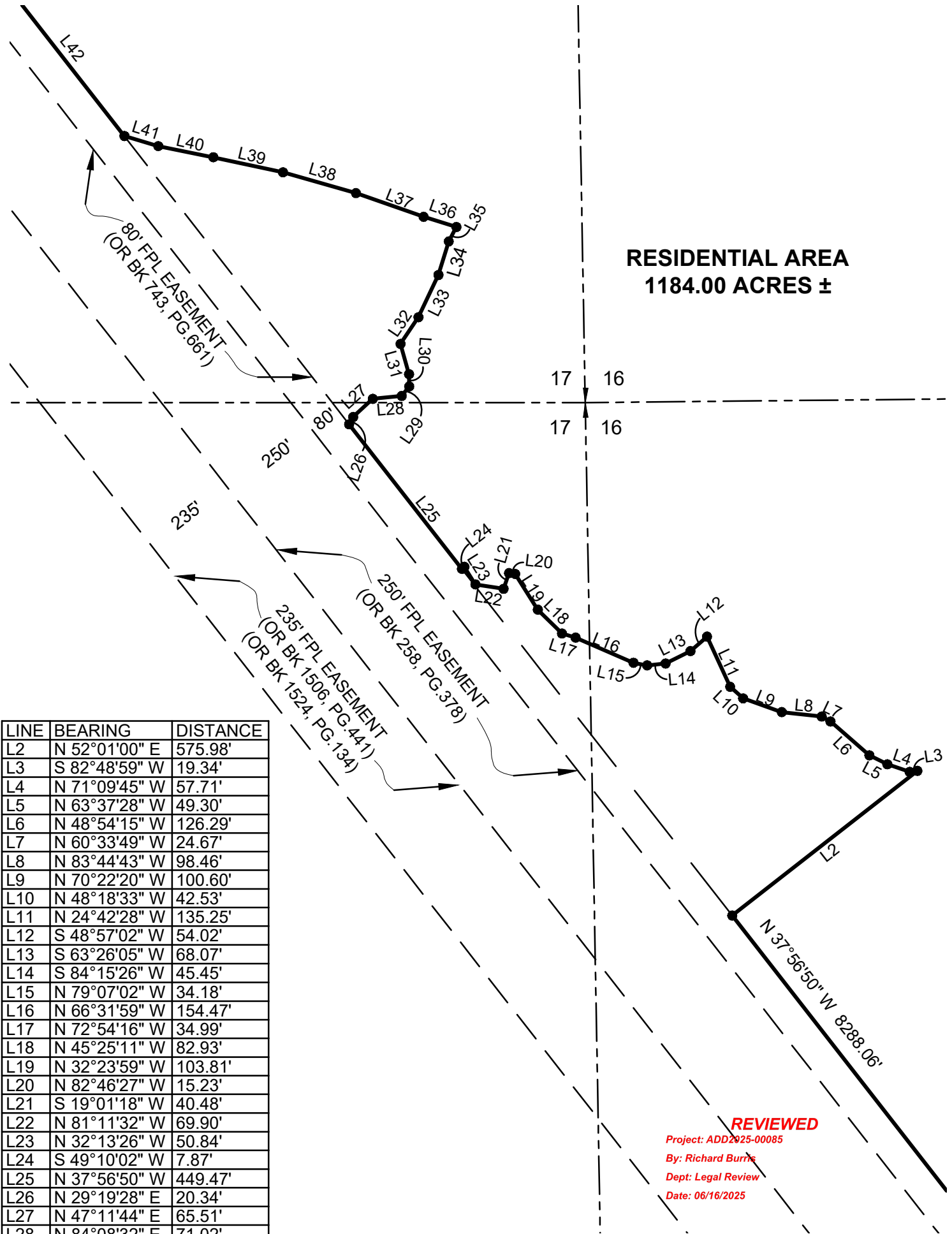
MORRIS
DEPEU

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

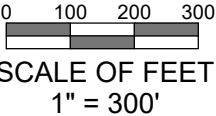
- Fort Myers
- Tallahassee
- Destin

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341



LINE	BEARING	DISTANCE
L2	N 52°01'00" E	575.98'
L3	S 82°48'59" W	19.34'
L4	N 71°09'45" W	57.71'
L5	N 63°37'28" W	49.30'
L6	N 48°54'15" W	126.29'
L7	N 60°33'49" W	24.67'
L8	N 83°44'43" W	98.46'
L9	N 70°22'20" W	100.60'
L10	N 48°18'33" W	42.53'
L11	N 24°42'28" W	135.25'
L12	S 48°57'02" W	54.02'
L13	S 63°26'05" W	68.07'
L14	S 84°15'26" W	45.45'
L15	N 79°07'02" W	34.18'
L16	N 66°31'59" W	154.47'
L17	N 72°54'16" W	34.99'
L18	N 45°25'11" W	82.93'
L19	N 32°23'59" W	103.81'
L20	N 82°46'27" W	15.23'
L21	S 19°01'18" W	40.48'
L22	N 81°11'32" W	69.90'
L23	N 32°13'26" W	50.84'
L24	S 49°10'02" W	7.87'
L25	N 37°56'50" W	449.47'
L26	N 29°19'28" E	20.34'
L27	N 47°11'44" E	65.51'
L28	N 84°08'32" E	71.02'
L29	N 38°34'37" E	29.66'
L30	N 00°51'38" W	29.94'
L31	N 15°35'20" W	77.08'
L32	N 33°48'21" E	78.80'
L33	N 25°23'33" E	114.63'
L34	N 16°58'54" E	85.90'
L35	N 27°52'17" E	39.89'
L36	N 72°43'23" W	83.98'
L37	N 70°39'13" W	175.90'
L38	N 74°05'06" W	185.89'
L39	N 77°53'04" W	174.58'
L40	N 78°30'12" W	137.71'
L41	N 73°20'55" W	86.69'
L42	N 37°56'50" W	733.08'

REVIEWED
Project: ADD2025-00085
By: Richard Burns
Dept: Legal Review
Date: 06/16/2025



MDA PROJECT: 19103	
CHECKED BY: TMR	DRAWN BY: MMF/TAB
DATE: 01-20-2020	
SHEET 8 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

- Fort Myers
- Tallahassee
- Destin

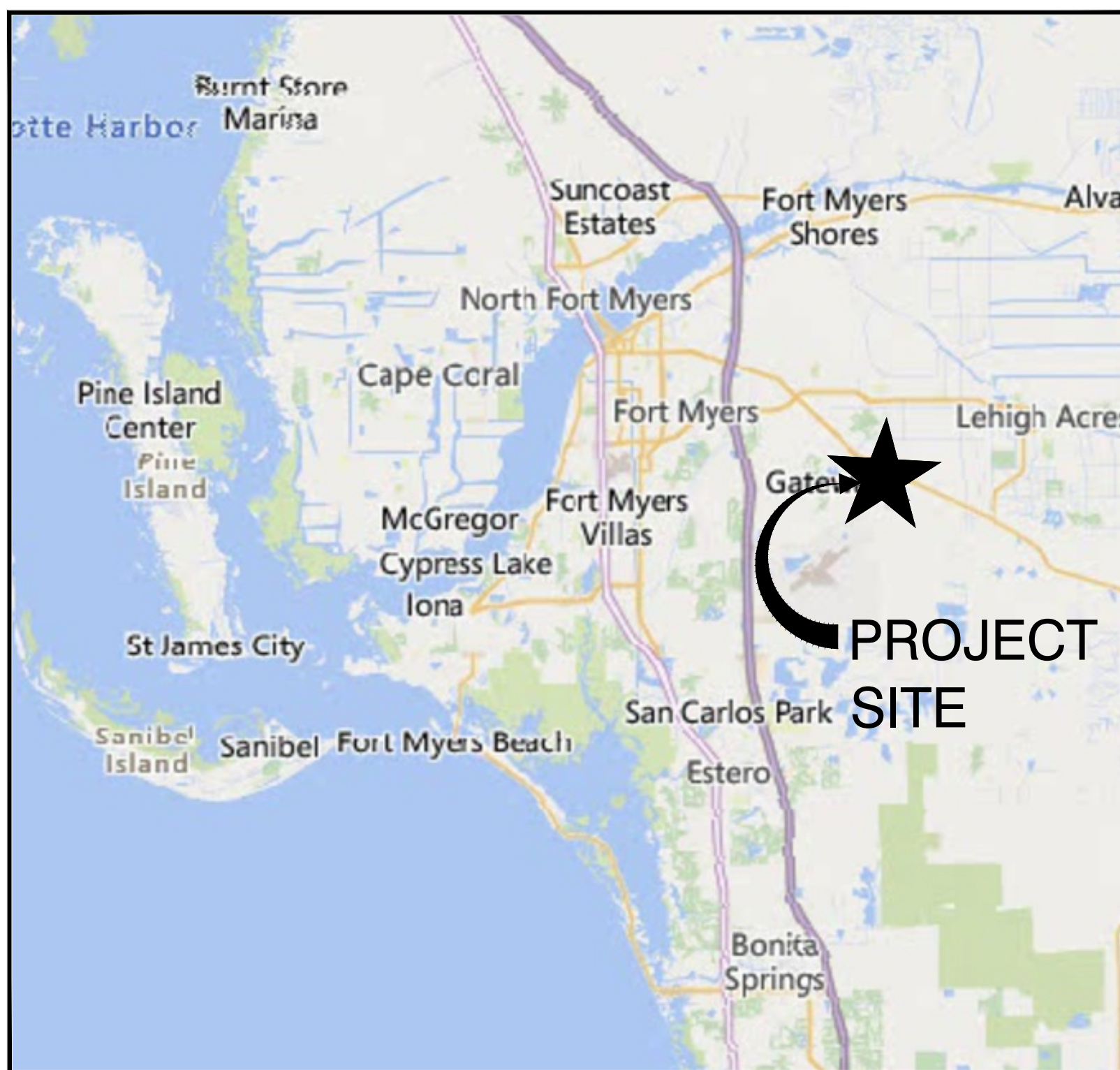
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

