



LEGEND

MF

MULTI-FAMILY RESIDENTIAL (±402 UNITS)

SF

SINGLE-FAMILY RESIDENTIAL (±1255 UNITS)

C

COMMERCIAL

ES

EMERGENCY SERVICES

RA

AMENITY AREAS

LAKE AREA

WETLAND PRESERVE

UPLAND PRESERVE

OTHER OPEN SPACE

RESTORATION AREA

TOTAL AREA (±1,233.08 ACRES)

VEHICULAR ACCESS

DEVIATIONS (SEE SHEET X-501)

NOTES (SEE SHEET X-501)

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

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
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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

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER:

21008-01



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				

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REVISIONS	DATE

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JURISDICTION: LEE COUNTY

DATE: 9/19/2025

SHEET TITLE:

OPEN SPACE

SHEET NUMBER: X-102

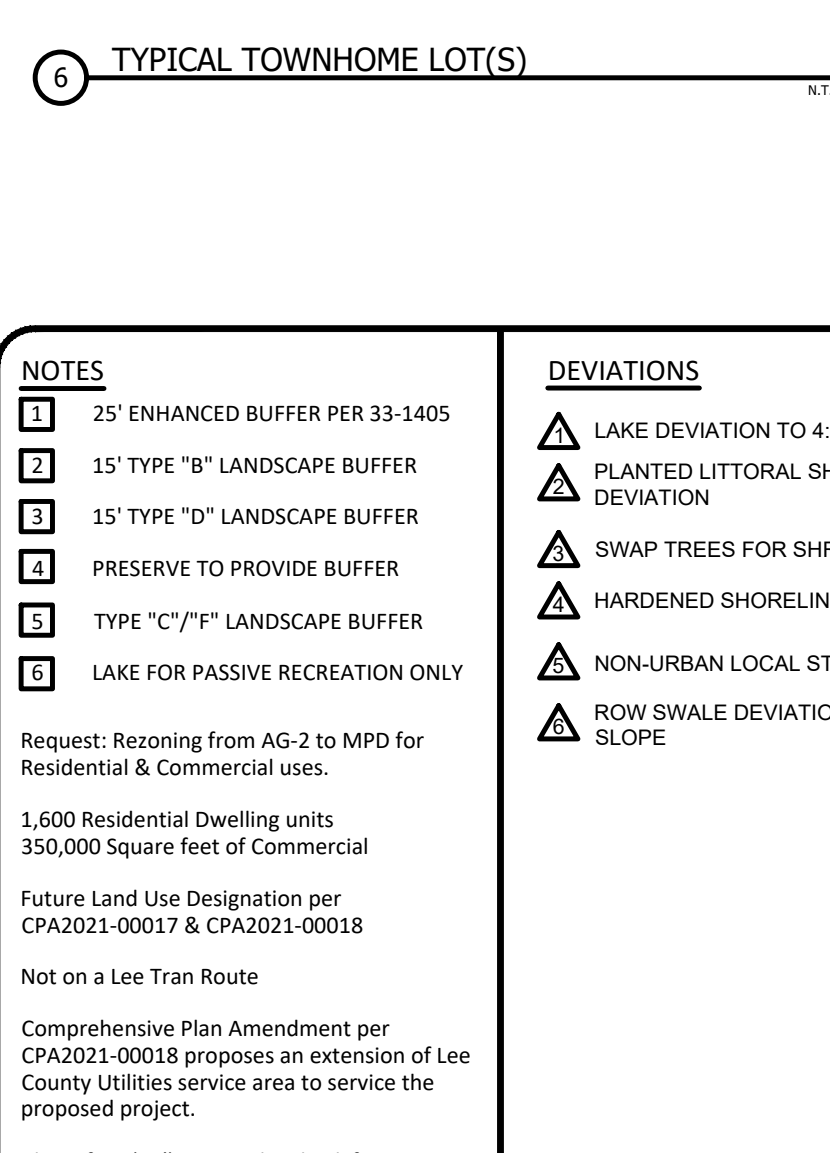
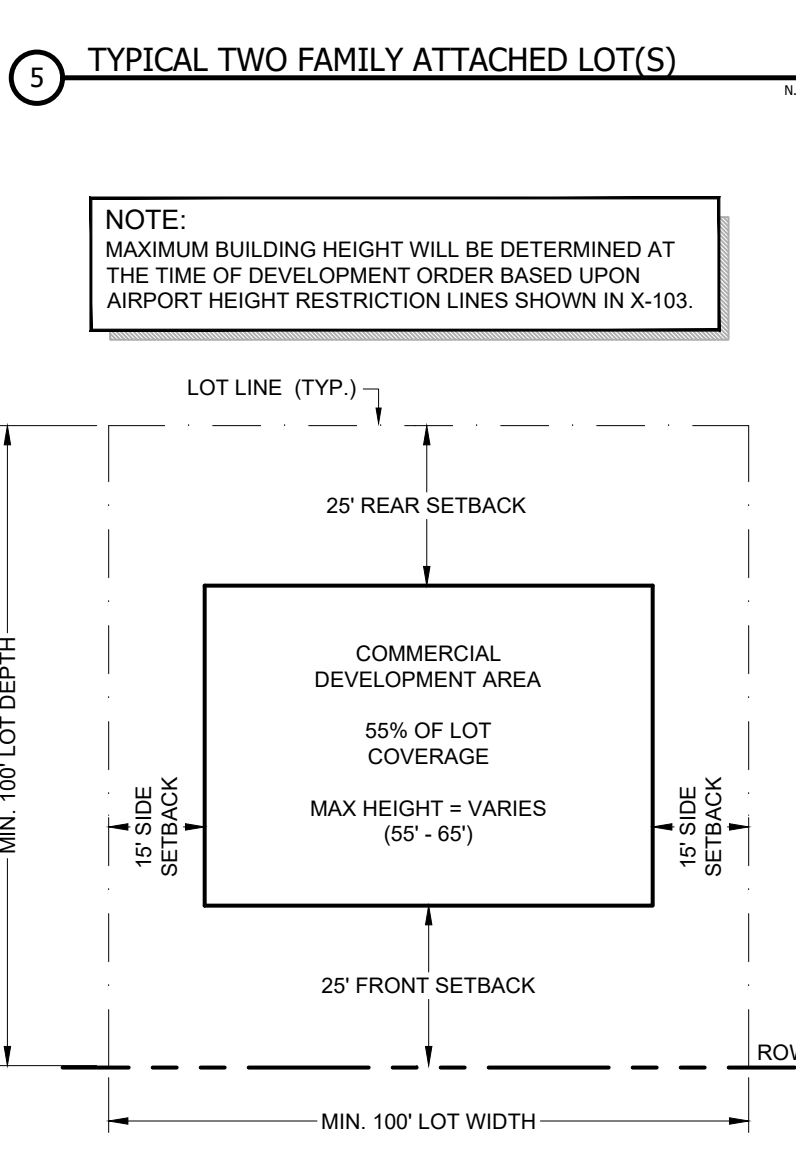
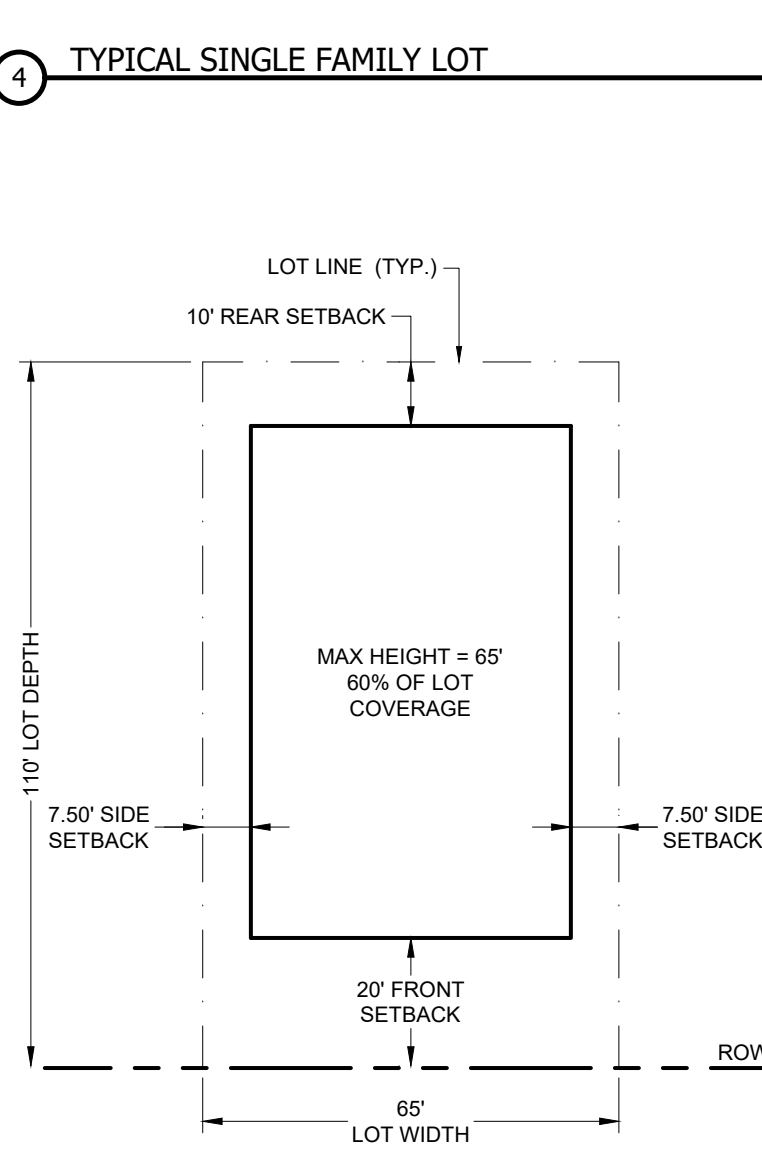
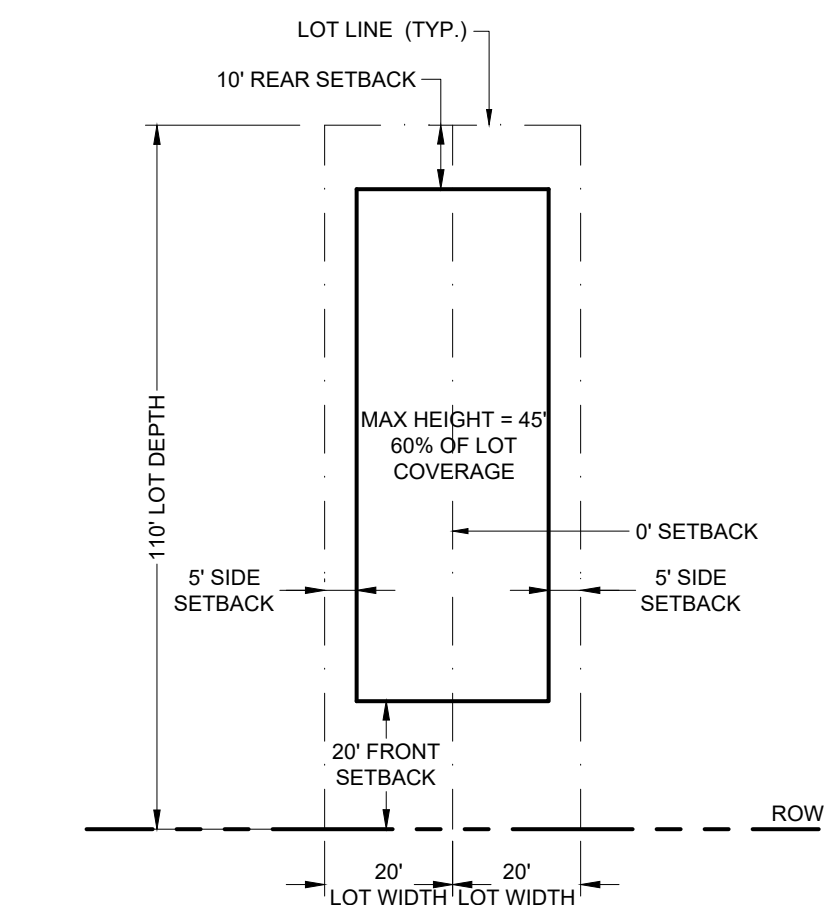