MASTER CONCEPT PLAN FOR

DANIELS PARKWAY SOUTH

MIXED USE PLANNED DEVELOPMENT

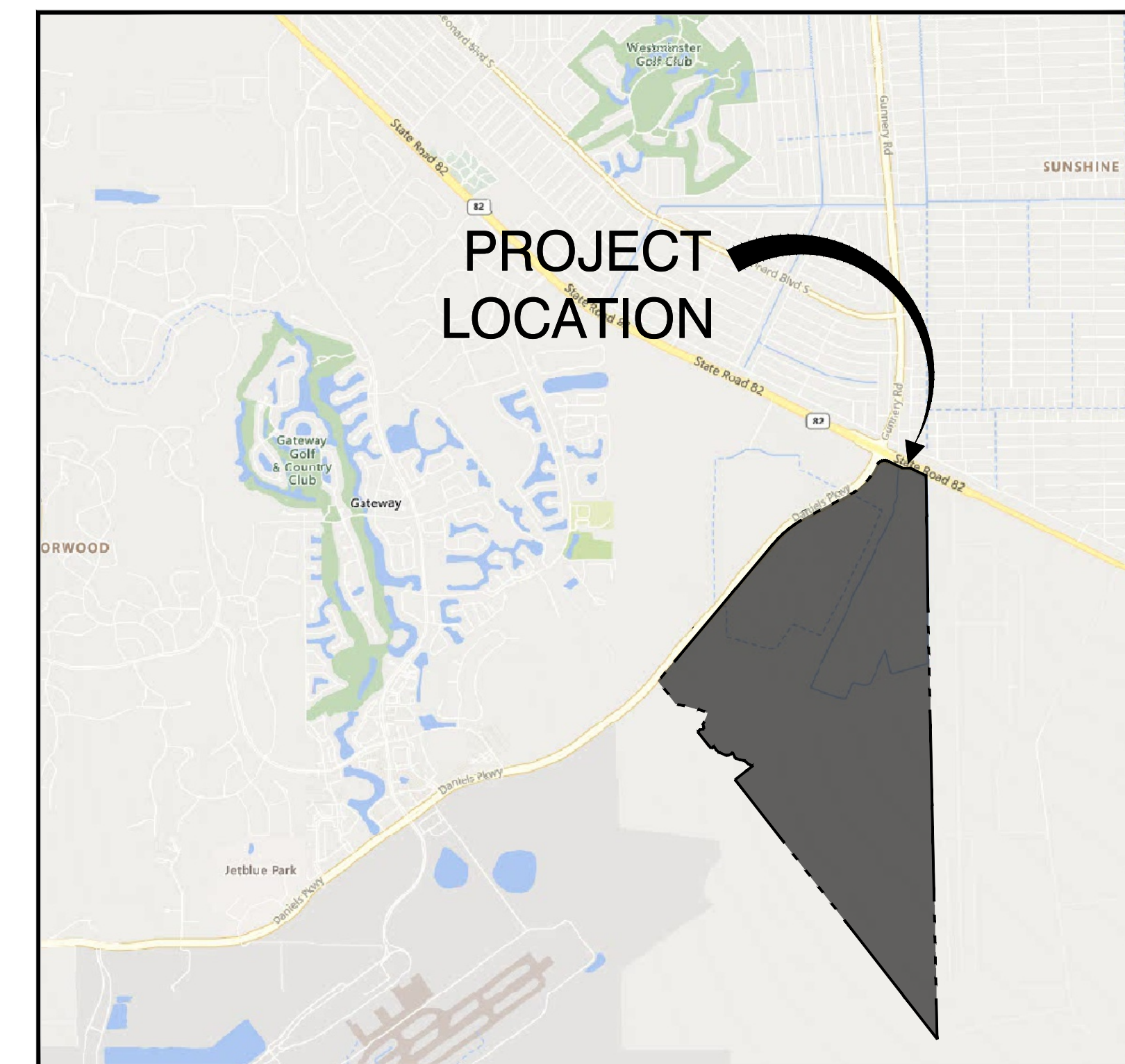
SECTION 9, 16, 17, 21, TOWNSHIP 45S, RANGE 26 E
LEE COUNTY, FLORIDA



 SITE VICINITY MAP

N.T.S.

SHEET INDEX					
LEE CO.	SP/MD	LCU	DOH	FDEP	
PLANNING					
✓					COVER SHEET
✓					MASTER CONCEPT PLAN
✓					OPEN SPACE
✓					AIRPORT OVERLAYS
✓					NOTES & DETAILS



 SITE LOCATION MAP

N.T.S.

PROJECT:

DANIELS PARKWAY SOUTH
MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	4/18/2025
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	COVER
JOB/FILE NUMBER:	21008-01



PROJECT:

**DANIELS PARKWAY SOUTH
MIXED USE PLANNED
DEVELOPMENT**

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

**MORRIS
DEPEW**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MGE
JURISDICTION:	LEE COUNTY
DATE:	4/18/2025

SHEET TITLE:

**MASTER CONCEPT
PLAN**

SHEET NUMBER: X-101

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 21008-01

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2025 ALL RIGHTS RESERVED. 5/2/2008 - Daniels Parkway South Plans 21008-01 Master Concept Plan Current Plans 21008-01 X-101 MASTER CONCEPT PLAN.dwg <X-101> - Apr 18 2025 09:16:21 am. PLOTTED BY: rabaudb



OPEN SPACE LEGEND		
PRESERVATION		UPLAND PRESERVATION 32.00 ACRES
		RARE & UNIQUE UPLAND PRESERVATION 58.10 ACRES
		WETLAND PRESERVATION 205.70 ACRES
RESTORATION		UPLAND RESTORATION 68.10 ACRES
		WETLAND RESTORATION 315.20 ACRES
MISC.		OTHER OPEN SPACE 22.50 ACRES
		LAKES 117.04 ACRES
		TOTAL AREA 1,233.08 ACRES

OPEN SPACE CALCULATIONS				
	ACREAGE	REQUIRED OPEN SPACE	REQUIRED	PROVIDED
COMMERCIAL	44.10	10%	4.41	4.41
INDIGENOUS OPEN SPACE (SEE BELOW FOR BREAKDOWN)		55%	678.19	679.10
LAKES*				56.34
TOTAL	1,233.08	60%	739.85	739.85
**MAX 25% OF REQUIRED OPEN SPACE				
INDIGENOUS OPEN SPACE				
PRESERVATION				
UPLAND				32.00
RARE & UNIQUE UPLANDS				58.10
WETLAND				205.70
RESTORATION				
UPLAND				68.10
WETLAND				315.20
TOTAL	1,233.08	55%	678.19	679.10
**SUBJECT TO FINAL STATE & FEDERAL APPROVALS				

PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MGE
JURISDICTION:	LEE COUNTY
DATE:	4/18/2025

SHEET TITLE:

OPEN SPACE

SHEET NUMBER: X-102

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 21008-01



PROJECT:

**DANIELS PARKWAY SOUTH
MIXED USE PLANNED
DEVELOPMENT**

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

**MORRIS
DEPEW**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

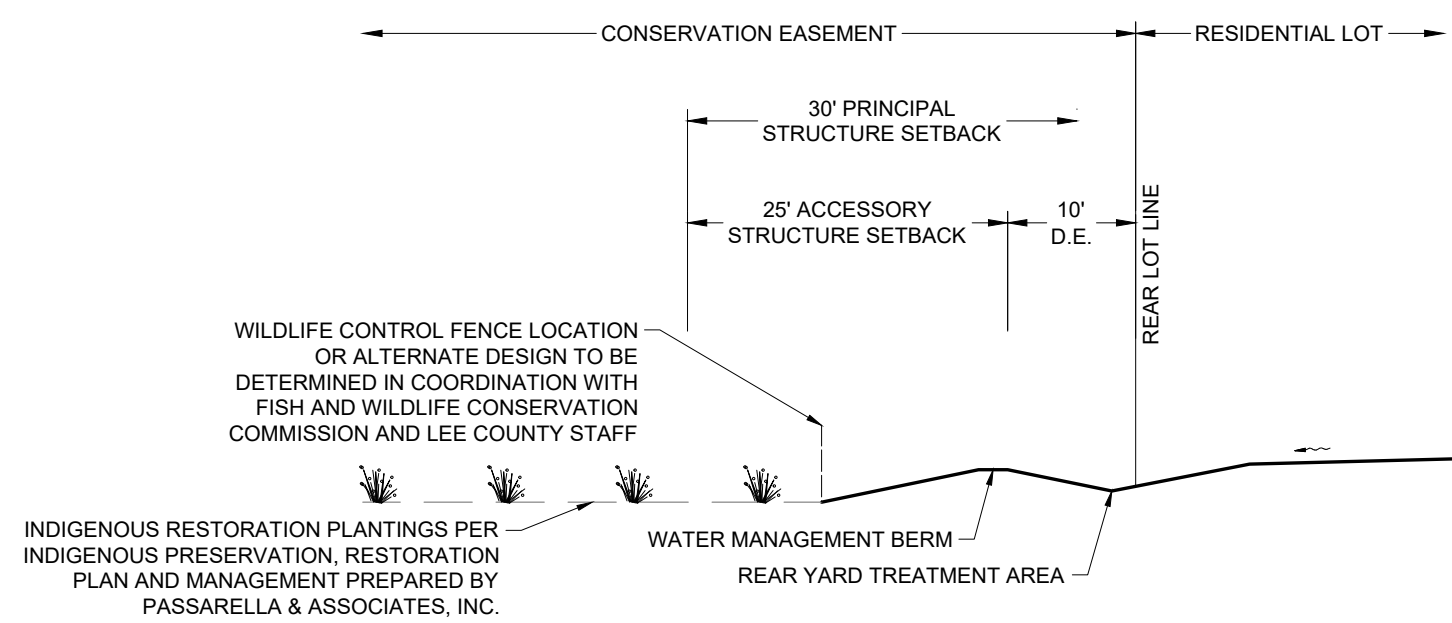
REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MGE
JURISDICTION:	LEE COUNTY
DATE:	4/18/2025
SHEET TITLE:	
AIRPORT OVERLAYS	
SHEET NUMBER:	X-103

500 0 250 500
SCALE 1"=500'

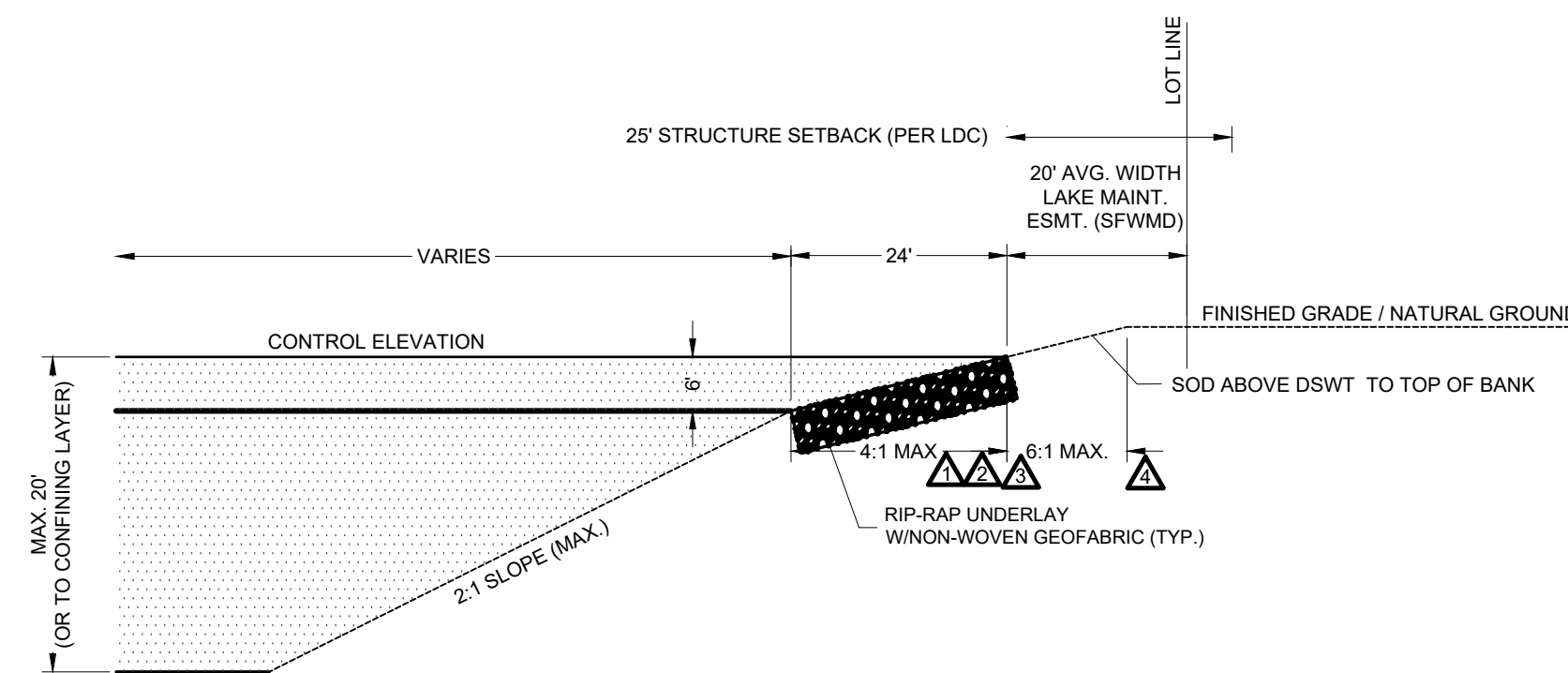
JOB/FILE NUMBER: 21008-01

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2025 ALL RIGHTS RESERVED. 5/12/2008 - Daniels Parkway South Plans 21008-01 Master Concept Plan Current Plans 21008-01 X-103 AIRPORT NOISE ZONES.dwg, X-103 - Apr 18 2025, 08:16:08 am PLOTTED BY: aalbourd



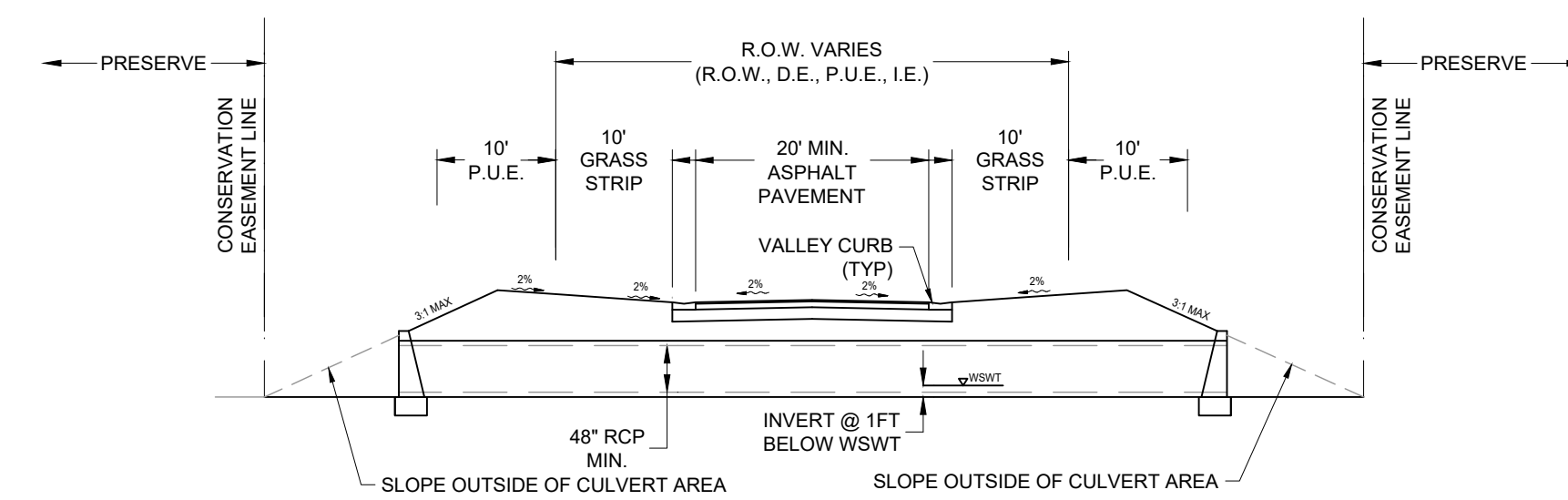
1 TYPICAL INDIGENOUS RESTORATION SETBACK DETAIL

N.T.S.



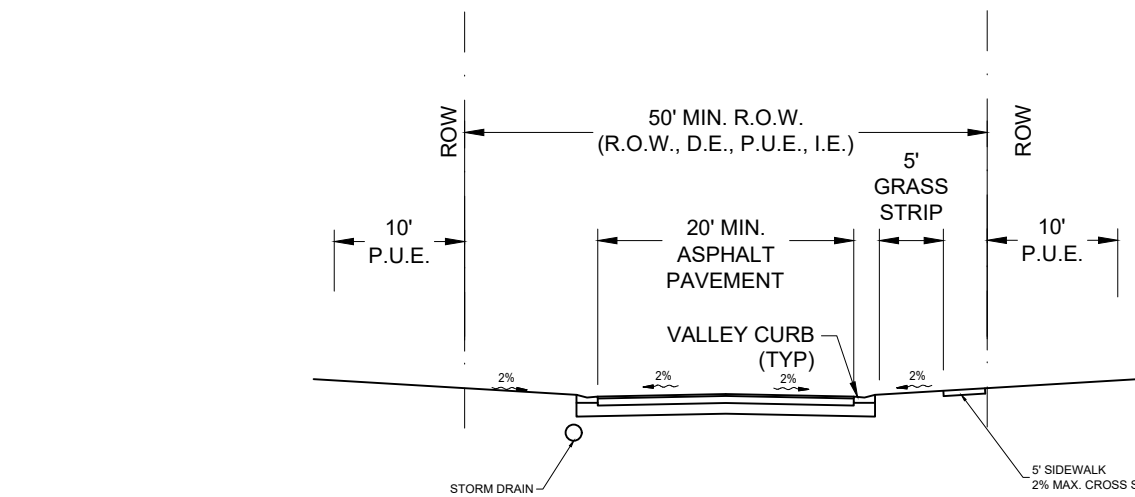
2 TYPICAL LAKE SECTION

N.T.S.



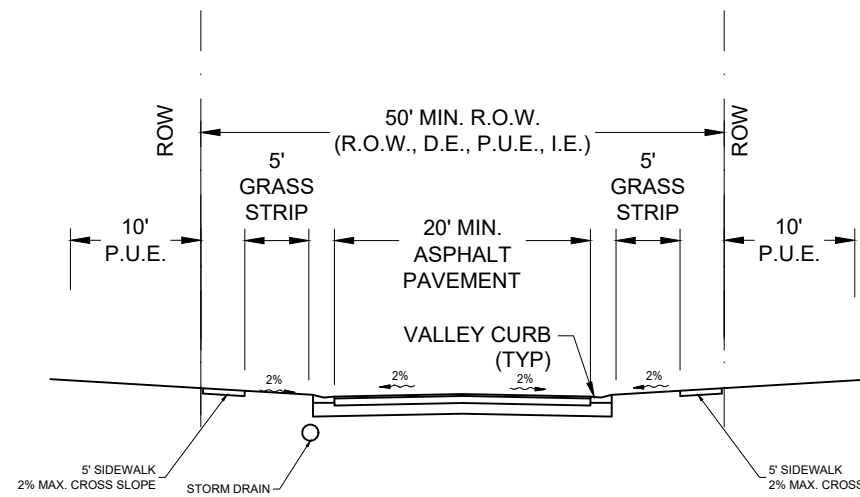
3 NON-URBAN LOCAL STREET TYPICAL SMALL ANIMAL WILDLIFE CROSSING

N.T.S.



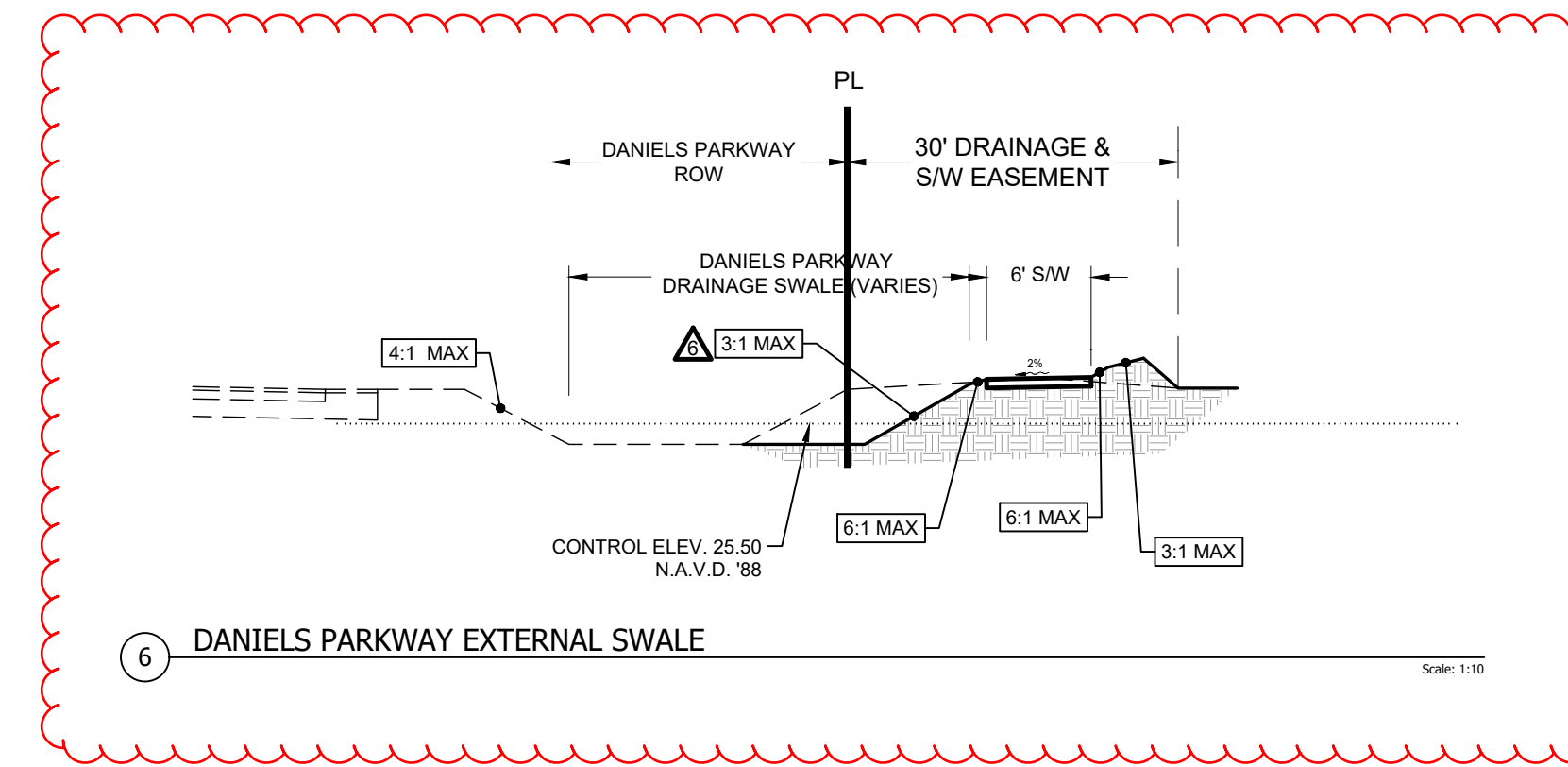
4 TYPICAL RESIDENTIAL LOCAL STREET CROSS SECTION

N.T.S.