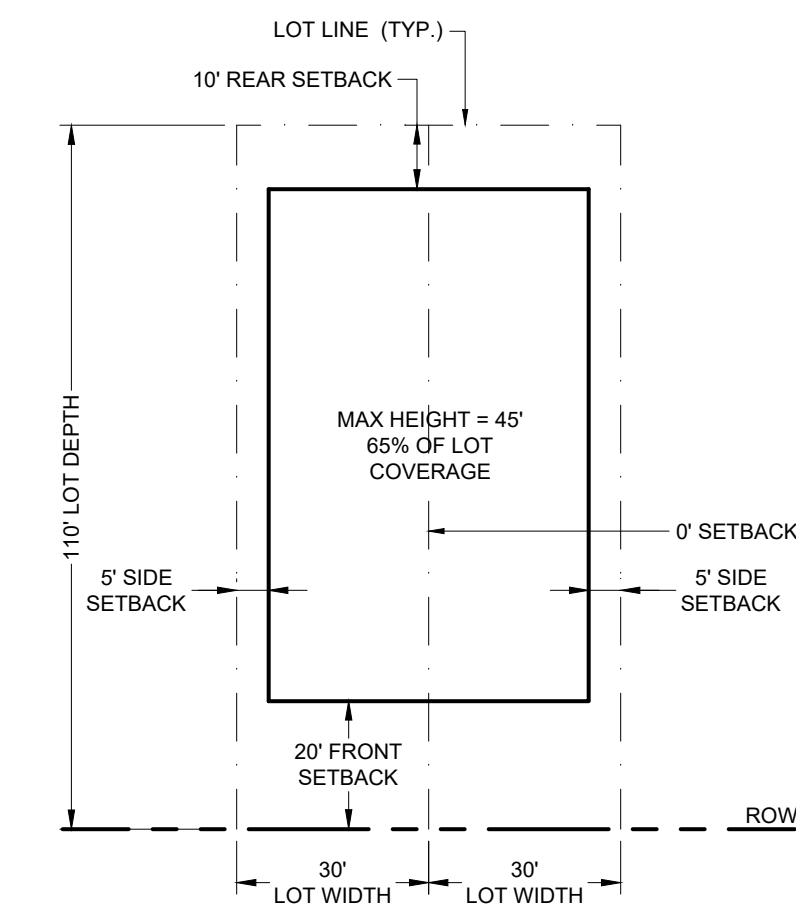
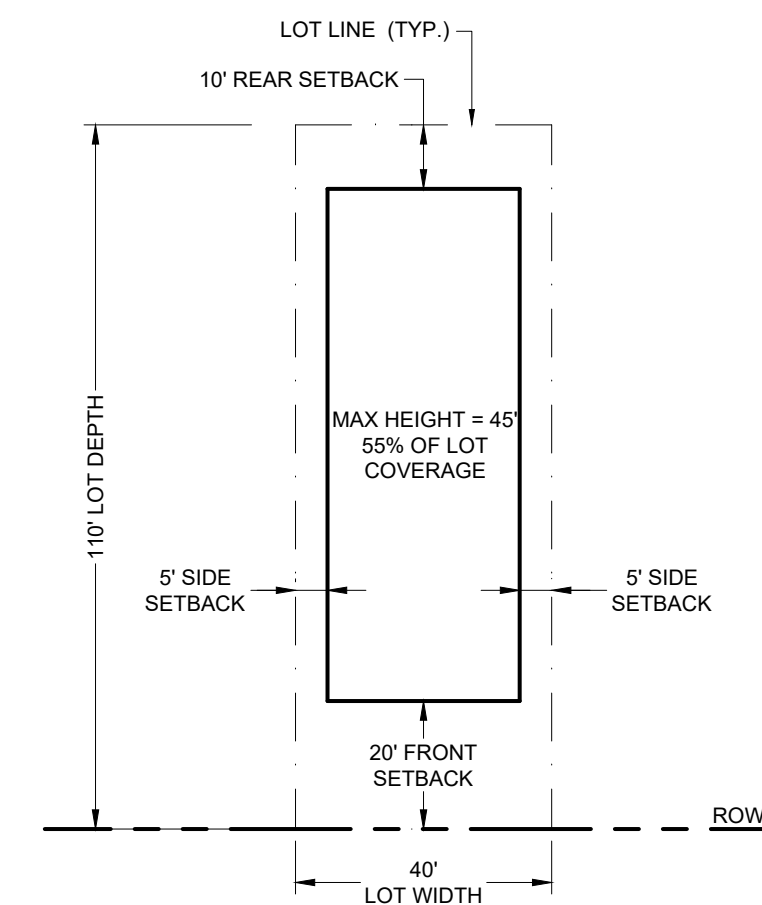
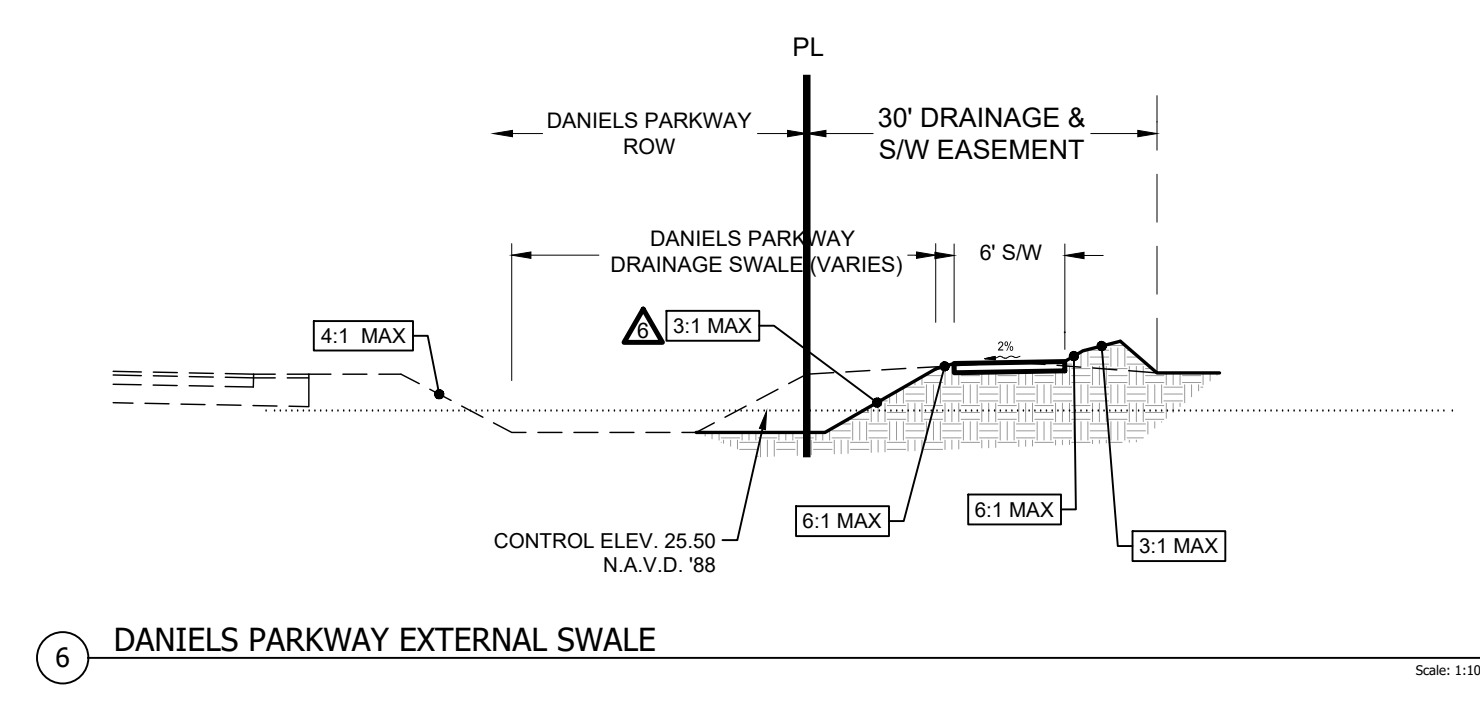
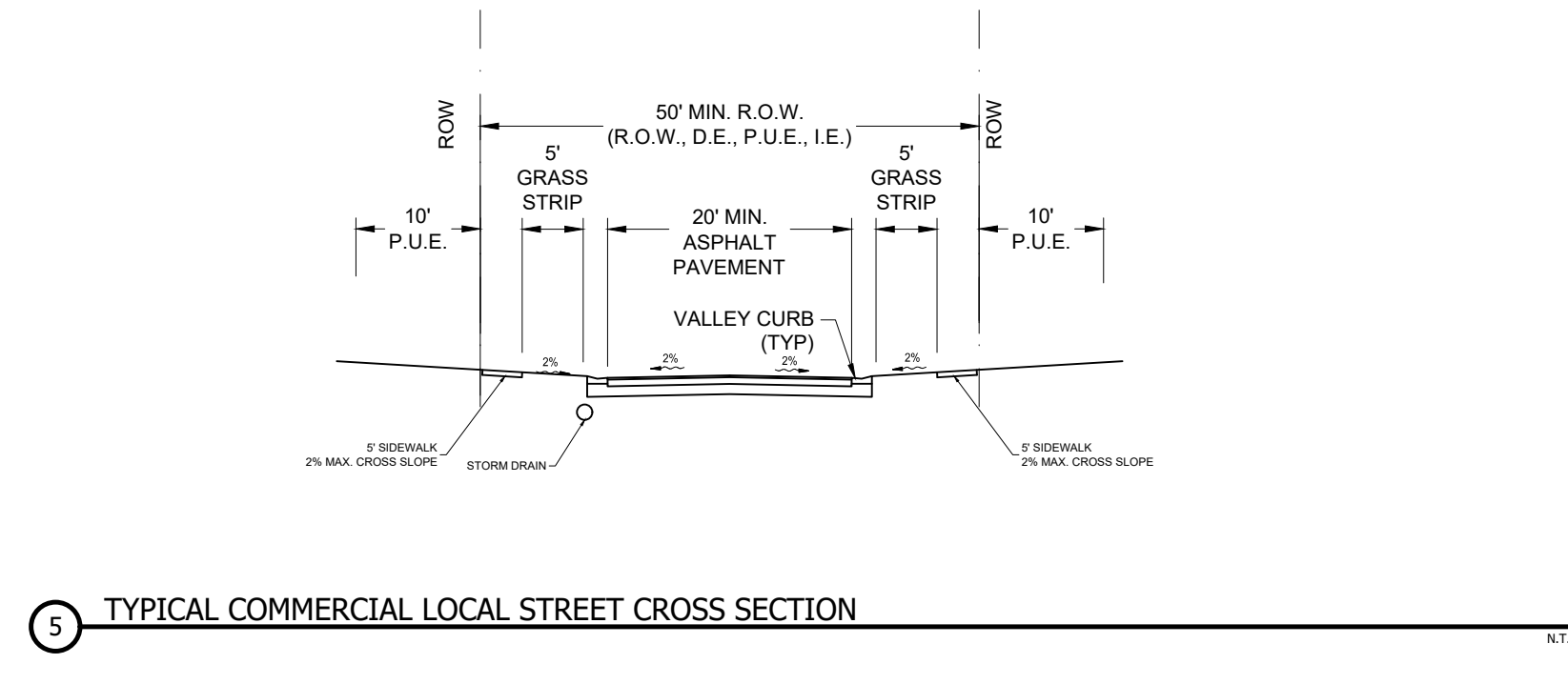
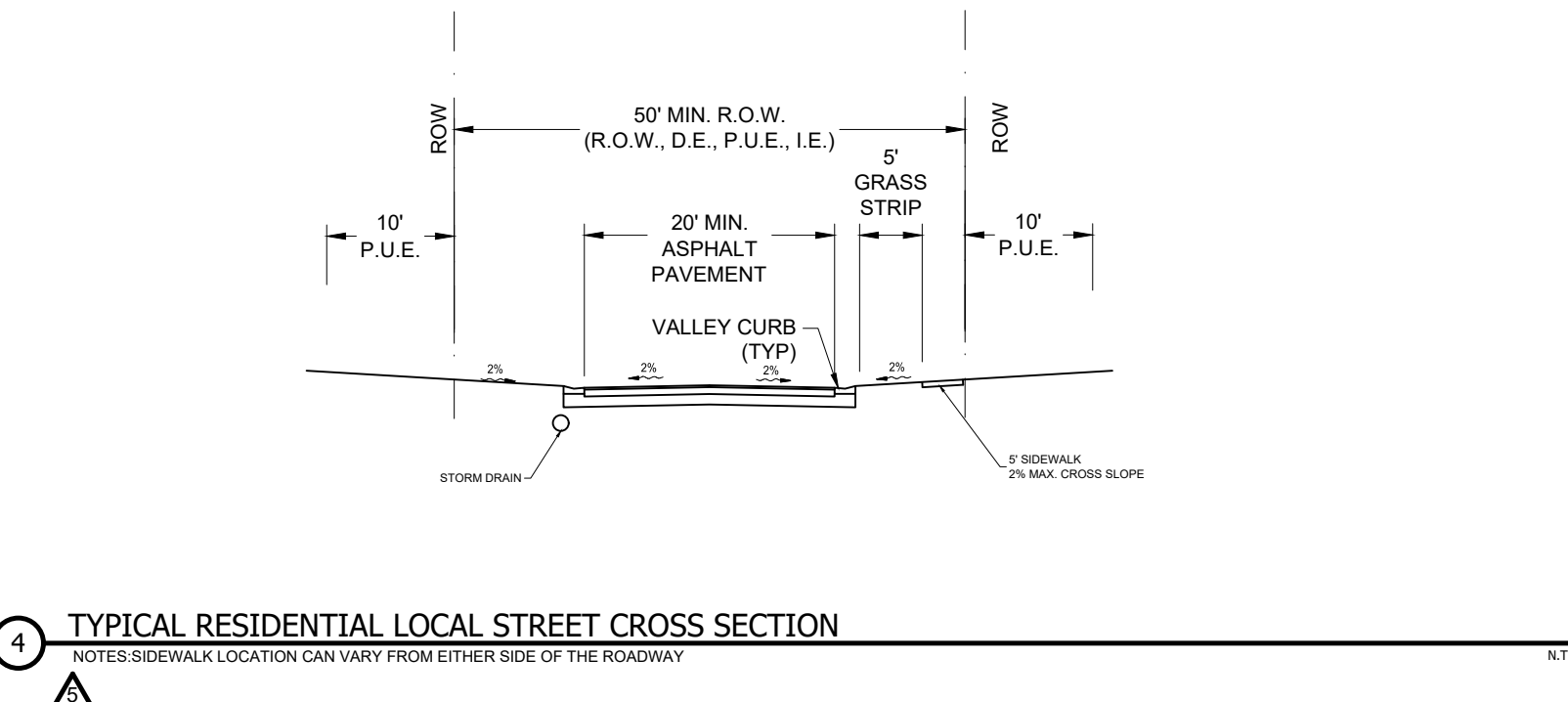