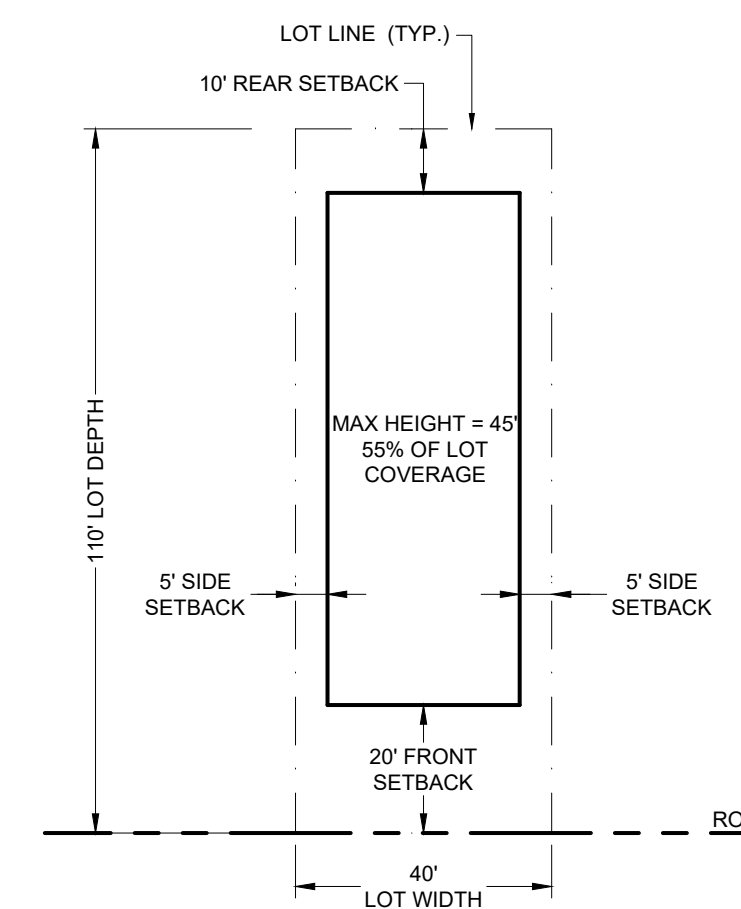
5 TYPICAL COMMERCIAL LOCAL STREET CROSS SECTION

N.T.S.



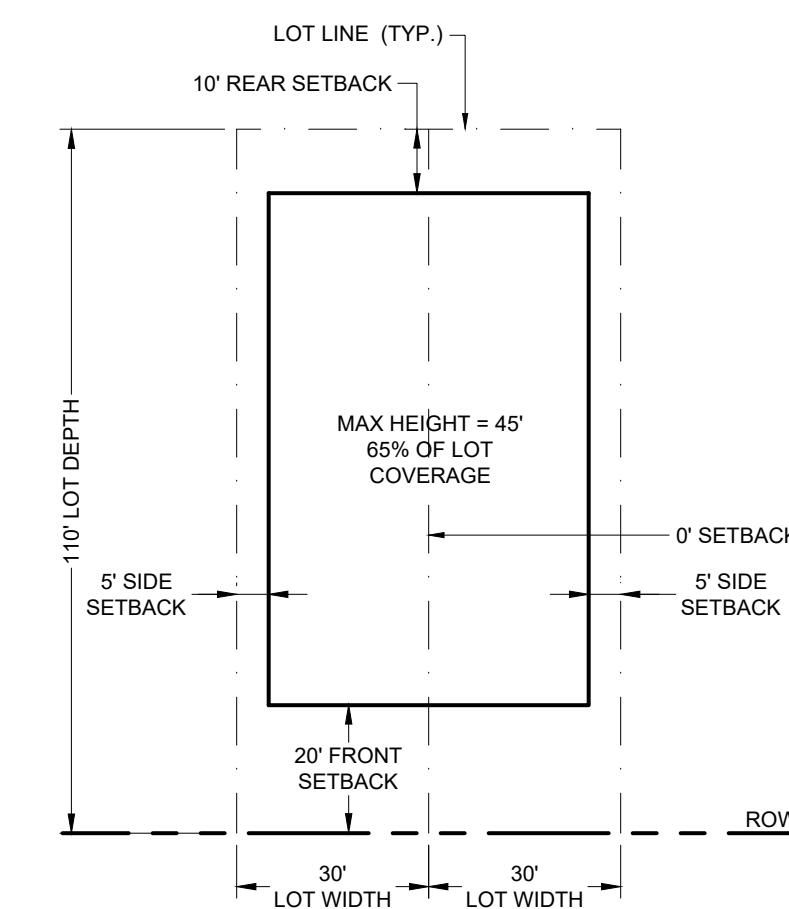
6 DANIELS PARKWAY EXTERNAL SWALE

Scale: 1/10



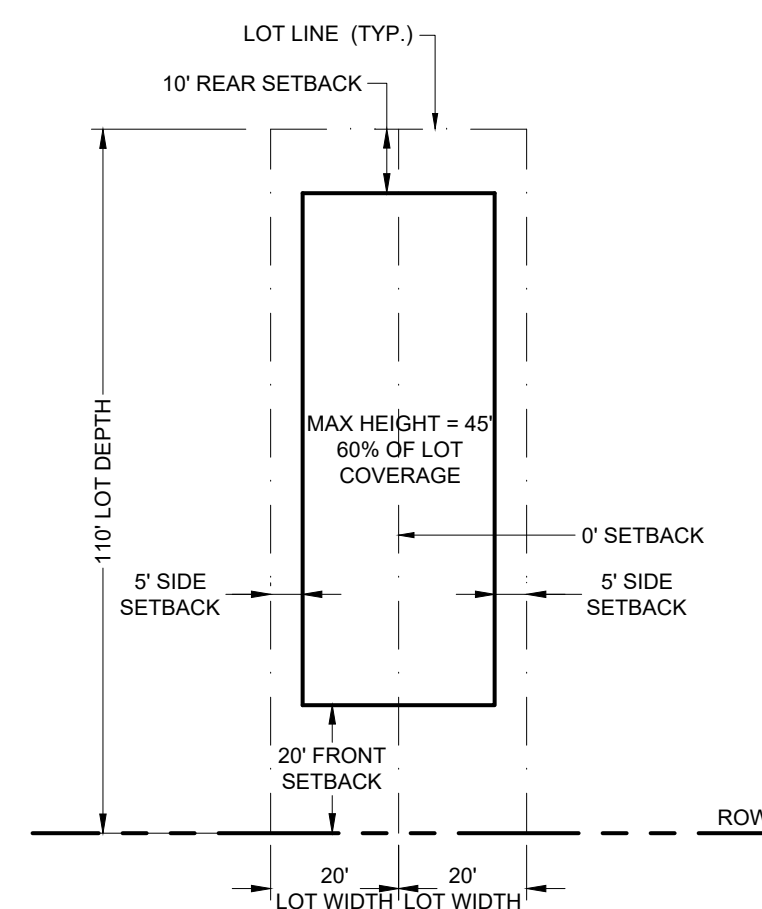
4 TYPICAL SINGLE FAMILY LOT

N.T.S.



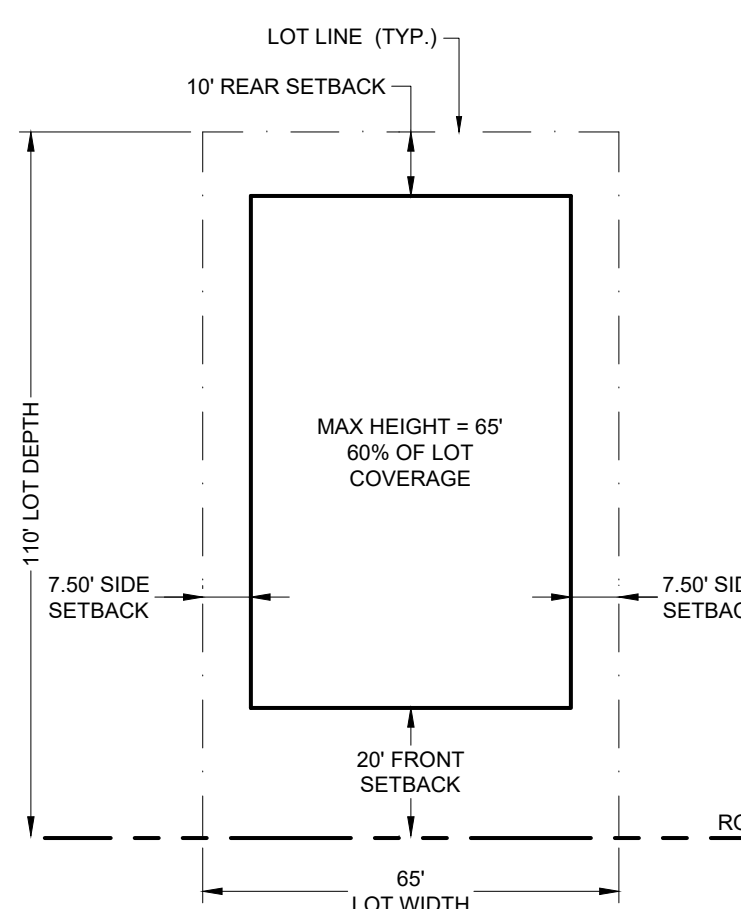
5 TYPICAL TWO FAMILY ATTACHED LOT(S)

N.T.S.



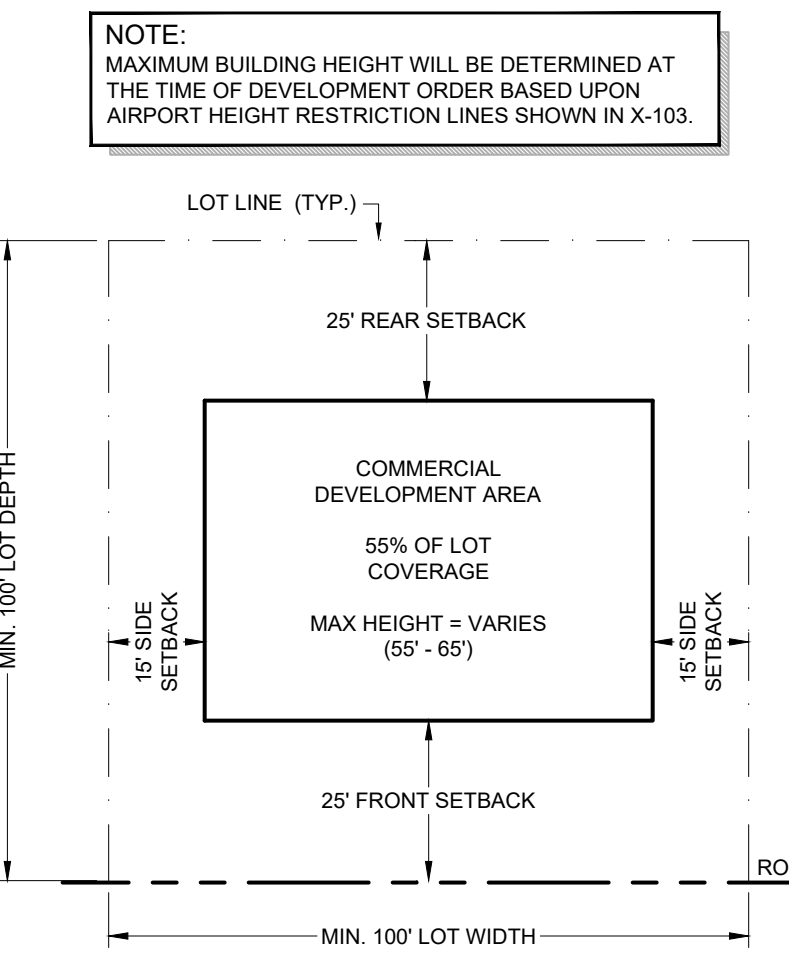
6 TYPICAL TOWNHOME LOT(S)

N.T.S.



7 TYPICAL MULTI-FAMILY LOT

N.T.S.



8 TYPICAL COMMERCIAL LOT

N.T.S.

- NOTES
- 25' ENHANCED BUFFER PER 33-1405
 - 15' TYPE "B" LANDSCAPE BUFFER
 - 15' TYPE "D" LANDSCAPE BUFFER
 - PRESERVE TO PROVIDE BUFFER
 - TYPE "C"/"F" LANDSCAPE BUFFER
 - LAKE FOR PASSIVE RECREATION ONLY

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

1,600 Residential Dwelling units
350,000 Square feet of Commercial

Future Land Use Designation per
CPA2021-00017 & CPA2021-00018

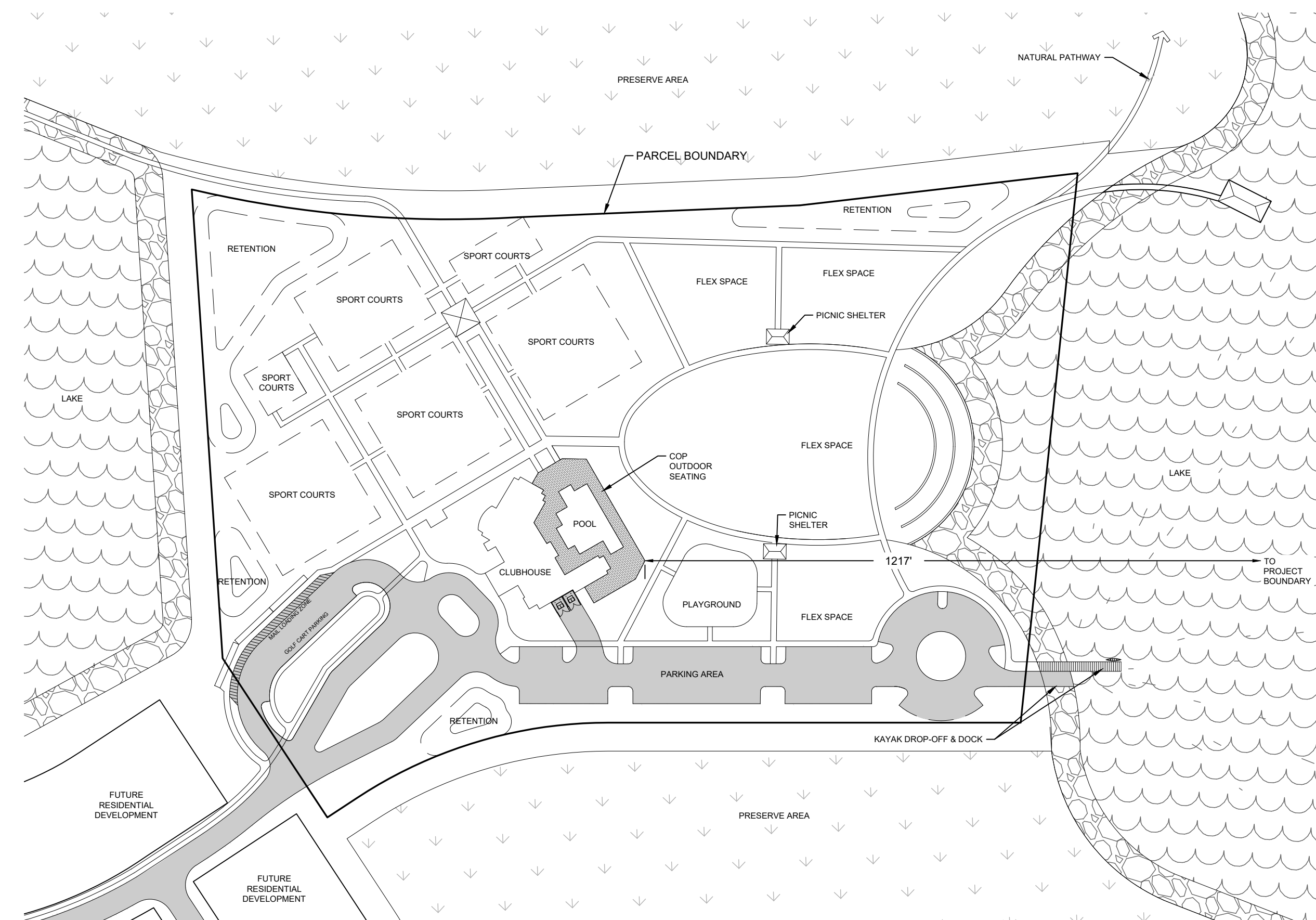
Not on a Lee Tran Route

Comprehensive Plan Amendment per
CPA2021-00018 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
- LAKE DEVIATION TO 4:1 SLOPE
 - PLANTED LITTORAL SHELF DEVIATION
 - SWAP TREES FOR SHRUBS
 - HARDENED SHORELINE
 - NON-URBAN LOCAL STREET
 - ROW SWALE DEVIATION TO 3:1 SLOPE



9 AMENITY CONSUMPTION ON PREMISE LOCATION

N.T.S.

PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee Destin
113 South Monroe Street 5597 Highway 98
1st Floor Unit 201
Tallahassee, Florida 32301 Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341 Toll free: 866-337-7341

PREPARED BY:

REVISIONS DATE

PROJECT MANAGER: TME

DRAWING BY: MML

JURISDICTION: LEE COUNTY

DATE: 4/18/2025

SHEET TITLE:

NOTES & DETAILS

SHEET NUMBER: X-501

JOB/FILE NUMBER: 21008-01

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2025. ALL RIGHTS RESERVED. 5/3/2008 - Daniels Parkway South Plans 21008-01 Master Concept Plan/Current Plans 21008-01 X-501 NOTES & DETAILS DWG <X-501> - Apr 18 2025 09:15:51 am PLOTTED BY: jshaddix

LIMITED DEVELOPMENT ORDER PLANS FOR

DANIELS CREEK OFFSITE IMPROVEMENTS

13400 DANIELS PKWY.

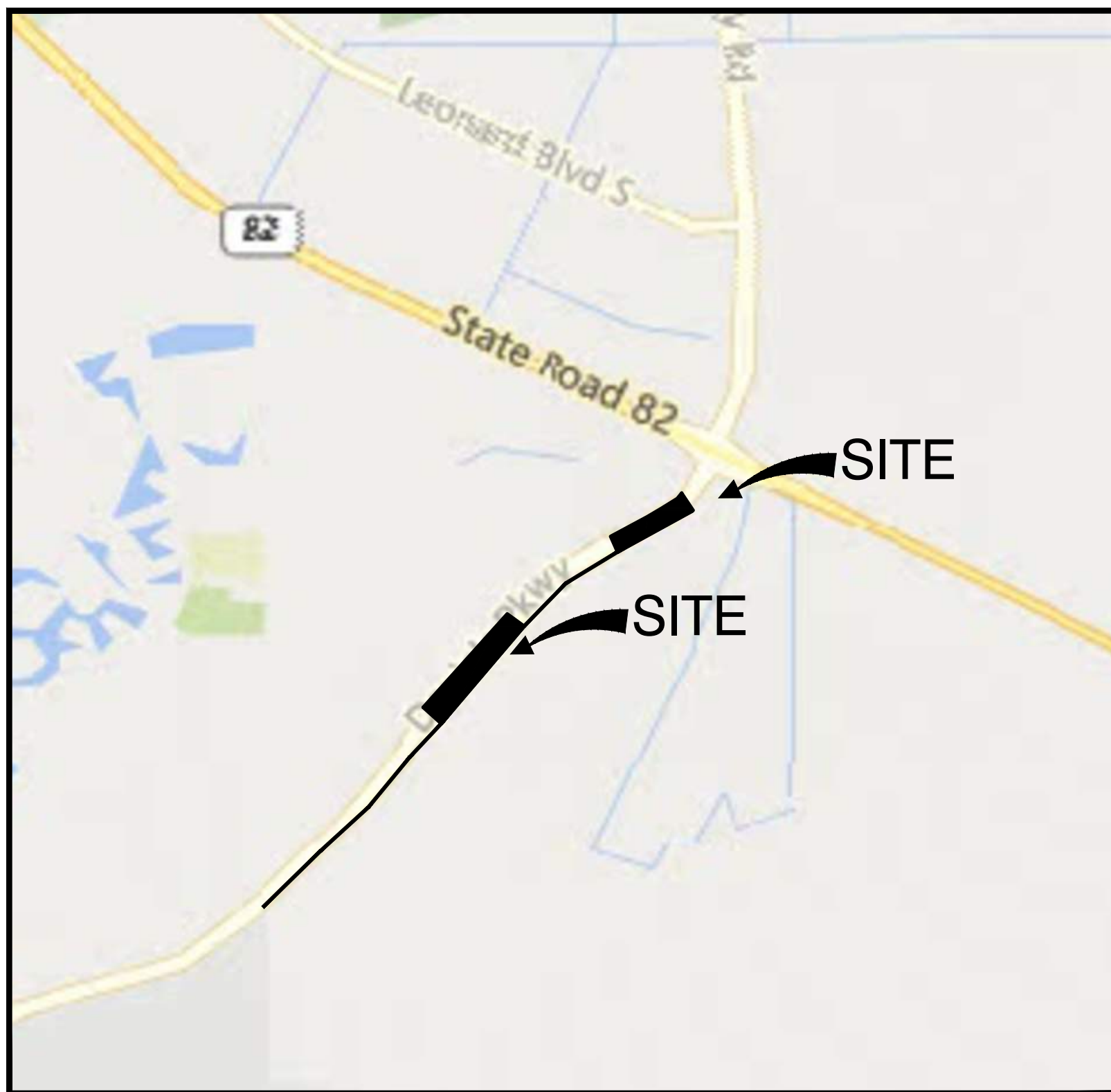
SECTION 08, 09, 16, 17, 21, TOWNSHIP 45 S, RANGE 26 E
LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

BID	CONSTRUCTION	LEE COUNTY	LCUD/DH/DEP	SHEET INDEX	
				DESCRIPTION	SHEET
GENERAL SHEETS					
✓	✓	✓	✓	COVER SHEET	GI-001
✓	✓	✓	✓	GENERAL SYMBOLS & LEGENDS	GI-002
✓	✓	✓	✓	GENERAL NOTES	GI-003
✓	✓	✓	✓	STIPULATIONS	GI-004
✓	✓	✓	✓	AERIAL EXHIBIT	GI-005
CIVIL SHEETS					
✓	✓	✓	✓	MASTER SITE KEY MAP	CS-100
✓	✓	✓	✓	PLAN - OFFSITE SIDEWALK	CS-301
✓	✓	✓	✓	PLAN - OFFSITE SIDEWALK	CS-302
✓	✓	✓	✓	PLAN - OFFSITE SIDEWALK	CS-303
✓	✓	✓	✓	SITE DETAILS	CS-501
✓	✓	✓	✓	TURNLANE TYPICAL SECTIONS	CG-100
✓	✓	✓	✓	TURN LANES RESIDENTIAL ENTRANCE	CG-101
✓	✓	✓	✓	TURNLANE RESIDENTIAL ENTRNACE	CG-102
✓	✓	✓	✓	TURN LANES COMMERCIAL ENTRANCE	CG-103
✓	✓	✓	✓	CROSS SECTIONS & DRAINAGE DETAILS	CG-301
✓	✓	✓	✓	TURN LANE CROSS SECTIONS	CG-302
✓	✓	✓	✓	MASTER UTILITY KEY MAP	CU-100
✓	✓	✓	✓	PLAN & PROFILE (OFFSITE)	CU-301
✓	✓	✓	✓	PLAN & PROFILE (OFFSITE)	CU-302
✓	✓	✓	✓	UTILITY DETAILS	CU-501



SITE LOCATION MAP

N.T.S.