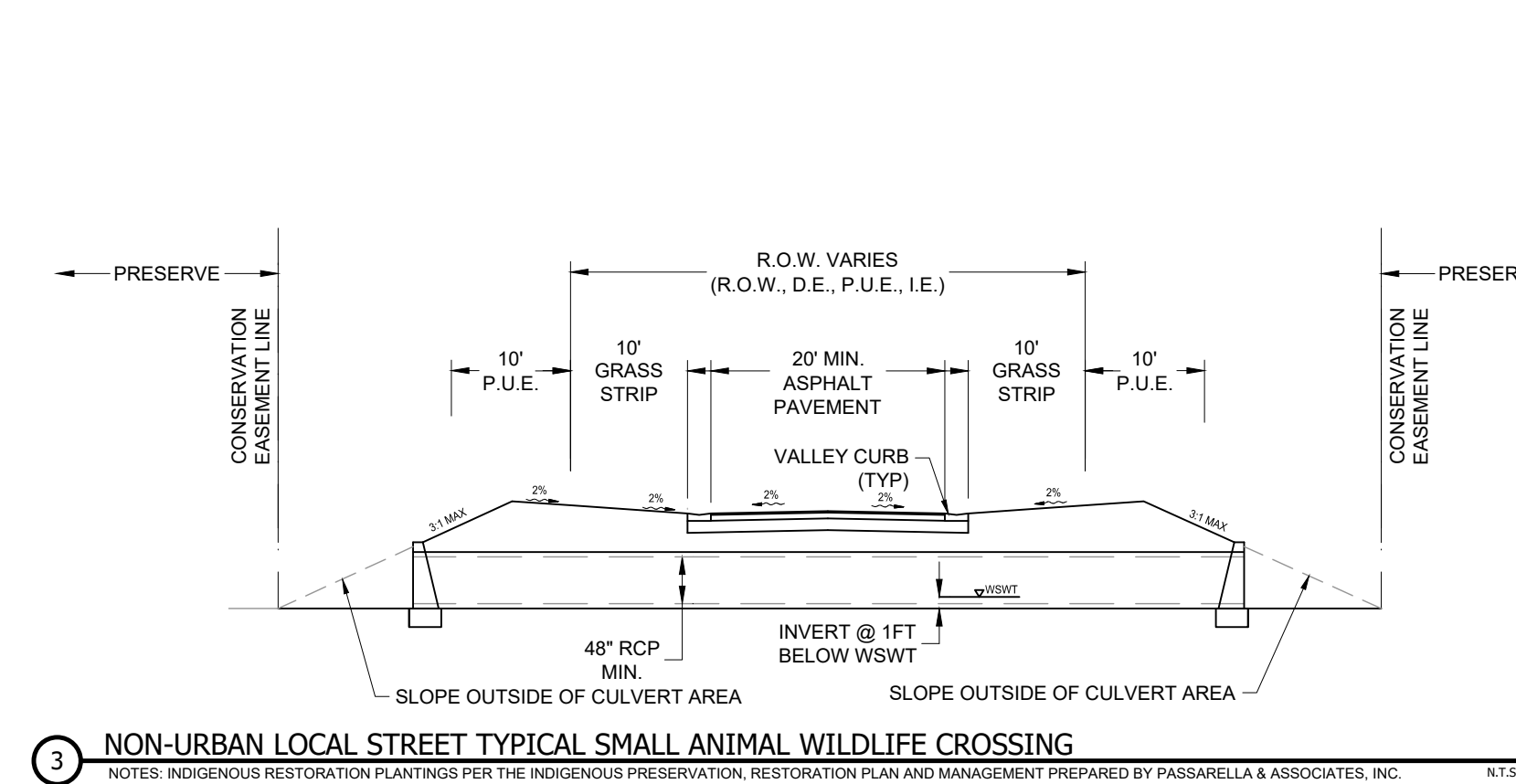
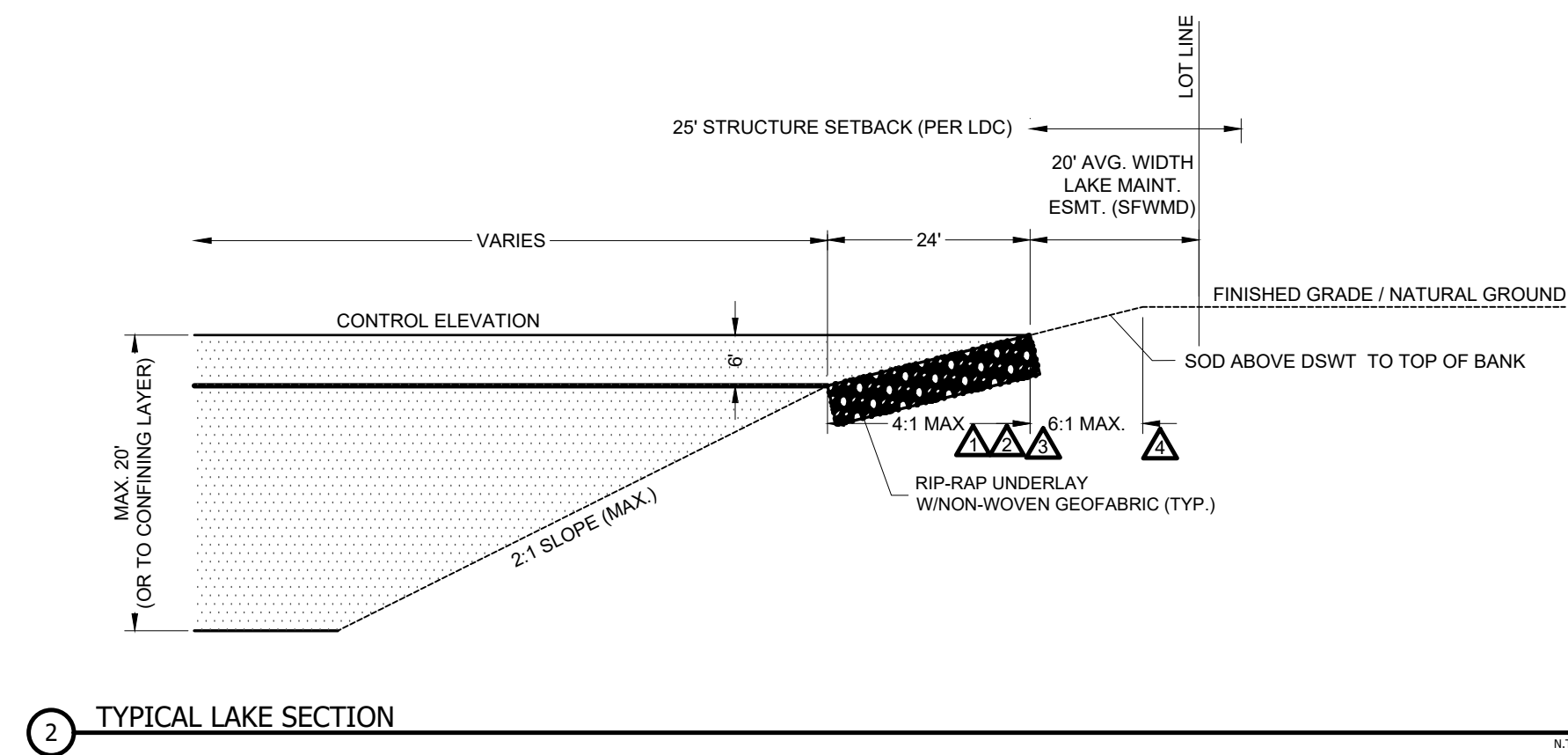
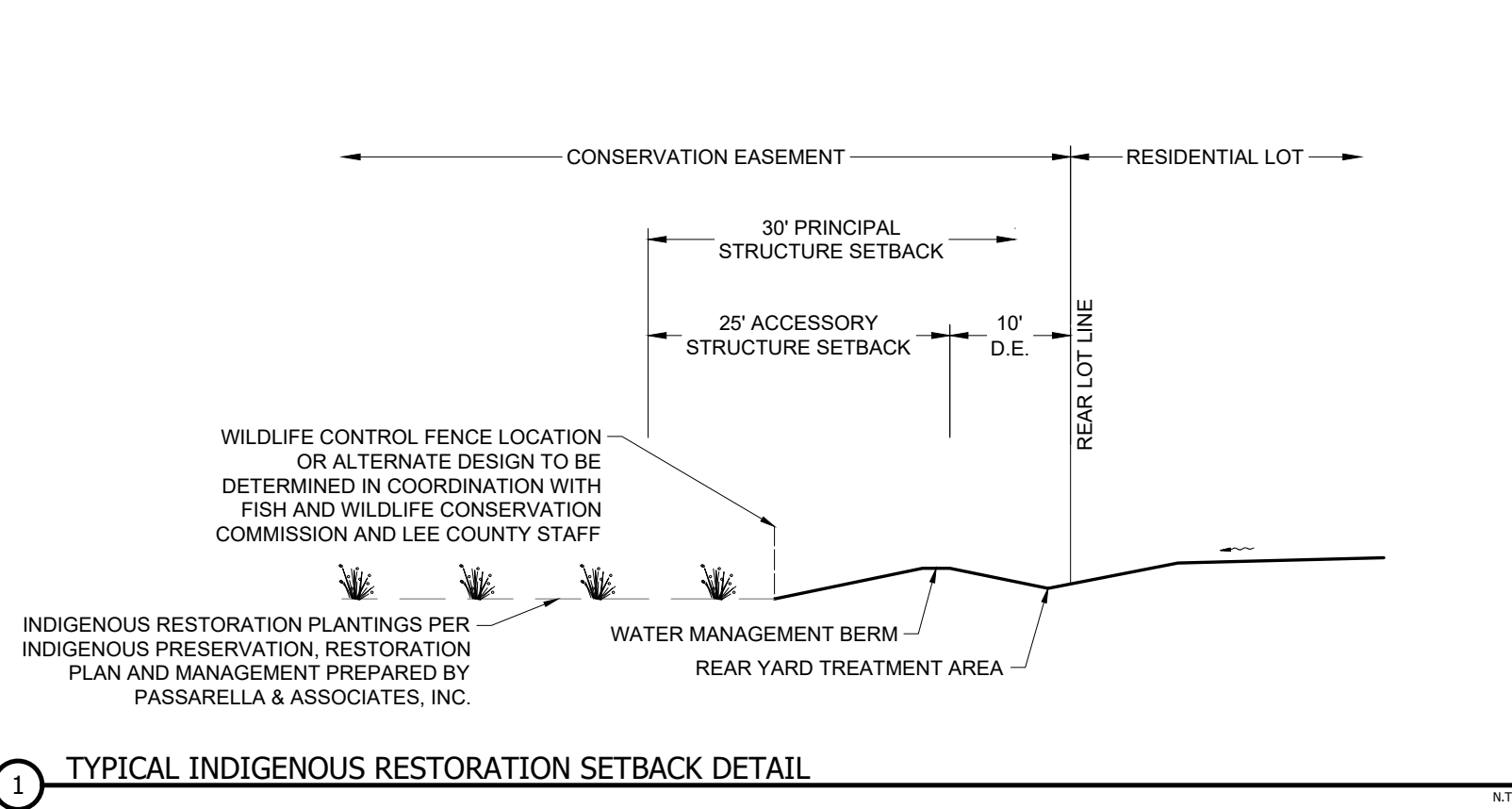
500 0 250 500

SCALE 1"=500'

JOB/FILE NUMBER: 21008-01

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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

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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

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