EXHIBIT C

PROJECT:

DANIELS CREEK
OFFSITE
IMPROVEMENTS

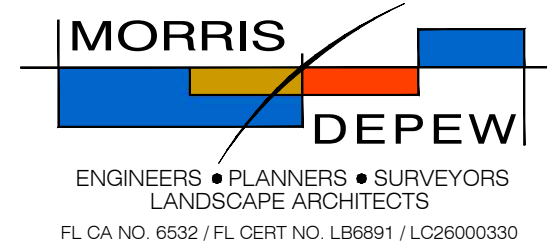
LOCATION:

13400 DANIELS PKWY.
FORT MYERS, FL. 33913

CLIENT:

LENNAR

CONSULTANT:

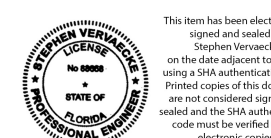


Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:



Digitally signed
by Stephen M
VerVaecke
Date:
2025.04.08
15:30:06-04'00'

STEPHEN M. VERVAECKE
FL PE# 88668

DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL
AND SIGNATURE BY THE ENGINEER OF RECORD

REVISIONS DATE

PROJECT MANAGER: RS

DRAWING BY: MDH

JURISDICTION: LEE COUNTY

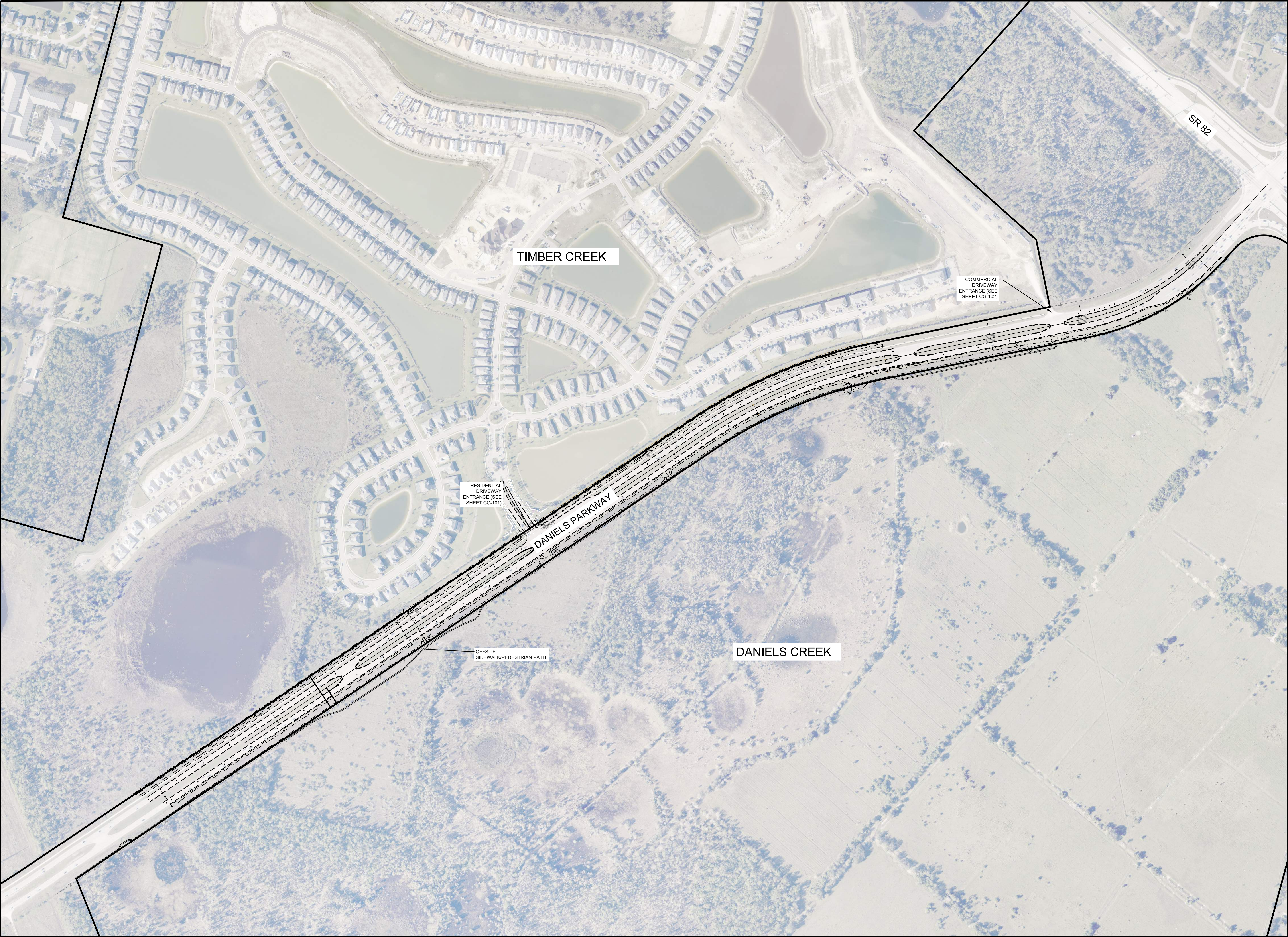
DATE: 4/8/2025

SHEET TITLE:

COVER SHEET

SHEET NUMBER: GI-001

JOB/FILE NUMBER: 21008



PROJECT:

**DANIELS CREEK
OFFSITE
IMPROVEMENTS**

LOCATION:

13400 DANIELS PKWY.
FORT MYERS, FL. 33913

CLIENT:

LENNAR

CONSULTANT:

**MORRIS
DEPEW**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

STEPHEN M. VERVAECKE
FL PE# 88668

DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL
AND SIGNATURE BY THE ENGINEER OF RECORD

REVISIONS	DATE

PROJECT MANAGER: RS

DRAWING BY: MDH

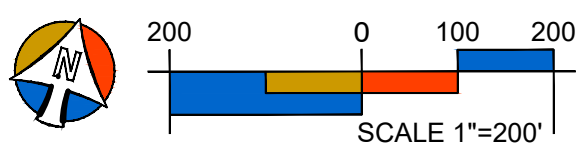
JURISDICTION: LEE COUNTY

DATE: 4/8/2025

SHEET TITLE:

AERIAL EXHIBIT

SHEET NUMBER: GI-005


200 0 100 200
SCALE 1"=200'

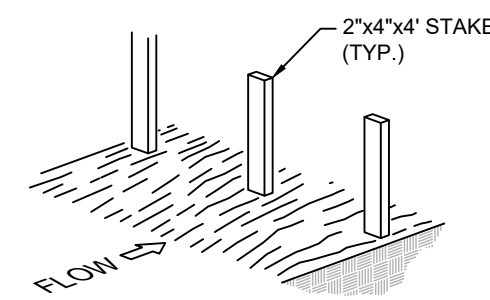
JOB/FILE NUMBER: 21008

LEGEND		
CALLOUT	BMP	DETAILS
[1]	STABILIZED CONSTRUCTION ENTRANCE	SEE DETAIL B SHEET CW-501
[2]	CURB INLET SEDIMENT FILTER	SEE DETAIL E SHEET CW-501
[3]	SYNTHETIC HAYBALES	SEE DETAIL A SHEET CW-501
[4]	INLET INSERTS	SEE DETAIL D SHEET CW-501
[5]	SILT FENCE	SEE DETAIL C SHEET CW-501
[6]	DOUBLE ROW SILT FENCE	SEE DETAIL C SHEET CW-501

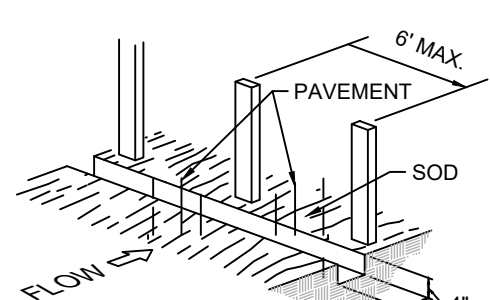
SILT FENCE

NOTES:

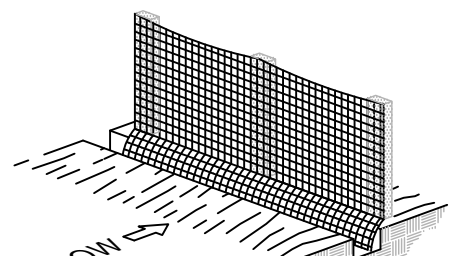
- SEE SHEET CW-501 FOR SWPPP DETAILS.
- SEE APPROVED CONSTRUCTION SWP3 DOCUMENT & URBAN STORMWATER MANAGEMENT PROGRAM WITH LEE COUNTY
- TREATMENTS FOR EROSION CONTROLS AS INDICATED IN LEGEND.
- MAINTAIN EROSION CONTROLS IN EACH AREA UNTIL STABILIZED WITH SOD OR ASPHALT WHICH CAN EITHER BE PERMANENT OR TEMPORARY
- SEDIMENT BASINS ARE TO BE CONSTRUCTED AT THE START OF CONSTRUCTION AS A MEANS OF CONTAINING ONSITE STORMWATER RUNOFF.
- THE OUTFALL IS NOT TO BE INSTALLED WHILE THE DETENTION BASIN IS BEING UTILIZED AS THE SEDIMENT BASIN.
- NO DEWATERING IS PROPOSED DURING CONSTRUCTION OF THE PROJECT. SHOULD DEWATERING BE REQUIRED FOR CONSTRUCTION, THE CONTRACTOR MUST FOLLOW THE GUIDELINES DEPICTED IN THE CONSTRUCTION SWP3 WRITE-UP AND MODIFY THE SWP3 ON FILE WITH THE FDEP AND LCDNR BEFORE BEGINNING ANY DEWATERING RELATED ACTIVITIES. ONCE MODIFIED AND APPROVED, DEWATERING ACTIVITIES MUST ALSO COMPLY WITH THE SFWMD GENERAL PERMIT REQUIREMENTS FOR SHORT TERM DEWATERING OPERATIONS & COORDINATED WITH SFWMD STAFF.
- IN THE EVENT THAT DEWATERING IS REQUIRED, THE ONSITE DETENTION BASIN CAN BE UTILIZED AS THE SEDIMENT BASIN PRIOR TO A CONTROL STRUCTURE BEING INSTALLED.
- MODIFIED INLET INSERTS/SEDIMENT FILTER TO BE INSTALLED AT ALL LANDSCAPE AREA DRAINS WITHIN BUILDING PLANTER AREAS.



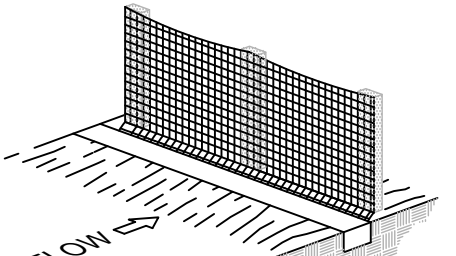
1. SET STAKES



2. EXCAVATE A 4" x 4" TRENCH UPSLOPE



3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



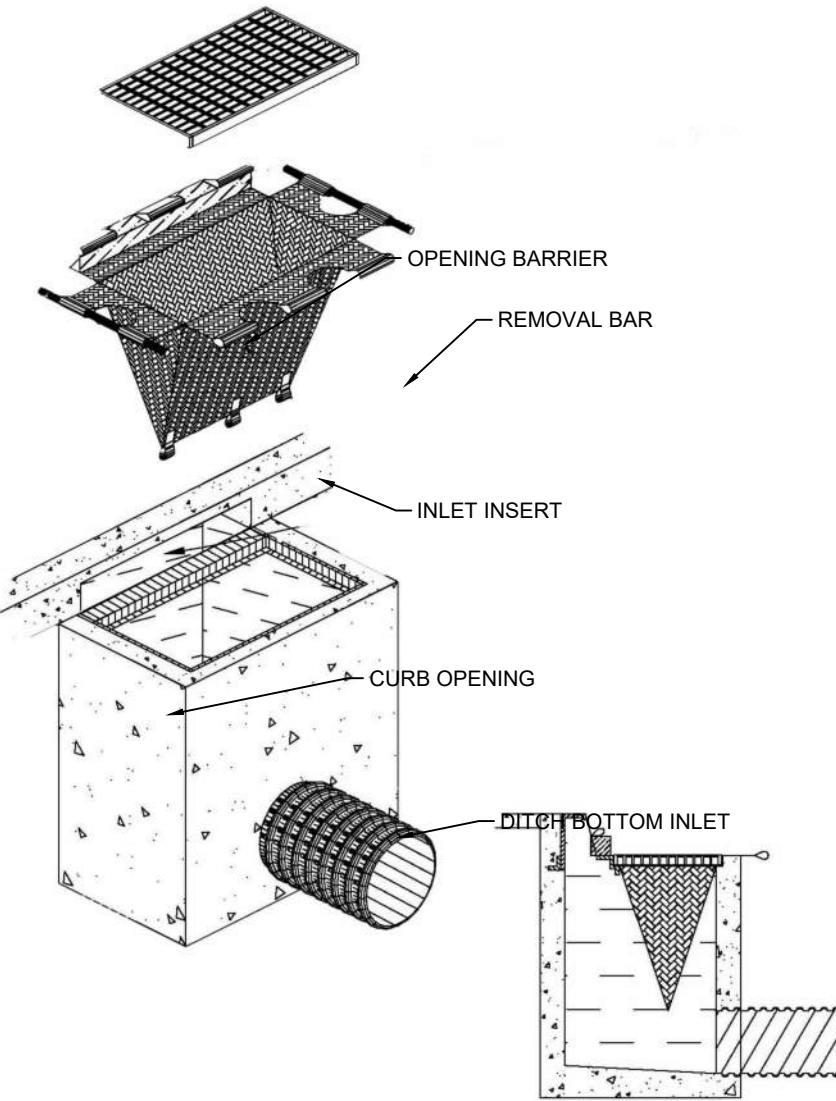
4. BACKFILL AND COMPACT THE EXCAVATED.

NOTES:

- TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOP IS 1:2 OR STEEPER AND LENGTH OF SLOPES EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT-OF-WAY.
- DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES, SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
- WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 9% LONGITUDINAL GRADE TO AVOIDED CANALIZING RUN OFF ALONG THE LENGTH OF THE FENCE.
- SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (LINEAR FEET).

C SILT FENCE

N.T.S.

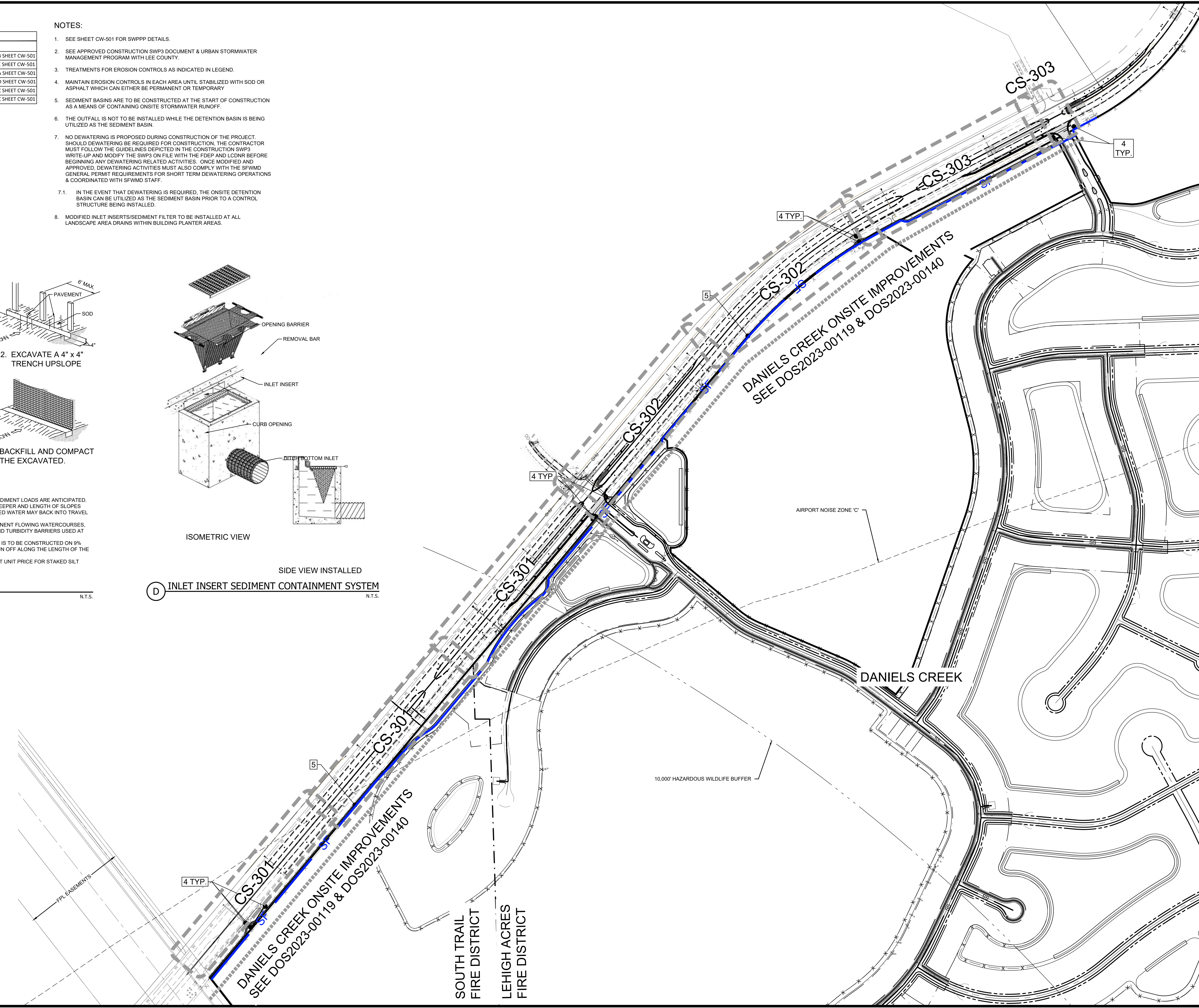


ISOMETRIC VIEW

SIDE VIEW INSTALLED

D INLET INSERT SEDIMENT CONTAINMENT SYSTEM

N.T.S.



PROJECT:

DANIELS CREEK
OFFSITE
IMPROVEMENTS

LOCATION:

13400 DANIELS PKWY.
FORT MYERS, FL. 33913

CLIENT:

LENNAR

CONSULTANT:

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

STEPHEN M. VERVAECKE
FL PE# 88668

DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL
AND SIGNATURE BY THE ENGINEER OF RECORD

REVISIONS

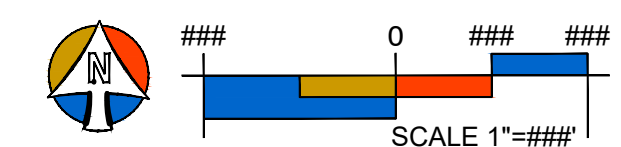
REVISIONS	DATE

PROJECT MANAGER: RS
DRAWING BY: MDH
JURISDICTION: LEE COUNTY
DATE: 4/8/2025

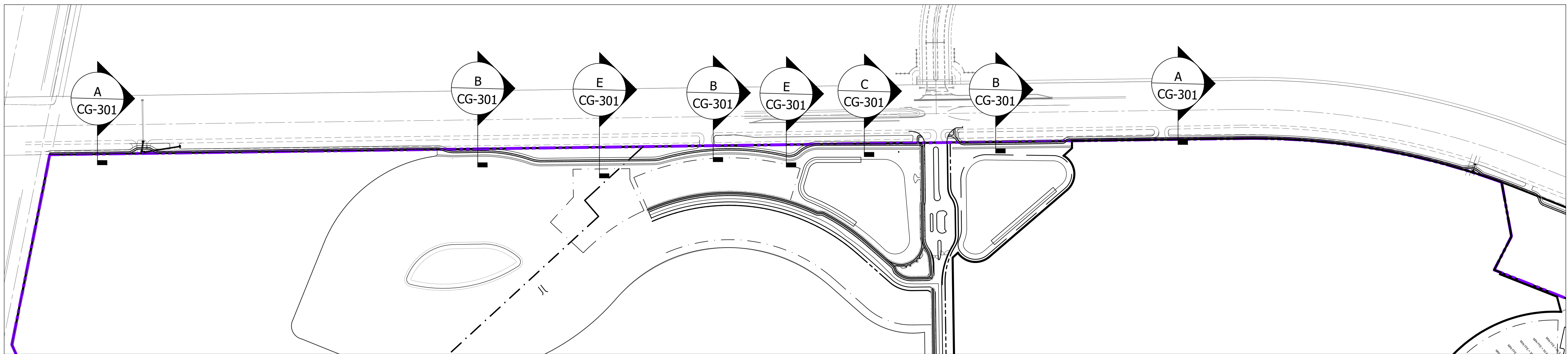
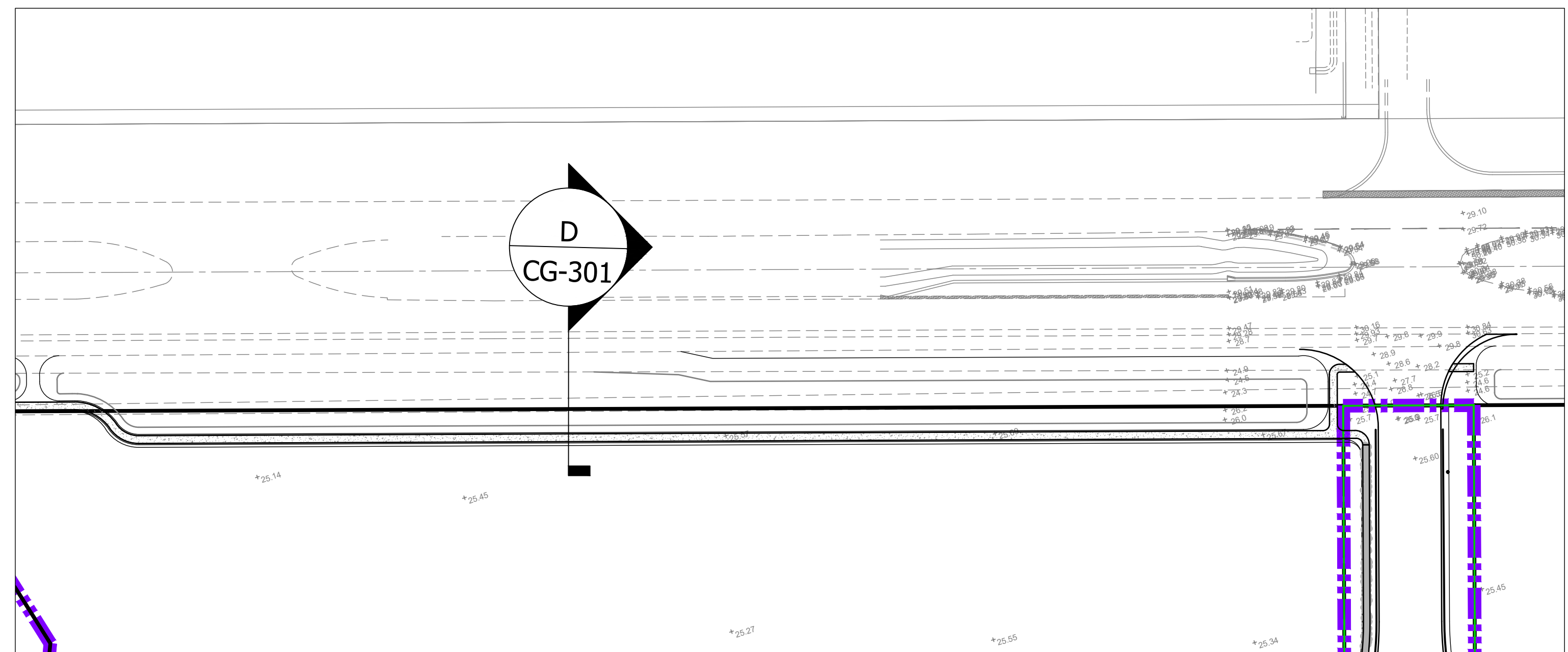
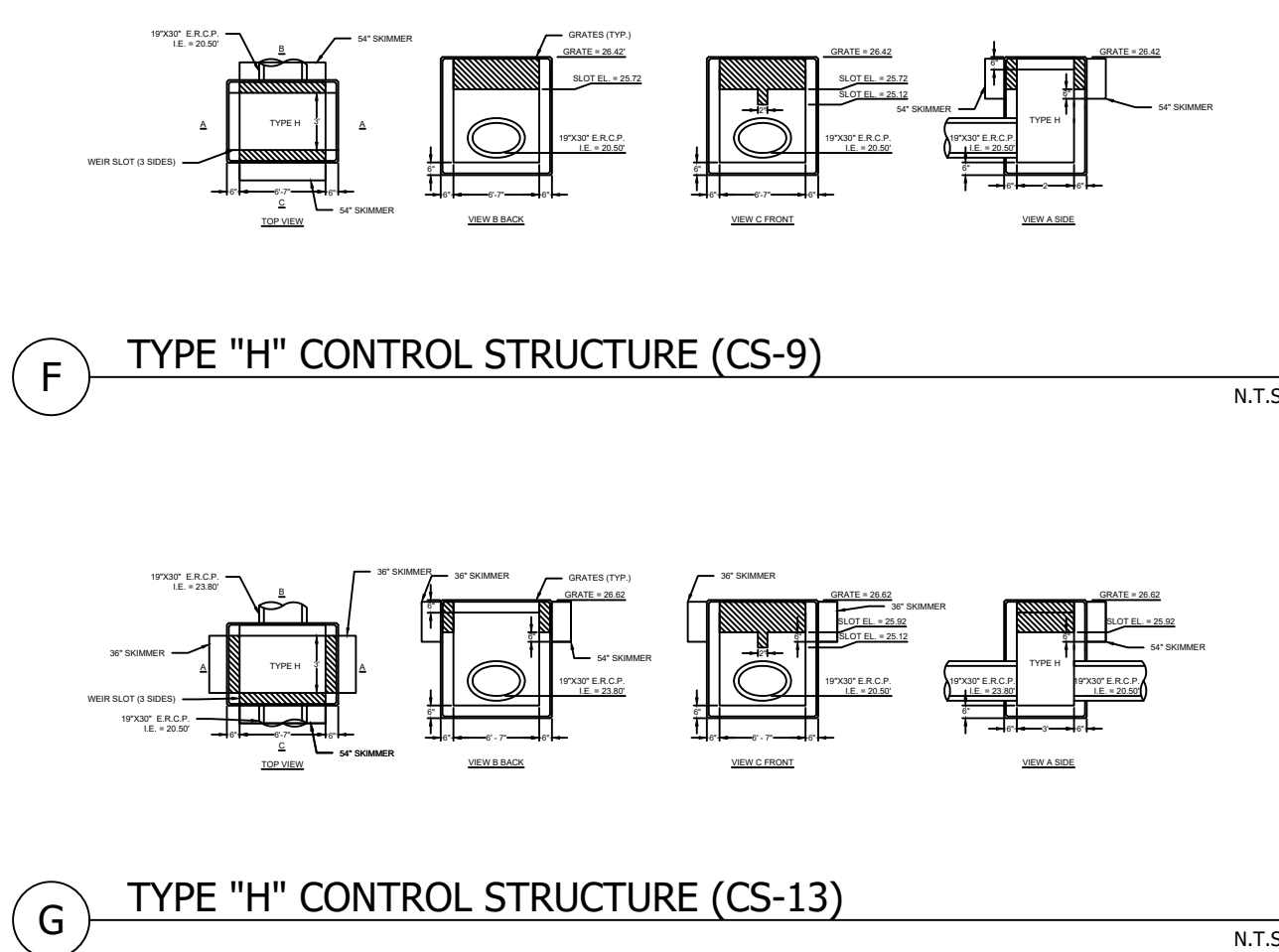
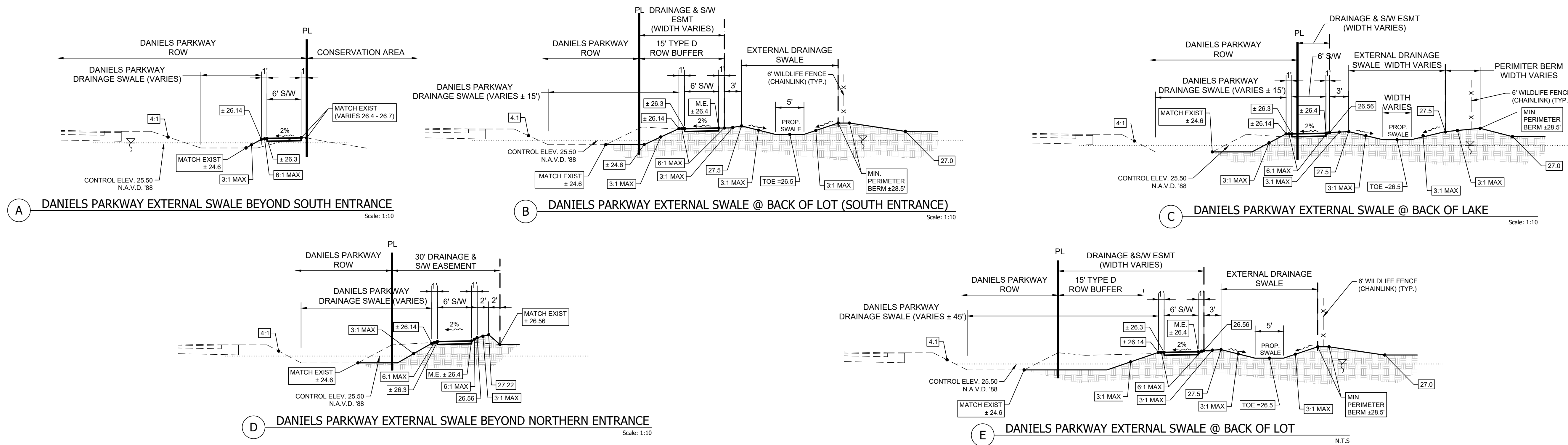
SHEET TITLE:

MASTER SITE KEY MAP

SHEET NUMBER: CS-100



JOB/FILE NUMBER: 21008



PROJECT:

**DANIELS CREEK
OFFSITE
IMPROVEMENTS**

LOCATION:

13400 DANIELS PKWY.
FORT MYERS, FL. 33913

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

STEPHEN M. VERVAECKE
FL PE# 88668

DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL
AND SIGNATURE BY THE ENGINEER OF RECORD

REVISIONS DATE

PROJECT MANAGER: RS

DRAWING BY: MDH

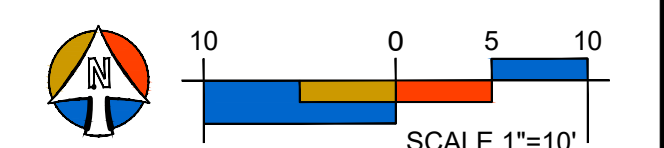
JURISDICTION: LEE COUNTY

DATE: 4/8/2025

SHEET TITLE:

**CROSS SECTIONS &
DRAINAGE DETAILS**

SHEET NUMBER: CG-301



JOB/FILE NUMBER: 21008

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2025 ALL RIGHTS RESERVED. 5/3/2008 - Daniels Parkway South Plans 21008-04 Phase 1 Plans/Current Plans/Turn Lane Plans/21008-04T CG-301 CROSS SECTIONS & DRAINAGE DETAILS.dwg - CG-301 - Apr 08 2025 03:10:01 pm PLOTTED BY: asabouth



Exhibit E

Lehigh Acres Fire Control and Rescue District

11 Homestead Rd S., Lehigh Acres, Florida 33963
Phone: 239-303-5300 Fax: 239-369-2436

June 24, 2025

Jared F. Holes
Successor Trustee of Land Trust Number 5018
2500 Tamiami Trail North, Suite 214
Naples, FL 34103

Dear Mr. Holes,

As the Fire Chief for the Lehigh Acres Fire Control and Rescue District, I am continually seeking ways to enhance our ability to provide high-quality emergency services to our rapidly growing community.

With the recent improvements along the S.R. 82 and Daniels Parkway corridor, this area is now poised for significant development, which will bring a corresponding increase in the demand for Fire and EMS Services. To meet this need, I am respectfully requesting the donation of a parcel of land not to exceed 2.41 acres for the future development of a Fire Rescue Station.

According to the original development order for this project, land was designated for emergency services. Securing this site will greatly assist us in our long-term planning and ensure we are able to deliver timely and effective emergency response to the residents and businesses in this expanding area.

We sincerely appreciate your consideration of this request and your potential role in supporting public safety in our community.

Sincerely,

A handwritten signature in blue ink that reads "Robert A. Dilallo".

Robert A. Dilallo
Fire Chief
Lehigh Acres Fire Rescue
11 Homestead Rd. S.
Lehigh Acres, FL 33936
[239-303-5301](tel:239-303-5301) Office
[239-770-8879](tel:239-770-8879) Cell

Exhibit F

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



Daniels Parkway South MPD
Administrative Amendment
Community Meeting Summary

At the East County Regional Library on August 5, 2025, The Sembler Company, Inc and Sage Entitlements, LLC hosted a Neighborhood Information Meeting regarding ADD2025-00147, a future Administrative Amendment to revise the tract line between the Commercial and Emergency Services parcel, and future Development Order applications to support a large retail anchor and medical office. These applications seek to amend the current Master Concept Plan, request additional deviations, construct the infrastructure for the commercial subdivision, improve the commercial tracks, and adjust the tract line between the commercial and EMS parcels of the Daniels Parkway South MPD.

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 the Sembler Company provided an overview of the Daniels Parkway South zoning approval. They also provided an overview of the revisions to the Master Concept Plan to provide 2 large anchor tracts, reorient the internal roadways and stormwater management, adjust the boundary between the Emergency Services and commercial tract. Explain the reduction in commercial retail square footage to increase the square footage of medical office and outlined the deviations desired regarding parking ratios, landscape buffering, lake bank slopes, stormwater setbacks, roadway cross-sections, and other detailed design elements. Mr. Hareas also provided a summary of the anticipated traffic lights to be installed along Daniels Parkway supporting the development within Timber Creek and Daniels Parkway South.

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 large and small retail opportunities. Mr. Hareas also provided a detailed overview of the utility improvements that were proposed to support the commercial subdivision and through their extension would also support other development in the area.

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

Publication Cost: \$76.36

Tax Amount: \$0.00

Payment Cost: \$76.36

Order No: 11503650

Customer No: 1516384

PO #: LSAR0336297

of Copies:

0

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
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]